VILLAGE OF INDIANTOWN
AGENDA
PLANNING, ZONING, AND APPEALS BOARD

April 16, 2026
6:00 PM
BOB SOUZA CENTER
15655 SW Osceola Street Indiantown, Florida 34956

PZAB MEMBERS

CHRISTA MILEY, CHAIR
MILTON WILLIAMS, MEMBER
SCOTT WATSON, MEMBER
DANIELLE WILLIAMSON, MEMBER
CIRESSA THOMPSON, MEMBER
SUSAN GIBBS-THOMAS, MEMBER
JANNIE WOODY, MEMBER

ADMINISTRATION

WADE C VOSE ESQ, VILLAGE ATTORNEY
TARYN KRYZDA, VILLAGE MANAGER
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.

1. **CALL TO ORDER**

2. **ROLL CALL**

3. **INVOCATION**

4. **PLEDGE OF ALLEGIANCE**

5. **APPROVAL OF AGENDA**

6. **APPROVAL OF MINUTES**

   6.1 PZAB JUNE 5, 2025, MINUTES

   6.2 January 7, 2026, Minutes

7. **REGULAR AGENDA**

   7.1 ORDINANCE NO. 03-2026 - AN ORDINANCE OF THE VILLAGE OF INDIANTOWN, FLORIDA, AMENDING THE VILLAGE ZONING MAP TO REZONE CERTAIN REAL PROPERTY TOTALING 5,722.30 +/- ACRES IN SIZE, LOCATED NORTH AND SOUTH OF SW KANNER HIGHWAY AND WEST OF SW WARFIELD BLVD, TO THE VILLAGE PLANNED UNIT DEVELOPMENT (PUD) ZONING DISTRICT DESIGNATION; APPROVING THE â€œTESORO GROVES PLANNED UNIT DEVELOPMENT ZONING AGREEMENTâ€ AND INCORPORATED MASTER SITE PLAN; AND PROVIDING FOR FINDINGS, SEVERABILITY, CONFLICTS, CODIFICATION, AND AN EFFECTIVE DATE. Â APPLICATION NO: SP-26-005 AND RZ-26-002
   Village Staff recommends that the PZAB recommend approval of the requested rezoning, PUD Zoning Agreement and Master Site Plan, ahead of consideration by the Village Council at two public hearings.

   7.2 Election of Chair

   7.3 Election of Vice Chair

8. **DIRECTOR'S REPORT**

   8.1 Development Report
   Informational presentation, no action required.

9. **ADJOURNMENT**

VILLAGE OF INDIANTOWN, FLORIDA
AGENDA MEMORANDUM

MEETING DATE: April 16, 2026

MEETING TYPE: Planning, Zoning, and Appeals Board

AGENDA ITEM TITLE: PZAB JUNE 5, 2025, MINUTES

SUMMARY OF ITEM:

FISCAL IMAPCT STATEMENT: N/A

RECOMMENDATION:

PREPARED BY: LaRhonda McBride DATE: 04/08/26

ATTACHMENTS:
Description
20250605 PZAB MINUTES.docx

VILLAGE OF INDIANTOWN
PLANNING, ZONING, AND APPEALS BOARD MEETING MINUTES
June 5, 2025
6:00 PM

15516 SW Osceola Street, Suite C
Indiantown, FL 34956

1. **CALL TO ORDER:** 6:02 PM

2. **ROLL CALL:** LaRhonda McBride, Village Clerk

   PRESENT: *PZAB Members*: Chair Christa Miley and Board Members Milton Williams, Scott Watson, Danielle Williamson, and Jannie Woody. Board Members Ciressa Thompson and Molly Demarcellus were absent. *Staff:* Community Development Director Deanna Freeman, Board Attorney Wade C. Vose, Village Clerk LaRhonda McBride, and Administrative Assistant Renae Cherry.

3. **INVOCATION:** Milton Williams

4. **PLEDGE OF ALLEGIANCE:** Chair Christa Miley led the Pledge of Allegiance.

5. **APPROVAL OF AGENDA:**

   Motion was made to approve the agenda by Board Member Watson. Motion was duly seconded by Board Member Williams and approved 5-0, with Board Members Thompson and Demarcellus absent.

6. **APPROVAL OF MINUTES:**

   Motion was made to approve the minutes by Board Member Watson. Motion was duly seconded by Board Member Williams and approved 5-0, with Board Members Thompson and Demarcellus absent.

   6.1 Minutes of the PZAB Meeting of November 7, 2024
   6.2 Minutes of the PZAB Meeting of February 19, 2025
   6.3 Minutes of the PZAB Meeting of May 1, 2025

7. REGULAR AGENDA/ACTION ITEMS:

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

The Board Attorney stated for the record the quasi-judicial nature of the proceedings for Items 7.1, 7.2, and 7.3.

Those offering testimony were sworn in by Village Clerk McBride.

Village Clerk McBride confirmed that the application had been properly advertised.

No conflicts of interest were declared by the Board Members.

No ex-parte communications were disclosed by the Board Members.

Community Development Director Freeman provided an overview of the application.

Motion was made to approve Application PLT-24-079 by Board Member Watson. Motion was duly seconded by Board Member Williams and approved 5-0, with Board Members Thompson and Demarcellus absent.

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

Village Clerk McBride confirmed that the application had been properly advertised.

No conflicts of interest were declared by the Board Members.

No ex-parte communications were disclosed by the Board Members.

Community Development Director Freeman provided an overview of the application.

Discussion ensued regarding the elimination of access points, sidewalk reductions, neighborhood park modifications and potential alternative amenities, and open space adjustments.

Chair Miley asked the Applicant to clarify which types of spaces would be affected by the proposed open space acreage increase.

The Applicant, Troy Holloway, stated that it would affect every open space except those on private single-family lots.

Motion was made to approve Application No. PD-24-055 by Board Member Watson. Motion was duly seconded by Board Member Williams and approved 5-0, with Board Members Thompson and Demarcellus absent.

7.3 **Application No. SP-24-055:** A RESOLUTION OF THE VILLAGE COUNCIL OF THE VILLAGE OF INDIANTOWN, FLORIDA, APPROVING APPLICATION NO. SP-25-055 FOR THE MAJOR SITE PLAN FOR AN APPROXIMATELY 61.04-ACRE +/- RESIDENTIAL DEVELOPMENT COMPRISING 158 SINGLE-FAMILY DWELLINGS, LOCATED NORTH OF SW 150TH STREET AND WEST OF SW SHAWNEE AVENUE, INDIANTOWN; AND PROVIDING FOR FINDINGS, CONFLICTS, SEVERABILITY, AND EFFECTIVE DATE.

Village Clerk McBride confirmed that the application had been properly advertised.

No conflicts of interest were declared by the Board Members.

No ex-parte communications were declared by the Board Members.

Community Development Director Freeman provided an overview of the application.

Motion was made to approve Application No. SP-24-055 by Board Member Watson. Motion was duly seconded by Board Member Williams and approved 5-0, with Board Members Thompson and Demarcellus absent.

DIRECTOR'S REPORT: None

ANNOUNCEMENTS:

Community Development Director Freeman stated that she was preparing amendments to the Land Development Regulations and would like to meet individually with each Board Member to hear their input.

Chair Miley reminded the Board that financial statement of interest forms would be due July 1, 2025.

Board Attorney Vose advised the Board Members to contact him with any questions about these forms.

NEXT REGULAR MEETING: June 12, 2025

8. ADJOURNMENT: 6:35 p.m.

ATTEST:

_____
LaRhonda McBride
Village Clerk

_____
Date

VILLAGE OF INDIANTOWN, FLORIDA

_____
Christa Miley,
Chair

VILLAGE OF INDIANTOWN, FLORIDA
AGENDA MEMORANDUM

MEETING DATE: April 16, 2026

MEETING TYPE: Planning, Zoning, and Appeals Board

AGENDA ITEM TITLE: January 7, 2026, Minutes

SUMMARY OF ITEM: January 7, 2026 Minutes

FISCAL IMAPCT STATEMENT:

RECOMMENDATION:

PREPARED BY: LaRhonda McBride DATE: 04/09/26

ATTACHMENTS:
Description
PZAB 01072026 MINUTES.pdf

VILLAGE OF INDIANTOWN
PLANNING, ZONING, AND APPEALS BOARD MEETING MINUTES
January 7, 2026
6:00 PM

15516 SW Osceola Street, Suite C
Indiantown, FL 34956

CALL TO ORDER: 6:00 PM

ROLL CALL: LaRhonda McBride, Village Clerk

PRESENT: *PZAB Members*: Chair Christa Miley and Board Members Milton Williams, Scott Watson, Danielle Williamson, Ciressa Thompson, and Susan Gibbs Thomas. *Staff:* Community & Economic Development Director Deanna Freeman, Board Attorney Wade C. Vose, and Village Clerk LaRhonda McBride.

INVOCATION: Milton Williams

PLEDGE OF ALLEGIANCE: Chair Christa Miley led the Pledge of Allegiance.

APPROVAL OF AGENDA:

Motion was made to approve the Agenda by Board Member Gibbs Thomas. Motion was duly seconded by Board Member Watson and approved unanimously.

REGULAR AGENDA/ACTION ITEMS:

1. **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.

Community & Economic Development Director Deanna Freeman delivered a presentation outlining the proposed Ordinance.

Jamie Gentile, Senior Director at Florida Power & Light, offered to take questions.

Brian Nolan with Lucido & Associates thanked the Village staff for their hard work and delivered a short presentation regarding the proposed annexation.

Board Member Watson spoke in favor of the proposed annexation.

Lamar Weathers, owner of an adjacent property, detailed concerns about potential ecological, aquifer, and noise impacts of the proposed annexation and requested that impact studies be conducted.

Carol McAllister requested clarity about the proposed annexation.

Maria Allen spoke in opposition to the proposed annexation.

Donna Carmen spoke in support of the proposed annexation.

Maria Allen spoke in opposition to the proposed annexation.

Kierstan Pritchard spoke in opposition to the proposed annexation and requested more information about potential environmental impacts.

Board Member Watson spoke regarding the importance of Florida Power & Light to the Village of Indiantown's tax base and clarified that the item under discussion is about annexation, not development.

Board Member Gibbs Thomas acknowledged the public's concerns but spoke regarding the need for progress and the lack of profitability in agricultural land.

Lamar Weathers spoke in opposition to the proposed annexation.

Attorney Bob Raynes with Gunster Law thanked the public for their comments and assured everyone that their concerns would be discussed and addressed at the appropriate point in the process.

Chair Miley stated that she supported the proposed annexation, given that Florida Power & Light is essential to the community and would eventually need to address the public's concerns.

Motion was made to approve Ordinance No. 01-2026 by Board Member Watson. Motion was duly seconded by Board Member Williams and approved 5–1, with Board Member Thompson dissenting.

2. **Ordinance No. 02-2026**: AN ORDINANCE OF THE VILLAGE OF INDIANTOWN, FLORIDA, PROVIDING FOR A LARGE SCALE COMPREHENSIVE PLAN AMENDMENT CONCERNING REAL PROPERTY TOTALING 5,722.30 +/- ACRES IN SIZE, LOCATED NORTH AND SOUTH OF SW KANNER HIGHWAY AND WEST OF WARFIELD BLVD, 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; FROM MARTIN COUNTY PUBLIC UTILITIES - MAJOR POWER GENERATION FACILITIES, AGRICULTURAL, AND INSTITUTIONAL DEVELOPMENT - PUBLIC CONSERVATION FUTURE LAND USE DESIGNATIONS TO THE VILLAGE OF INDIANTOWN LIGHT INDUSTRIAL FUTURE LAND USE DESIGNATION; AND PROVIDING FOR FINDINGS, SEVERABILITY, CONFLICTS, CODIFICATION, AND AN EFFECTIVE DATE.REQUEST FOR APPROVAL OF THE SEMINOLE CROSSING PLAT LOCATED NORTH OF LINCOLN STREET AND EAST OF SW COMMERCE PARK DRIVE, INDIANTOWN, ON PARCELS TOTALING 4.36 ACRES

Community & Economic Development Director Deanna Freeman delivered a presentation outlining the proposed Ordinance.

Mr. Nolan with Lucido & Associates stated that the light industrial future land use designation is most appropriate.

Motion was made to approve Ordinance No. 02-2026 by Board Member Watson. Motion was duly seconded by Board Member Gibbs Thomas and approved unanimously.

3. **Application No. SP-25-016 - Resolution No. 001-2026:** A RESOLUTION OF THE VILLAGE COUNCIL OF THE VILLAGE OF INDIANTOWN, FLORIDA, APPROVING THE APPLICATION NO. SP-25-016 FOR THE MAJOR SITE PLAN FOR AN APPROXIMATELY 10.87-ACRE +/- A RESIDENTIAL DEVELOPMENT COMPRISING 71 SINGLE-FAMILY LOTS, LOCATED ON TWO PARCELS AT 16986 SW CHARLESTON STREET AND 16991 SW FARM ROAD, INDIANTOWN; AND PROVIDING FOR FINDINGS, CONDITIONS, REMEDIES, AND AN EFFECTIVE DATE.

   The Board Attorney stated for the record the quasi-judicial nature of the proceedings.

   Those offering testimony were sworn in by Village Clerk McBride.

   Village Clerk McBride confirmed that the application had been properly advertised.

   No conflicts of interest were declared by the Board Members.

   No ex-parte communications were disclosed by the Board Members.

   Community & Economic Development Director Freeman provided an overview of the application.

   Lauren McClellan with JMorton Planning & Landscape Architecture spoke on behalf of the applicant, D.R. Horton., to request a recommendation of approval. She offered to take questions from the Board.

   Discussion ensued regarding the number of units per acre, water capacity, and fire flow.

   Guzman Mazariegos (phonetic) spoke regarding the potential for increased traffic on Farm Road and Martin Luther King Drive.

   Discussion ensued regarding traffic flow through the site.

   Linda Nycum inquired about on-street parking.

   Community & Economic Development Director Freeman outlined the parking requirements and provisions for on-street parking.

   Chair Miley spoke in opposition to Application No. SP-25-016.

   Gabe Burden, civil designer with JMorton, spoke regarding Chair Miley's concerns.

   Motion was made to approve Application No. SP-25-016 by Board Member Watson. Motion was duly seconded by Board Member Williams and approved 4–2, with Chair Miley and Board Member Thompson dissenting.

DIRECTOR'S REPORT:

Community & Economic Development Director Freeman asked whether the Board would like to convene more often to receive the Director's Report, even if there are no other items to review. She asked the Board to consider the offer and let Staff know their preference.

Community & Economic Development Director Freeman provided a report on initiatives through her office to visualize development data on the department website and gave an update on ongoing residential and nonresidential development projects.

Chair Miley thanked Staff for their hard work and thanked everyone in attendance.

ANNOUNCEMENTS: None.

NEXT REGULAR MEETING: February 5, 2026

ADJOURNMENT: 8:23 p.m.

ATTEST:

_____
LaRhonda McBride
Village Clerk

_____
Date

VILLAGE OF INDIANTOWN, FLORIDA

_____
Christa Miley,
Chair

VILLAGE OF INDIANTOWN, FLORIDA
AGENDA MEMORANDUM

MEETING DATE: April 16, 2026

MEETING TYPE: Planning, Zoning, and Appeals Board

AGENDA ITEM TITLE: ORDINANCE NO. 03-2026 - AN ORDINANCE OF THE VILLAGE OF INDIANTOWN, FLORIDA, AMENDING THE VILLAGE ZONING MAP TO REZONE CERTAIN REAL PROPERTY TOTALING 5,722.30 +/- ACRES IN SIZE, LOCATED NORTH AND SOUTH OF SW KANNER HIGHWAY AND WEST OF SW WARFIELD BLVD, TO THE VILLAGE PLANNED UNIT DEVELOPMENT (PUD) ZONING DISTRICT DESIGNATION; APPROVING THE "TESORO GROVES PLANNED UNIT DEVELOPMENT ZONING AGREEMENT" AND INCORPORATED MASTER SITE PLAN; AND PROVIDING FOR FINDINGS, SEVERABILITY, CONFLICTS, CODIFICATION, AND AN EFFECTIVE DATE.

APPLICATION NO: SP-26-005 AND RZ-26-002

SUMMARY OF ITEM:

Florida Power & Light Company ("Applicant") is seeking an approval recommendation from the Planning, Zoning, and Appeals Board (PZAB) for a rezoning to a Planned Unit Development (PUD) zoning designation, pursuant to Sec. 12-6 – Rezoning, Village LDRs, and for a Planned Unit Development (PUD) Zoning Agreement and Master Site Plan, pursuant to Sec. 12-10. – Planned Unit Developments (PUD), Village LDRs, for +/- 5,722.30-acres of real property.

FISCAL IMAPCT STATEMENT: n/a

RECOMMENDATION: Village Staff recommends that the PZAB recommend approval of the requested rezoning, PUD Zoning Agreement and Master Site Plan, ahead of consideration by the Village Council at two public hearings.

PREPARED BY: Deanna Freeman DATE: 04/09/26

ATTACHMENTS:

Description
1._PZAB_Staff_Report_RZ wcv rev.docx
2._PZAB_Staff_Report_PUD wcv rev final.docx
3. VOI Ordinance No. 03-2026 - FPL 5722.30 ac Rezoning Ordinance 04-02-2026 final.docx
4. Tesoro Groves FPL PUD Agreement(38815258.29) wcv rev 04-10-26.docx
5_V3_TesoroGrovesPUD_MasterAndPhasePlan.pdf
6._Presentation_PZAB wcv rev final 1.pptx
7. Public Noticing.pdf
8.V3 Application Materials.pdf

Village of Indiantown
Planning, Zoning & Appeals Board
Staff Report
Tesoro Groves Rezoning

SECTION A: APPLICATION INFORMATION

Application Number	RZ-26-002 (Rezoning)
Project Name:	Tesoro Groves Rezoning
Date of Report	4-8-2026
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
Agent	Brian Nolan, AICP, ASLA Senior Partner Lucido & Associates, Stuart, FL, 33410
Village Project Coordinator	Deanna Freeman, Community and Economic Development Director

SECTION B: PROJECT DESCRIPTION

APPLICATION NO: RZ-26-002 TESORO GROVES, REQUEST FOR REZONING CONCERNING REAL PROPERTY TOTALING +/- 5,722.30-ACRES IN SIZE, LOCATED NORTH AND SOUTH OF SW KANNER HIGHWAY AND WEST OF SW WARFIELD BOULEVARD, WITHIN THE VILLAGE OF INDIANTOWN, FROM A-2, AGRICULTURAL TO TESORO GROVES PLANNED UNIT DEVELOPMENT.

The applicant is seeking an approval recommendation from the Planning, Zoning, and Appeals Board (PZAB) for a rezoning from its prior Martin County A-2 (Agricultural) zoning designation to a Planned Unit Development (PUD) zoning designation, pursuant to Land Development Regulation Sec. 12-6 – Rezoning.

The approximately +/- 5,722.30-acres subject property is located north and south of SW Kanner Highway and west of SW Warfield Boulevard and is within municipal boundary of the Village of Indiantown. The subject property was recently annexed into the Village of Indiantown and is designated Light Industrial on the Future Land Use Map. Upon annexation into the Village of Indiantown, the property retained its prior Martin County A-2 (Agricultural) zoning designation and remains without an established Village zoning district. The proposed rezoning will assign a Planned Unit Development (PUD) zoning designation.

Approval of the rezoning establishes a zoning framework only and does not authorize development, construction, or site-specific impacts. All future development remains subject to final site plan approval, concurrency review, and applicable permitting requirements.

SECTION C: VILLAGE REVIEWERS

The Development Review Colleagues detailed below have completed reviews of the project ahead of the preparation of the agenda item for PZAB. All reviewers have indicated review comments have been addressed in full ahead of the scheduling of the required public hearings.

Planning & Procedural Reviewer: Deanna Freeman, Community & Economic Development Director 772-597-8269 dfreeman@indiantownfl.gov
CED Office Coordinator : Lucia Mendoza, 772-597-8299lmendoza@indiantownfl.gov
Village Engineer & Traffic Reviewer: Tom Jensen, P.E., Kimley-Horn, Inc., Village Engineer 561-248-5967 tom.jensen@kimley-horn.com
Public Works & Utilities Reviewer: Pat Nolan, Public Works & Utilities Director 772-341-3098 pnolan@indiantownfl.gov
Fire Reviewer: Douglas V Killane III, Fire Marshal 772-288-5633 dkillane@martin.fl.us
Environmental Reviewer: Arnaud Roux, Arnaud Environmental Consultants, Inc. 772-924-8334 ar@arnoenvironmental.com
Legal Reviewer: Wade Vose, Village Attorney 407-645-3735 ext. 1020 wvose@indiantownfl.gov
Village Surveyor: Ricky Barnes, PSM, Village Surveyor 863-484-8324 ricky.barnes@bsmsurvey.com

SECTION D: APPLICATION THRESHOLDS

A rezoning application shall be processed in accordance with Sec. 12-6 of the Village of Indiantown Land Development Regulations (LDRs). The Development Review Colleagues (DRC) have completed their review and provide a recommendation to the Planning, Zoning and Appeals Board (PZAB).

The PZAB shall conduct a duly noticed public hearing and transmit a recommendation to the Village Council. The Village Council shall consider the application at a public hearing, together with the recommendations of the DRC and PZAB and any public comment, prior to taking final action on the proposed rezoning.

SECTION E: LOCATION AND SITE INFORMATION

Parcel ID Number(s):

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

Parcel Size: Approximately 5,722.30-acres

Land Use: Light Industrial

Zoning District: A-2, Agriculture Martin County

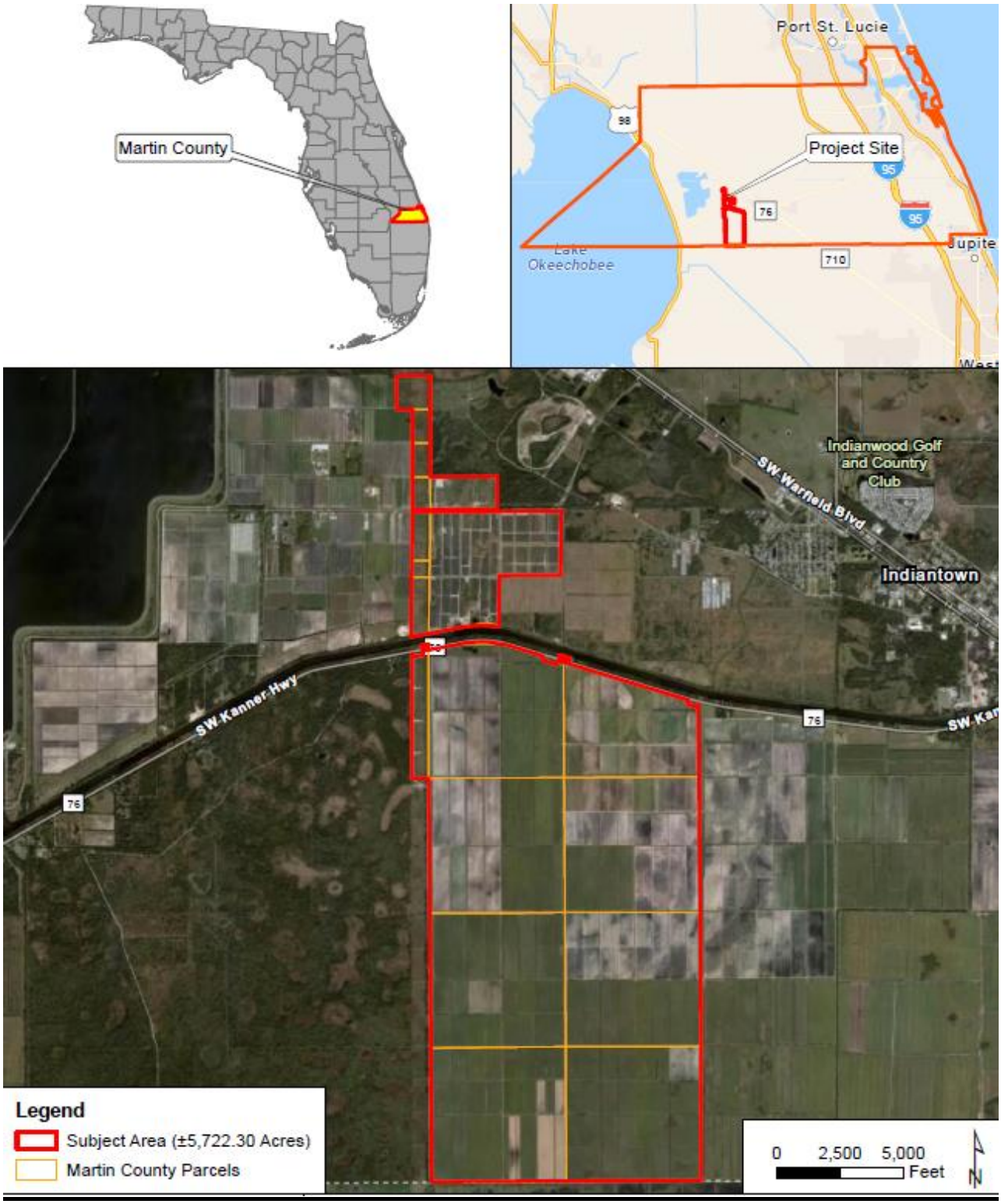
Proposed Zoning District: Planned Unit Development (PUD)

Parcel Ownership: The property is owned by Florida Power & Light Company.

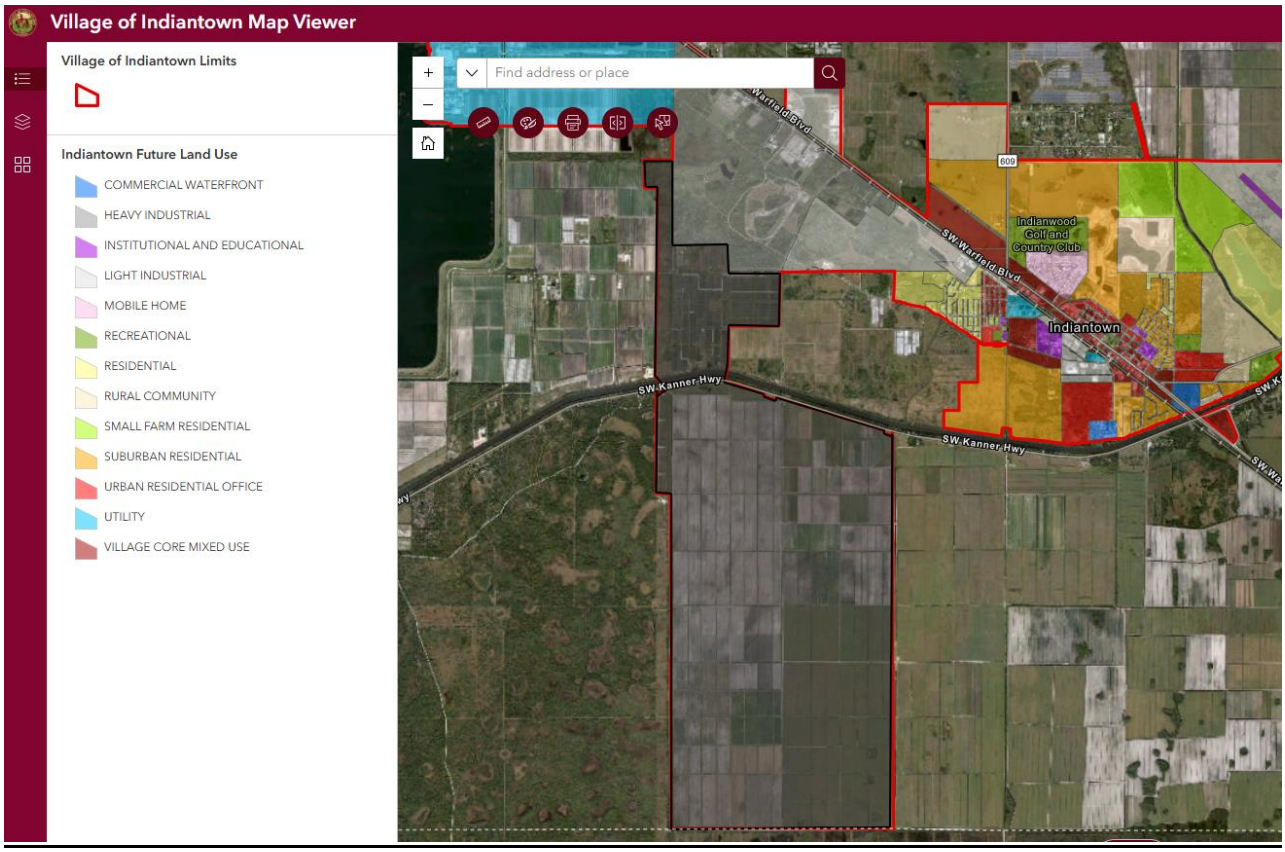
Existing conditions/use: The property is mostly active and vacant agricultural uses, with parcels along the western edge of the proposed rezoning containing power transmission infrastructure, and the northern parcels containing solar power

generation facilities. The property lies within the Village of Indiantown. No buildings exist on the subject property.

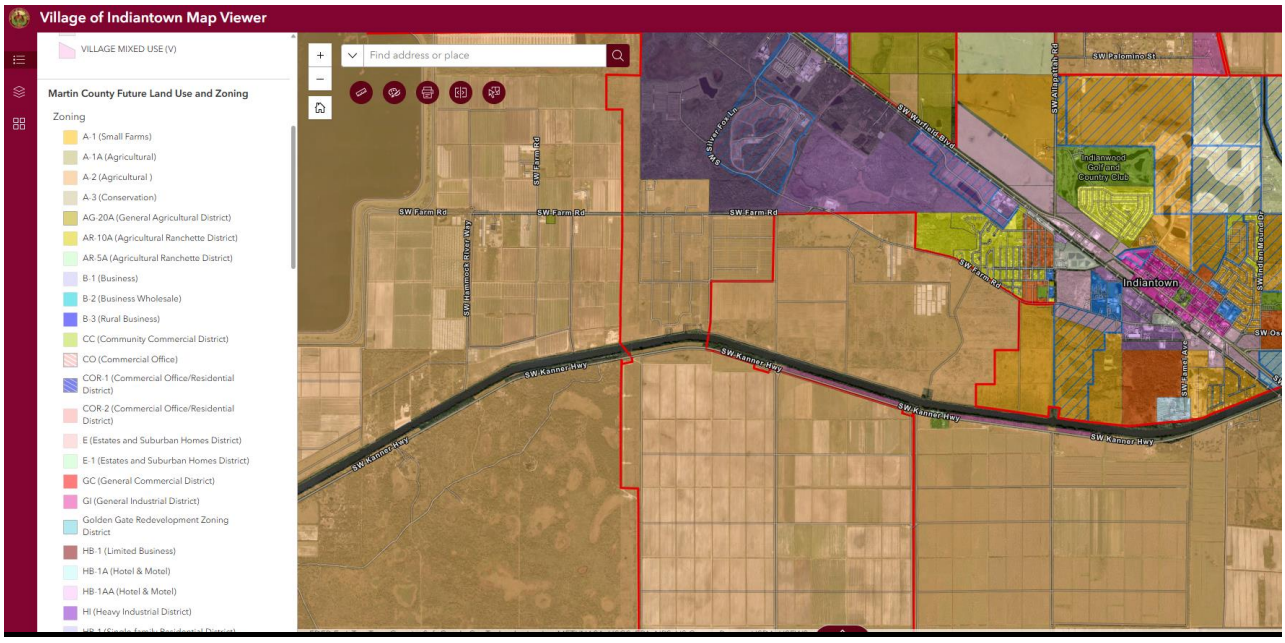
Location & Aerial Maps



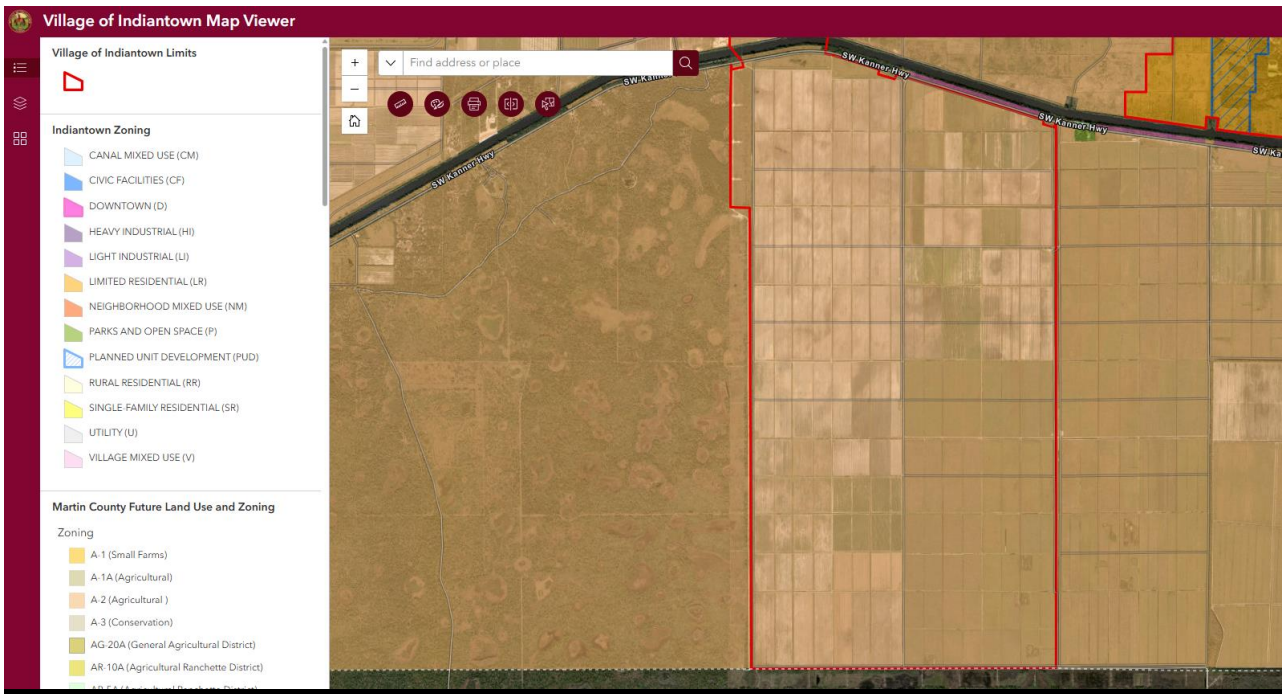
Future Land Use Map: Light Industrial



Zoning Map: Existing A.2 Agricultural (Martin County)



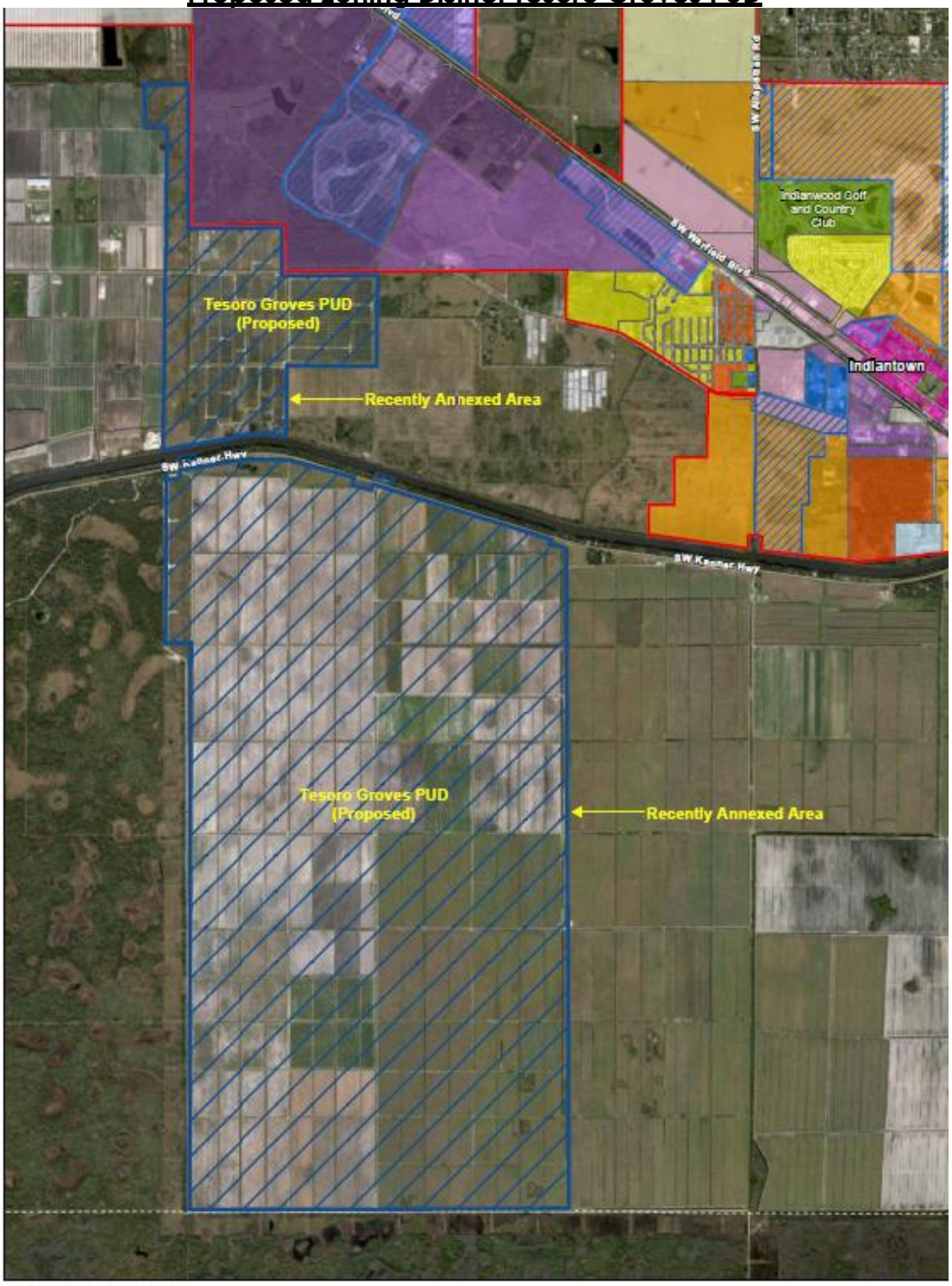
Zoning Map: Existing A.2 Agricultural (Martin County)



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:	Light Industrial – Village of Indiantown	A-2, Agricultural, Martin County. Proposed PUD Zoning – Village of Indiantown	Power transmission infrastructure. Solar power generation facilities – FP&L. Agricultural and vacant agricultural lands.
North:	Major Power Generation uses & Agricultural Martin County. Heavy Industrial & Light Industrial – Village of Indiantown.	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:	Major 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:	Major Power Generation uses Conservation – Martin County.	A-2, Agricultural, Martin County.	SFWMD – conservation lands Agricultural Use. FP&L Existing Power Generation facilities.

Proposed Zoning District Tesoro Groves PUD



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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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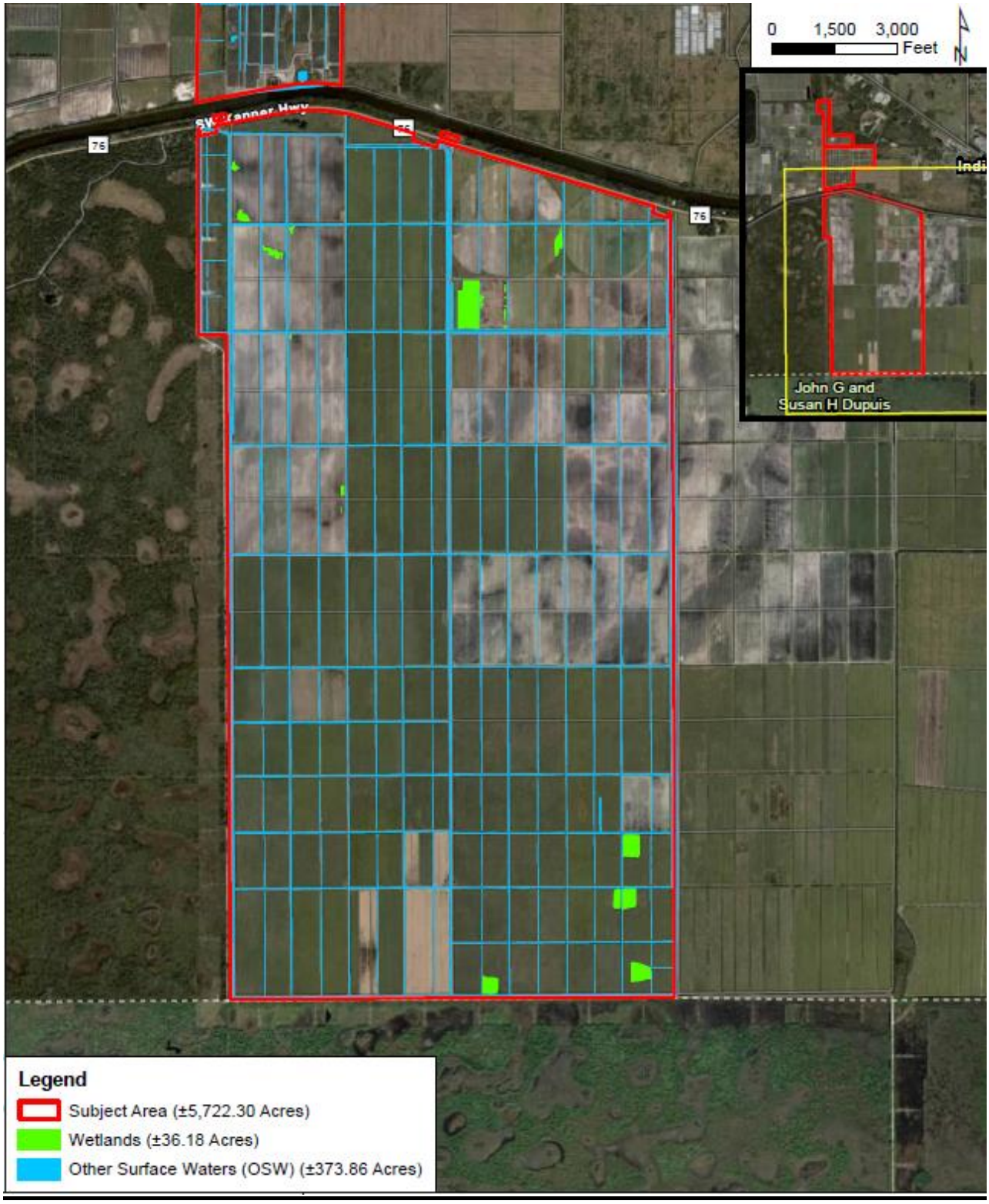
0 0.33 0.65 1.3 mi

0 0.5 1 2 km

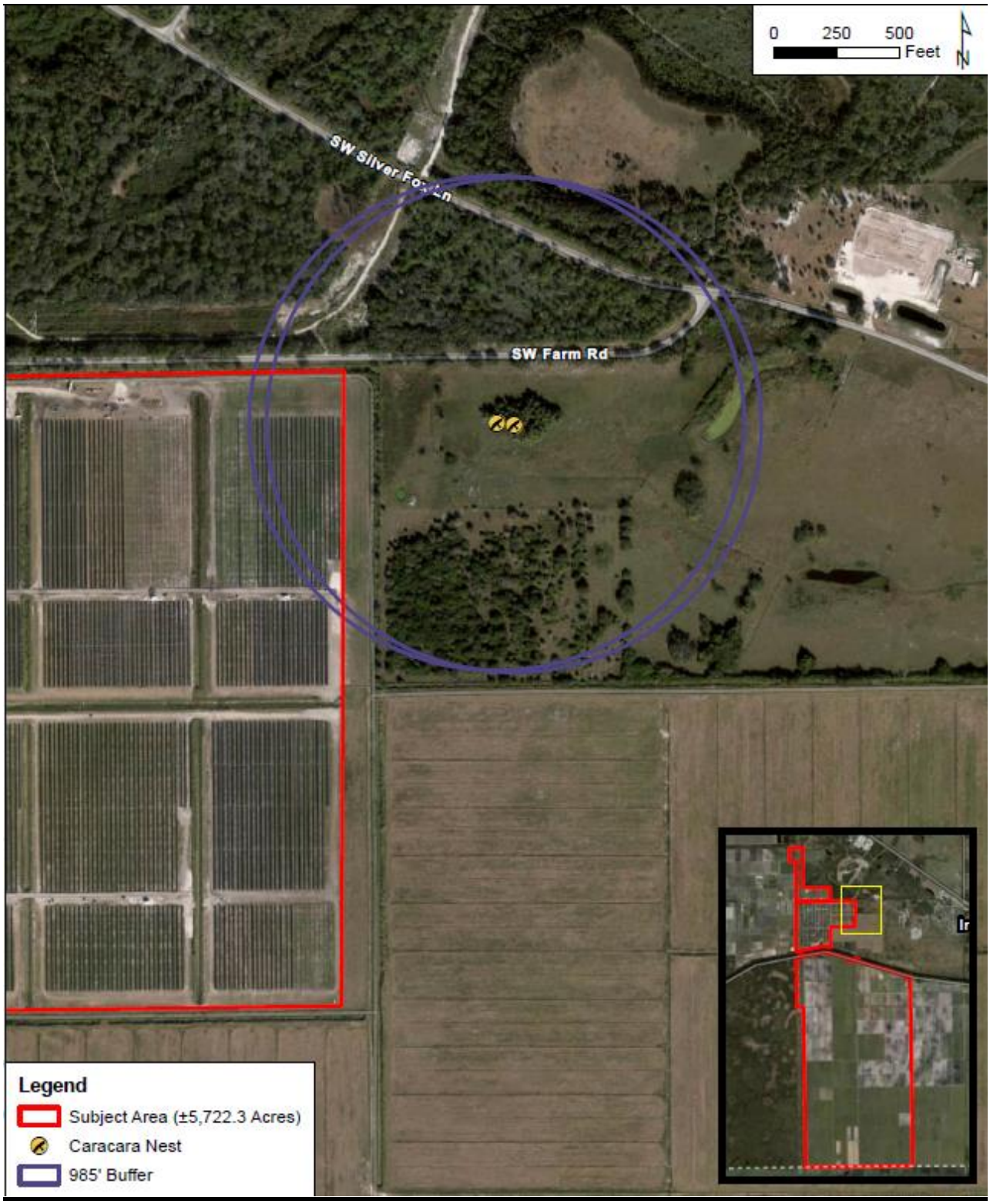
Sources: Esri, TomTom, Garmin, FAO, NOAA, USGS, © OpenStreetMap contributors, and the GIS User Community

Printed using Village of Indiantown online mapping resource

Environmental Maps: Wetland and Surface Water Location Map



Audubon's Crested Caracara Nest Location Map:



Extracted map from Kimley Horn Environmental Assessment Report

SECTION F: APPLICATION REVIEW & RECOMMENDATIONS:

The review of this rezoning application is conducted in accordance with the Village of Indiantown Land Development Regulations, including Sec. 12-6 – Rezoning, the Comprehensive Plan, and applicable provisions of Florida Statutes Chapter 163.

The rezoning establishes a regulatory framework for development and does not authorize construction or site-specific development. Detailed analysis related to infrastructure, environmental impacts, and site design will be conducted at the time of final site plan approval.

The proposed rezoning does not authorize development that would impact public facilities. Compliance with concurrency and adequate public facility requirements will be evaluated at the time of final site plan approval, where development-specific impacts can be accurately assessed and mitigated as necessary.

The Village has identified potable water system capacity considerations at full buildout; however, the proposed rezoning does not authorize development. Any future development shall be required to demonstrate the availability of adequate utility capacity, including potable water, at the time of final site plan approval and prior to the issuance of development orders.

No development order shall be issued unless adequate public facilities are available to serve the development in accordance with the Village's concurrency management system.

Subject Property & Surrounding Land Use, Zoning & Existing Use:

The property is mostly active and vacant agricultural uses, with parcels along the western edge of the subject property containing power transmission infrastructure, and the northern parcels containing solar power generation facilities. Currently, the northern portion of the subject property, located north of SW Kanner Highway, is comprised of overhead electric transmission infrastructure on approximately 190 acres, and a solar power generation facility on approximately 510 acres. The southern portion of the subject property located south of SW Kanner Highway, is comprised of agricultural land measuring approximately 4,925 acres, and overhead electric transmission infrastructure on approximately 75 acres. Existing agricultural operations on the southern portion consist primarily of sugarcane, with a relatively small area for sod and miscellaneous crop production.

The property is owned by Florida Power & Light with lands to the north-east including the major power generation facility and a major solar power energy generation facility on the former co-generation property. Florida Power & Light Company (FPL)

leveraged the existing infrastructure of the old plant to connect the new solar site to the grid. The subject property includes existing utility-scale solar energy generation facilities and electrical transmission infrastructure operated by Florida Power & Light. These existing uses demonstrate the site's established role within a regional energy and infrastructure corridor.

The 74.5-megawatt site is expected to eliminate more than 500,000 tons of carbon dioxide emissions annually and can power about 14,000 homes with emissions-free solar energy. FPL's plans on the subject property include the construction of a substation and light industrial uses in subsequent phases. The adopted annexation, adopted future land use map amendment, and proposed rezoning are all required ahead of accommodating FPL utilizing the property to its fullest potential in energy and economic development terms.

The subject property is located adjacent to lands designated Heavy Industrial and Light Industrial, as well as existing power generation facilities, and is bisected by SW Kanner Highway, a major arterial roadway. These characteristics reinforce the site's location within an established industrial and utility corridor.

Approval Evaluation Criteria

Pursuant to Sec. 12-6. – Rezoning, the Applicant has filed an application to rezone the property in accordance with this Section. Subsection 12-6 (5) outlines the Approval Criteria for a request to rezone a property.

The following criteria is used in deciding regarding approval or disapproval of a rezoning application:

a. The proposed rezone is consistent with goals, objectives, and policies of the Comprehensive Plan.

Staff Response: The proposed uses are listed in the PUD Zoning Agreement and are consistent with the uses listed in Division 3. – Use table, subsection 3-3.1. Permitted Uses, Village of Indiantown Land Development Regulations.

The applicant has requested a rezone to Planned Unit Development (PUD) which is recognized in Sec. 3-2.14. as an option that may be used by the private sector and Village to achieve redevelopment and economic development, environmental reparation and enhancement, and social and cultural enrichment. The intent and purpose of the planned development (PUD) district is to accomplish a more desirable environment and efficient land use pattern than would be possible through the application of conventional zoning, while adhering to the provisions of the comprehensive plan and applicable state regulations.

The requested rezoning implements the adopted Future Land Use designation.

b. <u>The proposed zoning district is compatible with the surrounding area's zoning designation(s) and existing uses.</u>

Staff Response: Surrounding Land Use, Zoning, and Existing Use Analysis

As described above, the subject property is located within an established industrial and utility corridor. The surrounding land use pattern reinforces compatibility and supports implementation of the adopted Future Land Use designation.

Subject Property Context

As documented in the staff report:

- The site consists of approximately 5,722.30 acres
- Existing uses include:
-
    - Solar energy generation (~510 acres)
    - Transmission infrastructure (~190+ acres)
    - Active agricultural operations (~4,900+ acres)

Analysis Finding: The subject property is already partially developed with utility-scale infrastructure, further reinforcing its suitability for industrial and energy-related uses.

North - Properties located north of the subject site are designated Heavy Industrial and Light Industrial within the Village, with portions remaining under Martin County Agricultural (A-2) designation. Existing uses in this area include:

- Florida Power & Light (FPL) major power generation and solar energy facilities
- I-Town Rail & Commerce industrial park, including repurposed industrial facilities
- Venture Industrial Park, consisting of multiple light industrial users
- Cal-Maine Foods food processing facility (Heavy Industrial)
- Silver Fox industrial lands (approved Heavy Industrial, under review for data center development)

This concentration of industrial, utility, and employment-generating uses establishes a clear industrial activity node directly adjacent to the subject property.

Analysis Finding: The northern context represents a fully established and expanding industrial cluster, demonstrating that the subject property is not introducing new land use patterns but rather continuing an existing and planned industrial corridor.

East - Properties to the east remain primarily under Agricultural and Major Utility Future Land Use designations, with zoning under Martin County A-2. Existing uses include:

- Solar energy generation facilities (FPL)
- Active agricultural operations
- Large, undeveloped tracts with utility ownership

Analysis Finding: The eastern properties function as low-intensity and utility-supporting lands, which are compatible with industrial development when appropriate buffering and design standards are applied. These lands also provide spatial separation and flexibility for future infrastructure expansion.

South - Properties south of the subject site, within Palm Beach County jurisdiction, are designated Conservation and consist of:

- Environmentally sensitive lands
- Undeveloped conservation areas with no urban development pattern

Analysis Finding: The presence of conservation lands to the south provides a natural buffer and transition, ensuring that industrial development on the subject property will not directly interface with incompatible urban or residential uses.

West - Properties to the west include:

- FPL power generation facilities (existing and operational)
- South Florida Water Management District (SFWMD) lands
- Agricultural lands under Martin County jurisdiction

These areas are characterized by large-scale infrastructure, conservation lands, and limited-intensity uses.

Analysis Finding: The western boundary reinforces the subject property's location within a regional utility and infrastructure corridor, where large-scale industrial and energy uses are both established and expected.

Compatibility Conclusion:

The subject property is located within an established and expanding industrial and utility corridor. The proposed rezoning implements the adopted Future Land Use designation. Surrounding industrial, utility, agricultural, and conservation uses provide a compatible context and appropriate transitions.

c. <u>The subject property is physically suitable for the uses permitted in the proposed district.</u>

Staff Response: The property consists of +/- 5,722.30-acres of land located within a part of the Village consisting of lands with a Light Industrial land use designation. The applicant's request to rezone the subject property is a requirement following the recent approval of the Large-Scale Comprehensive Plan amendment that changed the land use map designation to Light Industrial. The options afforded to the applicant include a request to rezone either to Light Industrial or a Planned Unit Development.

The applicant has requested a rezone to Planned Unit Development (PUD) which is recognized in Sec. 3-2.14. as an option that may be used by the private sector and Village to achieve redevelopment and economic development, environmental reparation and enhancement, and social and cultural enrichment. The intent and purpose of the planned development (PUD) district is to accomplish a more desirable environment and efficient land use pattern than would be possible through the application of conventional zoning, while adhering to the provisions of the comprehensive plan and applicable state regulations.

Proposed use is listed on the Master Site Plan as uses are consistent with the Light Industrial zoning designation. Division 3. – Use table, subsection 3-3.1. Permitted Uses, Village of Indiantown Land Development Regulations.

Proportionality and Consistency

All required conditions and commitments associated with the PUD zoning designation are proportional to the impacts of the proposed development and consistent with applicable statutory requirements.

Vested Rights

Approval of the rezoning does not confer vested development rights or authorize construction. All future development shall be subject to subsequent development orders, including final site plan approval and applicable permitting requirements.

No development may occur on the subject property unless and until all applicable federal, state, and local regulations, including environmental permitting, infrastructure capacity, and site plan approval requirements, are satisfied.

Findings of Fact:

Based on the analysis provided herein, staff finds that the proposed rezoning is

consistent with the Village of Indiantown Comprehensive Plan, compatible with surrounding land uses and zoning districts, and establishes a framework for coordinated development.

The subject property is located within an established industrial and utility corridor, and the proposed Planned Unit Development (PUD) zoning district provides enhanced regulatory control to ensure compatibility and compliance with all applicable regulations at the time of development.

Finding 1 – Established Industrial and Utility Corridor

The subject property is located within a well-established and expanding industrial and utility corridor within and adjacent to the Village of Indiantown. Surrounding properties to the north are designated Heavy Industrial and Light Industrial and include existing and approved uses such as:

- Industrial parks (I-Town Rail & Commerce, Venture Industrial Park)
- Utility-scale energy facilities operated by Florida Power & Light
- Food processing and manufacturing uses
- Approved and proposed industrial developments, including large-scale data center uses

These uses establish a pattern of industrial and employment-generating development directly adjacent to the subject property.

Finding 2 – Consistency with Surrounding Land Use Pattern

The subject property is designated Light Industrial on the Future Land Use Map, and the proposed Planned Unit Development (PUD) zoning district implements that designation.

The surrounding area reflects a cohesive land use pattern consisting of industrial, utility, agricultural, and conservation uses, with the subject property located within the industrial portion of this continuum.

Finding 3 – Compatibility with Adjacent Uses

The proposed rezoning to Planned Unit Development (PUD) is compatible with surrounding zoning districts and existing uses and provides enhanced regulatory controls to ensure continued compatibility at the time of development.

Finding 4 – Existing Site Conditions Support Industrial Use

The subject property itself contains:

- Existing electric transmission infrastructure.
- Existing solar energy generation facilities.
- Large expanses of active agricultural land.

These existing conditions demonstrate that the property is already partially utilized for utility-scale and infrastructure-related purposes, supporting its suitability for industrial and energy-related development.

Finding 5 – PUD Zoning Provides Enhanced Compatibility Controls

The Planned Unit Development (PUD) zoning district provides greater regulatory control than conventional zoning by allowing for:

- Site-specific development standards.
- Buffering and landscaping requirements.
- Operational and performance standards.
- Phased development review.

This ensures that future development will be designed and constructed in a manner that maintains compatibility with surrounding uses and complies with all applicable regulations.

Finding 6 – No Introduction of Incompatible Land Uses

The proposed rezoning does not introduce new or incompatible land uses into the area. Rather, it:

- Implements the adopted Light Industrial Future Land Use designation.
- Reinforces an existing and expanding industrial and utility development pattern.
- Supports continued economic and infrastructure development within a designated growth area.

Finding 7 – Consistency with Orderly Development Patterns

The proposed rezoning represents a logical extension and continuation of an established industrial corridor, consistent with planning principles that promote:

- Efficient use of land and infrastructure.
- Concentration of industrial uses in appropriate locations.
- Avoidance of fragmented or incompatible land use patterns.

Finding 8 – Compliance with Rezoning Criteria

Based on the analysis above, the proposed rezoning:

- Is consistent with the Comprehensive Plan.
- Is compatible with surrounding land uses and zoning districts.
- Supports a coordinated and orderly development pattern.
- Provides a framework for future development subject to detailed review and regulatory compliance.

Approval of the rezoning does not, in and of itself, result in impacts to public facilities, infrastructure, or environmental resources, as no development may occur without subsequent approvals and compliance with all applicable regulations.

Staff Recommendation

Staff recommends approval of the requested rezoning from Martin County A-2 (Agricultural) to Planned Unit Development (PUD), as the request is consistent with the Village of Indiantown Comprehensive Plan, compatible with surrounding land uses, and establishes a framework for coordinated development.

The PUD zoning designation provides enhanced regulatory oversight and ensures that all site-specific impacts, including infrastructure capacity, environmental considerations, and operational characteristics, will be addressed at the time of final site plan approval.

Deferral of detailed technical analysis to the site plan stage does not defer compliance but ensures that compliance is evaluated based on actual development conditions and in accordance with all applicable regulations in effect at the time of review.

The approval framework established herein ensures that all site-specific impacts will be evaluated and addressed prior to development and that no development may proceed unless it complies with all applicable regulations at the time of review.

Village of Indiantown
Planning, Zoning & Appeals Board
Staff Report
Tesoro Groves
Planned Unit Development (PUD)

SECTION A: APPLICATION INFORMATION

Application Number	SP-26-005 (PUD Master Site Plan)
Project Name	Tesoro Groves PUD
Date of Report	4-7-2026
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
Agent	Brian Nolan, AICP, ASLA Senior Partner Lucido & Associates, Stuart, FL, 33410
Village Project Coordinator	Deanna Freeman, Community and Economic Development Director

SECTION B: PROJECT DESCRIPTION/DETAILS

APPLICATION NO: SP-26-005, TESORO GROVES PUD, REQUEST FOR APPROVAL OF THE TESORO GROVES PLANNED UNIT DEVELOPMENT ZONING AGREEMENT AND MASTER SITE PLAN, CONCERNING REAL PROPERTY TOTALING +/- 5,722.30-ACRES IN SIZE, LOCATED NORTH AND SOUTH OF SW KANNER HIGHWAY AND WEST OF SW WARFIELD BOULEVARD, WITHIN THE VILLAGE OF INDIANTOWN.

Florida Power & Light Company ("Applicant") is seeking an approval recommendation from the Planning, Zoning, and Appeals Board (PZAB) for a Planned Unit Development (PUD) Master Site Plan, pursuant to Sec. 12-10. – Planned Unit Developments (PUD) of the Indiantown Land Development Regulations (LDRs), for +/- 5,722.30-acres of land consisting of active and vacant agricultural uses, power transmission infrastructure, and solar power generation facilities.

The approximately +/- 5,722.30-acres subject property is located north of SW Kanner Highway and west of SW Warfield Boulevard and is within the municipal boundary of the Village of Indiantown.

The subject property is designated Light Industrial on the Future Land Use Map. Upon annexation into the Village of Indiantown, the property retained its prior Martin County zoning designation of A-2 (Agricultural) and does not currently have a Village zoning designation. A concurrent rezoning application has been submitted to establish a Planned Unit Development (PUD) zoning district, which must be approved concurrent with final action on the PUD Zoning Agreement and Master Site Plan. The request for a rezoning is required to be assessed based on Sec. 12-6.- Rezoning. Approval criteria are included in subsection (5) and are assessed as a separate staff report and application in accordance with Village of Indiantown procedures.

The Master Site Plan is a graphic and written plan approved as part of a development order that establishes the general layout, land uses, development intensity, access, infrastructure framework, and applicable development standards for a unified development project. The Master Site Plan serves as the controlling document for evaluating consistency with the Comprehensive Plan pursuant to Chapter 163, Florida Statutes, and provides the basis for subsequent site-specific development approvals.

The applicant has provided details of the proposed uses consistent with uses permitted for property with a Light Industrial zoning district designation, with the exception of residential. They have also indicated as part of the submission such uses are intended to be accommodated as a phased project in accordance with the PUD Master Site Plan and Phasing Plan, both included within the PUD Zoning Agreement.

SECTION C: VILLAGE REVIEWERS

The Development Review Colleagues detailed below have completed reviews of the project ahead of the preparation of the agenda item for PZAB. All reviewers have indicated review comments have been addressed in full ahead of the scheduling of the required public hearings.

Planning & Procedural Reviewer: Deanna Freeman, Community & Economic Development Director 772-597-8269 dfreeman@indiantownfl.gov

CED Office Coordinator: Lucia Mendoza, 772-597-8299lmendoza@indiantownfl.gov
Village Engineer & Traffic Reviewer: Tom Jensen, P.E., Kimley-Horn, Inc., Village Engineer 561-248-5967 tom.jensen@kimley-horn.com

Public Works & Utilities Reviewer: Pat Nolan, Public Works & Utilities Director 772-341-3098 pnolan@indiantownfl.gov

Martin County Fire Reviewer: Douglas V Killane III, Fire Marshal 772-288-5633 dkillane@martin.fl.us

Environmental Reviewer: Arnaud Roux, ARNO Environmental Consultants, Inc. 772-924-8334 ar@arnoenvironmental.com

Legal Reviewer: Wade Vose, Village Attorney 407-645-3735 ext. 1020 wvose@indiantownfl.gov

Village Surveyor: Ricky Barnes, PSM, Village Surveyor 863-484-8324 ricky.barnes@bsmsurvey.com

SECTION D: SUMMARY OF DRC REVIEW RESOLUTION

The Development Review Colleagues (DRC) completed a comprehensive review of the application and identified items requiring clarification and commitment language within the PUD Zoning Agreement as part of the first round of reviews. Staff finds that all DRC comments have been adequately addressed, and the application is ready for public hearing.

SECTION E: APPLICATION THRESHOLDS

A Planned Unit Development (PUD) Master Site Plan application shall be processed in accordance with Sec. 12-10 of the Village of Indiantown Land Development Regulations (LDRs). The Development Review Colleagues (DRC) have completed their review and provide a recommendation to the Planning, Zoning and Appeals Board (PZAB).
The PZAB shall conduct a duly noticed public hearing and transmit a recommendation to the Village Council. The Village Council shall consider the

application at a public hearing, together with the recommendations of the DRC and PZAB and any public comment, prior to taking final action on the proposed PUD Master Site Plan.

SECTION F: LOCATION AND SITE INFORMATION

Location: The approximately +/- 5,722.30-acres subject property is located north and south of SW Kanner Highway and west of SW Warfield Boulevard and is within the municipal boundary of the Village of Indiantown.

Legal Description:

Legal Description: Refer to the attached exhibit.

Parcel ID Number(s):

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

Parcel Size: Approximately 5,722.30-acres

Land Use: Light Industrial

Zoning District: A-2, Agriculture Martin County

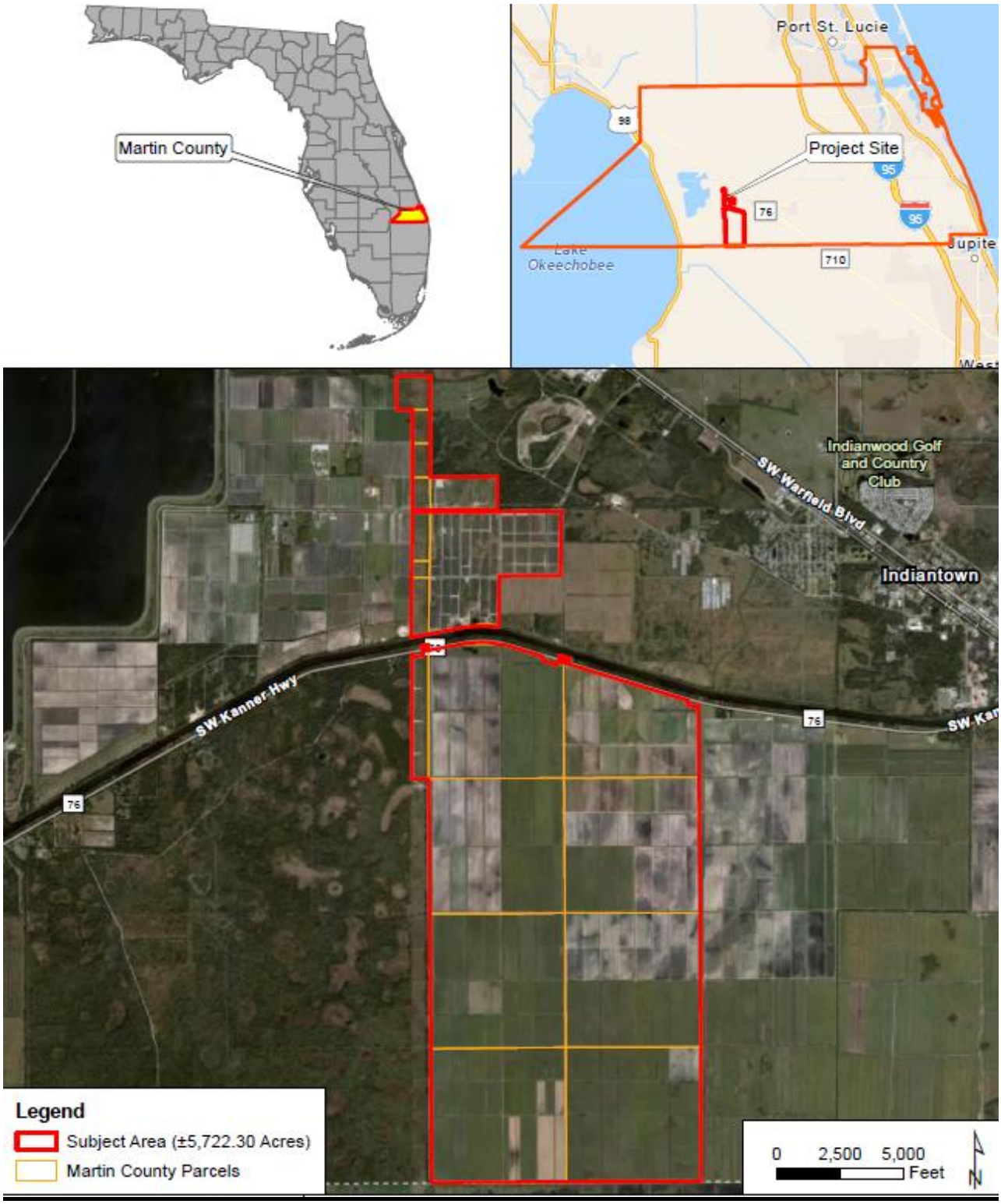
Proposed Zoning District: Planned Unit Development (PUD)

Parcel Ownership: The property is owned by Florida Power & Light Company.

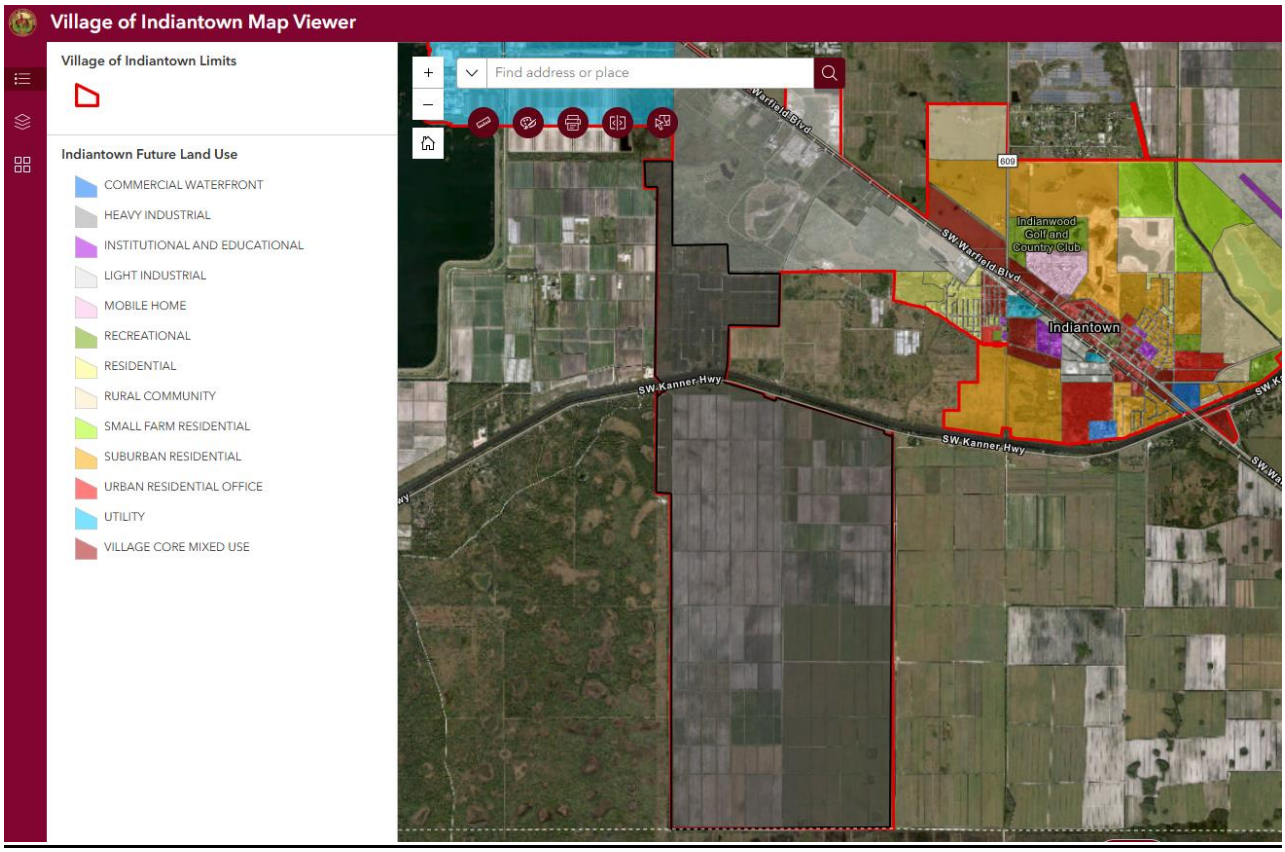
Existing conditions/use: The property includes active and vacant agricultural uses, with the parcels along the western edge of the proposed PUD containing power transmission infrastructure, and the northern parcels containing solar power generation facilities. The property lies within the Village of Indiantown. No buildings

exist on the subject property.

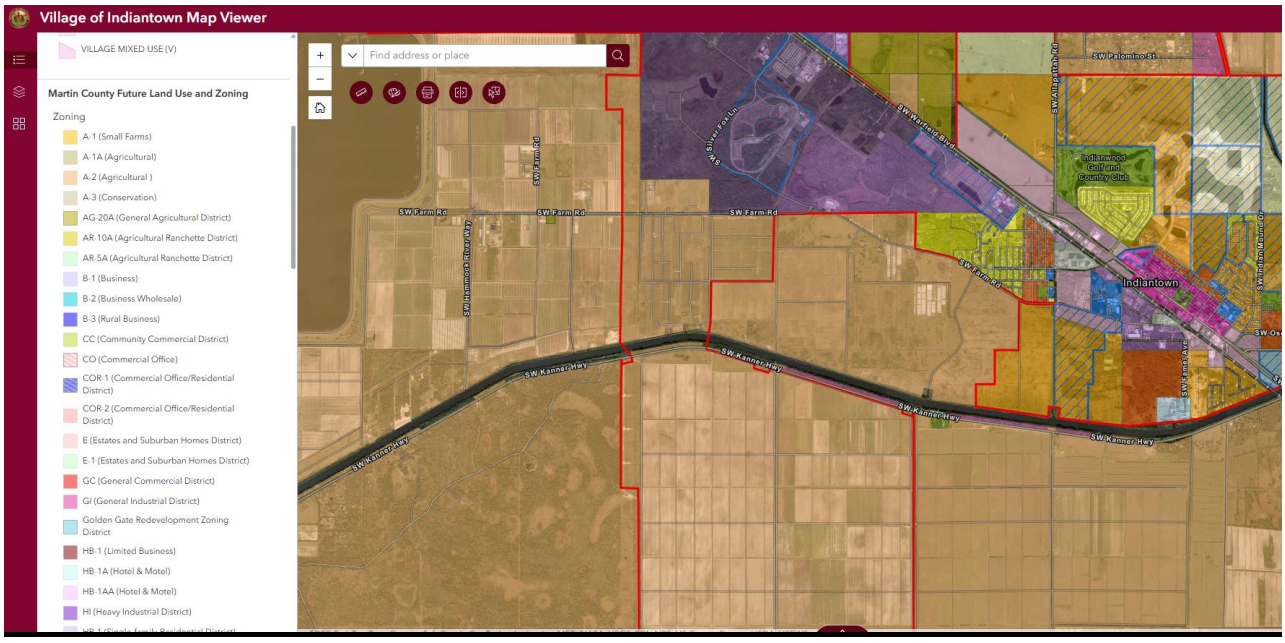
Location Map & Village of Indiantown Municipal Boundary



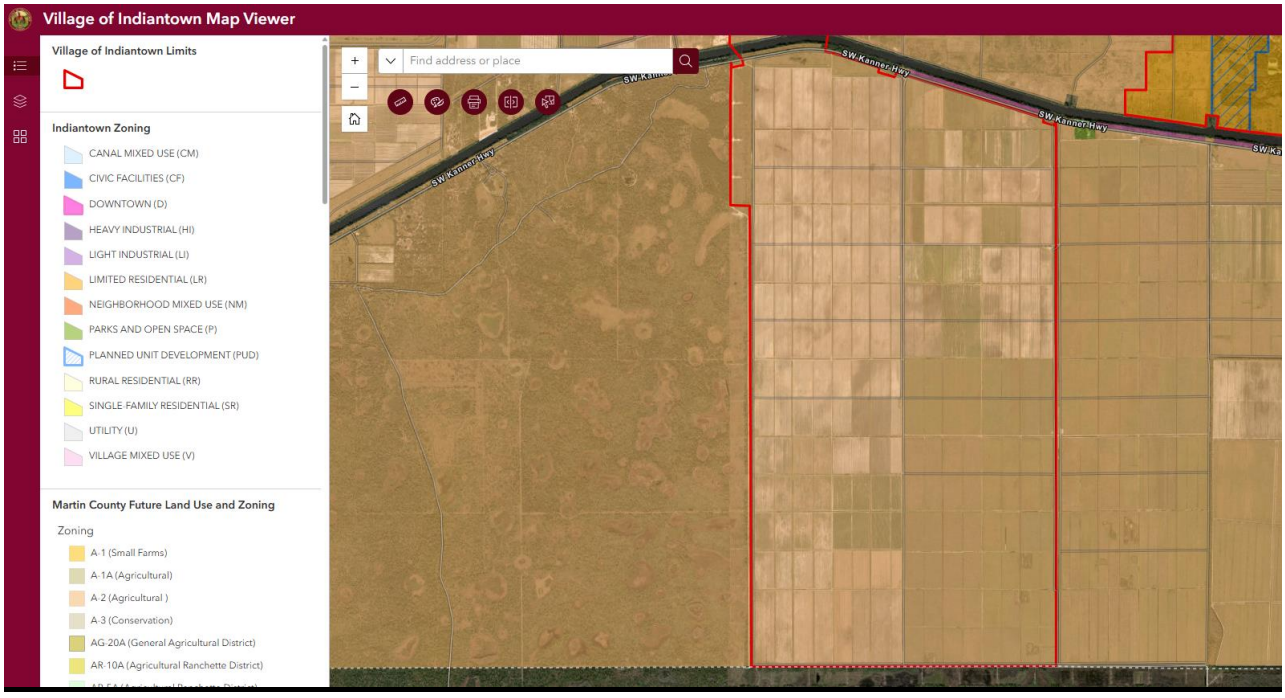
Future Land Use Map: Light Industrial



Zoning Map: Existing A.2 Agricultural (Martin County)



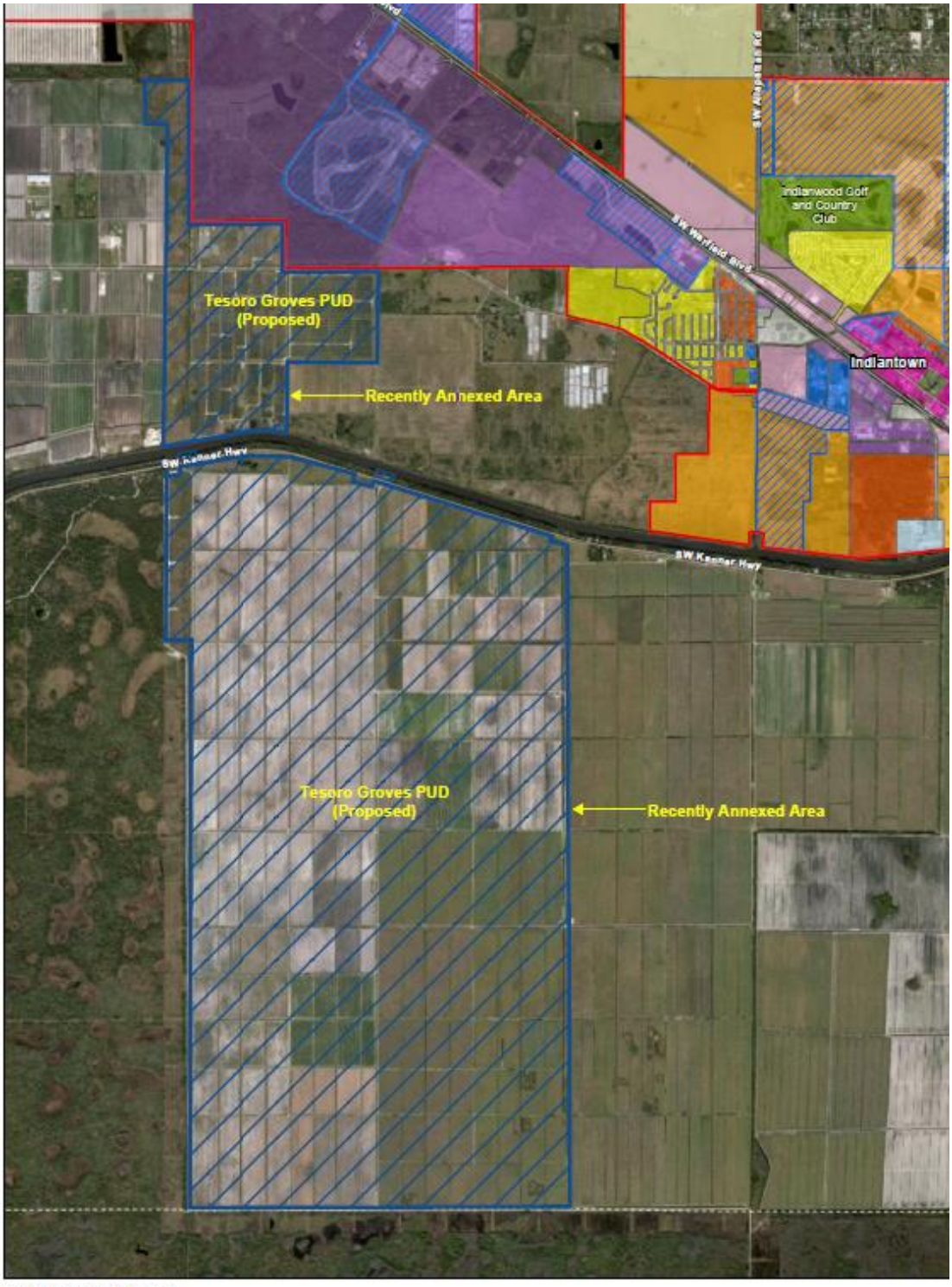
Zoning Map: Existing A-2 Agricultural (Martin County)



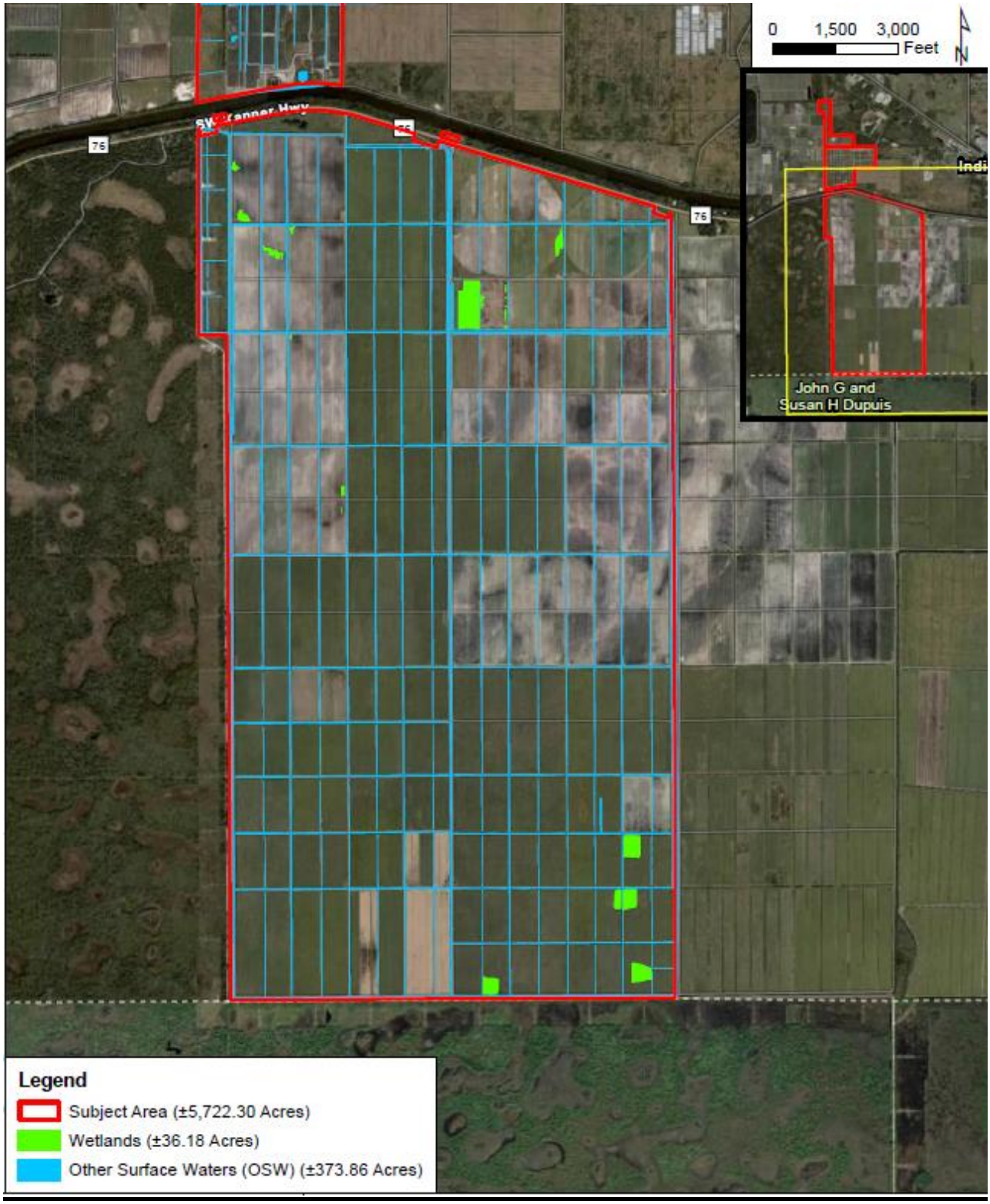
The following table provides a more detailed breakdown of existing use, land use and zoning of properties within proximity to the subject property.

Direction	Future Land Use	Zoning	Existing Use
Site:	Light Industrial – Village of Indiantown	A-2, Agricultural, Martin County. Proposed PUD Zoning – Village of Indiantown	Power transmission infrastructure. Solar power generation facilities – FP&L. Agricultural and vacant agricultural lands.
North:	Major Power Generation uses & Agricultural Martin County. Heavy Industrial & Light Industrial – Village of Indiantown.	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:	Major 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:	Major Power Generation uses Conservation – Martin County.	A-2, Agricultural, Martin County.	SFWMD – conservation lands Agricultural Use. FP&L Existing Power Generation facilities.

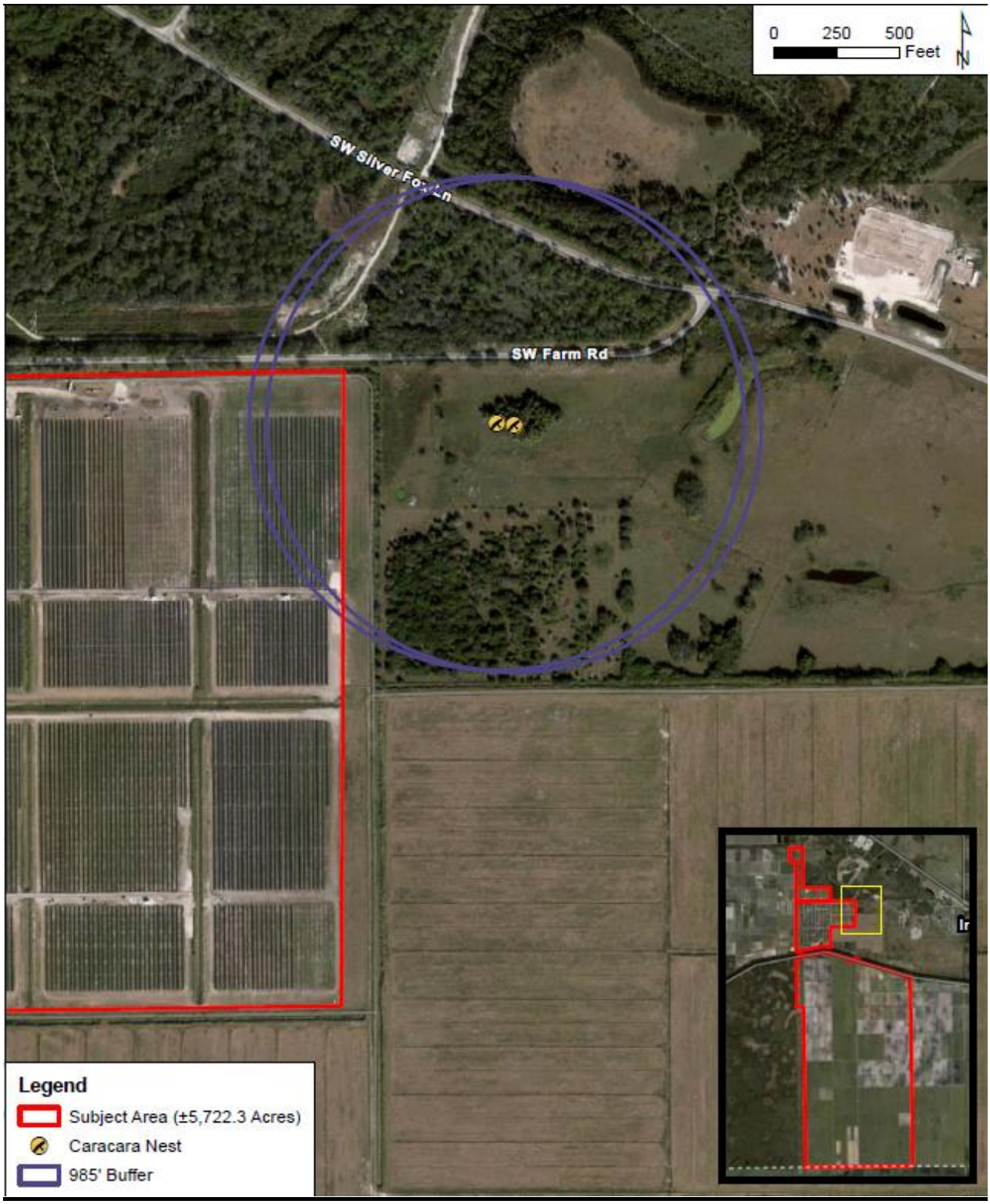
Proposed Zoning District Tesoro Groves PUD



Environmental Maps: Wetland and Surface Water Location Map



Audubon's Crested Caracara Nest Location Map:



Extracted map from Kimley Horn Environmental Assessment Report

ENVIRONMENTAL REVIEW FINDINGS

The Village's environmental consultant reviewed the proposed PUD, Environmental Assessment, and Environmental Impact Assessment and confirmed the project is consistent at a conceptual master site plan level with Village of Indiantown applicable Comprehensive Plan policies and Land Development Regulations, subject to the PUD Zoning Agreement being accepted and executed as per suggested language offering safeguards and accountability as the subject property is developed and maintained.

The environmental review indicates that:

Wetland delineation and permitting will be required, as applicable, through:

- South Florida Water Management District (SFWMD).
- U.S. Army Corps of Engineers.
- Florida Department of Environmental Protection (FDEP).

Staff finds that the application satisfies environmental review requirements at a conceptual master site plan level and that subject to the environmental commitment language within the PUD Zoning Agreement being executed, this will ensure:

- Compliance with Comprehensive Plan Conservation policies.
- Protection of wetlands and wildlife.
- Coordination with state and federal permitting agencies.

While site-specific environmental impacts have not yet been fully delineated, the absence of final permitting and delineation at the PUD stage is consistent with standard development review practices. The requirement to obtain all applicable state and federal permits, combined with the required revisions to the PUD Zoning Agreement, ensures that environmental impacts will be appropriately evaluated and mitigated prior to development.

SECTION G: APPLICATION REVIEW & RECOMMENDATIONS:

The review of this application is conducted in accordance with the Village of Indiantown Comprehensive Plan, Land Development Regulations, applicable provisions of Florida Statutes Chapter 163, and in accordance with Senate Bill 180. The scope of review at the PUD Master Site Plan stage is limited to evaluation of

consistency with adopted policy, land use compatibility, and the establishment of a framework for future development. Detailed engineering, environmental permitting, and infrastructure design are addressed at the time of final site plan approval, consistent with the Village's adopted development review procedures.

The PUD Master Site Plan approval does not grant approval for specific site development. Feasibility has been evaluated at a planning level based on proximity to infrastructure, land use compatibility, and regulatory framework. Final verification of infrastructure capacity, concurrency compliance, and site-specific impacts will occur at the time of final site plan approval.

Proposed Use:

The applicant has included reference to all permitted uses within the Light Industrial (LI) zoning district (except for residential), as set forth in Division 3 – Use Table, subsection 3-3.1 of the Village of Indiantown Land Development Regulations, in lieu of a selectively enumerated use list. This approach ensures consistency with the adopted regulatory framework, supports economic development flexibility, and maintains compliance with applicable state law while allowing compatibility to be addressed through performance standards and site design.

While the proposed uses may include data processing and related industrial operations, the PUD does not grant approval for specific site configurations or operational characteristics. All such uses will be subject to compliance with applicable performance standards, including noise, lighting, and operational controls, as well as site plan review.

The provision of project-specific performance standards within the PUD Zoning Agreement ensures that any future development will be evaluated and conditioned to prevent adverse impacts to surrounding properties.

Comprehensive Plan Consistency

The proposed development is consistent with the Comprehensive Plan:

- Policy L1.2.2 – Compatibility with Surrounding Lands: The proposed industrial use is compatible with adjacent industrial and utility uses.

- Policy L5.1.9 – Industrial Development: The site is appropriate for industrial development due to proximity to infrastructure and transportation corridors.

- Policy L2.1.2 – Natural Resource Protection: Development must avoid adverse impacts to natural resources.

Staff Finding: The PUD Zoning Agreement provides commitment-based language ensuring that:

- Wetland areas are identified, delineated, and addressed at the time of final site plan approval.
- Impacts on-site and adjacent habitats, including those associated with nearby conservation lands, are avoided or minimized to the greatest extent practicable.
- All applicable state and federal environmental permitting requirements are satisfied prior to development.

These revisions were provided by the applicant demonstrating consistency with Comprehensive Plan Conservation Element policies related to wetland protection, habitat conservation, and water resource protection.

Urban Sprawl Analysis (F.S. 163.3177(6)(a)9)

The subject property is located within the Village of Indiantown municipal boundary and is surrounded by existing and planned industrial, utility, and agricultural uses, including major power generation facilities and industrial development to the north and west.

The proposed development does not represent a leapfrog or isolated pattern of development, but rather an extension of an existing and emerging employment center along the SW Warfield Boulevard (SR-710) corridor.

While the property includes former agricultural lands, the site is no longer functioning as part of a cohesive agricultural area and is influenced by surrounding industrial and utility infrastructure.

The proposed PUD establishes a controlled development framework, including a voluntary limitation on intensity and phased development, ensuring that growth occurs in a coordinated and infrastructure-supported manner.

Staff Finding: The proposed development does not constitute urban sprawl as defined in Section 163.3177(6)(a)9, Florida Statutes.

Traffic Review Summary:

Policy L6.1.13 Light Industrial Future Land Use - The Light Industrial Land Use category is intended to provide areas for industrial and warehousing activities, including storage, service commercial, office and assembly activities. It is intended that regulations implementing this development pattern will preclude non-light industrial

uses which would limit or interfere with industrial development. It is also intended that community facilities (Recreation, Community Services, Post-Secondary Schools, and Light and Heavy Infrastructure) may be allowed in a manner which would ensure the protection of the allowable uses within and adjacent to this development pattern.

The subject property is located within Indiantown's established Village boundary and adjacent to property designated Heavy Industrial and Light Industrial to the north. The western part of lands within the Village are urban areas, mostly with developed lands. Although residential uses are listed as permitted in the Light Industrial future land use policy and Light Industrial zoning district, the applicant has not listed residential as a proposed use for the subject property. The applicant has indicated in the PUD Zoning Agreement proposed uses consistent with the Light Industrial land use designation, with no housing indicated as being part of the future development of the subject property. The exclusion of residential use is a detail also included as notation on the PUD Master Site Plan document.

The applicant submitted a traffic study and was required to plan for development scenarios afforded to the subject property with the existing Light Industrial future land use designation and proposed PUD Master Site Plan application. The Light Industrial designation allows a maximum floor area ratio (FAR) of 2.0 on the 5,722.30-acre site, which equates to 498,526,776 square feet of light industrial uses. However, the applicant is proposing a voluntary restriction of site intensity on the 5,722.30-acre site equivalent to the cumulative traffic trips generated by 2,000,000 square feet of general light industrial use. Therefore, any permitted uses under the Light Industrial zoning designation will be allowed on the site, provided they cumulatively generate traffic equivalent to, or less than, the trips associated with 2,000,000 square feet of general light industrial use, as provided for in the applicant's traffic analysis.

The traffic analysis was conducted to evaluate a five-year (2031) buildout and a long-range (2045) buildout. Therefore, any permitted uses under the Light Industrial zoning designation will be allowed on the site, provided they cumulatively generate traffic equivalent to, or less than, the trips associated with 2,000,000 square feet of general light industrial use.

No development may be accommodated on the subject property without adequate public facilities, services, and infrastructure capacity being provided to maintain an adopted level of service within the Village of Indiantown.

Staff Finding: Any future development shall be required, at the time of final site plan approval, to submit a detailed traffic analysis, including intersection capacity and access design, and to implement proportionate mitigation measures where impacts are identified.

Public Services & Facilities Analysis

1. Overview

The Tesoro Groves PUD Zoning Agreement addresses concurrency through a phased, project-level framework, whereby the demonstration and reservation of adequate public facilities and services is deferred to the final site plan stage, consistent with the Village's development review procedures.

Rather than prescribing specific infrastructure improvements or capacity allocations at the PUD approval stage, the Agreement establishes a framework of development limitations and compliance obligations that ensure concurrency can be evaluated and achieved when detailed development proposals are submitted.

While the Light Industrial Future Land Use designation allows a maximum FAR of 2.0, which could result in significantly higher development intensity, the applicant has voluntarily limited site intensity equivalent to the cumulative traffic trips generated by 2,000,000 square feet of general light industrial use, as previous discussed.

This represents a substantial reduction in potential intensity and associated impacts and provides a conservative basis for evaluating transportation and infrastructure capacity.

2. Concurrency Framework

The PUD incorporates the following concurrency approach:

- Establishes a maximum development threshold based on the cumulative traffic trips generated by 2,000,000 square feet of general light industrial use.
- Requires site-specific review at each phase of development.
- Defers detailed infrastructure analysis to final site plan approval.
- Requires compliance with:
    - The PUD Zoning Agreement and applicable Village Land Development Regulations.
    - Applicable state and regional permitting agencies.
    - Concurrency requirements evaluated at the time of development.

This approach is consistent with the principle that concurrency is most appropriately evaluated when actual development intensity, layout, and operational characteristics are known.

Deferral of detailed analysis to the final site plan stage does not defer compliance but rather ensures that compliance is evaluated based on actual development conditions.

3. **Engineering and Utility Review Findings**

The Village Engineer and Public Works Director reviewed the application and provided comments that were addressed in the resubmission and updated PUD Zoning Agreement as applicable.

Staff find that engineering and utility review comments support a phased, site plan-level evaluation of infrastructure capacity, with the PUD Zoning Agreement including language to address water and wastewater capacity, project water demands, commitments for needs for off-site utility improvements, and Martin County Fire Marshal fire demand needs.

4. Water and Wastewater Services

Water and wastewater service may initially be provided through:

- Private well systems
- Septic systems or on-site wastewater treatment facilities

The applicant has indicated that such systems may be utilized during early phases of development. Staff acknowledge this approach as an interim servicing strategy. The use of interim systems does not waive the requirement for compliance with all applicable health, environmental, and utility regulations. However, when public water and wastewater services become available to serve the subject property, connection to the Village's systems is anticipated at the time of site plan approval, consistent with applicable regulations and utility availability.

The Village owns and operates water and wastewater treatment facilities within its jurisdiction. Any future development proposing connection to public systems will be required to:

- Demonstrate capacity availability
- Provide necessary infrastructure improvements
- Submit construction plans for review and approval

Where capacity constraints exist, interim servicing solutions (e.g., well or on-site systems) may be utilized until such time as system expansions are completed. The approval of the PUD Master Site Plan does not confer a right to receive utility service, and no development shall proceed without a confirmed reservation/availability of capacity in accordance with the Village's concurrency management system.

5. Drainage and Stormwater Management

Conceptual drainage and stormwater considerations have been reviewed at the policy level. Detailed stormwater management systems will be required at the time of final site plan approval.

Future development shall:

- Comply with applicable Florida Statutes, SFWMD, and FDEP requirements.
- Provide engineered stormwater management systems.
- Address finished floor elevations and flood protection standards.

No objections are identified at this stage, as detailed design will occur during site plan review.

6. Transportation

The subject property is located along SW Kanner Highway (SR-76), a major transportation corridor.

A Traffic Study was submitted, reviewed, and accepted as part of the application process.

7. Solid Waste

Solid waste services are provided through the Okeechobee landfill, which has sufficient long-term capacity (approximately 150 years). No capacity constraints have been identified.

8. Fire Rescue and Emergency Services

Fire rescue services are provided by Martin County pursuant to the Village's inclusion in the Martin County Fire-Rescue Municipal Service Taxing Unit (MSTU) and Martin County Fire-Rescue Municipal Service Benefit Unit (MSBU).

Fire Protection / Fire Flow Capacity

At the Master Site Plan stage, detailed fire flow calculations have not been provided and are not required. However, based on the scale and intensity of the proposed development, adequate fire protection infrastructure will be necessary to support future site development.

The applicant has provided sufficient language in the PUD Zoning Agreement to

address Fire Rescue and Emergency Service provisions. The language includes commitments that prior to approval of any Final Site Plan or development order, the applicant shall demonstrate, through coordination with the applicable fire authority and water utility provider, that sufficient fire flow capacity and system pressure are available to serve the proposed uses in accordance with applicable provisions of the Florida Fire Prevention Code, including National Fire Protection Association standards (e.g., NFPA 1 and NFPA 13), and the Village of Indiantown Land Development Regulations.

This shall include, as applicable at the time of detailed final site plan design:

- Verification of available fire flow (gallons per minute) and residual pressure at the point of connection.
- Identification and spacing of fire hydrants consistent with applicable codes.
- Evaluation of on-site distribution systems, including looping, where required.
- Determination of whether fire flow demands necessitate system upgrades or supplemental fire protection measures.

If available system capacity is insufficient to meet applicable fire flow requirements, the applicant shall be responsible for identifying and implementing appropriate improvements or mitigation measures in coordination with the utility provider and fire authority.

Final design, permitting, and construction of all fire protection infrastructure shall occur at the Final Site Plan and construction plan stages and shall be subject to review and approval by the Village and Fire Rescue.

Impact fees will be assessed to address increased service demands.

9. Parks and Recreation

The proposed development does not include residential uses and therefore does not generate demand for park facilities beyond existing service levels. Employees will have access to existing Village and Martin County park facilities. No impacts to park level of service are anticipated.

10. Schools

No residential units are proposed; therefore:

- No school impacts are generated
- No school concurrency requirements apply

11. Other Public Facilities (Libraries, Beaches)

Library and beach facility levels of service are provided at the County level. The

proposed development does not include residential uses and is not expected to impact these facilities.

12. Utilities (Electrical and Energy Infrastructure)

The subject property is located adjacent to major transmission infrastructure.
The applicant has indicated that:

- A substation is proposed as part of Phase 1.
- Electrical capacity will be provided to support high-demand industrial uses.

This supports the feasibility of energy-intensive operations, including data processing and storage facilities.

Staff Conclusion – Concurrency

The Tesoro Groves PUD Zoning Agreement addresses concurrency through a commitment-based framework that defers the demonstration and reservation of capacity to the final site plan stage. The PUD establishes a maximum development threshold and requires compliance with applicable regulations, permitting processes, and site plan review procedures to ensure that adequate public facilities and services will be available concurrent with development impacts.

Public services and infrastructure capacity will be evaluated at the time of final site plan approval, when site-specific details are known. This approach is consistent with the Village's adopted development review process and the requirements of Chapter 163, Florida Statutes.

Proportionality and Consistency

The proposed Tesoro Groves PUD relies on objective, measurable standards and avoids the imposition of unnecessary or disproportionate conditions at the zoning stage. The PUD establishes objective standards and a clear development framework while deferring site-specific technical analysis to the appropriate stage of review. This ensures compliance with applicable statutory requirements without imposing unnecessary or disproportionate regulatory burdens, while preserving the Village's ability to require compliance with all applicable regulations at the time of development approval.

SECTION H: CONDITIONS OF APPROVAL

Public Benefits and Special Conditions Summary

The Tesoro Groves PUD incorporates a series of public benefits, development limitations, and enforceable special conditions intended to ensure compatibility with surrounding uses, protection of natural resources, and accountability for future

development. These measures are embedded within the PUD Zoning Agreement and will be implemented through subsequent site plan approvals.

1. Development Intensity and Phasing Controls:

- Total development is voluntarily limited to a maximum based on the cumulative traffic trips generated by 2,000,000 square feet of general light industrial use, significantly below the maximum potential intensity permitted under the Light Industrial Future Land Use designation.
- Development shall occur in phases, with each phase subject to individual site plan review and approval.
- Infrastructure, including roadway access, utilities, and stormwater systems, must be constructed concurrent with or in advance of each phase.
- At least one employment-generating use must be initiated within a defined timeframe, ensuring timely project delivery and preventing land banking.

2. Concurrency and Infrastructure Assurance:

- No development may proceed without demonstration and reservation of adequate public facilities and services at the final site plan stage.
- The PUD does not vest development rights absent compliance with concurrency requirements under Chapter 163, Florida Statutes.
- The developer is responsible for:
    - Required off-site infrastructure improvements.
    - Utility extensions and system upgrades, as necessary.
- Interim utility solutions (e.g., well/septic) may be used only where compliant, with required connection to public systems anticipated when available.

3. Environmental Protection and Stewardship:

- All development is subject to state and federal permitting, including:
    - South Florida Water Management District (SFWMD)
    - Florida Department of Environmental Protection (FDEP)
    - U.S. Army Corps of Engineers
- Wetlands, habitats, and listed species must be identified, delineated, and protected at the time of site plan approval.
- A stormwater management system and long-term maintenance plan is required to ensure ongoing functionality and environmental compliance.
- Development must comply with Comprehensive Plan policies related to natural resource protection and conservation.

4. Compatibility and Performance Standards:

- All future development must comply with the PUD Zoning Agreement and applicable performance standards, including:
    - Noise.

    - Lighting.
    - Operational impacts.
- Site-specific impacts will be evaluated at final site plan review to ensure compatibility with surrounding properties.
- Required buffering, landscaping, and separation measures will be implemented in accordance with the Land Development Regulations and PUD commitments.

5. Traffic and Transportation Safeguards:

- Development is limited cumulatively to uses generating traffic equivalent to or less than 2,000,000 square feet of general light industrial use.
- Detailed traffic analysis, including access design and intersection capacity, will be required at final site plan approval.
- The developer will be responsible for proportionate share mitigation and roadway improvements, where applicable.

6. Fire Protection and Public Safety:

- Prior to site plan approval, the applicant must demonstrate:
    - Adequate fire flow and system pressure
    - Compliance with applicable NFPA standards and Fire Code requirements
- If capacity is insufficient, the developer must provide system upgrades or mitigation measures.

7. Energy Infrastructure and Economic Development:

- The site is located adjacent to existing high-capacity electrical transmission infrastructure, supporting energy-intensive employment uses.
- The project is intended to support large-scale, employment-generating industrial development, contributing to economic diversification and job creation.

8. Enforceability and Ongoing Oversight:

- The PUD Zoning Agreement is a binding development agreement enforceable under Florida law.
- The project is subject to annual review by the Village, with the ability to amend or terminate the agreement if compliance is not maintained.

- The Village retains the authority to:

    - Enforce compliance.
    - Suspend development activity for violations.
    - Require corrective actions prior to continued development.

Staff Conclusion:

The proposed PUD establishes a framework for development that is consistent with the Village's Comprehensive Plan and Land Development Regulations, while appropriately deferring site-specific technical review to the final site plan stage. The application has been reviewed by Village staff and consultants with the PUD found to provide a legally sufficient and policy-consistent basis for future development, while ensuring that infrastructure capacity, environmental protection, and operational impacts are addressed concurrent with development.

Approval of the PUD Zoning Agreement and Master Site Plan does not authorize construction or guarantee development rights absent compliance with all subsequent development orders, including final site plan approval, permitting, and concurrency requirements. The approval framework established herein ensures that all site-specific impacts will be evaluated and addressed prior to development, and that no development may proceed unless it complies with all applicable regulations in effect at the time of review.

Staff Recommendation:

Village staff have reviewed the PUD Zoning Agreement and Master Site Plan for compliance with the Village of Indiantown Comprehensive Plan and Land Development Regulations and recommend approval of Application SP-26-005 (Tesoro Groves PUD), subject to the conditions of approval set forth in this report.

The proposed PUD supports the establishment of a large-scale employment-generating area within the Village, leveraging proximity to major infrastructure and utility systems. It also improves the balance between residential and non-residential development. The scale and unified ownership of the property provide an opportunity to attract significant industrial investment that may not be feasible on smaller or fragmented sites.

The applicant has not proposed residential development as part of this PUD. Any future residential use would be subject to separate review and applicable Comprehensive Plan limitations.

VILLAGE OF INDIANTOWN, FLORIDA

ORDINANCE NO. 03-2026

AN ORDINANCE OF THE VILLAGE OF INDIANTOWN, FLORIDA, AMENDING THE VILLAGE ZONING MAP TO REZONE CERTAIN REAL PROPERTY TOTALING 5,722.30 +/- ACRES IN SIZE, LOCATED NORTH AND SOUTH OF SW KANNER HIGHWAY AND WEST OF SW WARFIELD BLVD, TO THE VILLAGE PLANNED UNIT DEVELOPMENT (PUD) ZONING DISTRICT DESIGNATION; APPROVING THE "TESORO GROVES PLANNED UNIT DEVELOPMENT ZONING AGREEMENT" AND INCORPORATED MASTER SITE PLAN; AND PROVIDING FOR FINDINGS, SEVERABILITY, CONFLICTS, CODIFICATION, 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 to rezone the Subject Property to the Village Planned Unit Development (PUD) zoning district; and

WHEREAS, pursuant to the requirements of Sections 3-2.14 and 12-10 of the Village of Indiantown Land Development Regulations, said owner has also submitted a proposed Planned Unit Development Zoning Agreement, a copy of which is attached hereto as Exhibit "C" (the "PUD Zoning Agreement"), as well as a proposed Master Site Plan, which is incorporated into said PUD Zoning Agreement; and

WHEREAS, Village planning staff has reviewed and recommended approval of the proposed rezoning, and the associated PUD Zoning Agreement and Master Site Plan, to the Planning, Zoning & Appeals Board and Village Council; and

WHEREAS, Village planning staff's reports and recommendations concerning the proposed rezoning, and the associated PUD Zoning Agreement and Master Site Plan, related agenda memoranda and materials, and the application for the proposed rezoning and the associated PUD Zoning Agreement and Master Site Plan, are hereby adopted and incorporated herein; and

WHEREAS, the Planning, Zoning & Appeals Board held a duly advertised public hearing on April 16, 2026, to consider the proposed rezoning, and the associated PUD Zoning Agreement and Master Site Plan, and thereafter adopted Village planning staff's reports and recommendations concerning the proposed rezoning, and the associated PUD Zoning Agreement and Master Site Plan, related agenda memoranda and materials, and the application for the proposed rezoning and the associated PUD Zoning Agreement and Master Site Plan, as findings of fact, and recommended approval of the proposed rezoning, and the associated PUD Zoning Agreement and Master Site Plan, to the Village Council; and

WHEREAS, the Village Council has conducted duly advertised public hearings concerning the proposed rezoning, and the associated PUD Zoning Agreement and Master Site Plan; and

WHEREAS, the Village Council finds that the Village has complied with all the requirements of applicable law, including the Village Land Development Regulations and the Village Comprehensive Plan, and that the adoption of the proposed rezoning, and the associated PUD Zoning Agreement and Master Site Plan, is in the best interests of the health, peace, safety, and general welfare of the residents, businesses, and property owners of the Village of Indiantown.

NOW, THEREFORE, BE IT 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 of fact by the Village Council of the Village of Indiantown and are otherwise fully incorporated herein.

SECTION 2. AMENDMENT OF OFFICIAL ZONING MAP. The Subject Property is hereby rezoned to the Village Planned Unit Development (PUD) zoning district, and the Village of Indiantown Official Zoning Map is hereby amended to reflect such rezoning.

SECTION 3. APPROVAL OF PUD ZONING AGREEMENT. The Village Council hereby approves the PUD Zoning Agreement attached hereto as Exhibit "C", which shall govern development of the Subject Property.

SECTION 4. APPROVAL OF MASTER SITE PLAN. The Village Council hereby approves the Master Site Plan incorporated in the PUD Zoning Agreement.

SECTION 5. 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 6. CONFLICTS. All ordinances and parts of ordinances and all resolutions and parts of resolutions in conflict herewith, are hereby repealed to the extent of the conflict.

SECTION 7. CODIFICATION. This Ordinance shall not be codified in the Village of Indiantown Code of Ordinances or Land Development Regulations, but the rezoning effectuated herein shall be depicted and memorialized on the Official Zoning Map of the Village of Indiantown.

SECTION 8. EFFECTIVE DATE. This rezoning shall become effective upon adoption at Second Reading; provided, however, that if this rezoning is being considered concurrently with a voluntary annexation and a comprehensive plan amendment necessary to the consistency of the rezoning with the Village Comprehensive Plan, then this rezoning shall become effective upon such comprehensive plan amendment becoming effective pursuant to Florida law.

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

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,

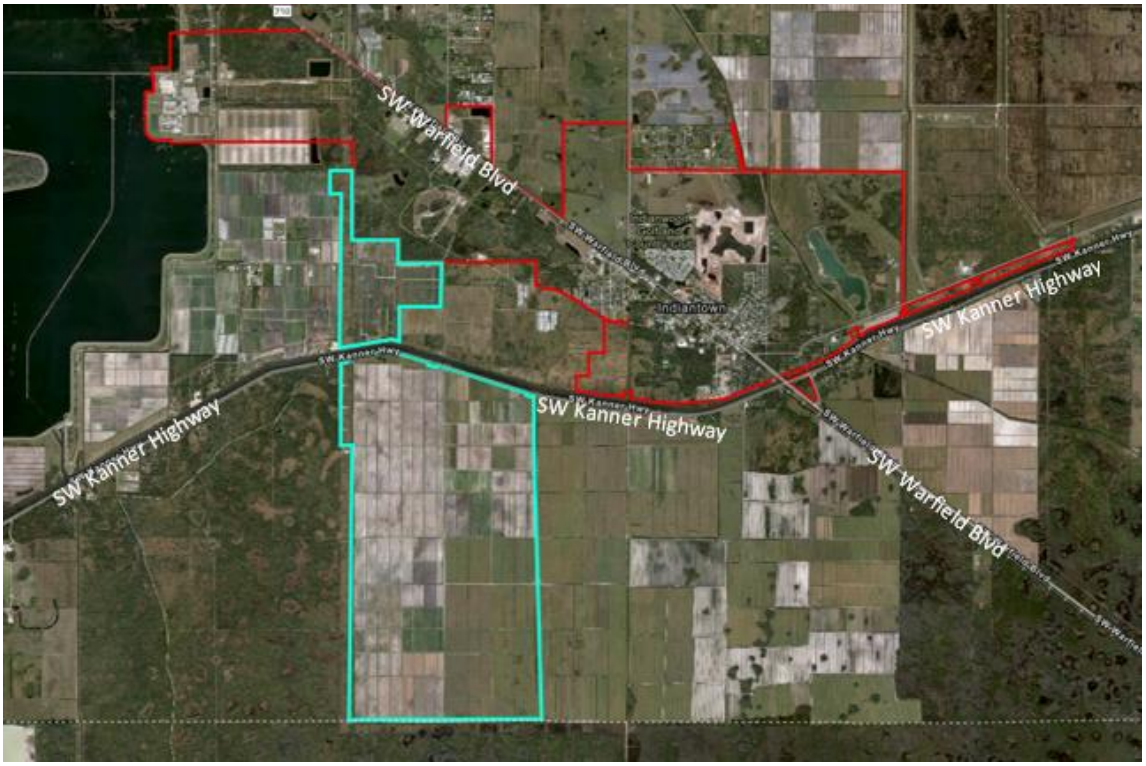
BEING ALSO THE WEST LINE OF SAID SECTION 10 AND THE POINT OF BEGINNING.

CONTAINING 5,032.06 ACRES MORE OR LESS

TOTAL ACREAGE: 5722.30 ACRES MORE OR LESS.

Exhibit "B"

Subject Property



Instrument Prepared By:
Wade C. Vose, Village Attorney
Village of Indiantown
PO Box 398
Indiantown, FL 34956

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TESORO GROVES
PLANNED UNIT DEVELOPMENT ZONING AGREEMENT

THIS PLANNED UNIT DEVELOPMENT ZONING AGREEMENT ("PUD Agreement" or "Agreement"), made and entered into this _____ day of _____, 20___ (the "Effective Date"), by and between Florida Power & Light Company, a Florida corporation, hereinafter referred to as OWNER, and VILLAGE OF INDIANTOWN, a political subdivision of the State of Florida, hereinafter referred to as VILLAGE.

WITNESSETH:

WHEREAS, OWNER is the fee simple title holder of the property situated in the Village of Indiantown, Florida, and more particularly described the legal description attached and incorporated as Exhibit A; and

WHEREAS, it is the desire of OWNER to develop a Planned Unit Development ("PUD") to be known as TESORO GROVES PUD consisting of: agricultural production, power generation, data processing and storage, and other uses (the "Project"); and

WHEREAS, this type of unified development is permitted in the Village of Indiantown subject to a binding written document negotiated between OWNER and VILLAGE in order to introduce flexibility into the strict zoning and development regulations in a manner that is mutually beneficial to VILLAGE and the development and to encourage enlightened and imaginative approaches to community planning; and

WHEREAS, in accordance with Section 3-2.14(3)(a), Village of Indiantown Land Development Regulations ("Village LDRs"), this PUD Agreement is a development agreement pursuant to Section 163.3220–163.3243, Florida Statutes, and Chapter 9, Village LDRs; and

WHEREAS, the Project is consistent with the Village of Indiantown Comprehensive Plan, and is consistent with the Land Development Regulations except where modified by mutual agreement of the parties as described in this PUD Agreement.

NOW, THEREFORE, the parties do hereby agree as follows:

1. UNIFIED CONTROL

OWNER hereby warrants that it has, as a result of fee simple ownership, unified ownership of all real property included in this PUD. Documents certifying title are attached and incorporated as Exhibit B. A Covenant of Unified Control by OWNER is attached and incorporated as Exhibit C.

2. DEVELOPMENT

OWNER agrees that this PUD will be undertaken and carried out in accordance with the following:

2.1 The master site plan approved by VILLAGE, a copy of which is attached and incorporated as Exhibit D. Approval of the master site plan shall authorize OWNER to submit the final site plans and subdivision plat in accordance with the terms and conditions of the approved master site plan. Approval of the master site plan by VILLAGE shall not constitute approval to build or construct any improvements and is not the final approval necessary for construction of the development.

2.2 Modifications to the master site plan, including without limitation alterations of phase boundaries on the master site plan, addition or subtraction of phases, and combination of phases, shall be subject to administrative approval by the Community and Economic Development Director provided that the proposed modifications otherwise comply with the terms of this PUD Agreement. For purposes of clarification, such modifications shall not increase intensity, add new permitted uses, or otherwise modify Special Conditions. Such modifications to the master site plan, when approved, shall revise the master site plan in effect under this PUD Agreement.

2.3 Except as otherwise provided herein, development under this PUD Agreement shall be governed, and the final site plans and subdivision plats shall be approved by VILLAGE, in accordance with such local laws, ordinances, and regulations as are in effect on the Effective Date hereof.

2.4 Approval of final site plans for each Phase, if consistent with this PUD Agreement and the Master Site Plan (as same may be administratively modified from time to time), shall be subject to administrative approval by way of a minor site plan application, regardless of the density or intensity of a particular site plan or Phase, in accordance with the category "Industrial development: Of any size on a lot platted pursuant to an industrial site plan" in Section 12-8, Table 12-2, Village LDRs.

2.5 The Timetable for Development, which is attached and incorporated as Exhibit E.

2.6 The conditions and requirements agreed to by VILLAGE and OWNER as set forth in the Special Conditions, attached and incorporated as Exhibit F.

2.7 Permits and authorizations granted in accordance with such laws, ordinances and regulations as may be in effect at the time of such approval.

2.8 OWNER or an applicant for final site plan approval may request a waiver of any term or terms of this PUD Agreement, and/or other regulation or provision applicable to the Project (a "Waiver"), as to that final site plan, by written request to the VILLAGE'S Village Council. Such Waiver shall be considered at a public meeting of the Village Council and, if granted, shall be memorialized by authorizing resolution. The Waiver shall not be deemed an amendment to this PUD Agreement, and its effect shall be limited to the proposed final site plan for which it was submitted.

3. VESTED RIGHTS

OWNER shall have the right to develop the PUD in accordance with applicable laws, ordinances and regulations, the provisions and requirements of this PUD Agreement, the approved master site plan, final site plans, construction plans, landscape plans, preserve area management plans, and subdivision plats, hereinafter sometimes collectively referred to as development orders. OWNER, its successors, assigns, shall have no vested rights in any expired development orders for this PUD. The VILLAGE shall be held harmless from any and all liability stemming from any disputes between OWNER, its successors, assigns, predecessors in title or other property owners within the PUD regarding any development under this PUD Agreement.

4. RESERVED

5. DESTRUCTION

In the event that all or a portion of the PUD should be destroyed by a storm, fire, or other common disaster, OWNER, its grantees, successors or assigns and/or any responsible property owners' association, shall have the right to rebuild and/or repair so long as there is strict compliance in the rebuilding and/or repairing with the approved master site plan, final site plan(s), subdivision plat(s), and development orders.

6. AMENDMENT

There shall at all times be a strict adherence to the provisions of the PUD Agreement and the approved development orders. Any amendment to the PUD Agreement shall be made in accordance with Chapter 9, Village LDRs, and for purposes of clarification, shall not require adoption by ordinance. Pursuant to Section 163.3237, Florida Statutes, the PUD Agreement may be amended or canceled by mutual consent of the parties to the agreement or by their successors in interest. A party or its designated successor in interest to the PUD Agreement and the VILLAGE may amend or cancel the PUD Agreement without securing the consent of other parcel owners whose property was originally subject to the PUD Agreement, unless the amendment or cancellation directly modifies the allowable uses or entitlements of such owners' property.

7. TERM OF AGREEMENT; AND BINDING EFFECT

This PUD Agreement shall have a term of thirty (30) years from the Effective Date (the "Term") and shall be recorded in the public records of Martin County and filed with the Village Clerk. The Term may be extended by mutual consent of the parties subject to a public hearing, pursuant to Section 163.3225, Florida Statutes. This PUD Agreement shall become effective on the Effective Date and shall constitute a covenant running with the land that shall be binding upon, and inure to, the benefit of the parties, their successors, assigns, grantees, heirs, legal representatives and personal representatives.

8. NO EXCLUSIVE REMEDIES

No remedy or election given by any provision in this PUD Agreement shall be deemed exclusive. Wherever possible, the remedies granted hereunder upon a default of the other party shall be cumulative and in addition to all other remedies at law or equity arising from such event of default, except where otherwise expressly provided.

9. ANNUAL REVIEW

Pursuant to Section 9-5(d), Village LDRs, and Section 163.3235, Florida Statutes, this PUD Agreement shall be reviewed by the VILLAGE no less often than annually. If the VILLAGE finds, on the basis of competent substantial evidence, that the OWNER has failed to comply with any of its obligations under this PUD Agreement, the VILLAGE may take action to terminate or amend this PUD Agreement as set forth in this section. The VILLAGE shall provide the OWNER with written notice of its intent to terminate or amend the PUD Agreement, and such notice shall state the reasons for the termination or amendment. Upon receipt of such written notice, the OWNER shall have thirty (30) days to cure the default, or such longer period of time as may reasonably be necessary to cure the default if it is of such nature that it cannot be cured within thirty (30) days. Should the OWNER fail to cure within the aforementioned periods, as applicable, the VILLAGE may terminate or amend this PUD Agreement after holding a public hearing before the Village Council to consider and deliberate regarding such termination or amendment.

10. EVENTS OF DEFAULT

10.1 The OWNER shall be in default under this Agreement if the OWNER fails to perform or materially breaches any term, covenant, or condition of this Agreement, including but not limited to any term, covenant, or condition of any development order issued hereunder, which breach is not cured within thirty (30) days after receipt of written notice from the VILLAGE specifying the nature of such breach; provided, however, that if such breach cannot reasonably be cured within thirty (30) days, then the OWNER shall not be in default if it commences to cure such breach within said thirty (30) day period and diligently prosecutes such cure to completion. Without limitation, misrepresentation, fraud, deceit, deliberate error or omission, or a material omission that should have been disclosed regarding information required in a development application, on the part of OWNER, shall constitute a material breach of this Agreement.

10.2 The VILLAGE shall be in default under this Agreement if the VILLAGE fails to perform or materially breaches any term(s), covenant(s) or condition(s) of this Agreement and such failure is not cured within thirty (30) days after receipt of written notice from the OWNER specifying the nature of such breach; provided, however, that if such breach cannot reasonably be cured within thirty (30) days, the VILLAGE shall not be in default if it commences to cure such breach within said thirty (30) day period and diligently prosecutes such cure to completion.

10.3 Subject to the limitation set forth in this section, the following events shall be a material breach of this Agreement:

1. The OWNER’s adjudication as bankrupt, either voluntary or involuntary;

2. The institution of any judicial proceeding for reorganization or rearrangement of the OWNER’s affairs that is not dismissed within sixty (60) days;

3. Any assignment by the OWNER for the benefit of creditors; or

4. The appointment of a receiver for the OWNER's assets or property, which appointment is not dismissed within sixty (60) days.

10.4 Subject to the clarification set forth later in this subsection, notwithstanding the foregoing or anything contained in this Agreement to the contrary, and provided the PUD as a whole remains in compliance with the requirements of this Agreement, (i) a default by any successor(s), grantee(s), heir(s) or assign(s) of the OWNER of any portion of this Agreement shall not be deemed to be a breach by (A) the OWNER, or (B) any other successor, grantee, heir or assignee of the OWNER; and (ii) a default by the OWNER under this Agreement shall not be deemed to be a breach by any successor(s) grantee(s), heir(s) or assignee(s) of the OWNER of their respective rights, duties or obligations under this Agreement. For purposes of clarity, the PUD may be developed by multiple parties in multiple phases. Any actual or alleged default by a developer of a portion(s), phase(s) or component(s) of the PUD, including without limitation the OWNER, shall not cause, nor be treated, deemed, or construed as a default by OWNER or another developer or party with respect to any other portion(s), phase(s) or component(s) of the PUD.

11. REMEDIES UPON DEFAULT

Subject to the provisions of subsection 10.4 above, upon the occurrence of a default by a party to this Agreement not cured within the applicable grace period, the OWNER and the VILLAGE agree that any party may seek specific performance of this Agreement, and that seeking specific performance shall not waive any right of such party to also seek monetary damages, injunctive relief or any other relief available under this Agreement or applicable law.

12. ENFORCEMENT

12.1 In the event that the OWNER, its successors, grantees, heirs and/or assigns, as applicable, fails to act in accordance with the terms of the PUD Agreement, the Village may seek enforcement of said violation upon the applicable portion of the PUD owned by the OWNER or its successors, grantees, heirs and/or assigns, as applicable.

12.2 Subject to the provisions of subsection 10.4 above, in the event of a violation of or default under this Agreement by OWNER, the VILLAGE may suspend construction activity and revoke any building permit or development order issued to OWNER, and take all actions necessary to halt construction until such time as the provisions herein are complied with. In the event legal action is necessary due to a violation by or default of OWNER, and attorney's fees or other professional fees and costs are incurred by the Village enforcing compliance with this Agreement, these expenses shall be borne by the OWNER.

12.3 This enforcement provision shall be in addition to any other remedies available at law, in equity or both.

13. JURISDICTION; EXCLUSIVE VENUE; CHOICE OF LAW; WAIVER OF JURY TRIAL

It is mutually understood and agreed by the parties that this PUD Agreement shall be governed by the laws of the State of Florida, and any applicable Federal law, both as to interpretation and performance, and that any action at law, suit in equity or judicial proceedings for the enforcement of this PUD

Agreement or any provision hereof shall be instituted only in the courts of the State of Florida, and venue for any such actions shall lie exclusively in the State court of competent jurisdiction in Martin County, Florida. Except as otherwise provided herein, each party shall bear its own attorney's fees. Each party waives any defense, whether asserted by motion or pleading, that the aforementioned courts are an improper or inconvenient venue. Moreover, the parties consent to the personal jurisdiction of the aforementioned courts and irrevocably waive any objections to said jurisdiction. The parties irrevocably waive any rights to a jury trial.

14. COMPLIANCE WITH APPLICABLE FEDERAL AND STATE LAW

Subject to the terms and conditions of this PUD Agreement, including but not limited to subsection 2.3 above, throughout the term of this PUD Agreement, the OWNER and the VILLAGE shall comply with all applicable Federal and State laws, rules, regulations, codes, resolutions, administrative orders, permits, policies and procedures and orders that govern or relate to the respective parties' obligations and performance under this PUD Agreement as they may be amended from time to time.

15. RESERVED

16. INDEMNIFICATION

OWNER shall indemnify and hold harmless the VILLAGE from and against all claims, demands, disputes, damages, costs, expenses, (to include attorneys' fees whether or not litigation is necessary and if necessary, both at trial and on appeal), incurred by the VILLAGE as a result of injury to person or property caused by OWNER's negligence or intentional acts while constructing the infrastructure improvements required under this Agreement, including any infrastructure improvements required under any development order issued hereunder. OWNER's indemnification specifically exempts those claims or liabilities caused by or arising from the negligence or intentional acts of the VILLAGE, or its employees or agents. It is specifically understood that the VILLAGE is not guaranteeing the appropriateness, efficiency, quality or legality of the use or development of the PUD, including, but not limited to, drainage or sewer plans, fire safety, or quality of construction, whether or not inspected, approved, or permitted by the VILLAGE.

17. CONCURRENCY AND VESTED RIGHTS

OWNER acknowledges and agrees that prior to the issuance of any building permit(s) for the PUD, the OWNER must comply with State and Village requirements related to concurrency and adequate provision of public facilities. Neither this Agreement nor any approved site plan shall create or result in a vested right or rights to develop the PUD without complying with State and Village requirements related to concurrency and adequate provision of public facilities.

18. SUCCESSORS AND ASSIGNS

This PUD Agreement shall be binding upon the parties hereto, their successors in interest, heirs, assigns, and personal representatives.

19. NOTICE

Any notice, request, demand, consent, approval, or other communication required or permitted by this PUD Agreement shall be given or made in writing and shall be served as elected by the party giving the notice by any of the following methods: (i) hand delivery to the other party; (ii) delivery by commercial overnight courier service; (iii) mailed by registered or certified mail (postage prepaid), return receipt requested; or (iv) mailed by regular U.S. mail. For purposes of notice, the addressees are as follows:

OWNER: Florida Power & Light Company
_____
_____

VILLAGE: Village Manager
Taryn Kryzda
15516 SW Osceola Street, Suite B
PO Box 3998
Indiantown, Florida 34956

With required copy to:
Village Attorney
Wade C. Vose
324 W. Morse Blvd.
Winter Park, FL 32789

Notice given in accordance with the provisions of this Section shall be deemed to be delivered and effective on the date of hand delivery; or on the second day after the date of the deposit with an overnight courier; or on the date upon which the return receipt is signed, or delivery is refused, or the notice is designated by the postal authorities as not delivered if mailed; or on the second business day after the date of mailing by regular U.S. mail. Either party may change its address for the purpose of this Section by written notice to the other party given in accordance with the provisions of this Section.

20. ENTIRE AGREEMENT

This PUD Agreement incorporates and includes all prior and contemporaneous negotiations, correspondence, conversations, agreements, and understanding applicable to the matters contained herein, and the parties agree that there are no commitments, agreements, or understandings concerning the subject matter of this PUD Agreement that are not contained in this document. Accordingly, it is agreed that no deviation from the terms hereof shall be predicated upon any prior or contemporaneous representations or agreements, whether oral or written. Failure of this Agreement to address a particular permit, condition, term or restriction shall not relieve the developer of the necessity of complying with the law governing those permitting requirements, conditions, terms or restrictions. The parties have mutually drafted this Agreement, and to the extent that there are any ambiguities or uncertainties contained herein, they will not be construed for or against any party hereto as the drafter of the Agreement.

21. SEVERABILITY

If any term or provision of this PUD Agreement, or the application thereof to any person or circumstance shall, to any extent, be held invalid or unenforceable for the remainder of this PUD Agreement, then the application of such term or provision to persons or circumstances other than those as

to which it is held invalid or unenforceable shall not be affected, and every other term and provision of this PUD Agreement shall be deemed valid and enforceable to the extent permitted by law.

IN WITNESS WHEREOF, the parties hereto have caused this PUD Agreement to be made and entered into the day and year first written. The date of this PUD Agreement shall be the date on which this PUD Agreement was approved by the Council.

OWNER

Witnesses

Florida Power & Light Company, a Florida corporation

_____ By: _____

Name Name and Title

_____

Address

_____

Name

_____

Address

STATE OF FLORIDA
COUNTY OF_____

The foregoing instrument was acknowledged before me by means of [ ] physical presence or [ ] online notarization, this _____ day of _____, 20___, by *name of officer*, as title of officer (title) of Florida Power & Light Company, a Florida corporation, on behalf of the company, to me known to be the person described herein and who executed the foregoing instrument and acknowledged before me that he executed same. Witness my hand and official seal in the County and State last aforesaid this_____ day of _____, 20___.

(Notarial Stamp)

_____

Notary Public
My Commission Expires:

VILLAGE

ATTEST:

Village of Indiantown, a Florida municipal corporation

_____
LaRhonda McBride, Village Clerk

By: _____
Carmine Dipaolo, Mayor

Date: _____

FOR THE USE AND RELIANCE OF THE VILLAGE ONLY. APPROVED AS TO FORM.

_____
Wade Vose, Village Attorney

EXHIBIT A

[LEGAL DESCRIPTION]

EXHIBIT B

OWNERSHIP CERTIFICATE

I, Christen Spake, a member of the Florida Bar, hereby certify that the record title to the property described in Exhibit A to the Planned Unit Development Zoning Agreement dated the _____ day of _____, 20___ by and between Florida Power & Light Company, a Florida corporation, and Village of Indiantown, a political subdivision of the State of Florida, is in the ownership of Florida Power & Light Company, a Florida corporation, as of the _____ day of _____, 20___.

Dated this _____ day of _____, 20___.

_____

Christen Spake
Florida Bar # 72857
Gunster, Yoakley & Stewart, PA
800 SE Monterey Commons Boulevard, Suite 200
Stuart, Florida 34996

EXHIBIT C

UNIFIED CONTROL

The undersigned, being the owner of the property described in Exhibit A, to the Planned Unit Development Zoning Agreement (PUD Agreement) dated the _____ day of _____, 20___ between Florida Power & Light Company, a Florida corporation, and Village of Indiantown, a political subdivision of the State of Florida, does hereby covenant and agree that: (i) the property described in Exhibit A shall be held under single ownership, and shall not be transferred, conveyed, sold or divided in any unit other than in its entirety; provided, however that individual subdivision lots or fully constructed condominium units, if any, may be conveyed to individual purchasers in accordance with and subject to the terms and conditions of the PUD Agreement.

In addition, the following conveyances shall be permitted:

1. If the PUD is designed and planned to be developed in phases or portions of phases, and each phase or portion of a phase complies with the requirements contained within the PUD Agreement, then each phase or portion of phase may be conveyed separately upon final site plan and plat approval of that phase or portion of a phase.
2. Common elements, common open areas, and developed recreation areas, if any, may be conveyed to a property owners' association or other legal entity so long as such conveyance shall be subject to the express restriction that the subject property will never be used for any purpose other than as common elements, common open areas, or developed recreation areas as applicable.
3. Other portions of the subject property may be conveyed and used or maintained by governmental, environmental, charitable, or other organizations or agencies for such purposes as the Village Council of Indiantown, Florida may deem appropriate.

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

The undersigned further agrees that the conditions, restrictions, and limitations contained herein shall be deemed a covenant running with the land and shall remain in full force and effect and be binding on the undersigned, its successors and assigns, until such time as the same may be released in writing by the Village Council of Indiantown, Florida.

The undersigned further agrees that this instrument shall be recorded in the public records of Martin County, Florida.

IN WITNESS WHEREOF, the parties hereto have executed these presents on the dates indicated below.

OWNER

Witnesses

Florida Power & Light Company, a Florida corporation

_____ By: _____

Name Name and Title

_____

Name

STATE OF FLORIDA
COUNTY OF_____

The foregoing instrument was acknowledged before me by means of [ ] physical presence or [ ] online notarization, this _____ day of _____, 20___, by *name of officer*, as title of officer (title) of Florida Power & Light Company, a Florida corporation, on behalf of the company, to me known to be the person described herein and who executed the foregoing instrument and acknowledged before me that he executed same. Witness my hand and official seal in the County and State last aforesaid this_____ day of _____, 20___.

(Notarial Stamp)

_____

Notary Public

My Commission Expires:

EXHIBIT D

Master site plan as approved by Village Council to be attached as Exhibit D.

EXHIBIT E

TIMETABLE FOR DEVELOPMENT

A. Final site plan approval for Phase 1 of Project must be obtained within 24 months of the master site plan approval.

B. Construction must commence within twenty-four (24) months of each final site plan approval, subject to extensions of time as requested by OWNER and agreed by VILLAGE.

C. The last final site plan of the Project must be approved within 180 months of master site plan approval.

D. The term of the Project may be extended by agreement of OWNER, its successors or assigns, and VILLAGE. Expiration of the Project may impact an owner's ability to continue to build-out the Project, only, and shall not cause any improvements and/or uses developed and operated in accordance herewith to become illegal, nonconforming, or otherwise subject to objection or challenge by VILLAGE or any other party or entity.

E. Phases of the Project may be approved and constructed in non-sequential order and/or concurrently, provided that supporting site infrastructure for a particular phase or site-improvement shall be completed in advance of, or constructed concurrently with, improvements in the subject phase.

F. At least one (1) final site plan for an employment-generating use shall be submitted within five (5) years of the Effective Date of this Agreement.

G. Development shall be phased in a manner that ensures supporting infrastructure, including roadway improvements, utilities, and stormwater systems, are constructed concurrently with or in advance of each phase. No phase shall be approved unless adequate infrastructure capacity is available or committed to serve that phase.

EXHIBIT F

SPECIAL CONDITIONS

1. ADDITIONAL REQUIREMENTS

The Project shall comply with all requirements of the Village of Indiantown Comprehensive Plan as of the Effective Date. Except as specifically stated to the contrary within this PUD Agreement, the Project shall comply with all requirements of the Village of Indiantown Land Development Regulations, Part III, Appx. B, Village Code ("LDRs") as they stand on the Effective Date, except that mobility or impact fees, and service connection fees, shall be assessed at the then-current level at the time of building permit. Applicants within the Project shall obtain all permits required by outside agencies and bodies having jurisdiction prior to commencing construction. Off-site infrastructure improvements needed to mitigate impacts of development within a final site plan shall be included as conditions of approval within the development order for the applicable final site plan.

2. DRAINAGE/STORMWATER MANAGEMENT

A. It shall be an applicant's sole responsibility to obtain the necessary drainage/stormwater management permits from the South Florida Water Management District (SFWMD) or Florida Department of Environmental Protection (FDEP), whichever has jurisdiction. In no event shall VILLAGE bear the responsibility for aiding an applicant in obtaining permits from the SFWMD or FDEP or funding the improvements necessary to develop the Project.

B. In order to ensure that the drainage/stormwater management system for each phase functions as designed and permitted in perpetuity, OWNER, OWNER's successors and/or assigns, or any property owners' association ("POA") that is responsible for same shall maintain the phase's drainage/stormwater management system according to the Stormwater Management System Maintenance Plan to be submitted with the final site plan application for such phase. The Maintenance Plan will provide that OWNER, OWNER's successors and/or assigns, or POA shall be responsible for performing the specific inspections and maintenance operations on the stormwater management system on-site and off-site as approved at final site plan approval for such phase in order to ensure it functions as intended and as approved by VILLAGE. Neither VILLAGE nor the SFWMD or FDEP shall have any responsibility in maintaining the systems.

3. EFFLUENT IRRIGATION

OWNER may elect to accept or not accept, in its sole discretion, wastewater effluent (also reclaimed water) for irrigation, in sufficient quality and quantity in accordance with the South Florida Water Management District and Florida Department of Environmental Protection rules, at such rates and charges as may then be charged by the utility, for each final site plan in the Project. It shall be the OWNER'S sole responsibility to obtain the necessary permits and extend the reclaimed water main to the site for connection of the irrigation system should OWNER elect to accept wastewater effluent (also reclaimed water) for irrigation. If wastewater effluent (also reclaimed water) for irrigation is accepted by OWNER for a particular final site plan, then OWNER shall design the irrigation system within the final site plan to accommodate spray irrigation with wastewater effluent and provide adequate area for storage of such effluent.

4. EMERGENCY / CONSTRUCTION ACCESS

The permanent emergency access indicated on the master site plan or final site plans shall be primarily for emergency vehicles; if gates are featured, a radio activated remote access system and/or knox switches or locks approved by the Fire Marshal are required. OWNER shall secure the emergency access and control access to same in a manner acceptable to VILLAGE. The temporary construction access indicated on the master site plan or final site plans shall be primarily for construction equipment and material delivery vehicles and shall be removed or converted to a permanent access prior to the issuance of the project's final Certificate of Occupancy.

5. PROTECTED LANDS AND SPECIES

At the time of, or prior to, final site plan approval, an applicant shall ensure that wetland areas are identified and delineated, and protected or mitigated as required by the applicable jurisdictional agencies. Prior to issuance of site development permits, applicant shall obtain all applicable jurisdictional permits with regard to state and/or federal listed species.

In the event that it is determined that any protected plant or animal species, as designated by State and Federal listing agencies is resident on or otherwise is significantly dependent upon the Project, OWNER shall cease all activities which might negatively affect that individual or population and immediately notify Village of Indiantown, the Florida Fish and Wildlife Conservation Commission (FFWCC) and U.S. Fish and Wildlife Service (USFWS). Construction may resume when proper protection or permitting, required by the designated state and federal listing agencies, is provided by OWNER.

6. FIRE PROTECTION

FIRE PROTECTION
Prior to approval of each final site plan in the Project, Fire Department access and water supply shall comply with Florida Fire Prevention Code Latest Adopted Edition, NFPA 1 Uniform Fire Code Chapter 18, NFPA 101 Life Safety Code.

ACCESS
Approved fire department access roads shall be provided for every facility, building, or portion of a building. Fire department access roads shall consist of roadways, fire lanes, parking lot lanes or a combination thereof and be maintained.

Gated subdivisions or developments must be equipped with a radio activated remote access system or Knox Lock to allow emergency access into the community, subdivision, or development. In addition, a key switch system shall be installed as a secondary access system.

WATER SUPPLY AND NEEDED FIRE FLOW REQUIREMENT FOR BUILDINGS
An approved water supply capable of supplying the required fire flow for fire protection shall be provided in accordance with the provisions set forth in the adopted Florida Fire Prevention Code. Where no adequate or reliable water distribution system exists, all inhabitable structures greater than 1000 square feet shall have automatic fire sprinklers system in accordance with the requirements of the National Fire Protection Association NFPA 13, NFPA 13R, NFPA 13D standards. Utility uses owned by an entity regulated by the Florida Public Service Commission are exempt from this provision.

7. IRRIGATION

Irrigation for the Project will be supplied by well.

8. SCHOOL IMPACT

This project does not include any residential units and therefore does not generate school impacts.

9. TEMPORARY CONSTRUCTION OFFICES

OWNER may establish and maintain on the property temporary construction office(s), in a location or locations approved by the Community and Economic Development Director, during the period that the property is being developed and until six (6) months following the issuance of the last certificate of occupancy, with right to extend for an additional six (6) months upon written notice of OWNER delivered to the Community and Economic Development Director. A bond for the removal of the construction office shall be supplied to VILLAGE.

10. TRANSPORTATION

A detailed traffic analysis, including intersection operational analysis and access design evaluation (including turn lane warrants), shall be submitted with each application for final site plan approval. Said traffic analysis shall also set forth all previously committed trips generated by approved development within the Project, and shall demonstrate that the anticipated trip generation associated with the application under review does not cause the cumulative number of trips within the THE PROJECT to exceed a sum equal to the number of trips generated by two million (2,000,000) square feet of general light industrial use, as provided for in the Traffic Analysis for the Future Land Use Amendment. Where impacts are identified, the applicant shall be responsible for implementing mitigation measures, including but not limited to turn lane improvements, signalization, proportionate share payments, or other operational enhancements, as necessary to mitigate the impacts of the development proposed in the application at issue.

11. USES AND DEVELOPMENT STANDARDS

A. Uses within the Project may include, subject to the terms and conditions in this PUD Agreement, all uses permitted within the Light Industrial Zoning District (LI) as of the Effective Date except residential units, together with such accessory uses as are necessary to support them, and existing agricultural uses, including without limitation the existing farm use, and other agricultural uses as may be undertaken from time to time including without limitation groves, row crops, ranching, livestock, related agricultural animal production, subject to the abandonment provisions of Section 1-12(1)(f), Village LDRs; all together with other uses of similar nature and intensity as administratively determined pursuant to Section 3-3.2, Village LDRs.

B. Except as provided for within this PUD Agreement, the requirements of Section 3-2.9, Village LDRs, Light Industrial zoning district (LI), as modified below (shown in strikethrough/underline format), shall apply to the development of the Project:

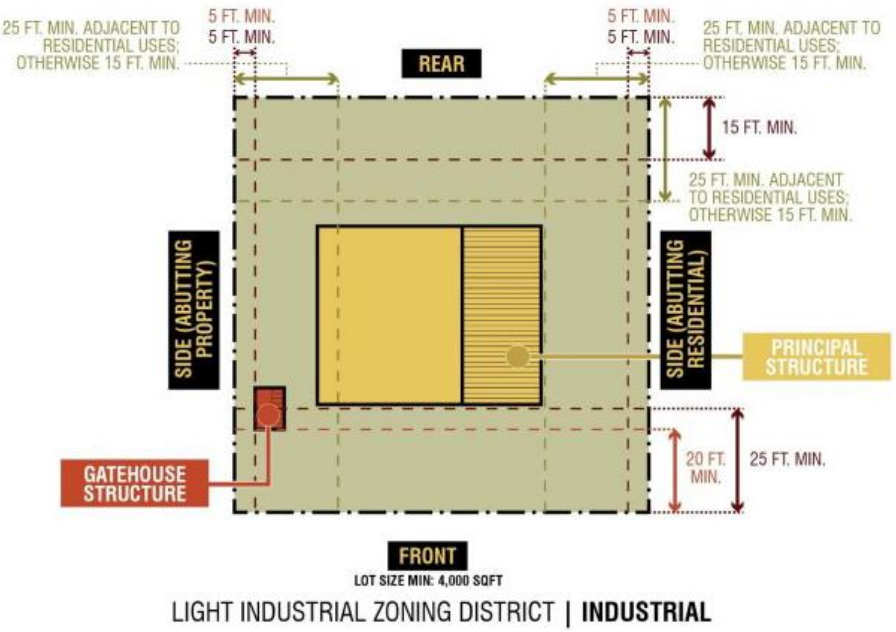
Sec. 3-2.9. - Light Industrial Zoning District (LI).

The Light Industrial zoning district is intended to accommodate manufacturing businesses and activities which do not have a substantial impact on adjacent uses, together with complementary commercial activities. Allowable uses in this zoning district include research and development, small-scale production, assembly, warehousing and other uses which do not use hazardous materials and processes or create noise, smoke, vibration, and dust (see Use Table in Division 3 of this chapter for additional details and specific uses).
Intensity: Maximum floor area ratio for Light Industrial is 2.0. This zoning district enables the Light Industrial Future Land Use Designation.

Table 10. LI Dimensional Regulations		
Development Standards	Industrial Development	~~Mixed-Use Development~~
LOT DIMENSIONS:		
Lot Size, Min (square feet)	4,000	~~10,000~~
Lot Width, per Chapter 2 (feet)	n/a	~~n/a~~
Lot Depth, Min (feet)	n/a	~~n/a~~
LOT COVERAGE:		
Lot Coverage, Max (percent)	80	~~80~~
BUILDING HEIGHT:		
Building Height, Max (feet)*	50	~~50~~
Building Height, Max (stories)*	3 ~~4~~	~~4~~
INTENSITY:		
Floor Area Ratio (FAR)**	2.0	~~n/a~~
BUILDING PLACEMENT:		
Front Setback, Min (feet) Principal	25	25
Front Setback, Min (feet) Gatehouse	20	20
Side Setback, Min (feet)	5***	10
Rear Setback, Min (feet) Principal	15***	25
Rear Setback, Min (feet) Accessory	15***	10
*Additional height may be approved administratively (see below), and there is an Option for Green and Sustainable Development height increase (section 3-6.8). **Green and Sustainable Development may allow for a reduction in square footage counted towards FAR (section 3-6.8). ***Where a side or rear setback is adjacent to residential, the setback is increased to 25 feet. Principal and accessory setbacks are the same, except as otherwise noted.		

Height in Light Industrial: Structures taller than 50 feet or over ~~four~~ three stories may be permitted administratively where the applicant for the project can show the following:

1. The proposed additional height of the building or structure will not increase the noise, vibration, smoke or dust generated by the use;
2. The building or structure will not create a danger to air traffic;
3. The building or structure is set back an adequate distance from any property line to ensure the collapse of the structure will not impact surrounding properties; and
4. The proposed building or structure meets all other code requirements.



[Mixed Use Diagram Removed.]

Performance Standards: It is the intent of these regulations to prevent development that creates noxious or hazardous conditions. Any use permitted in the Light Industrial zoning district must also comply with section 3-6.9, industrial performance standards, except as modified in this PUD Agreement. The Village Manager or designee may require a signed and sealed report from an appropriately qualified certified engineer stating that required performance standards will be met.

Green and Sustainable Development Incentives: Development in the Light Industrial zoning district may achieve a greater height and number of stories by meeting the requirements for Green and Sustainable Development, found in Chapter 3, section 3-6.8, Green and Sustainable Development Standards.

C. Impervious area within the Project shall not exceed 80% of the gross land area, and a minimum of 20% of the gross land area shall be pervious.

D. The setbacks set forth above are supplemented by the requirements in the table below, and in the event of any conflict between the table in this Section 11.D., below, and the setbacks specified in Section 11.B, above, the requirements of the table in this Section 11.D, below, shall govern:

Building Setbacks	Utility Use: Building Setbacks from Lot Boundary*	Non-Utility Use: Building Setbacks from Project Boundary SOUTH OF ST LUCIE CANAL	Non-Utility Use: Building Setbacks from Project Boundary NORTH OF ST LUCIE CANAL
Front	25 ft	100 ft	50 ft
Side	15 ft	100 ft	50 ft
Rear	25 ft	100 ft	50 ft

** Provided the requirements of Section 11.F, below, are satisfied by the utility use. If not, the non-utility use setbacks set forth above shall apply.*

E. Utility uses owned by a utility regulated by the Florida Public Service Commission, such as power generation and storage, back-up power generation and fuel storage, solar and/or battery energy facilities, electric sub-stations, electrical transmission and distribution facilities (overhead and below ground), and associated ancillary facilities such as administration or maintenance buildings do not require setbacks from one another under this PUD Agreement. The setback requirements set forth in Section 11.D, above, shall determine setbacks applicable along the external boundary of the Project. Access pathways within utility uses may be unpaved, cleared paths, the minimum stabilized width of which shall be twelve-feet (12'), and wider access pathways may be constructed in the utility's discretion. Installation of (or payment in lieu of) sidewalks, site or street lighting, landscaping, water or sewer utility connections, and other improvements and/or requirements shall not be imposed on utility uses owned by a utility regulated by the Florida Public Service Commission. With regard to utility uses owned by a utility regulated by the Florida Public Service Commission, Electric and Magnetic Fields shall be governed exclusively by Chapter 62-814, Florida Administrative Code.

F. Sound levels from a facility shall be subject to the requirements of Chapter 67, Article 10, Village of Indiantown Transitional Code of Ordinances[1] ("Village Transitional Code"), and in particular subject to the maximum sound levels set forth in Section 67.306, Village Transitional Code, as adapted, and revised to equalize Institutional noise levels with Residential noise levels, as set forth in paragraph 1 below, and as otherwise set forth in this PUD Agreement:

1. Maximum noise level by receiving land use designation.

   Maximum permissible sound levels by receiving land use are set forth in table 1. It shall be unlawful to operate or cause to be operated any source of sound or to project a sound or noise across a real property boundary in such a manner as to create a sound level which exceeds the limits set forth for the receiving land use designation in table 1 when measured at or within the property line of the receiving land use designation.

TABLE 1

Land Use Designation	Time	Maximum Noise Levels
Institutional Includes the following designations: General Institutional, Recreational, and Public Conservation	7:00 a.m.—9:00 p.m. 9:00 p.m.—7:00 a.m.	60 dB(A) 55 dB(A)
Residential Includes the following designations: Rural, Estate, Low, Medium, High and Mobile Home Densities	7:00 a.m.—9:00 p.m. 9:00 p.m.—7:00 a.m.	60 dB(A) 55 dB(A)
Commercial	7:00 a.m.—9:00 p.m.	65 dB(A)

[1] Note: Pursuant to Section 11(5) of Ch. 195-2017, Laws of Florida, the ordinances of Martin County, Florida, in place on November 8, 2017, became the transitional ordinances of the Village of Indiantown, subject to modification or repeal by the Village Council pursuant to applicable Florida law.

Includes the following designations: General, Limited, COR, and Waterfront Commercial	9:00 p.m.—7:00 a.m.	60 dB(A)
Industrial	7:00 a.m.—9:00 p.m. 9:00 p.m.—7:00 a.m.	70 dB(A) 65 dB(A)
Agricultural	7:00 a.m.—9:00 p.m. 9:00 p.m.—7:00 a.m.	70 dB(A) 65 dB(A)

a. Residential developments within an agricultural land use designation shall be subject to the decibel level thresholds for residential land use designations.

b. *District boundaries.* When a noise source can be identified and its noise measured in more than one land use designation, the pressure level limits of the most restrictive use district shall apply at that designation boundary.

c. *Correction for intermittency.* If the character of the sound is not steady, an exception to the above provisions may be made as follows:

TABLE 2

Character of Sound	Correction Applied to Sound Pressure Level Limit dB(A)
Source operates continuously 1 minute or less in any hour	+15*
Source operates continuously 5 minutes or less in any hour	+10*
Source operates continuously 15 minutes or less in any hour	+5*
Source of repetitive impulse character	−5
Source has pure tone or is of cyclically varying amplitude	−5

*Apply one correction only

2. The operation of generators shall comply with all state and federal permit and regulatory requirements, and operation of generators during power emergencies shall be exempt from these radiated noise requirements.

3. Post construction, each facility shall provide an annual sound study, if requested by the Village.

4. Violations of this Subsection 11.F. shall be subject to the provisions of this PUD Agreement, including, without limitation, provisions concerning Annual Review, Events of Default, Remedies Upon Default, and Enforcement, provided however, that the parties recognize that remedial sound mitigation can take more than 30 days to accomplish. Accordingly, violations of this Subsection 11.F. shall be subject to the following additional requirements: The Village shall provide written notice to the facility owner of a violation of this Subsection 11.F., citing the specific violations. The facility owner shall have 90 days (subject to extension for good cause shown) from receipt of such notice to either demonstrate compliance with this Subsection 11.F., or to submit a sound mitigation plan to the Village that will bring the subject facility into compliance. Within 90 days after submission of the sound mitigation plan, facility

owner shall implement measures to bring the subject facility into compliance with this Section 11.F. In the event the Village determines that facility owner has failed to bring the facility into compliance with this Subsection 11.F. in accordance with the requirements of this paragraph, the Village may, upon 30 days prior written notice to the facility owner of such determination and intention to do so, pursue all available remedies at law and in equity under this PUD Agreement or applicable law, including, without limitation, injunctive relief requiring that the subject facility be brought into compliance with this Subsection 11.F.

5. All mechanical equipment, including generators, chillers, and cooling systems, shall comply with the standards set forth herein.

6. Backup generators may be tested only during daytime hours, except during emergencies.

7. A noise study shall be submitted with each final site plan demonstrating compliance with all applicable noise standards.

G. For utility facilities regulated by the Florida Public Service Commission, lighting shall meet illumination level in accordance with applicable National Electric Safety Code (NESC) and the design standards of the applicable state-regulated utility for security, operational, maintenance, and emergency purposes, only. Such lighting shall be directed downward and designed to minimize glare and light trespass onto adjacent properties.

H. Prior to approval of each final site plan, the applicant shall submit a signed and sealed report from a qualified engineer demonstrating compliance with all applicable performance standards, including but not limited to noise, vibration, air quality, and electromagnetic interference. Where applicable, additional studies or technical analyses may be required at the time of final site plan review to demonstrate compliance with these standards based on the specific use proposed.

I. The Project shall comply with all applicable industrial performance standards set forth in the Village of Indiantown Land Development Regulations, including, but not limited to, Section 3-6.9, Village LDRs, except to the extent specific exceptions or alternative standards are set forth herein.

12. WATER/WASTEWATER

Wastewater services for the Project, if and when required, may be provided by a septic system or an on-site package plant owned and operated by the owner of such phase of the Project, at the election of such owner. Water service for the Project, if and when required, may be provided by private well owned and operated by the owner of such phase of the Project, at the election of such owner. For the avoidance of doubt, the preceding two sentences do not constitute Village's consent to, or waiver of Village's rights to object to, the issuance of a certificate of authorization to provide water or wastewater service under Chapter 367, Florida Statutes. In the event that public water and public wastewater services become available at the Project, OWNER, its successors, or assigns may cause such service to be connected upon agreement of OWNER and VILLAGE. Utility uses, including without limitation their accessory uses, owned by a utility regulated by the Florida Public Service Commission shall not be required to connect to water and/or wastewater service. At the time of final site plan approval, water and wastewater capacity for any use requiring such service shall be demonstrated by an applicant.

13. VISUAL SCREENING

A. All utility infrastructure, substations, generators, and mechanical equipment shall be screened from public rights-of-way and adjacent residentially zoned land through use of any one, or a combination, of the following:
    - Opaque walls
    - Berming
    - Dense landscaping

B. Where industrial development abuts public rights-of-way and adjacent residentially zoned land, enhanced buffers shall be required, which may consist of any one, or a combination, of the following, or other mechanism mutually agreed by applicant and the Community and Economic Development Director: increased buffer width, berming, additional landscaping.

C. Buffer design shall be evaluated at final site plan stage based on the scale and intensity of the proposed use.

14. LIGHTING

A. Outdoor lighting shall be fully shielded and directed downward.

B. Lighting plans shall demonstrate no off-site glare or spillover onto adjacent properties.

15. UTILITY INFRASTRUCTURE AND CIVIL ENGINEERING DISCLOSURE

A. Each final site plan shall include a utility demand analysis identifying:
    i. Electrical Demand (megawatt)
    ii. Water demand (potable and non-potable)
    iii. Wastewater generation

B. Each final site plan shall be accompanied by civil engineering construction plans, to include paving, grading, and drainage plans, and stormwater calculations, to demonstrate compliance with applicable Village regulations.

C. Development shall not proceed unless adequate capacity is demonstrated (whether private or public) or legally committed.

16. EMERGENCY POWER AND GENERATOR CONTROLS

A. Backup generators shall:
    - Meet all applicable air quality standards,
    - Utilize best available emissions control technology, and
    - Be located and oriented to minimize off-site impacts

B. Fuel storage shall comply with all applicable safety and environmental regulations.

17. SECURITY AND ACCESS CONTROL

A. Industrial uses, including data centers, may include perimeter security fencing and controlled access.

B. Security features shall be designed to avoid creating a visually incompatible or fortified appearance along public frontages, except where required for public utility.

18. ENVIRONMENTAL AND RESILIENCY STANDARDS

A. All development shall incorporate resiliency measures addressing
- Flood protection,
- Storm hardening, and
- Critical infrastructure protection.

B. Critical facilities shall be designed to remain operational during extreme weather events where feasible.

19. TRUCK ROUTING AND OPERATIONAL CONTROLS

A. Heavy vehicle access routes shall be identified at final site plan stage and designed to minimize impacts on local roadways and residential areas.

B. Delivery hours, staging areas, and on-site circulation shall be designed to avoid off-site queueing and congestion.

20. CONSTRUCTION IMPACT MANAGEMENT

A. Prior to commencement of construction, a construction management plan shall be submitted addressing:
- Construction access points
- Dust control measures
- Construction hours
- On-site staging areas

B. Construction activities shall be conducted in a manner that minimizes impacts to adjacent properties and roadways.

21. PUBLIC BENEFITS

By this Agreement, development within the Project will provide the following public benefits:

A. **Enhanced Buffers and Compatibility Measures.** OWNER has provided enhanced landscape buffers that exceed the minimum standards set forth in the Village LDRs. OWNER has further incorporated into the design of the Project berms, walls, and dense vegetation for visual screening, together with design measures intended to reduce noise and light impacts on surrounding properties. For non-public utility uses, enhanced perimeter buffering shall be provided along all public roadways and adjacent properties exterior to the PUD boundary. Such enhanced perimeter buffering may include increased setbacks, berming, and/or native landscaping. The quantity of tree

and shrub plantings may exceed minimum LDR requirements based on location or intensity of proposed use.

B. **Transportation and Mobility Enhancements.** Development within the Project will provide improvements to access points and internal circulation within and serving the PUD that enhance traffic safety and efficiency, utilizing benefits such as intersection improvements, turn lanes, or roadway enhancements, or contributions toward same, as warranted by applicable traffic studies.

C. **Economic Development and Employment Opportunities.** Development within the Project will support local job creation through both construction-phase employment and long-term operational employment within the Project. Limited Industrial improvements and operations within the Project will contribute to the Village's ad valorem tax base and promote the Village's long-term economic stability. Non-public utility applicants shall make good faith efforts to implement a local workforce participation program, including coordination with regional educational institutions and workforce development organizations to support job training and employment opportunities for Village residents.

D. **Community Coordination and Transparency.** Data Use (subsequently defined) development within the Project is committed to ongoing coordination with the Village regarding development and operations within the Project. Data Use owners shall establish a local point of contact for community concerns related to the development and its operations, and Data Use applicants shall conduct public outreach for proposed development. Data Use applicants shall implement ongoing operational monitoring and provide a mechanism for addressing community concerns related to noise and other operational impacts.

E. **Sustainability and Energy Considerations.** Data Use applicants are encouraged to integrate energy-efficient design and operational practices in Data Use development, such as renewable energy components and energy/resource reuse or efficiency technologies.

F. **Infrastructure and Capacity Contributions.** An applicant shall construct or proportionately contribute to off-site infrastructure improvements necessary to support the Project, including roadway, drainage, and utility system improvements, as identified through traffic studies and concurrency review.

G. **Community Benefit Contributions:** An applicant for a non-public utility use shall provide a voluntary community benefit contribution to support public facilities, services, or community enhancements, with such contribution being reasonably proportionate to the impacts upon public facilities of the proposed development. Such contribution shall be made prior to issuance of a Certificate of Occupancy for the affected final site plan.

H. **Water Conservation:** Data Use applicants shall incorporate water conservation and energy-efficient design measures consistent with industry best practices, including strategies to minimize potable water demand and optimize energy performance.

22. CONDITIONS FOR SPECIFIED USES

The following subsections 22.A. through 22.E. apply only to the following uses permitted within the Project: computer and data processing, hosting, storage, and transmission uses, including without limitation data centers (hereafter, "Data Use").

A. COMMUNITY OUTREACH MEETING

Prior to issuance of final site plan approval encompassing any Data Use, applicant shall host a community outreach meeting at a location within the Village of Indiantown that is accessible to the public and reasonably expected to accommodate anticipated attendance, such as Village Hall, a local community center, or similar public facility, as approved by the Village Manager or their designee (the "Meeting"), wherein the applicant shall present its proposed development. Notice of the Meeting's date, time, location, and name of the subject-application shall be mailed to residences within 5,000 feet of the boundaries of the proposed final site plan to the mailing address on the most current tax roll at least fourteen (14) days prior to the meeting. Contemporaneously, applicant shall provide notice of the Meeting to the Village Administrator or their designee.

B. WATER AND ENVIRONMENTAL STEWARDSHIP

Applicant shall obtain all jurisdictionally-required permits required for a Data Use prior to commencing construction, and are encouraged to minimize use of potable water for non-human consumption purposes. For example, measures designed to reduce use of potable water in connection with data center cooling may include innovative technologies such as use of air-cooled systems, closed-loop liquid cooling, evaporative cooling with reclaimed or non-potable water, and advanced thermal management solutions such as heat reuse or chilled beam systems. Where feasible, rainwater harvesting, greywater recycling, or other sustainable water sourcing methods should be considered to further minimize the environmental impact. Applicant must provide documentation demonstrating which of the prior techniques, if any, are incorporated into the project, or explaining alternative measures utilized, as part of the site plan review process.

C. DESIGN FLEXIBILITY.

Administrative deviations to height, massing, and setbacks set forth herein may be approved where operationally necessary, with visual mitigation. For example, if a data center requires increased building height for equipment or cooling infrastructure, the developer must implement visual mitigation strategies such as enhanced architectural treatments, stepped building forms, or the use of earth berms and landscaping to soften visual impacts on adjacent properties. Setback reductions may be permitted if offset by additional screening, green buffers, or open space. The applicant must provide a justification for each requested deviation and demonstrate how the proposed solution minimizes community impacts and maintains compatibility with surrounding uses.

D. LANDSCAPE BUFFER AND SCREENING

Buffering shall be provided, with allowance for equivalent alternatives. Specifically, any Data Use must include a landscape buffer at least 20 feet wide along property boundaries that abut residential or public areas (the width of which shall be included in the calculation of the applicable setbacks), and 30 feet wide along property boundaries to the south of the St. Lucie Canal aka C-44 Canal that abut SW Kanner Hwy, and shall be planted with a mix of native trees, shrubs, and groundcover to create a dense, year-round visual screen. Fencing, berms, or decorative walls may be integrated if designed to be visually appealing and compatible with the surrounding environment. Where site constraints make standard buffers impractical, equivalent alternatives such as green walls, vertical gardens, or public art installations may be approved. The landscaping plan must also address noise

and light mitigation; for example, using evergreen plantings to absorb sound or shield adjacent homes from facility lighting.

E. ONGOING COORDINATION

A local operations contact for any Data Use shall be designated by applicant and shall coordinate and attend such meetings as may be requested by the Village, and must be available to respond to community concerns regarding noise, traffic, maintenance, or emergencies. The applicant shall provide direct contact information to the Village and property owners within five thousand feet (5,000 ft) of the boundaries of the approved final site plan. At the request of the Village Manager, periodic meetings may be held to discuss ongoing operations, review compliance with mitigation measures, and address any new community concerns.

23. CLEARING, SOIL EROSION AND REDUCTION OF CLEARING IMPACTS

Clearing of native vegetation shall be as limited by the Village Land Development Regulations. In addition, a limited tree survey (ie, survey of native trees with a dbh over 18 in) may be submitted on a phase-by-phase basis, concurrent with each application for final site plan. Construction practices such as seeding, wetting, and mulching which minimize airborne dust and particulate emission generated by construction activity shall be undertaken within 7 days upon completion of clearing work. The slopes of constructed lakes from the top of the bank to the control water elevation (landward edge of littoral zone) shall be immediately stabilized and/or sodded upon completion of the lake construction. If construction on a parcel will not begin within thirty days of clearing, the soil shall be stabilized until construction of the parcel begins. Cleared areas may be sodded, seeded, landscaped, mulched, or stabilized by other means as may be permitted by the Village. Minimal clearing for access roads, survey lines, fence installation, or construction trailers and equipment staging areas is allowed without the need for soil stabilization. The purpose of this condition is to minimize dust production and soil erosion during land clearing and to minimize soil particulates from becoming airborne between the time of clearing and construction. The development shall comply with all National Pollutant Discharge Elimination System requirements. Burning of cleared vegetation is a permitted practice in accordance with Florida Division of Forestry regulations and guidance.

24. HISTORIC AND ARCHAEOLOGICAL SITES

In the event of discovery of any archaeological artifacts during construction of the project, construction shall stop in the area of discovery and immediate notification shall be provided to the Division of Historical Resources, Florida Department of State. Proper protection shall be provided to the satisfaction of the Division of Historical Resources.

25. CONDITIONS OF APPROVAL

A. Payment of Costs and Fees. The Owner shall pay all fees, costs, attorney fees, and consultants' fees incurred by the Village for processing of this or subsequent related applications for development of the Project in accordance with the Village's Land Development Regulations.

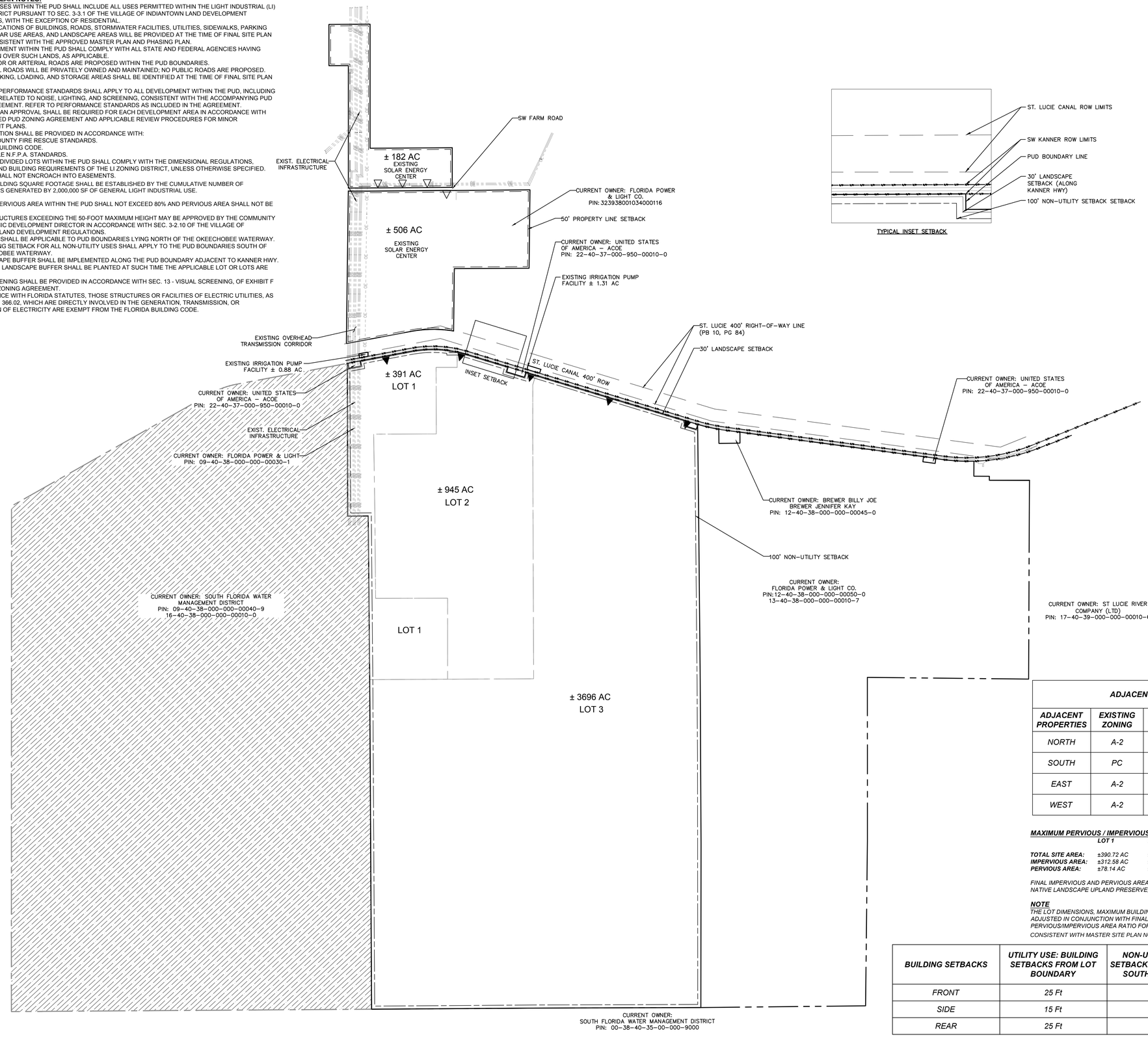
B. Regulatory Agency Approvals. Development of the Project as described herein is conditioned upon the Owner obtaining all necessary permits and approvals from the regulatory agencies, which may include the Florida Department of Environmental Protection ("FDEP"), South Florida Water Management District ("SFWMD"), and/or U.S. Army Corp of Engineers ("USACOE"), Florida Fish and Wildlife

Conservation Commission ("FFWCC"), or any other agency having jurisdiction to approve the Project. Approval of acreage calculations, building sizes and footprint locations, lot sizes, stormwater pond size and locations, wetlands, wetland buffers, and proposed structural data of the Project shall be subject to change and conditioned upon permits and approvals obtained by the Owner from the appropriate regulatory agencies. Upon submittal of the final construction plans application, and for each subsequent final construction plans submittal when applicable, Owner shall provide the Village with the regulatory agency permits for final, permitted locations, state-imposed conditions, mitigation requirements if any, design, and plans.

This document, together with the concepts and designs presented herein, as an instrument of service, is intended only for the specific purpose and client for which it was prepared. Reuse of and improper reliance on this document without written authorization and adaptation by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.

MASTER SITE PLAN NOTES:

1. PERMITTED USES WITHIN THE PUD SHALL INCLUDE ALL USES PERMITTED WITHIN THE LIGHT INDUSTRIAL (LI) ZONING DISTRICT PURSUANT TO SEC. 3-3.1 OF THE VILLAGE OF INDIANTOWN LAND DEVELOPMENT REGULATIONS, WITH THE EXCEPTION OF RESIDENTIAL.
2. DETAILED LOCATIONS OF BUILDINGS, ROADS, STORMWATER FACILITIES, UTILITIES, SIDEWALKS, PARKING AND VEHICULAR USE AREAS, AND LANDSCAPE AREAS WILL BE PROVIDED AT THE TIME OF FINAL SITE PLAN REVIEW, CONSISTENT WITH THE APPROVED MASTER PLAN AND PHASING PLAN.
3. ALL DEVELOPMENT WITHIN THE PUD SHALL COMPLY WITH ALL STATE AND FEDERAL AGENCIES HAVING JURISDICTION OVER SUCH LANDS, AS APPLICABLE.
4. NO COLLECTOR OR ARTERIAL ROADS ARE PROPOSED WITHIN THE PUD BOUNDARIES.
5. ALL INTERNAL ROADS WILL BE PRIVATELY OWNED AND MAINTAINED; NO PUBLIC ROADS ARE PROPOSED.
6. ACCESS, PARKING, LOADING, AND STORAGE AREAS SHALL BE IDENTIFIED AT THE TIME OF FINAL SITE PLAN REVIEW.
7. INDUSTRIAL PERFORMANCE STANDARDS SHALL APPLY TO ALL DEVELOPMENT WITHIN THE PUD, INCLUDING PROVISIONS RELATED TO NOISE, LIGHTING, AND SCREENING, CONSISTENT WITH THE ACCOMPANYING PUD ZONING AGREEMENT. REFER TO PERFORMANCE STANDARDS AS INCLUDED IN THE AGREEMENT.
8. FINAL SITE PLAN APPROVAL SHALL BE REQUIRED FOR EACH DEVELOPMENT AREA IN ACCORDANCE WITH THE APPROVED PUD ZONING AGREEMENT AND APPLICABLE REVIEW PROCEDURES FOR MINOR DEVELOPMENT PLANS.
9. FIRE PROTECTION SHALL BE PROVIDED IN ACCORDANCE WITH:
   A. MARTIN COUNTY FIRE RESCUE STANDARDS.
   B. FLORIDA BUILDING CODE.
   C. APPLICABLE N.F.P.A. STANDARDS.
10. LEGALLY SUBDIVIDED LOTS WITHIN THE PUD SHALL COMPLY WITH THE DIMENSIONAL REGULATIONS, SETBACKS, AND BUILDING REQUIREMENTS OF THE LI ZONING DISTRICT, UNLESS OTHERWISE SPECIFIED.
11. BUILDINGS SHALL NOT ENCROACH INTO EASEMENTS.
12. MAXIMUM BUILDING SQUARE FOOTAGE SHALL BE ESTABLISHED BY THE CUMULATIVE NUMBER OF VEHICLE TRIPS GENERATED BY 2,000,000 SF OF GENERAL LIGHT INDUSTRIAL USE.
13. OVERALL IMPERVIOUS AREA WITHIN THE PUD SHALL NOT EXCEED 80% AND PERVIOUS AREA SHALL NOT BE BELOW 20%.
14. CERTAIN STRUCTURES EXCEEDING THE 50-FOOT MAXIMUM HEIGHT MAY BE APPROVED BY THE COMMUNITY AND ECONOMIC DEVELOPMENT DIRECTOR IN ACCORDANCE WITH SEC. 3-2.10 OF THE VILLAGE OF INDIANTOWN LAND DEVELOPMENT REGULATIONS.
15. A 50' BUFFER SHALL BE APPLICABLE TO PUD BOUNDARIES LYING NORTH OF THE OKEECHOBEE WATERWAY.
16. A 100' BUILDING SETBACK FOR ALL NON-UTILITY USES SHALL APPLY TO THE PUD BOUNDARIES SOUTH OF THE OKEECHOBEE WATERWAY.
17. A 30' LANDSCAPE BUFFER SHALL BE IMPLEMENTED ALONG THE PUD BOUNDARY ADJACENT TO KANNER HWY. (SR 76); SUCH LANDSCAPE BUFFER SHALL BE PLANTED AT SUCH TIME THE APPLICABLE LOT OR LOTS ARE DEVELOPED.
18. VISUAL SCREENING SHALL BE PROVIDED IN ACCORDANCE WITH SEC. 13 - VISUAL SCREENING, OF EXHIBIT F OF THE PUD ZONING AGREEMENT.
19. IN ACCORDANCE WITH FLORIDA STATUTES, THOSE STRUCTURES OR FACILITIES OF ELECTRIC UTILITIES, AS DEFINED IN S. 366.02, WHICH ARE DIRECTLY INVOLVED IN THE GENERATION, TRANSMISSION, OR DISTRIBUTION OF ELECTRICITY ARE EXEMPT FROM THE FLORIDA BUILDING CODE.



TYPICAL INSET SETBACK



GRAPHIC SCALE IN FEET
0 750 1500 3000

LEGEND:

- PROPERTY LINE
- PRESERVE AREA
- LOT BOUNDARY
- CANAL R/W LIMITS
- ROADWAY R/W LIMITS
- PUD BOUNDARY
- ADJACENT BOUNDARY
- EXISTING OVERHEAD WIRE
- APPROXIMATE SITE ENTRANCE LOCATION
- APPROXIMATE EXISTING SITE ENTRANCE LOCATION
- 100' NON-UTILITY SETBACK
- 50' PROPERTY LINE SETBACK
- 30' LANDSCAPE SETBACK

OVERALL PUD SITE DATA

TOTAL AREA:	*5,722.3 AC*
EXISTING USE:	*AGRICULTURE, ELECTRIC TRANSMISSION AND SOLAR FACILITY*
EXISTING ZONING:	*A-2 (MARTIN COUNTY)*
EXISTING FUTURE LAND USE:	*LIGHT INDUSTRIAL. EXISTING SECTION 3-3.1 OF LDR WITH THE EXCEPTION OF ALL RESIDENTIAL USES AS OF THE EFFECTIVE DATE OF THIS AGREEMENT.*
PROPOSED ZONING:	*PUD*
MAXIMUM IMPERVIOUS USE:	*4,577.84 AC **(80%)***
MINIMUM PERVIOUS AREA:	*1,144.46 AC **(20%)***

OPEN SPACE DATA

PROJECT AREA:	*5,722.3 AC (100%)*
REQUIRED OPEN SPACE:	*1,144.46 AC (20.0%)*

**SITE PLAN SUBMITTALS FOR EACH LOT WILL PROVIDE CALCULATIONS FOR OPEN SPACE AND MEET THE MINIMUM 20% OPEN SPACE REQUIREMENT ON THE OVERALL PUD.*

SURFACING

BUILDING SQUARE FOOTAGE

MAXIMUM:	*Refer to Master Site Plan Note 12*
PROPOSED:	*Refer to Master Site Plan Note 12*

BUILDING COVERAGE

MAXIMUM:	*80%*
PROPOSED:	*80%*

BUILDING HEIGHT

MAXIMUM:	*50 FT (3 STORIES)*
PROPOSED:	*50 FT (3 STORIES)**

SETBACKS

BUILDING

FROM SW KANNER HWY (S.R. 76)
SOUTHERN RIGHT-OF-WAY LINE: 50' MIN.

LANDSCAPE BUFFER

FROM SW KANNER HWY (S.R. 76)
SOUTHERN RIGHT-OF-WAY LINE: 30' MIN.

SETBACK

100' SOUTH OF RIVER
50' NORTH OF RIVER

** CERTAIN STRUCTURES EXCEEDING THE 50-FOOT MAXIMUM HEIGHT MAY BE APPROVED BY THE COMMUNITY AND ECONOMIC DEVELOPMENT DIRECTOR IN ACCORDANCE WITH SEC. 3-2.10 OF THE VILLAGE OF INDIANTOWN LAND DEVELOPMENT REGULATIONS.*

ADJACENT ZONING AND FUTURE LANDUSE TABLE

ADJACENT PROPERTIES	*EXISTING ZONING*	*EXISTING LANDUSE*	*FUTURE LANDUSE*	*FUTURE ZONING*
NORTH	*A-2*	*AGRICULTURAL*	*AGRICULTURAL*	*A-2*
SOUTH	*PC*	*CONSERVATION*	*CONSERVATION*	*PC*
EAST	*A-2*	*AGRICULTURAL*	*AGRICULTURAL*	*A-2*
WEST	*A-2*	*CONSERVATION*	*CONSERVATION*	*A-2*

MAXIMUM PERVIOUS / IMPERVIOUS LOT / TRACT DATA

	LOT 1	*LOT 2*	*LOT 3*	*EX. SOLAR CENTER/ELEC INFRASTRUCTURE*	*EX. PUMP FACILITIES*
TOTAL SITE AREA:	*±390.72 AC*	*±945.14 AC*	*±3696.18 AC*	*±688 AC*	*±2.19 AC*
IMPERVIOUS AREA:	*±312.58 AC*	*±756.11 AC*	*±2956.94 AC*	*±41.28 AC*	
PERVIOUS AREA:	*±78.14 AC*	*±189.03 AC*	*±739.24 AC*	*±646.72 AC*	

FINAL IMPERVIOUS AND PERVIOUS AREAS TO BE DETERMINED AT SITE PLAN. FULL PUD NOT TO EXCEED 80% IMPERVIOUS AREA. NATIVE LANDSCAPE UPLAND PRESERVE, OPEN SPACE AND DRY RETENTION, TO BE PROVIDED AT SITE PLAN SUBMITTAL.

NOTE

THE LOT DIMENSIONS, MAXIMUM BUILDING SQUARE FOOTAGE AND PERVIOUS/IMPERVIOUS LOT TRACT DATA PER PHASE MAY BE ADJUSTED IN CONJUNCTION WITH FINAL SITE PLAN APPLICATION WITHOUT A PUD AMENDMENT PROVIDED THE OVERALL PERVIOUS/IMPERVIOUS AREA RATIO FOR THE ENTIRE PROJECT IS MAINTAINED AND MAXIMUM BUILDING SQUARE FOOTAGE IS CONSISTENT WITH MASTER SITE PLAN NOTE 12.

BUILDING SETBACKS	*UTILITY USE: BUILDING SETBACKS FROM LOT BOUNDARY*	*NON-UTILITY USE: BUILDING SETBACKS FROM PUD BOUNDARY SOUTH OF ST. LUCIE CANAL*	*NON-UTILITY USE: BUILDING SETBACKS FROM TESORO GROVES PUD BOUNDARY NORTH OF ST. LUCIE CANAL*
FRONT	*25 Ft*	*100 Ft*	*50 Ft*
SIDE	*15 Ft*	*100 Ft*	*50 Ft*
REAR	*25 Ft*	*100 Ft*	*50 Ft*

No.	REVISIONS	DATE	BY

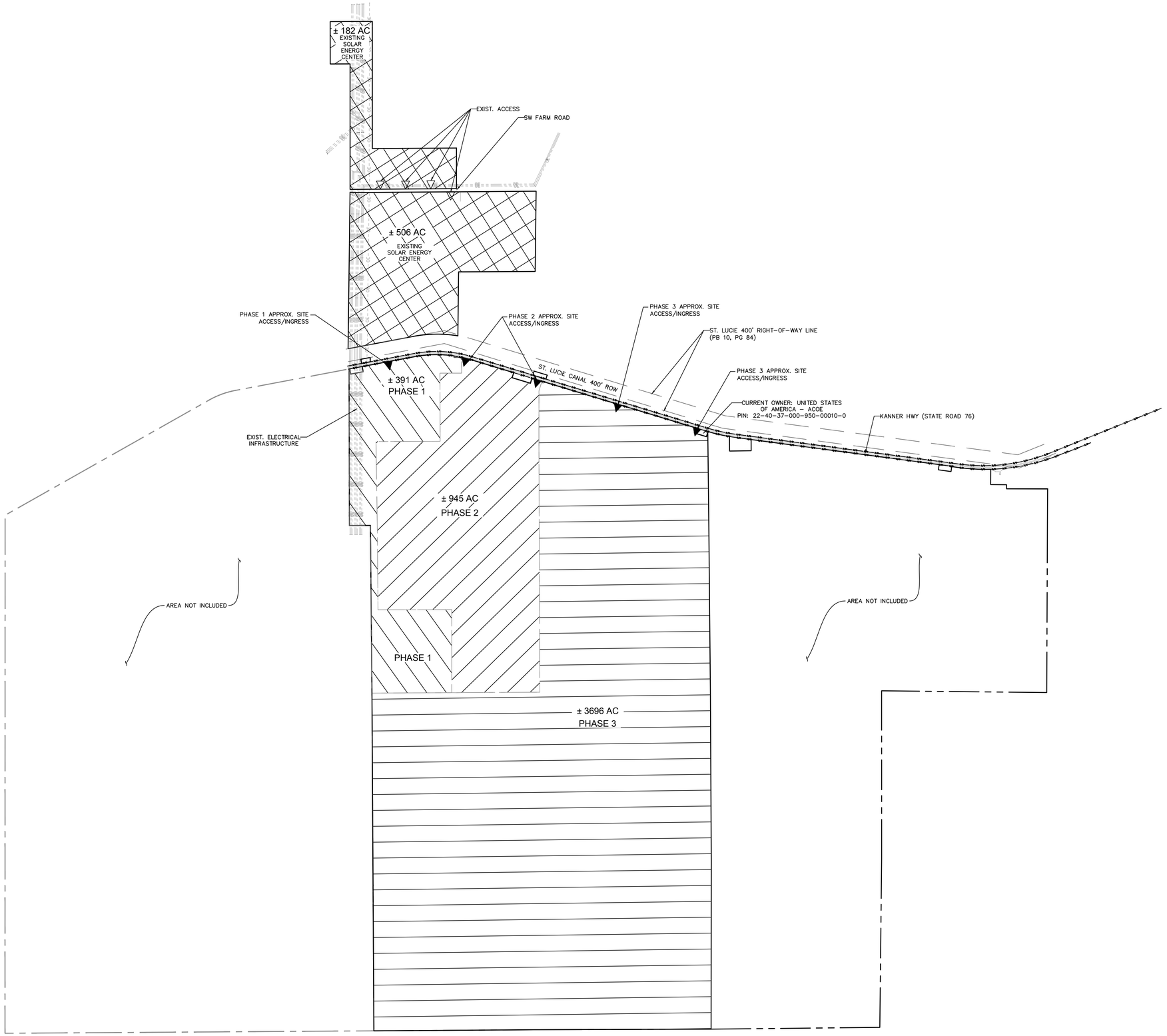
Kimley»Horn
© 2026 KIMLEY-HORN AND ASSOCIATES, INC.
1615 S. CONGRESS AVE., SUITE 201,
DELRAY BEACH, FLORIDA, 33445
PHONE: 561-330-2345 FAX: 561-863-8175
WWW.KIMLEY-HORN.COM REGISTRY NO. 35106

KHA PROJECT 144196173
DATE 04/09/26
SCALE AS SHOWN

MASTER SITE PLAN

TESORO GROVES PUD
PREPARED FOR
FLORIDA POWER & LIGHT COMPANY
VILLAGE OF INDIANTOWN FLORIDA

SHEET NUMBER
C2.00



NORTH

GRAPHIC SCALE IN FEET
0 750 1500 3000

PHASE DATA:

EXISTING SOLAR FACILITY AND ELECTRIC INFRASTRUCTURE TO REMAIN

PHASE 1: EXISTING ELECTRIC INFRASTRUCTURE TO REMAIN. FUTURE UTILITY USES. SITE ACCESS AND INFRASTRUCTURE TO SUPPORT FUTURE UTILITY USES. INSTALL 30' WIDE LANDSCAPE BUFFER ADJACENT TO KANNER HWY

PHASE 2:FUTURE LIGHT INDUSTRIAL USES. SITE ACCESS AND INFRASTRUCTURE TO SUPPORT PROPOSED USES. INSTALL 30' WIDE LANDSCAPE BUFFER ADJACENT TO KANNER HWY

PHASE 3:FUTURE UTILITY USES. SITE ACCESS AND INFRASTRUCTURE TO SUPPORT FUTURE UTILITY USES. INSTALL 30' WIDE LANDSCAPE BUFFER ADJACENT TO KANNER HWY

PHASE NOTES:

1. *EACH PHASE SHALL BE DEVELOPED CONSISTENT WITH THE PERMITTED USES IDENTIFIED IN THE PUD ZONING AGREEMENT AND/OR AS DEPICTED ON THE MASTER SITE PLAN.*
2. *PHASES MAY BE DEVELOPED NON-SEQUENTIALLY AND CONCURRENTLY (I.E., MULTIPLE PHASES MAY BE CONSTRUCTED AT ONCE) AS PROVIDED FOR IN THE ACCOMPANYING PUD ZONING AGREEMENT.*
3. *THE TIMETABLE FOR DEVELOPMENT SHALL BE CONSISTENT WITH THE PUD ZONING AGREEMENT.*
4. *MAXIMUM BUILDING SQUARE FOOTAGE SHALL BE ESTABLISHED BY THE CUMULATIVE NUMBER OF VEHICLE TRIPS GENERATED BY 2,000,000 SF OF GENERAL LIGHT INDUSTRIAL USE.*

No.	REVISIONS	DATE	BY

Kimley»Horn
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KHA PROJECT
144196173
DATE
04/09/26
SCALE AS SHOWN

PHASING PLAN

TESORO GROVES PUD
PREPARED FOR
FLORIDA POWER & LIGHT COMPANY
VILLAGE OF INDIANTOWN FLORIDA

SHEET NUMBER
C2.01

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Tesoro Groves PUD & Rezoning

SP-26-005 | RZ-26-002

Village of Indiantown

PZAB Hearing

Applicant Combined Request

- Rezoning to PUD (Village)
- PUD Zoning Agreement/Master Site Plan approval
- ±5,722.30 acres
- Framework approval – not site development

What is Being Proposed?

- PUD zoning district
- Development framework
- Max intensity limited based on trips generated by 2,000,000 sq. ft. of general light industrial use (“2,000,000 sq. ft. GLI trip cap”)
- Phasing + standards

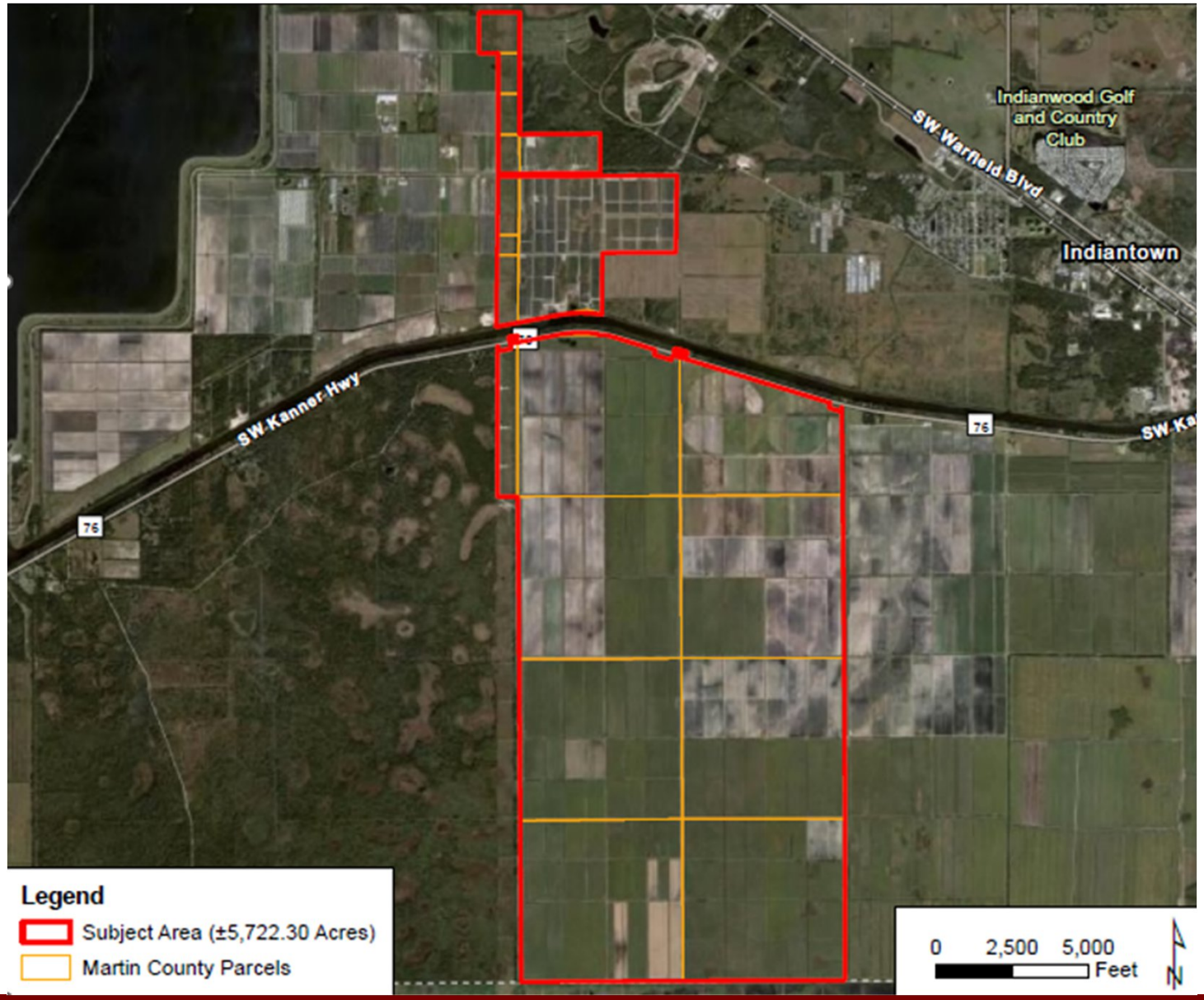
What is NOT Proposed?

- No buildings or tenants.
- No final site design.
- No infrastructure capacity is reserved or approved at this stage.
- Requires future site plan approval.

Process Diagram

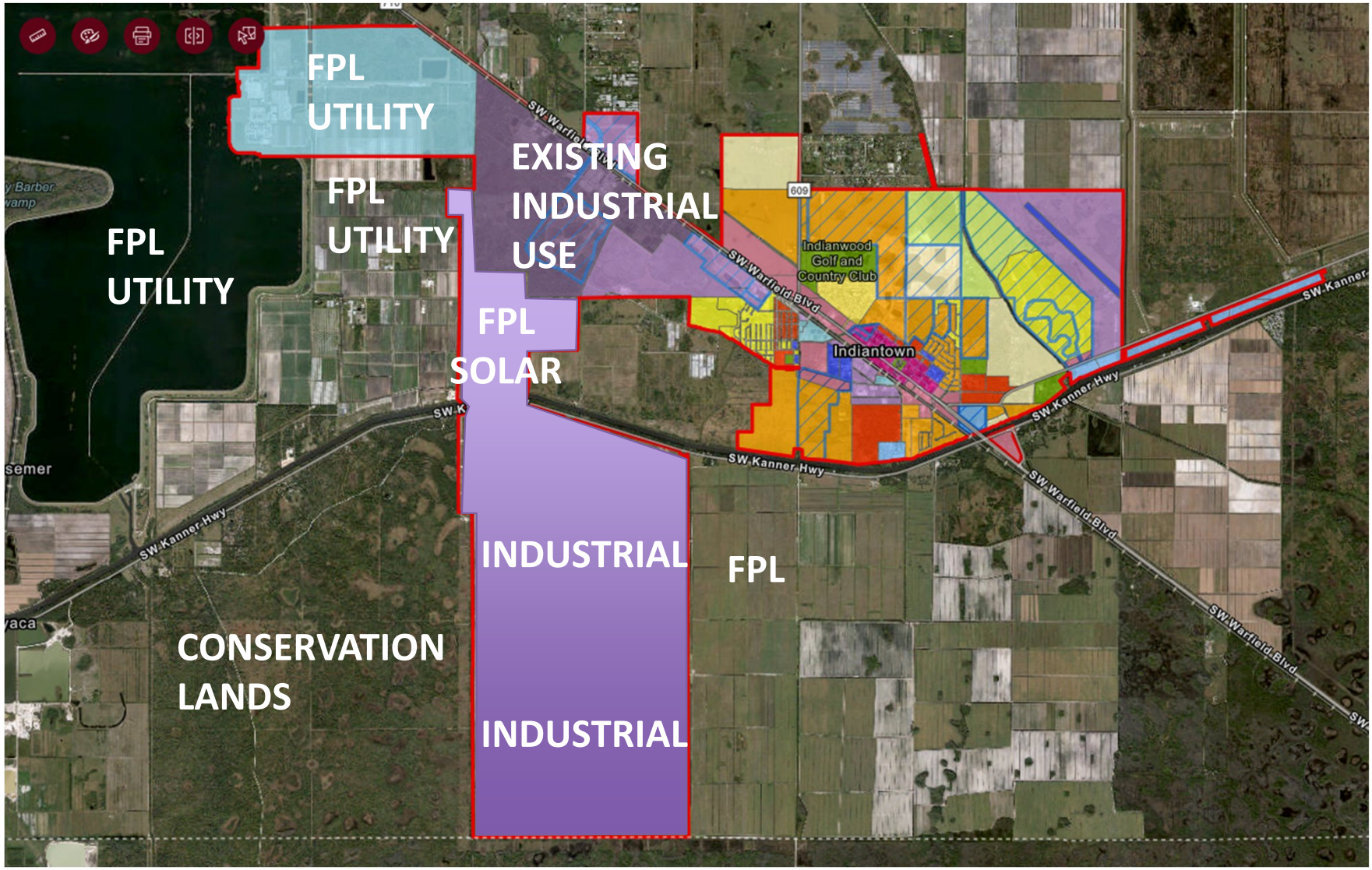
- Rezoning
  ↓
- PUD Framework
  ↓
- Final Site Plan (concurrency + impacts evaluated here)

Location

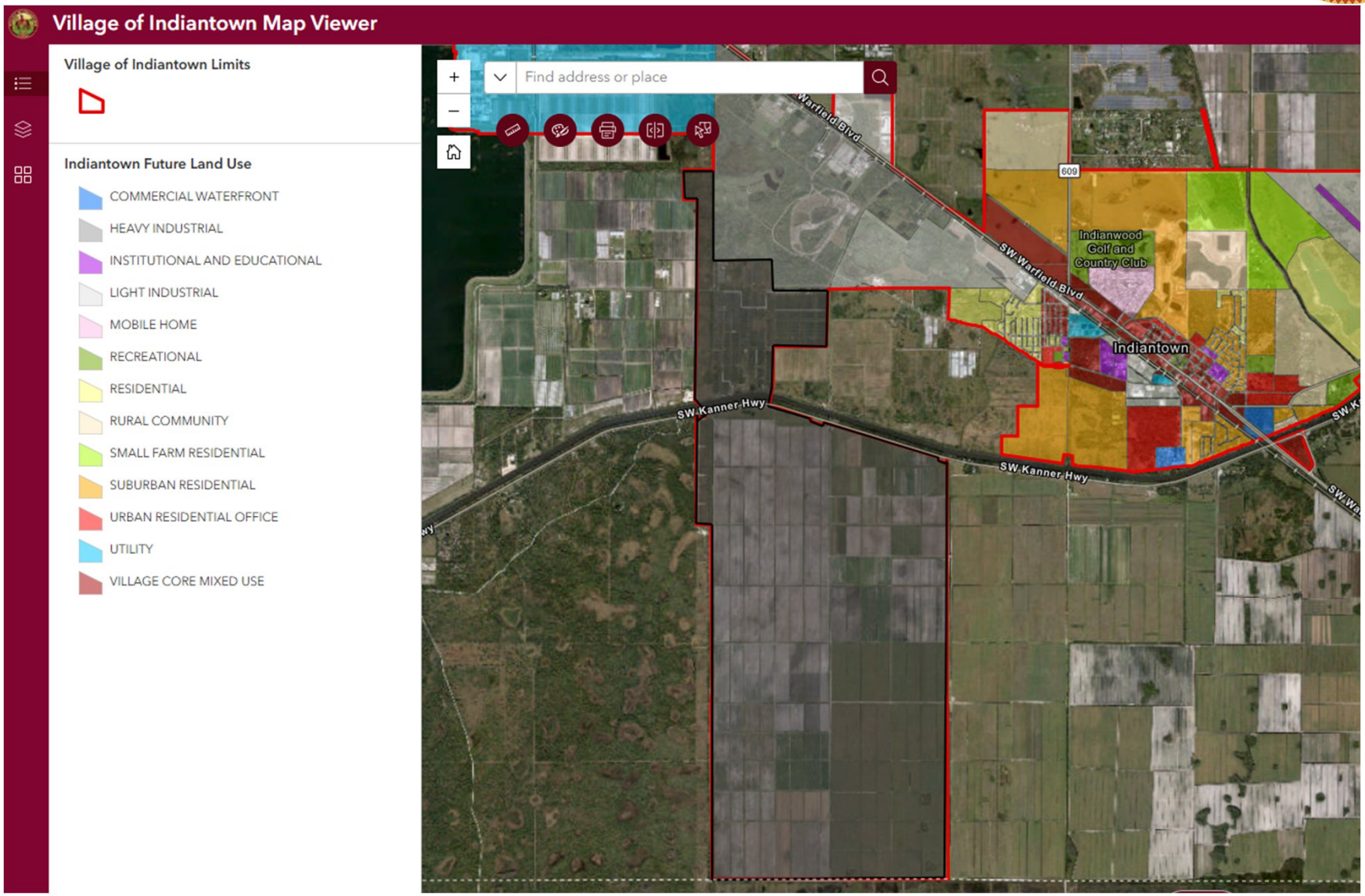


- **Location Context**
- Within established **industrial & energy corridor**
- Adjacent to:
  - Heavy & Light Industrial uses
  - Major utility & power generation facilities
- No nearby residential concentrations
- Logical extension of existing development

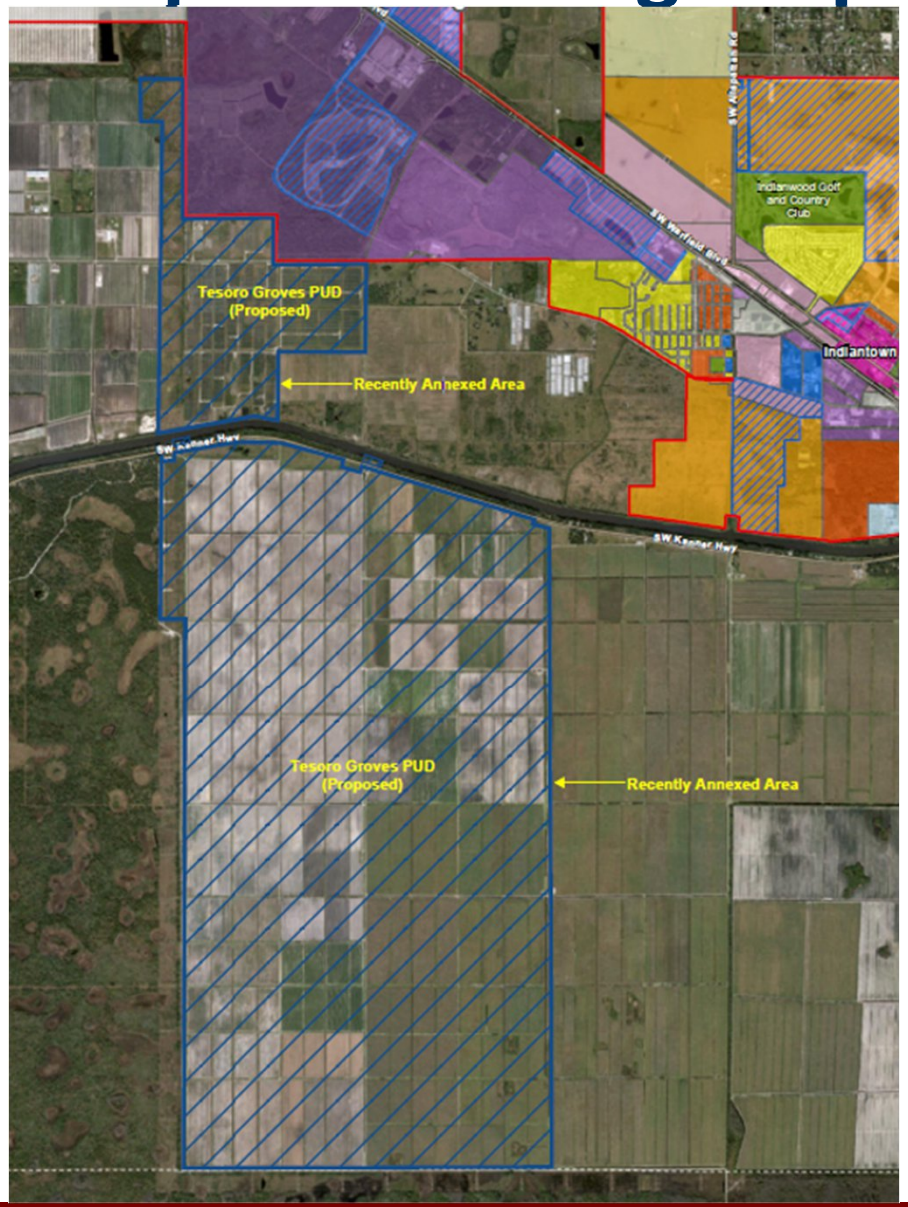
Established Industrial & Energy Corridor



Future Land Use Map



Proposed Zoning Map



Economic & Planning Context

Village has industrial land supply, but:

- Large, unified, development-ready sites are limited
- Site size and location support major employers
- Builds on existing industrial corridor along SR-710
- Supports long-term economic development objectives
- This does not bypass review—any future project must meet all applicable standards and approvals

Compatibility

- Industrial + utility uses nearby
- Agricultural and conservation buffers
- No nearby residential concentrations
- Consistent with area pattern

Development Program

- Maximum: **2,000,000 sq. ft. GLI trip cap**
- Significant reduction from allowable intensity
- Phased development approach
- Limits traffic and infrastructure impacts
- The proposed development cap represents a voluntary limitation below the maximum intensity otherwise permitted.

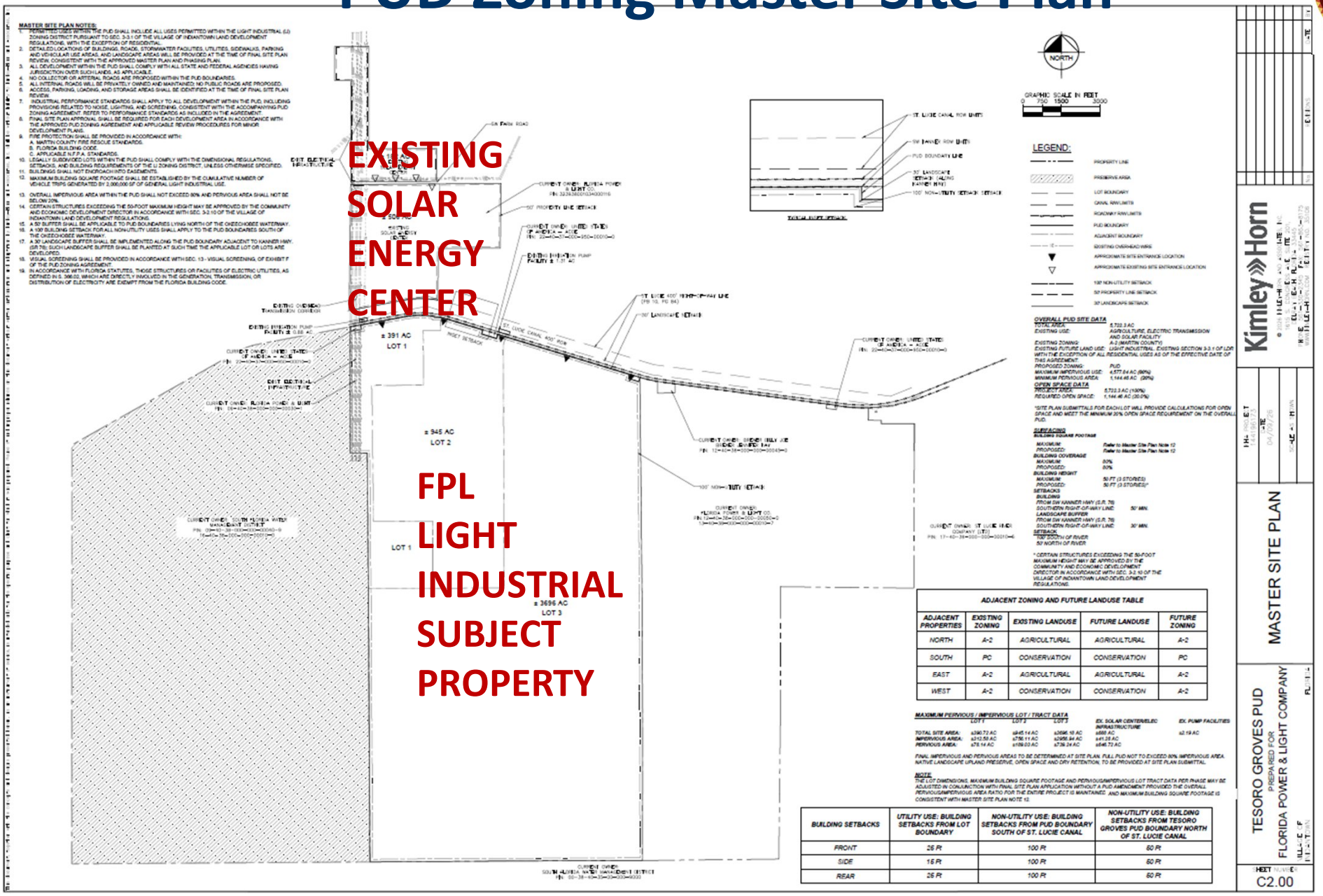
PUD Safeguards & Controls

- **2,000,000 sq. ft. GLI trip cap (voluntary limitation)**
- Phased development tied to infrastructure
- Performance standards (noise, lighting, operations)
- Environmental permitting required
- Development is contingent upon demonstrated infrastructure capacity
- Enforceable PUD Agreement

Environmental Considerations

- Wetland delineation required
- SFWMD / FDEP / USACE permits
- Habitat protection
- Impacts addressed before development

PUD Zoning Master Site Plan

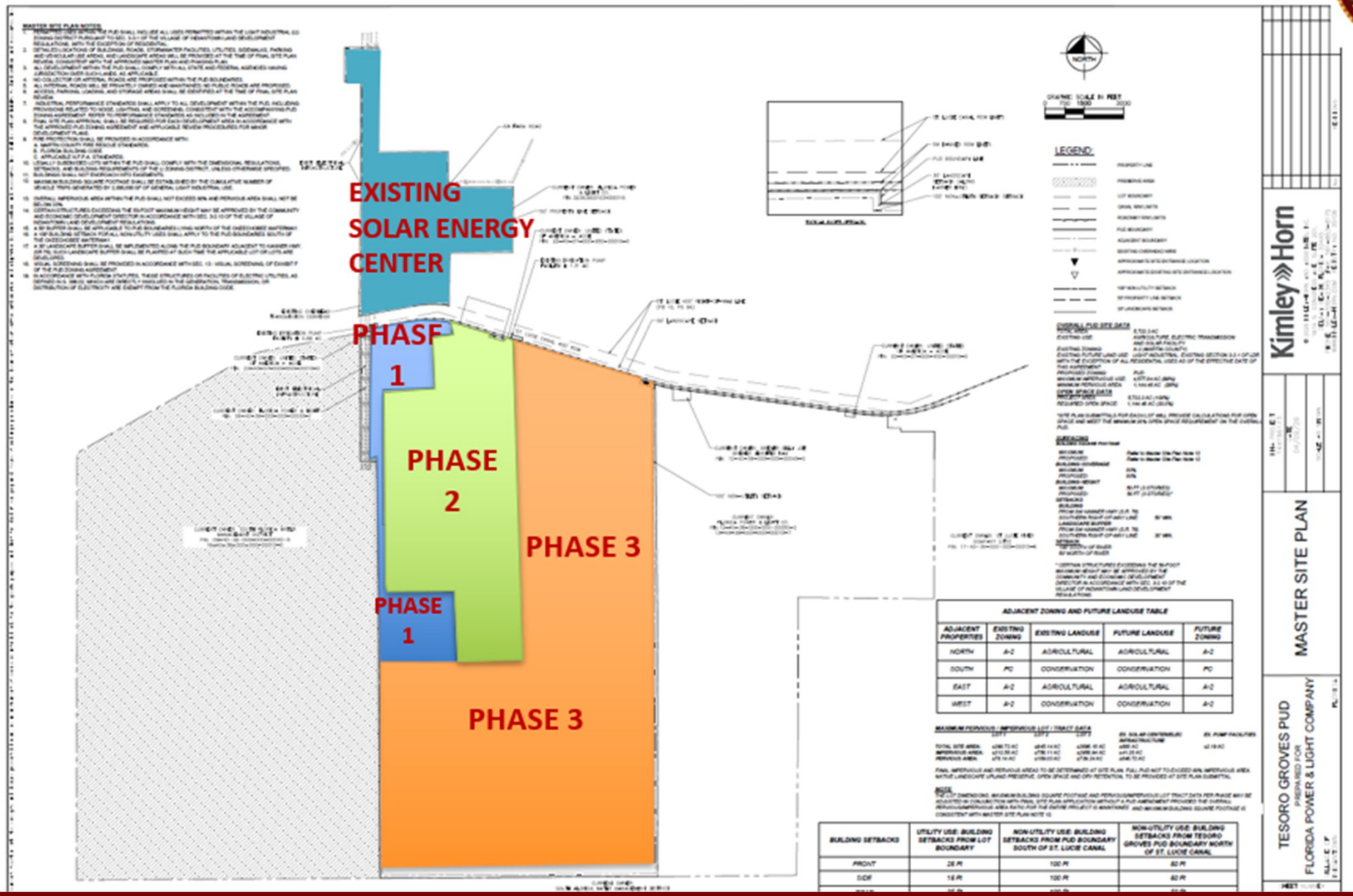


ADJACENT ZONING AND FUTURE LANDUSE TABLE

ADJACENT PROPERTIES	EXISTING ZONING	EXISTING LANDUSE	FUTURE LANDUSE	FUTURE ZONING
NORTH	A-2	AGRICULTURAL	AGRICULTURAL	A-2
SOUTH	PC	CONSERVATION	CONSERVATION	PC
EAST	A-2	AGRICULTURAL	AGRICULTURAL	A-2
WEST	A-2	CONSERVATION	CONSERVATION	A-2

BUILDING SETBACKS	UTILITY USE: BUILDING SETBACKS FROM LOT BOUNDARY	NON-UTILITY USE: BUILDING SETBACKS FROM PUD BOUNDARY SOUTH OF ST. LUCIE CANAL	NON-UTILITY USE: BUILDING SETBACKS FROM TESORO GROVES PUD BOUNDARY NORTH OF ST. LUCIE CANAL
FRONT	25 Ft	100 Ft	50 Ft
SIDE	15 Ft	100 Ft	50 Ft
REAR	25 Ft	100 Ft	50 Ft

PUD Zoning Phasing Plan



PUD Development Framework

- The PUD establishes the regulatory structure for future development:
- Maximum development threshold (2,000,000 sq. ft. GLI trip cap)
- Phased development tied to infrastructure availability
- Performance standards governing operations
- Environmental protection and permitting requirements

PUD - Key Findings:

- Is consistent with the Comprehensive Plan
- Provides a unified and coordinated development framework
- Ensures impacts are evaluated at the appropriate stage
- Requires compliance with concurrency, environmental regulations, and infrastructure standards
- No development may proceed without demonstrating compliance at the time of site plan approval.

Why PUD Provides Greater Control?

- Allows **site-specific standards**
- Enables **phased infrastructure delivery**
- Requires **future detailed review and approvals**
- Provides greater control than conventional zoning
- The PUD provides a higher level of regulatory control than conventional zoning by requiring staged approvals and enforceable development standards.

Key Conditions Built Into Approval:

- No vertical development approved at this stage
- No demonstrated capacity = no development
- Environmental permitting required prior to development
- Traffic impacts evaluated at site plan stage
- Performance standards control noise, lighting, operations
- Phased development ensures controlled growth

PUD Approval Criteria (LDR Sec. 12-10)

- **Consistent with Comprehensive Plan**
  Implements the adopted industrial land use designation
- **Unified & Coordinated Development Plan**
  Single ownership and master planning provide cohesive development
- **Compatibility with Surrounding Uses**
  Located within an established industrial and utility corridor
- **Public Facilities & Concurrency**
  Capacity must be demonstrated at site plan approval
- **Environmental Protection**
  Subject to state and federal permitting prior to development

Recommendation

- Approve Rezoning (RZ-26-002)
- Approve PUD (SP-26-005)
- Subject to conditions set forth in the PUD Agreement, Ordinance, and approval documents
- Approval establishes a framework — not development approval

MAILING/POSTING
PUBLIC NOTICE AFFIDAVIT

Application No. **Tesoro Groves RZ-26-002 and SP-26-005**

Date of Planning, Zoning, and Appeals Board / Village Council Meeting: **Planning Zoning and Appeals Board- April 16, 2026 and Village Council- April 23, 2026**

Mailing Date: prior to the Public Hearing/Meeting: **April 8, 2026**

In accordance with the requirements of Section 12-2 – General Requirements for Applications, of the Village of Indiantown, Florida, I, **JAMIE GENTILE** 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 **April 8, 2026.**

The sign(s) meet the criteria in Section 12-2 and was placed **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 April 9th, 20 26.

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 9th day of April, 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 9th day of APRIL, 20 26. Angela Smith

ANGELA SMITH
Commission # HH 764894
Expires June 5, 2030

Notary Public in and for the State of Florida

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

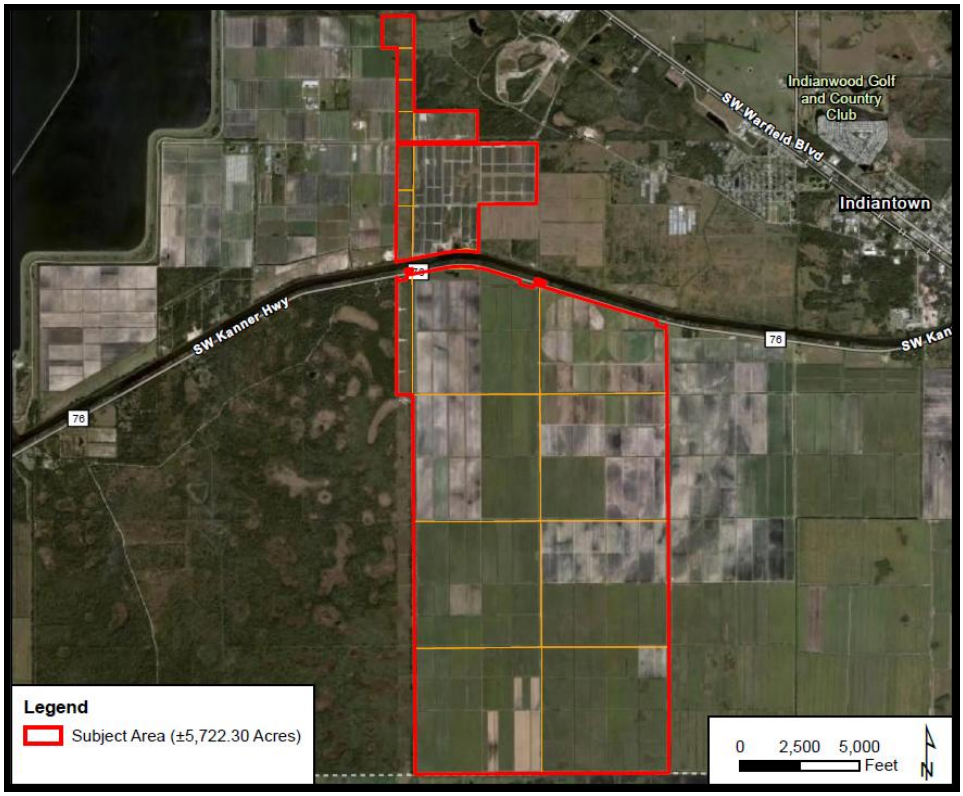
PLANNING ZONING & APPEALS BOARD/LPA PUBLIC HEARING: April 16, 2026–6:00 PM

VILLAGE COUNCIL PUBLIC HEARING: April 23, 2026 – 6:00 PM

LOCATION: BOB SOUZA CENTER, 15655 SW Osceola Street, Indiantown, FL 34956

CASE NUMBER:	RZ-26-002 and SP-26-005
CASE NAME:	Tesoro Groves
CASE TYPE:	Rezoning to Planned Unit Development (PUD) Zoning District Designation with approval of the Tesoro Groves PUD Zoning Agreement; and approval of the Tesoro Groves PUD Master Site Plan.
APPLICANT:	Timothy Oliver, VP of FP&L Development
PROPERTY LOCATION:	Generally located on North and South of SW Kanner Highway and West of SW Warfield Boulevard within the Village of Indiantown.
REQUESTS:	Applicant is requesting approval of a Rezoning to Planned Unit Development (PUD) Zoning District Designation; approval of the Tesoro Groves PUD Zoning Agreement and Incorporated Master Site Plan.

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: Copies of all documents pertaining to the proposed request are available in the Community & Economic Development Department, located at Village Hall, temporarily located at the Bob Souza Center, 15655 SW Osceola Street, Indiantown, Florida 34956, weekdays between the hours of 8:00 a.m. and 5:00 p.m.

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/ temporarily located at the Bob Souza Cente, 15655 SW Osceola Street, Indiantown, FL 34956

VILLAGE OF INDIANTOWN
NOTICE OF PUBLIC HEARING

The Village of Indiantown Planning, Zoning, and Appeals Board, meeting as the Local Planning Agency, will hold a Public Hearing on Thursday, April 16, 2026, at 6:00 p.m., and the Village Council will hold a Public Hearing on Thursday, April 23, 2026, at 6:00 p.m., in the Village Council Chambers at the Bob Souza Center, 15655 SW Osceola Street, Indiantown, Florida 34956 to consider the following agenda items:

ORDINANCE NO. 03-2026 – AN ORDINANCE OF THE VILLAGE OF INDIANTOWN, FLORIDA, AMENDING THE VILLAGE ZONING MAP TO REZONE CERTAIN REAL PROPERTY TOTALING 5,722.30 +/- ACRES IN SIZE, LOCATED NORTH AND SOUTH OF SW KANNER HIGHWAY AND WEST OF SW WARFIELD BLVD, TO THE VILLAGE PLANNED UNIT DEVELOPMENT (PUD) ZONING DISTRICT DESIGNATION; APPROVING THE "TESORO GROVES PLANNED UNIT DEVELOPMENT ZONING AGREEMENT" AND INCORPORATED MASTER SITE PLAN; AND PROVIDING FOR FINDINGS, SEVERABILITY, CONFLICTS, CODIFICATION, AND AN EFFECTIVE DATE.

Said ordinance encompasses the consideration of two applications:

APPLICATION NO. RZ-2026-002: A request to rezone certain real property totaling 5,722.30 +/- acres in size, located north and south of SW Kanner Highway and west of SW Warfield Blvd, to the Village Planned Unit Development (PUD) zoning district designation, and to approve the "Tesoro Groves Planned Unit Development Zoning Agreement".

APPLICATION NO. SP-26-005: A request for approval of the Tesoro Groves Planned Unit Development Master Site Plan concerning certain real property totaling 5,722.30 +/- acres in size, located north and south of SW Kanner Highway and west of SW Warfield Blvd.

Said ordinance includes the consideration of the "Tesoro Groves Planned Unit Development Zoning Agreement", a development agreement pursuant to Sec. 163.3220–163.3243, Fla. Stat. The land subject to the development agreement is certain real property totaling 5,722.30 +/- acres in size, located north and south of SW Kanner Highway and west of SW Warfield Blvd. The development uses proposed on the property are uses permitted within the Village Light Industrial (LI) zoning district. The proposed maximum building intensity is 2.0 FAR. The proposed maximum building height is 50 feet, subject to specified adjustments.

The real property to be rezoned lies within the following 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



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, temporarily located at the Bob Souza Center, 15655 SW Osceola Street, Indiantown, Florida 34956, weekdays between the hours of 8:00 a.m. and 5:00 p.m.

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

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

LaRhonda McBride,
Village Clerk
Published: April 6, 2026.

TR-43792941


Village of Indiantown
NOTICE OF PUBLIC HEARING
For Application: Tesoro Groves (RZ-26-002 & SP-26-005)
Planning, Zoning and Appeals Board
Date: April 16, 2026 Time: 6:00 PM
Village Council
Date: April 30, 2026 Time: 6:00 PM
at Village Hall Temporarily located at the Bob Souza Center
15655 SW Osceola Street, Indiantown, FL 34956
FOR QUESTIONS CONCERNING THIS APPLICATION
Please call Indiantown Community & Economic
Development Department at 772-597-8269


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Please call Indiantown Community & Economic
Development Department at 772-597-8269

lucido & associates

TRANSMITTAL

Via Email:
dfreeman@indiantownfl.gov
lmendoza@indiantownfl.gov

April 7, 2026

Mrs. Deanna Freeman
Village of Indiantown
Community & Economic Development Director
15516 SW Osceola Street, Ste. B
Indiantown, FL 34956

Re: Tesoro Groves PUD Site Plan and Rezoning – Comment Response Letter
Village Application Number: SP-26-005/RZ-26-0002 (PUD Master Site Plan/Rezoning)
Our Reference Number: 25-455

Dear Mrs. Freeman,

Please find attached herewith the required plans and documents (enumerated below) in response to the DRC comments prepared based on its review of the resubmittal of the above referenced Application. The electronic files have a prefix of "V3" (or Version 3) to help differentiate between those documents that were submitted initially and those documents that are being submitted in response to DRC comments. Please also note that the PUD Zoning Agreement and Developer Agreement have been submitted under separate cover.

1. Response Letter;
2. Environmental Impact Statement, and;
3. Master Plan and Phase Plan.

It has been our pleasure to work with you, your staff and the DRC thus far, and we look forward to working with you further in this endeavor. Should you have any questions or require further clarification or documentation, please do not hesitate to contact me directly.

Respectfully,

Brian Nolan, AICP, ASLA
Partner

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		Land Use Plan Map Amendment
	Administrative Variance		Major Site Plan / Site Plan Amendment
	Alcohol Beverage License		Minor Administrative Site Plan / Site Plan Amendment
	Annexation or Contraction		Minor Site Plan/ Site Plan Amendment
	Appeal	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	Tesoro Groves PUD
Development / Project Address	Unaddressed. North and south side of Kanner Hwy., west of Warfield Blvd.
Valuation of Proposed Development	
Current Use(s) of Property	Vacant agricultural; 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	A maximum of up to 2,000,000 sf of floor area
Site Area (SF & Acres)	5,722.30

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, of Lucido & Associates
(Contractor / Agent) (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: _____

lucido&associates

April 7, 2026

Mrs. Deanna Freeman
Village of Indiantown
Community & Economic Development Director
15516 SW Osceola Street, Ste. B
Indiantown, FL 34956

Re: Tesoro Groves PUD Master Plan and Phase Plan – Comment Response Letter to Public Works & Utilities Comments dated April 3, 2026
Village Application Number: SP-26-005 (PUD Master Site Plan)
Our Reference Number: 25-455

Dear Mrs. Freeman,

We are in receipt of the comment letter issued by Public Works & Utilities dated April 3, 2026, which was based on their review of our first resubmittal; such comment letter was received by this office via email on April 4, 2026. Please find below, all comments received and our team's responses in ***bold italics*** following each comment.

A. Site Plan PUD and Rezoning Applications

- Tesoro Groves PUD Narrative and Justification Statement
  1. The provided Statement is found to be acceptable and in line with the size the PUD proposed. APPROVED

Response: Acknowledged.

- Letter (Civil Construction Plans)
- 1. Agree, full Civil Construction Plans to be provided at a later date.
  APPROVED, Requirement to be placed in PUD Agreement and Developers Agreement

Response: Acknowledged. Please refer to Sec. 12 – Water/Wastewater and Sec. 15 – Utility Infrastructure and Civil Engineering Disclosure of Exhibit F in the Agreement; please also refer to Item 'G' under the Timetable for Development in Exhibit F of the Agreement.

- Letter (Stormwater Plans)
  1. Agree, full Stormwater Plans and calculations to be provided at a later date.
  APPROVED, Requirement to be placed in PUD Agreement and Developers Agreement

Response: Acknowledged. Please refer to Sec. 12 – Water/Wastewater and Sec. 15 – Utility Infrastructure and Civil Engineering Disclosure of Exhibit F in the Agreement; please also refer to Item 'G' under the Timetable for Development in Exhibit F of the Agreement.

- Letter (Paving, Grading and Drainage Plans)
  2. Agree, full Paving, Grading and Drainage Plans to be provided at a later date.

APPROVED, Requirement to be placed in PUD Agreement and Developers Agreement

Response: Acknowledged. Please refer to Sec. 12 – Water/Wastewater and Sec. 15 – Utility Infrastructure and Civil Engineering Disclosure of Exhibit F in the Agreement; please also refer to Item 'G' under the Timetable for Development in Exhibit F of the Agreement.

- Existing Zoning Map
  1. No comments

Response: Acknowledged.

- Proposed Zoning Map
  1. No comments

Response: Acknowledged.

- Boundary Survey
  1. Refer to attached plan comments from our Village Surveyor.

Response: No comments attached. Per Deanna Freeman, the Village has completed their review of the revised Survey and has approved the Survey as resubmitted.

- Other Comments
  1. The Village currently does not have water capacity to serve this proposed PUD. Please provide an overall phased schedule.
     Applicant has acknowledged this and we find this acceptable.

Response: Acknowledged. Please refer to Sec. 12 – Water/Wastewater and Sec. 15 – Utility Infrastructure and Civil Engineering Disclosure of Exhibit F in the Agreement; please also refer to Item 'G' under the Timetable for Development in Exhibit F of the Agreement.

  2. The Village will have wastewater capacity to serve this proposed PUD. Applicant has acknowledged this and we find this acceptable.

Response: Acknowledged. Please refer to Sec. 12 – Water/Wastewater and Sec. 15 – Utility Infrastructure and Civil Engineering of Exhibit F in the Agreement; please also refer to Item 'G' under the Timetable for Development in Exhibit F of the Agreement.

  3. The proposed PUD will need to provide calculations on projected water demands and wastewater flows for use in future Village utility planning.
     Applicant has acknowledged this and we find this acceptable.

Response: Acknowledged. Please refer to Sec. 12 – Water/Wastewater and Sec. 15 – Utility Infrastructure and Civil Engineering Disclosure of Exhibit F in the Agreement; please also refer to Item 'G' under the Timetable for Development in Exhibit F of the Agreement.

  4. With Item No. 3 above, the Village can determine the needs for off-site utility improvements for water and wastewater mains extension.
     Applicant has acknowledged this and we find this acceptable.

Response: Acknowledged. Please refer to Sec. 12 – Water/Wastewater and Sec. 15 – Utility Infrastructure and Civil Engineering Disclosure of Exhibit F in the Agreement; please also refer to Item 'G' under the Timetable for Development in Exhibit F of the Agreement.

  5. The proposed PUD will need to coordinate with the MC Fire Marshal on fire demand needs for use in Item No. 4 above.

Applicant has acknowledged this and we find this acceptable.

Response: Acknowledged. Please refer to Sec. 6 – Fire Protection, of Exhibit F in the Agreement.

***Note- Items 1 – 5 above should be included in the PUD Agreement and Developers Agreement.**

We greatly appreciate that opportunity to provide you with the above responses and look forward to working with you further in this endeavor. Should you have any further questions or require additional information, please do not hesitate to contact me directly.

Respectfully,



Brian Nolan, AICP, ASLA
Partner

Rezoning Checklist

VILLAGE OF INDIANTOWN
PLANNING AND ZONING DEPARMENT
15516 SW OSCEOLA STREET, INDIANTOWN, FL. 34956
Tel: (772) 597-8269 Email: AJefferson@IndiantownFL.gov

General Requirements - Sec. 12-6. – Rezoning.

Submittal Requirements. All rezoning applications shall be accompanied by the following items:

- [X] General Development Application. A fully executed General Development Application is provided.
  - An application, on a form provided by the Village, completed and signed by the applicant, the owner or owner's agent or contract purchaser with the owner's written consent.
- [ ] Proof of Ownership (title or deed). Deeds are provided and a Disclosure of Ownership Interest is provided in the Application materials.
  - A disclosure statement by the parties with at least five (5) percent interest in the project signed by the applicant and notarized. The applicant, owner or owner's agent or contract purchaser with the owner's written consent, shall keep all information current during the processing of the application.
- [X] An as-built survey, signed and sealed by a certified surveyor and mapper, completed not longer than 6 months in advance of the date of the application, that contains the following information: A Boundary Survey is provided and includes the information below.
  - Boundaries of the entire area proposed to be rezoned and the existing and proposed zoning districts.
  - Total area proposed to be rezoned in both square feet and acres.
  - Scale and north arrow, with north, to the extent feasible, oriented to the top of the map.
  - Location of all existing buildings and structures.
  - Names of all boundary roads or streets and the width of existing rights-of-way.
- [X] A narrative addressing the approval criteria to be used by the Village Council in making their decision regarding approval or disapproval of a rezoning application: A Narrative is provided and includes the information below.
  - The proposed rezone is consistent with goals, objectives and policies of the Comprehensive Plan.
  - The proposed zoning district is compatible with the surrounding area's zoning designation(s) and existing uses.
  - The subject property is physically suitable for the uses permitted in the proposed district.
- [X] Electronic copy of all submitted materials on USB flash drive.
  All submittal documents have been uploaded to a cloud space and a download link has been provided to Village staff.

X

April 3, 2026

Deanna Freeman
Community Development Director
Village of Indiantown
15516 SW Osceola St, Suite B
Indiantown, FL 34956

Re: Tesoro Groves PUD Environmental Impact Statement

The Tesoro Groves Planned Unit Development (PUD) encompasses approximately 5,722.3 acres within the Village of Indiantown, Florida and is predominantly characterized by long-standing agricultural use, existing solar facilities, and electrical transmission infrastructure. Approximately 93 percent of the subject area reflects historic and ongoing human disturbance. Agricultural uses, primarily planted sugarcane and other row crops, comprise roughly 81 percent of the site, while an additional 11 percent has already been altered for utility-related purposes. Native upland habitats are limited, which reduces the potential for significant upland ecological impacts associated with future development.

Wetlands and surface waters are limited in proportion to the overall site. Approximately 36.18 acres of freshwater marsh wetlands (less than one percent of the total site) and roughly 373.86 acres of other surface waters, primarily agricultural drainage ditches, were identified. These features are largely isolated, highly managed, and associated with historic and ongoing agricultural operations. Potential impacts to wetlands and surface waters would be addressed through avoidance and minimization during site planning, with impacts reduced to the greatest extent practicable. Where impacts cannot be avoided, state Environmental Resource Permits (ERP) would be obtained, and mitigation would be provided for wetland impacts consistent with Florida Department of Environmental Protection and South Florida Water Management District requirements.

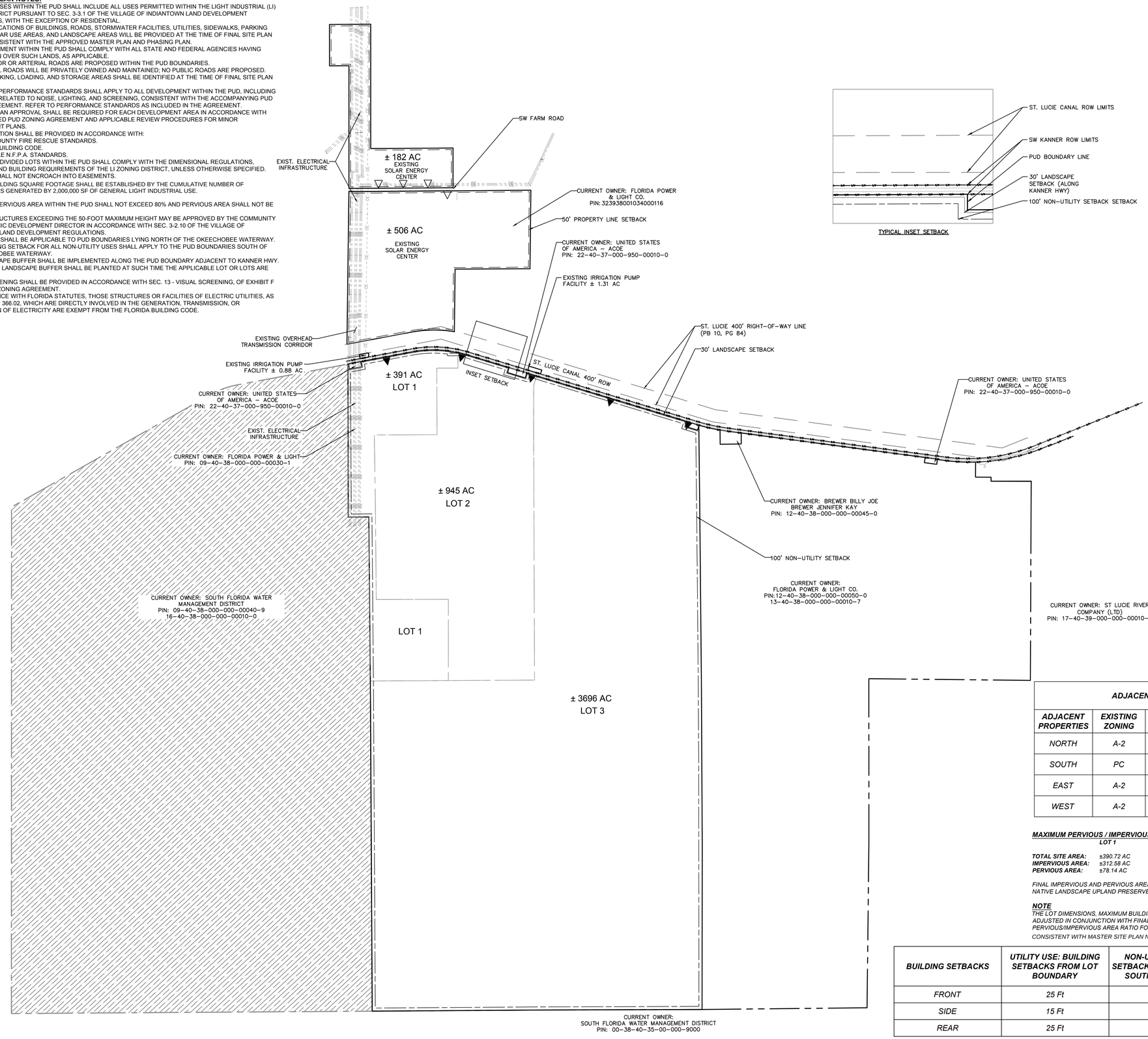
The project site is located within consultation areas for several federally and state-listed species; however, suitable habitat for many of these species—including the Everglade snail kite, Florida grasshopper sparrow, West Indian manatee, and Lake Wales Ridge plants—is not present within the project area. Limited foraging habitat exists for a small number of species, including the Florida bonneted bat, Audubon's crested caracara, eastern indigo snake, and American alligator. No listed avian species were observed nesting on-site, and no documented bald eagle nests or wading bird rookeries are located within one mile of the project area. A 15% gopher tortoise survey was conducted during site reconnaissance across seven parcels south of SW Kanner Highway, and no burrows were observed. Additionally, a Gopher Tortoise Relocation Permit (GTT-23-00332) was previously issued for an area north of SW Kanner Highway, and gopher tortoises have already been relocated. Although potential impacts to listed wildlife is highly unlikely, impacts to protected wildlife would be addressed through implementation of species-specific protection measures, construction best management practices, seasonal restrictions where applicable, and coordination with the U.S. Fish and Wildlife Service and the Florida Fish and Wildlife Conservation Commission, as necessary.

Overall, the project site represents a largely disturbed landscape with limited, lower-quality natural resources. Anticipated environmental impacts associated with future development are expected to be minimal due to the predominance of agricultural land use, limited wetland coverage, and absence of sensitive upland habitats. Environmental permitting is anticipated to focus primarily on state Environmental Resource Permit authorization for wetland and surface water impacts, along with compliance with applicable state and federal wildlife protection requirements.

This document, together with the concepts and designs presented herein, as an instrument of service, is intended only for the specific purpose and client for which it was prepared. Reuse of and improper reliance on this document without written authorization and adaptation by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.

MASTER SITE PLAN NOTES:

1. PERMITTED USES WITHIN THE PUD SHALL INCLUDE ALL USES PERMITTED WITHIN THE LIGHT INDUSTRIAL (LI) ZONING DISTRICT PURSUANT TO SEC. 3-3.1 OF THE VILLAGE OF INDIANTOWN LAND DEVELOPMENT REGULATIONS, WITH THE EXCEPTION OF RESIDENTIAL.
2. DETAILED LOCATIONS OF BUILDINGS, ROADS, STORMWATER FACILITIES, UTILITIES, SIDEWALKS, PARKING AND VEHICULAR USE AREAS, AND LANDSCAPE AREAS WILL BE PROVIDED AT THE TIME OF FINAL SITE PLAN REVIEW, CONSISTENT WITH THE APPROVED MASTER PLAN AND PHASING PLAN.
3. ALL DEVELOPMENT WITHIN THE PUD SHALL COMPLY WITH ALL STATE AND FEDERAL AGENCIES HAVING JURISDICTION OVER SUCH LANDS, AS APPLICABLE.
4. NO COLLECTOR OR ARTERIAL ROADS ARE PROPOSED WITHIN THE PUD BOUNDARIES.
5. ALL INTERNAL ROADS WILL BE PRIVATELY OWNED AND MAINTAINED; NO PUBLIC ROADS ARE PROPOSED.
6. ACCESS, PARKING, LOADING, AND STORAGE AREAS SHALL BE IDENTIFIED AT THE TIME OF FINAL SITE PLAN REVIEW.
7. INDUSTRIAL PERFORMANCE STANDARDS SHALL APPLY TO ALL DEVELOPMENT WITHIN THE PUD, INCLUDING PROVISIONS RELATED TO NOISE, LIGHTING, AND SCREENING, CONSISTENT WITH THE ACCOMPANYING PUD ZONING AGREEMENT. REFER TO PERFORMANCE STANDARDS AS INCLUDED IN THE AGREEMENT.
8. FINAL SITE PLAN APPROVAL SHALL BE REQUIRED FOR EACH DEVELOPMENT AREA IN ACCORDANCE WITH THE APPROVED PUD ZONING AGREEMENT AND APPLICABLE REVIEW PROCEDURES FOR MINOR DEVELOPMENT PLANS.
9. FIRE PROTECTION SHALL BE PROVIDED IN ACCORDANCE WITH:
   A. MARTIN COUNTY FIRE RESCUE STANDARDS.
   B. FLORIDA BUILDING CODE.
   C. APPLICABLE N.F.P.A. STANDARDS.
10. LEGALLY SUBDIVIDED LOTS WITHIN THE PUD SHALL COMPLY WITH THE DIMENSIONAL REGULATIONS, SETBACKS, AND BUILDING REQUIREMENTS OF THE LI ZONING DISTRICT, UNLESS OTHERWISE SPECIFIED.
11. BUILDINGS SHALL NOT ENCROACH INTO EASEMENTS.
12. MAXIMUM BUILDING SQUARE FOOTAGE SHALL BE ESTABLISHED BY THE CUMULATIVE NUMBER OF VEHICLE TRIPS GENERATED BY 2,000,000 SF OF GENERAL LIGHT INDUSTRIAL USE.
13. OVERALL IMPERVIOUS AREA WITHIN THE PUD SHALL NOT EXCEED 80% AND PERVIOUS AREA SHALL NOT BE BELOW 20%.
14. CERTAIN STRUCTURES EXCEEDING THE 50-FOOT MAXIMUM HEIGHT MAY BE APPROVED BY THE COMMUNITY AND ECONOMIC DEVELOPMENT DIRECTOR IN ACCORDANCE WITH SEC. 3-2.10 OF THE VILLAGE OF INDIANTOWN LAND DEVELOPMENT REGULATIONS.
15. A 50' BUFFER SHALL BE APPLICABLE TO PUD BOUNDARIES LYING NORTH OF THE OKEECHOBEE WATERWAY.
16. A 100' BUILDING SETBACK FOR ALL NON-UTILITY USES SHALL APPLY TO THE PUD BOUNDARIES SOUTH OF THE OKEECHOBEE WATERWAY.
17. A 30' LANDSCAPE BUFFER SHALL BE IMPLEMENTED ALONG THE PUD BOUNDARY ADJACENT TO KANNER HWY. (SR 76); SUCH LANDSCAPE BUFFER SHALL BE PLANTED AT SUCH TIME THE APPLICABLE LOT OR LOTS ARE DEVELOPED.
18. VISUAL SCREENING SHALL BE PROVIDED IN ACCORDANCE WITH SEC. 13 - VISUAL SCREENING, OF EXHIBIT F OF THE PUD ZONING AGREEMENT.
19. IN ACCORDANCE WITH FLORIDA STATUTES, THOSE STRUCTURES OR FACILITIES OF ELECTRIC UTILITIES, AS DEFINED IN S. 366.02, WHICH ARE DIRECTLY INVOLVED IN THE GENERATION, TRANSMISSION, OR DISTRIBUTION OF ELECTRICITY ARE EXEMPT FROM THE FLORIDA BUILDING CODE.



TYPICAL INSET SETBACK



GRAPHIC SCALE IN FEET
0 750 1500 3000

LEGEND:

- PROPERTY LINE
- PRESERVE AREA
- LOT BOUNDARY
- CANAL R/W LIMITS
- ROADWAY R/W LIMITS
- PUD BOUNDARY
- ADJACENT BOUNDARY
- EXISTING OVERHEAD WIRE
- APPROXIMATE SITE ENTRANCE LOCATION
- APPROXIMATE EXISTING SITE ENTRANCE LOCATION
- 100' NON-UTILITY SETBACK
- 50' PROPERTY LINE SETBACK
- 30' LANDSCAPE SETBACK

OVERALL PUD SITE DATA

TOTAL AREA:	*5,722.3 AC*
EXISTING USE:	*AGRICULTURE, ELECTRIC TRANSMISSION AND SOLAR FACILITY*
EXISTING ZONING:	*A-2 (MARTIN COUNTY)*
EXISTING FUTURE LAND USE:	*LIGHT INDUSTRIAL. EXISTING SECTION 3-3.1 OF LDR WITH THE EXCEPTION OF ALL RESIDENTIAL USES AS OF THE EFFECTIVE DATE OF THIS AGREEMENT.*
PROPOSED ZONING:	*PUD*
MAXIMUM IMPERVIOUS USE:	*4,577.84 AC **(80%)***
MINIMUM PERVIOUS AREA:	*1,144.46 AC **(20%)***

OPEN SPACE DATA

PROJECT AREA:	*5,722.3 AC (100%)*
REQUIRED OPEN SPACE:	*1,144.46 AC (20.0%)*

**SITE PLAN SUBMITTALS FOR EACH LOT WILL PROVIDE CALCULATIONS FOR OPEN SPACE AND MEET THE MINIMUM 20% OPEN SPACE REQUIREMENT ON THE OVERALL PUD.*

SURFACING

BUILDING SQUARE FOOTAGE

MAXIMUM:	*Refer to Master Site Plan Note 12*
PROPOSED:	*Refer to Master Site Plan Note 12*

BUILDING COVERAGE

MAXIMUM:	*80%*
PROPOSED:	*80%*

BUILDING HEIGHT

MAXIMUM:	*50 FT (3 STORIES)*
PROPOSED:	*50 FT (3 STORIES)**

SETBACKS

BUILDING

FROM SW KANNER HWY (S.R. 76)

SOUTHERN RIGHT-OF-WAY LINE: 50' MIN.

LANDSCAPE BUFFER

FROM SW KANNER HWY (S.R. 76)

SOUTHERN RIGHT-OF-WAY LINE: 30' MIN.

SETBACK

100' SOUTH OF RIVER

50' NORTH OF RIVER

** CERTAIN STRUCTURES EXCEEDING THE 50-FOOT MAXIMUM HEIGHT MAY BE APPROVED BY THE COMMUNITY AND ECONOMIC DEVELOPMENT DIRECTOR IN ACCORDANCE WITH SEC. 3-2.10 OF THE VILLAGE OF INDIANTOWN LAND DEVELOPMENT REGULATIONS.*

ADJACENT ZONING AND FUTURE LANDUSE TABLE

ADJACENT PROPERTIES	*EXISTING ZONING*	*EXISTING LANDUSE*	*FUTURE LANDUSE*	*FUTURE ZONING*
NORTH	*A-2*	*AGRICULTURAL*	*AGRICULTURAL*	*A-2*
SOUTH	*PC*	*CONSERVATION*	*CONSERVATION*	*PC*
EAST	*A-2*	*AGRICULTURAL*	*AGRICULTURAL*	*A-2*
WEST	*A-2*	*CONSERVATION*	*CONSERVATION*	*A-2*

MAXIMUM PERVIOUS / IMPERVIOUS LOT / TRACT DATA

	LOT 1	*LOT 2*	*LOT 3*	*EX. SOLAR CENTER/ELEC INFRASTRUCTURE*	*EX. PUMP FACILITIES*
TOTAL SITE AREA:	*±390.72 AC*	*±945.14 AC*	*±3696.18 AC*	*±688 AC*	*±2.19 AC*
IMPERVIOUS AREA:	*±312.58 AC*	*±756.11 AC*	*±2956.94 AC*	*±41.28 AC*	
PERVIOUS AREA:	*±78.14 AC*	*±189.03 AC*	*±739.24 AC*	*±646.72 AC*	

FINAL IMPERVIOUS AND PERVIOUS AREAS TO BE DETERMINED AT SITE PLAN. FULL PUD NOT TO EXCEED 80% IMPERVIOUS AREA. NATIVE LANDSCAPE UPLAND PRESERVE, OPEN SPACE AND DRY RETENTION, TO BE PROVIDED AT SITE PLAN SUBMITTAL.

NOTE

THE LOT DIMENSIONS, MAXIMUM BUILDING SQUARE FOOTAGE AND PERVIOUS/IMPERVIOUS LOT TRACT DATA PER PHASE MAY BE ADJUSTED IN CONJUNCTION WITH FINAL SITE PLAN APPLICATION WITHOUT A PUD AMENDMENT PROVIDED THE OVERALL PERVIOUS/IMPERVIOUS AREA RATIO FOR THE ENTIRE PROJECT IS MAINTAINED AND MAXIMUM BUILDING SQUARE FOOTAGE IS CONSISTENT WITH MASTER SITE PLAN NOTE 12.

BUILDING SETBACKS	*UTILITY USE: BUILDING SETBACKS FROM LOT BOUNDARY*	*NON-UTILITY USE: BUILDING SETBACKS FROM PUD BOUNDARY SOUTH OF ST. LUCIE CANAL*	*NON-UTILITY USE: BUILDING SETBACKS FROM TESORO GROVES PUD BOUNDARY NORTH OF ST. LUCIE CANAL*
FRONT	*25 Ft*	*100 Ft*	*50 Ft*
SIDE	*15 Ft*	*100 Ft*	*50 Ft*
REAR	*25 Ft*	*100 Ft*	*50 Ft*

No.	REVISIONS	DATE	BY

Kimley»Horn
© 2026 KIMLEY-HORN AND ASSOCIATES, INC.
1615 S. CONGRESS AVE., SUITE 201,
DELRAY BEACH, FLORIDA, 33445
PHONE: 561-330-2345 FAX: 561-863-8175
WWW.KIMLEY-HORN.COM REGISTRY NO. 35106

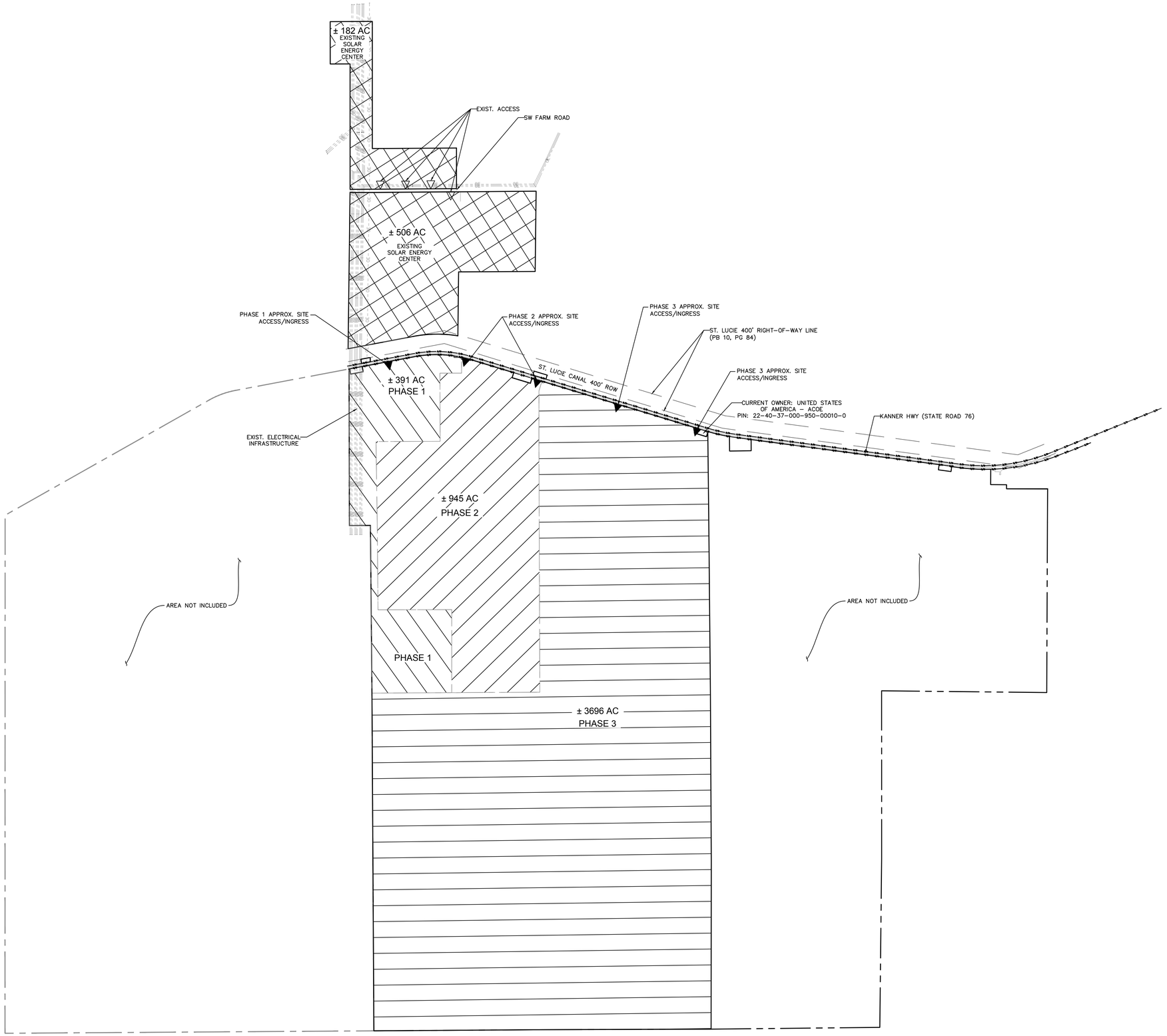
KHA PROJECT 144196173
DATE 04/09/26
SCALE AS SHOWN

MASTER SITE PLAN

TESORO GROVES PUD
PREPARED FOR
FLORIDA POWER & LIGHT COMPANY
VILLAGE OF INDIANTOWN FLORIDA

SHEET NUMBER
C2.00

This document, together with the concepts and designs presented herein, as an instrument of service, is intended only for the specific purpose and client for which it was prepared. Reuse of and improper reliance on this document without written authorization and adaptation by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.



NORTH

GRAPHIC SCALE IN FEET
0 750 1500 3000

PHASE DATA:

EXISTING SOLAR FACILITY AND ELECTRIC INFRASTRUCTURE TO REMAIN

PHASE 1: EXISTING ELECTRIC INFRASTRUCTURE TO REMAIN. FUTURE UTILITY USES. SITE ACCESS AND INFRASTRUCTURE TO SUPPORT FUTURE UTILITY USES. INSTALL 30' WIDE LANDSCAPE BUFFER ADJACENT TO KANNER HWY

PHASE 2:FUTURE LIGHT INDUSTRIAL USES. SITE ACCESS AND INFRASTRUCTURE TO SUPPORT PROPOSED USES. INSTALL 30' WIDE LANDSCAPE BUFFER ADJACENT TO KANNER HWY

PHASE 3:FUTURE UTILITY USES. SITE ACCESS AND INFRASTRUCTURE TO SUPPORT FUTURE UTILITY USES. INSTALL 30' WIDE LANDSCAPE BUFFER ADJACENT TO KANNER HWY

PHASE NOTES:

1. *EACH PHASE SHALL BE DEVELOPED CONSISTENT WITH THE PERMITTED USES IDENTIFIED IN THE PUD ZONING AGREEMENT AND/OR AS DEPICTED ON THE MASTER SITE PLAN.*
2. *PHASES MAY BE DEVELOPED NON-SEQUENTIALLY AND CONCURRENTLY (I.E., MULTIPLE PHASES MAY BE CONSTRUCTED AT ONCE) AS PROVIDED FOR IN THE ACCOMPANYING PUD ZONING AGREEMENT.*
3. *THE TIMETABLE FOR DEVELOPMENT SHALL BE CONSISTENT WITH THE PUD ZONING AGREEMENT.*
4. *MAXIMUM BUILDING SQUARE FOOTAGE SHALL BE ESTABLISHED BY THE CUMULATIVE NUMBER OF VEHICLE TRIPS GENERATED BY 2,000,000 SF OF GENERAL LIGHT INDUSTRIAL USE.*

No.	REVISIONS	DATE	BY

Kimley»Horn

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1615 S. CONGRESS AVE., SUITE 201,
DELRAY BEACH, FLORIDA, 33445
PHONE: 561-330-2345 FAX: 561-863-8175
WWW.KIMLEY-HORN.COM REGISTRY NO. 35106

KHA PROJECT
144196173

DATE
04/09/26

SCALE AS SHOWN

PHASING PLAN

TESORO GROVES PUD
PREPARED FOR
FLORIDA POWER & LIGHT COMPANY

VILLAGE OF INDIANTOWN
FLORIDA

SHEET NUMBER
C2.01

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

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 HUTCHISON

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.

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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.

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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.

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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.]

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)

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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

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

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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

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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.

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Tesoro Groves PUD Narrative and Justification Statement

Florida Power & Light Company (FPL), as owner of the subject property and a long-standing electric infrastructure provider within the region, respectfully requests approval of a Planned Unit Development (PUD) zoning designation, with accompanying PUD Zoning Agreement, and Master Plan and Phase Plan for lands recently annexed into the municipal boundary of the Village of Indiantown, Martin County, Florida. This request follows the Village's adoption of the annexation ordinance for Project Parrot and is intended to implement the Village's adopted Future Land Use designation while establishing a clear, comprehensive, and community-focused framework for future development.

The voluntary annexation of the subject property brought the land consisting of 5,722.30 acres under the Village's municipal jurisdiction to ensure that future development occurs in alignment with local planning objectives, service delivery standards, and long-range community goals. Subsequent to the annexation, the Village approved a Future Land Use Map amendment assigning a Light Industrial (LI) Future Land Use classification to the property. The requested PUD zoning designation serves as the implementing zoning mechanism for the LI classification and provides the Village with a tailored regulatory tool to guide development in a predictable, coordinated, and publicly beneficial manner. Through the PUD, development resulting from annexation is structured to deliver tangible benefits to the Village, including employment opportunities, infrastructure investment, and long-term tax base growth, while maintaining compatibility with surrounding land uses.

The purpose of the Planned Unit Development is to establish a unified and thoughtfully designed zoning framework that reflects the unique scale, function, and long-term importance of the property to both the Village and the surrounding area. FPL is pursuing the PUD approach to ensure development occurs in an orderly and coordinated manner, is guided by clear and enforceable standards, supports infrastructure resiliency, minimizes impacts to surrounding properties, and advances the Village's economic development objectives. Given the size of the site, its proximity to existing energy and utility infrastructure, and the anticipated phased nature of development, the PUD zoning district provides the Village with greater certainty and oversight than conventional zoning while allowing the flexibility necessary to responsibly adapt to future needs.

The Tesoro Groves PUD will function as a master-planned development governed by a PUD Zoning Agreement and accompanying Master Plan and Phase Plan. This framework will establish development standards addressing land uses, intensity, site design, buffering, access, infrastructure coordination, and environmental considerations. The master-planned approach allows the Village and FPL to work collaboratively over time to

ensure development aligns with community expectations and public policy objectives, rather than relying on piecemeal or reactive zoning actions.

Consistent with the LI Future Land Use classification, the PUD is intended to accommodate a range of compatible uses totaling up to 2,000,000 square feet of floor area that supports employment, infrastructure, and technological advancement while remaining sensitive to surrounding land uses. Anticipated uses include information technology and research-oriented uses, power generation and power storage infrastructure, solar energy collection facilities, electric substations and transmission-related facilities, data processing and storage facilities, water and wastewater utilities, and supporting infrastructure. Agricultural uses and interim agricultural operations may continue where appropriate, and all uses will be subject to the development standards and performance criteria established within the PUD. Collectively, these uses are intended to support infrastructure needs while providing local employment opportunities and long-term economic value to the Village.

Development within the Tesoro Groves PUD is anticipated to occur in multiple phases over an extended time horizon. The PUD framework, including the timetable for development, ensures that each phase of development is reviewed for consistency with the approved master plan and Village standards while allowing flexibility to respond to evolving technologies, operational needs, and infrastructure requirements. This phased approach allows development to proceed responsibly and incrementally, ensuring that infrastructure and services, whether public or private, are provided commensurate with development and that the Village maintains appropriate oversight throughout the life of the project.

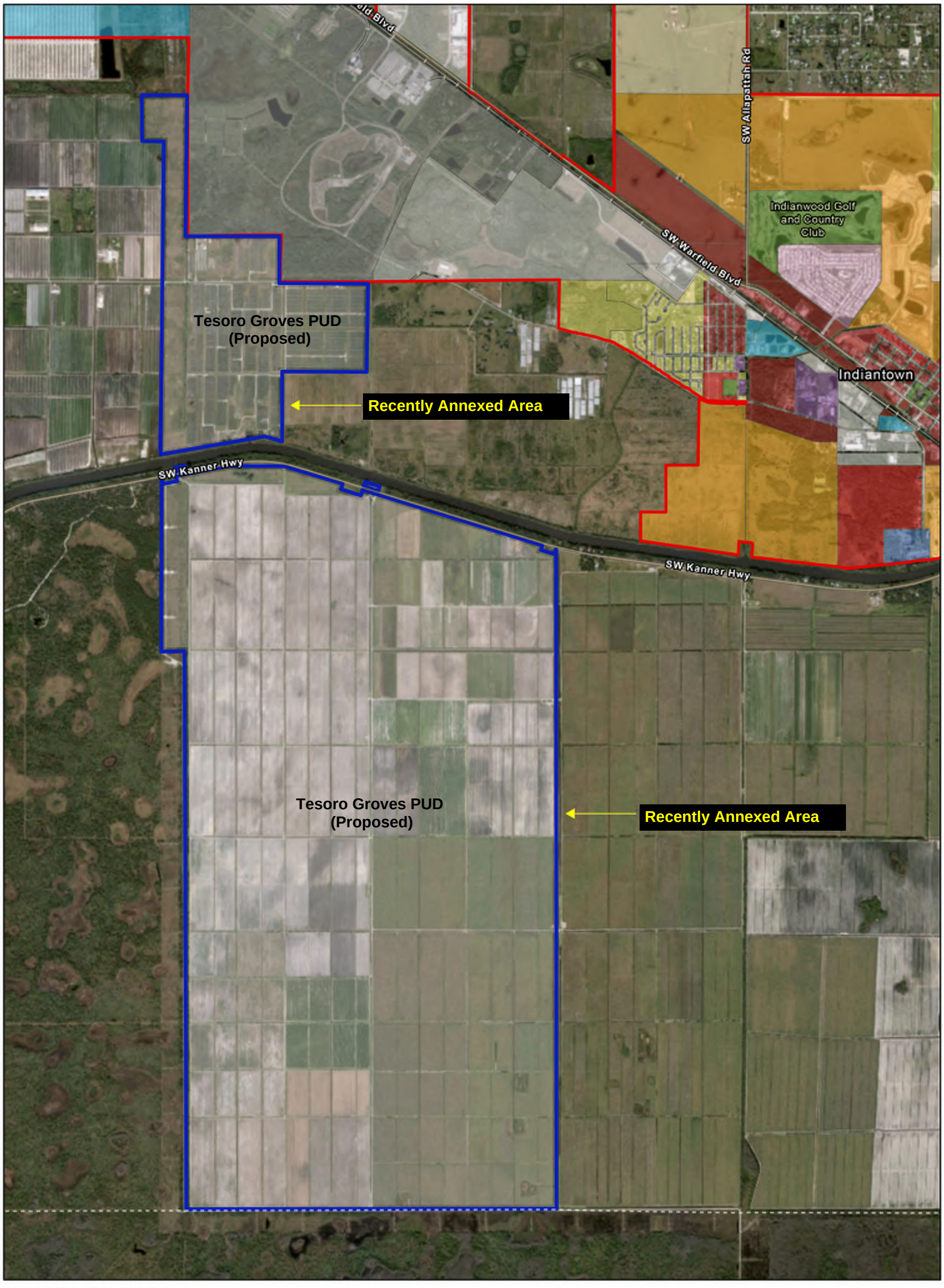
A central objective of the PUD is the proactive planning and coordination of infrastructure and public facilities. Adequate services to support development will be available or made available concurrent with development, consistent with the Village's adopted level of service standards. FPL's investment in energy, utility, and supporting infrastructure within the PUD is intended to enhance service reliability while supporting local development goals of the Village. Initial phases of development may be served by on-site or private utility systems where appropriate, with the ability to transition to municipal services as they become available. Transportation, stormwater, and utility systems will be designed to minimize off-site impacts, protect surrounding land uses, and support long-term community resilience.

The proposed Planned Unit Development is consistent with the Village of Indiantown Comprehensive Plan, including policies related to orderly growth, economic development, infrastructure coordination, and land use compatibility. The PUD

implements the adopted LI Future Land Use classification and provides a structured mechanism to ensure development occurs in a manner that supports the Village's long-term vision while delivering measurable public benefits.

Approval of the Tesoro Groves Planned Unit Development represents an opportunity for the Village of Indiantown to guide large-scale development through a comprehensive, transparent, and enforceable zoning framework. Through the PUD, FPL seeks to partner with the Village to support job creation, infrastructure investment, long-term tax base growth, and responsible land use planning. The PUD zoning designation provides certainty for the Village, accountability for development, and flexibility to accommodate future needs in a manner that prioritizes community benefit and long-term resilience. The proposed Planned Unit Development is a logical and beneficial next step following annexation and Future Land Use approval, and represents a meaningful investment in the Village's economic vitality and infrastructure future.

Existing Future Land Use



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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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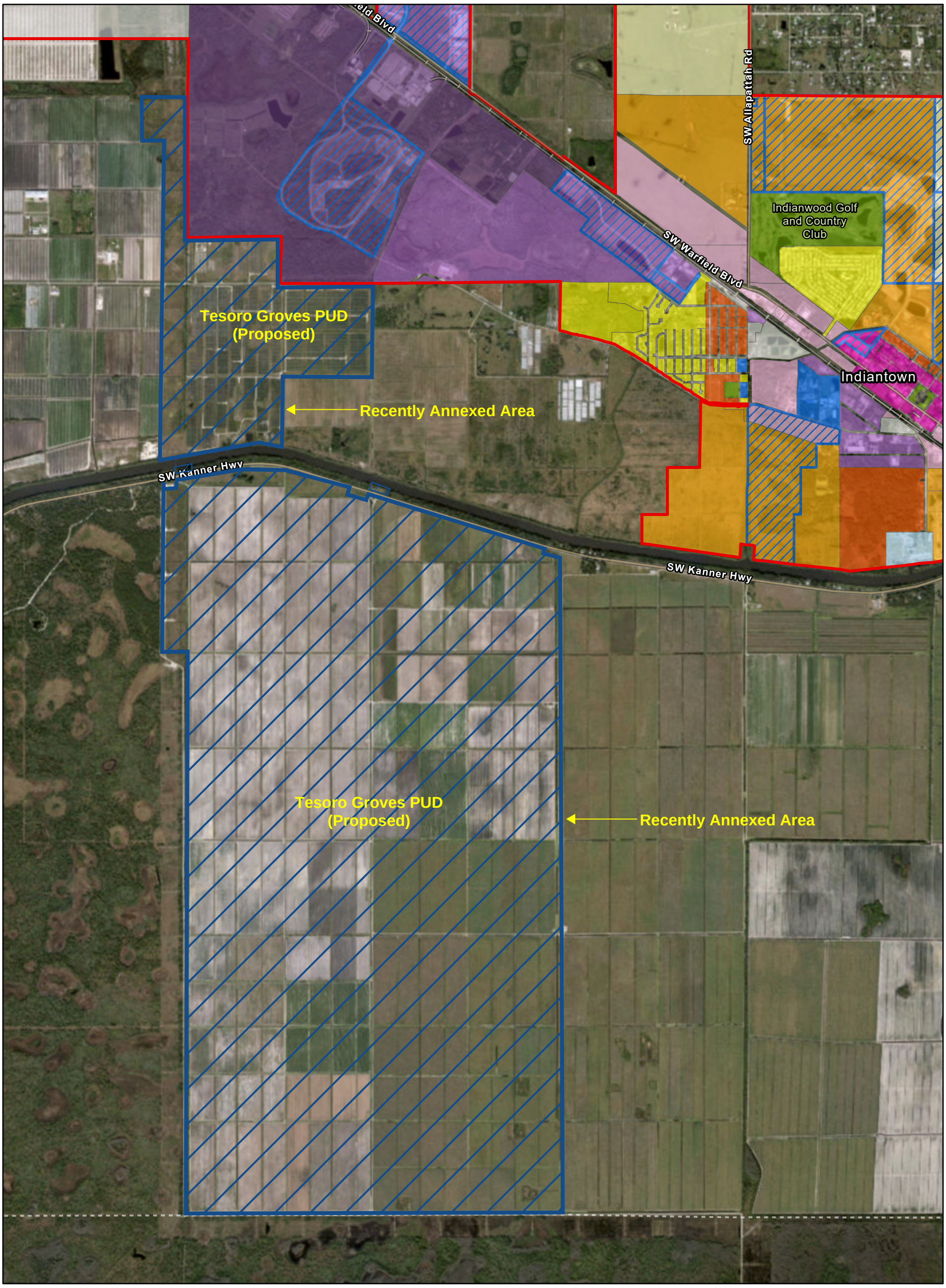
0 0.33 0.65 1.3 mi

0 0.5 1 2 km

Sources: Esri, TomTom, Garmin, FAO, NOAA, USGS, © OpenStreetMap contributors, and the GIS User Community

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Proposed Zoning



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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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0 0.5 1 2 km

Sources: Esri, TomTom, Garmin, FAO, NOAA, USGS, © OpenStreetMap contributors, and the GIS User Community

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Environmental Assessment (EA) Report

Tesoro Groves PUD

Indiantown, Florida

Prepared for:
Florida Power & Light Company
Mail Stop # JW2/B2B
15430 Endeavor Drive
Jupiter, FL 33478

144196342
March 2026
© Kimley-Horn and Associates, Inc.
11601 Kew Gardens Avenue, Suite 200
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Kimley»Horn

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Environmental Assessment (EA)

Technical Memorandum

Tesoro Groves PUD
Indiantown, Florida

INTRODUCTION

Kimley-Horn and Associates, Inc. (*Kimley-Horn*) was retained by Florida Power & Light Company (FPL) to provide environmental due diligence assistance and prepare an Environmental Assessment (EA) report for the approximately ±5,722.3-acre PUD subject area (subject area), located within the Village of Indiantown, Florida. The purpose of this assessment was to evaluate the subject area for the presence of wetlands, surface waters, and listed wildlife habitat, as well as to determine general permitting requirements and regulations that may be applicable to potential future development of solar energy production, data centers, substations, transmission and distribution facilities, water and sewer treatment facilities, warehouses, battery energy storage systems (BESS), and other light industrial uses within the subject area. This assessment is based on a review of publicly available desktop data and observations made during site reconnaissance conducted on October 13, October 16, October 20-24, and November 5, 2025. Site photographs are contained within ***Appendix A – Photographic Log***.

The subject area is approximately ±5,722.3 acres and consists of eighteen (18) parcels. Ten (10) parcels [03-40-38-000-000-00050-9, 09-40-38-000-000-00030-1, 10-40-38-000-000-00020-1, 11-40-38-000-000-00020-9, 15-40-38-000-000-00010-2, 14-40-38-000-000-00010-5, 22-40-38-000-000-00010-8, 23-40-38-000-000-00010-6, 27-40-38-000-000-00010-7, and 26-40-38-000-000-00010-9] are located south of SW Kanner Highway and eight (8) parcels [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, 32-39-38-001-039-00001-7, 32-39-38-001-034-00011-6, 03-40-38-000-000-00011-0] are located north of SW Kanner Highway, in the Village of Indiantown, Florida (See ***Appendix B, Figures 1-1.2 – Project Location Map***). The subject area falls within Sections 3, 4, 9, 10, 11, 14, 15, 22, 23, 26, 27, 33, & 34, Township 40S, and Range 38E. The western extent of the subject area is bound by a 500 kV transmission line corridor, running north-south.

SOILS

Based on the U.S. Department of Agriculture (USDA)/Natural Resources Conservation Service (NRCS) *Soil Survey of Martin County, Florida*, eleven (11) non-hydric soils were mapped within the subject area and include (2) Lawnwood and Myakka Fine Sands, (4) Waveland and Immokalee Fine Sands, (16) Oldsmar Fine Sand, 0 to 2 percent slopes, (17) Wabasso San, 0 to 2 percent slopes, (29) Pineda-Pineda, Wet, Fine Sand, 0 to 2 percent slopes, (30) Pinellas Fine Sand, 0 to 2 percent slopes, (44) Cypress Lake Fine Sand, 0 to 2 percent slopes, (47) Pinellas Fine Sand, 0 to 2 percent slopes, (48) Jupiter Sands, (52) Malabar Fine Sand, High, 0 to 2 percent slopes, and (53) Udorthents, 0 to 35 percent slopes. In addition to the eleven (11) non-hydric soils, ten (10) hydric soil types were also mapped within the subject area and include (19) Winder Sand, Frequently Ponded, 0 to 1 percent slopes, (21) Pineda-Riviera Fine Sands Association, 0 to 2 percent slopes, (36) Riviera Fine Sand, 0 to 2 percent slopes, (37) Riviera Fine Sand, Frequently Ponded, 0 to 1 percent slopes, (38) Floridana Fine Sand, Frequently Ponded, 0 to 1 percent slopes, (42) Brynwood Sand, Wet, 0 to 2 percent slopes, (49) Riviera Fine Sand, Frequently Ponded, 0 to 1 percent slopes, (57) Chobee Muck, Frequently Ponded, 0 to 1 percent slopes, (58) Gator and Tequesta

Mucks, and (66) Holopaw Fine Sand, 0 to 2 percent slopes. A copy of the digital USDA/NRCS soil data is attached in ***Appendix B, Figures 2.1-2.4 – NRCS Soils Map.***

LAND USE

Land use/land cover data was acquired from the South Florida Water Management District (SFWMD) utilizing the Florida Department of Transportation (*FDOT*) Florida Land Use, Cover and Forms Classification System (FLUCFCS) (FDOT, 1999). The FLUCFCS data were field verified and appropriately adjusted during the site reconnaissance, with current site conditions reflected in ***Appendix B, Figures 3.1-3.2 – Florida Land Use, Cover, and Forms Classification System (FLUCFCS) Map***. The following summarizes the existing land uses and cover types within the subject area:

FLUCFCS 215 – AGRICULTURE (±4,637.86 ACRES)

This land use type is found throughout most of the subject area and is primarily characterized by planted sugarcane (*Saccharum officinarum*) and other row crops. The existing field crops are currently watered by linear irrigation, with the soil showing signs of significant disturbance.

FLUCFCS 510 – STREAMS AND WATERWAYS (±373.86 ACRES)

This land use type is primarily characterized by the presence of agricultural ditches found throughout the entirety of the subject area. These surface waters are being utilized for irrigation.

FLUCFCS 641 – FRESHWATER MARSHES (±36.18 ACRES)

This land cover categorizes the wetland areas delineated within the subject area. Based on observations made during site reconnaissance, dominant wetland vegetation, along with obvious signs of sugarcane stress, was noted. Vegetation in these areas consisted primarily of primrose willow (*Ludwigia grandiflora),* torpedo grass (*Panicum repens*), toothcup (*Rotala ramosior*), and danglepod (*Sesbania herbacea*). Additionally, algal matting and advantageous roots were also visible, with standing water in areas reaching one (1) to eight (8) inches.

FLUCFCS 831 – ELECTRICAL POWER FACILITIES (±493.32 ACRES)

This land use type was identified within the northern limits of the subject area. It generally encompasses facilities associated with power generation and distribution, including hydropower, thermal, nuclear, gas turbine plants, transformer yards, and substations. For this site, the land use consists of existing solar fields.

FLUCFCS 832 – ELECTRICAL POWER TRANSMISSION LINES (±181.08 ACRES)

This land use type was noted along the western limits of the subject area. This land use category includes infrastructure associated with the transmission of electrical power. In this case, the designation corresponds to an existing transmission line within the subject area.

WETLANDS & SURFACE WATERS

Kimley-Horn performed a desktop wetland assessment and site reconnaissance to evaluate the subject area for potential presence of surface waters and jurisdictional wetlands in accordance with applicable federal and state wetland criteria as set forth by the U.S. Army Corps of Engineers (USACE) and the Florida Department of Environmental Protection (FDEP). Specifically, a combination of aerial photography, light detection and ranging (LiDAR) data, infrared imagery data, USDA, NRCS soils data, U.S. Fish and Wildlife Service (USFWS) National Wetlands Inventory (NWI) data, and SFWMD land use/land cover data was used to assess potential wetland locations within and adjacent to the subject area.

Based on a desktop review of the subject area and site reconnaissance conducted on October 13, October 16, October 20–24, and November 5, 2025, approximately ±36.18 acres of isolated wetlands and approximately ±373.86 acres of other surface waters (OSWs) were identified (see ***Appendix B, Figures 4.1-4.2 – Wetland & Surface Water Location Map***).

Impacts to the identified wetlands and OSWs will require necessary state permitting, such as an Environmental Resource Permit (ERP). FPL will secure necessary Environmental Resource Permits prior to commencement of applicable activities. Wetland and surface water impacts will be reduced or eliminated to the greatest extent practicable. If impacts to wetlands are ultimately proposed, mitigation will be considered for wetland impacts larger than one-half (0.5) acres.

LISTED & PROTECTED SPECIES

Kimley-Horn evaluated plant and animal species listed as federally or state protected that are known to occur or likely to occur within the subject area based upon review of published USFWS and Florida Fish and Wildlife Conservation Commission (FWC) Geographical Information System (GIS) databases of documented listed species occurrences, a desktop determination of potential suitable habitats using the Florida Natural Areas Inventory (FNAI) and USFWS Information for Planning and Conservation (IPaC) reports (***Appendix C***), and through observations made during site reconnaissance on October 13, 16, and 20-24, 2025 within seven (7) parcels south of SW Kanner Highway [03-40-38-000-000-00050-9, 09-40-38-000-000-00030-1, 10-40-38-000-000-00020-1, 11-40-38-000-000-00020-9, 15-40-38-000-000-00010-2, 14-40-38-000-000-00010-5, and 22-40-38-000-000-00010-8]. Listed animal and plant species are those species listed at the state or federal level as endangered, threatened, or species of special concern by the FWC or the USFWS, respectively. The results of the database reviews and on-site observations are as follows:

USFWS Consultation Areas – The subject area is within the following USFWS Consultation Areas:

- Everglade Snail Kite
- Florida Bonneted Bat
- Audubon's Crested Caracara
- West Indian Manatee
- Florida Grasshopper Sparrow
- Lake Wales Ridge Plants

Though the subject area falls within the USFWS Consultation Areas for the Everglade snail kite (*Rostrhamus sociabilis*), West Indian manatee (*Trichechus manatus*), Florida grasshopper sparrow (*Ammodramus savannarum floridanus*), and Lake Wales Ridge plants, on-site habitat for these species does not exist, and therefore, no impacts are anticipated. As such, these species will not be discussed further. However, on-site habitat does exist for the crested caracara (*Caracara plancus audubonii*) within all parcels south of SW Kanner Highway except parcel 09-40-38-000-000-00030-1, which is where the existing 500 kV transmission line corridor is located. Additionally, on-site habitat exists for the Florida bonneted bat (*Eumops floridanus*) within all parcels north and south of SW Kanner Highway. These species will be discussed further below.

FWC – There are no known bald eagle (*Haliaeetus leucocephalus*) nests or wading bird rookeries on or within one (1) mile of the subject area. As such, impacts are not anticipated, and these species will not be discussed further.

FNAI Biodiversity Matrix Report – The subject area falls within one (1) Matrix Unit (63982) (***Appendix C***), and no documented or documented-historic elements were noted within the vicinity of the subject area. Species listed within the FNAI report as having the potential to occur within the subject area include the eastern indigo snake (*Drymarchon couperi*), gopher tortoise (*Gopherus polyphemus*), and the Florida bonneted bat. These species will be discussed further below. Though the wood stork (*Mycteria americana*), red-cockaded woodpecker (*Dryobates borealis*), and Florida black bear (*Ursus americanus floridanus*) were listed in the FNAI report as potential elements within the subject area, habitat for these species does not exist on-site. As such, no impacts are anticipated, and these species will not be discussed further.

USFWS IPaC Data – The IPaC Trust Resources Report includes historical data, which may result in some species findings that do not reflect current on-site conditions (***Appendix C***). Species listed in the data that have suitable or marginal habitats within the subject area include the crested caracara, eastern indigo snake, Florida bonneted bat, and American alligator (*Alligator mississippiensis*). Species listed in the data that do not have suitable on-site habitat include the Florida panther (*Puma [=Felis] concolor coryi*), puma (*Puma [=Felis] concolor*), southeastern beach mouse (*Peromyscus polionotus niveiventris*), tricolored bat (*Perimyotis subflavus*), West Indian manatee, eastern black rail (*Laterallus jamaicensis jamaicensis*), Everglade snail kite, and red-cockaded woodpecker. The subject area is not within USFWS-designated Critical Habitat.

Based on field reconnaissance and database reviews, a listing of the state and federally listed species potentially occurring within the immediate vicinity of the subject area has been compiled. ***Table 1*** lists species that may occur and their likelihood of occurrence. The likelihood of occurrence is based on actual observation of the species, signs of the species (burrows, tracks, scat, etc.), observance of suitable habitat, or documented occurrences of the species within various databases.

TABLE 1
Potential Listed Species Occurrence

Common Name		Scientific Name	Listing Status	Comments	Likelihood of Occurrence
REPTILES	Eastern Indigo Snake	*Drymarchon couperi*	FT	Observed On-site: No Observed in Proximity: No Habitat present: Marginal Type: Burrowing/ Foraging	Low
	Gopher Tortoise	*Gopherus polyphemus*	ST	Observed On-site: No Observed in Proximity: No Habitat present: Marginal Type: Burrowing/foraging	Low
	American Alligator	*Alligator mississippiensis*	T(S/A)	Observed On-site: Yes Observed in Proximity: Yes Habitat present: Yes Type: Foraging	High
MAMMALS	Florida Bonneted Bat	*Eumops floridanus*	FE	Observed On-site: No Observed in Proximity: No Habitat present: Marginal Type: Roosting/Foraging	Medium
BIRDS	Audubon's Crested Caracara	*Caracara plancus audubonii*	FT	Observed On-site: No Observed in Proximity: No Habitat present: Marginal Type: Nesting/Foraging	Medium

1 Based on *Florida's Endangered and Threatened Species* updated December 2022 available on https://myfwc.com/wildlifehabitats/wildlife/.

Status: ST = State Threatened; FT = Federally Threatened, FE = Federally Endangered, T(S/A) = Threatened For Similarity Of Appearance.

Eastern Indigo Snake

The eastern indigo snake occurs in a range of habitats, including pine flatwoods, scrubby flatwoods, high pine, dry prairie, tropical hardwood hammocks, edges of freshwater marshes, agricultural fields, coastal dunes, and human-altered habitats. The snake requires large tracts of land to survive and often winters in burrows of gopher tortoises, armadillos, cotton rats, and land crabs (in coastal areas) and forages in hydric habitats. This species was listed in the FNAI and IPaC reports (***Appendix C***) as having the potential to occur within the subject area. Although no individuals were observed on the parcels south of SW Kanner Highway during site reconnaissance, marginal habitat for this species exists within the entire subject area. Per the USFWS *Eastern Indigo Snake Programmatic Effect Determination Key* (August 2017), with the implementation of the USFWS Standard Protection Measures for the Eastern Indigo Snake during construction, impacts on the eastern indigo snake are not likely to occur.

Gopher Tortoise

The Gopher Tortoise is a burrowing tortoise that inhabits upland habitats such as pine flatwoods, xeric oak hammocks, and open sandy pastures, but also can often be found in disturbed areas. A 15% Gopher Tortoise survey was completed during site reconnaissance within seven (7) parcels [03-40-38-000-000-00050-9, 09-40-38-000-000-00030-1, 10-40-38-000-000-00020-1, 11-40-38-000-000-00020-9, 15-40-38-000-000-00010-2, 14-40-38-000-000-00010-5, and 22-40-38-000-000-00010-8] south of SW Kanner Highway, and no burrows were observed. A Gopher Tortoise Relocation Permit (GTT-23-00332) was previously obtained in 2023 within parcel 03-40-38-000-000-00011-0 north of SW Kanner Highway. If a Gopher Tortoise burrow is identified within 25 feet of the development footprint, an application for a Florida Fish and Wildlife Conservation Commission (FWC) gopher tortoise relocation permit will be submitted.

American Alligator

The American Alligator prefers freshwater lakes, slow-moving rivers, and their associated wetlands, but can also be found in brackish water habitats. Alligators were observed during field reviews within the on-site canals and were noted within the IPaC report (***Appendix C***). The alligator is listed as threatened due to similarity of appearance to the American crocodile. Best management practices will be implemented throughout construction to prevent erosion and sedimentation from entering adjacent canals, thereby protecting water quality and minimizing potential impacts to American alligators and their habitat.

Florida Bonneted Bat

The Florida Bonneted Bat is known to roost in natural tree cavities and tree cavities created by woodpeckers and other species. The proposed project is within the USFWS consultation area for this species but outside of designated critical habitat and assumed presence areas. The subject area on the north side of SW Kanner Highway are developed as an existing transmission corridor and solar facilities, with only minor acreage remaining as unimproved land. There are minimal trees or other suitable nesting structures within the subject area; however foraging habitat exists. No evidence of Florida Bonneted Bat activity was observed during field review. While agricultural land provides foraging habitat for the species, its conservation value is lower than other open areas dominated by native vegetation not exposed to regular pesticides. The Florida Bonneted Bat is likely to be both range and roost limited but there is no evidence that the species is limited by the availability or quality of foraging habitat. Therefore, proposed conversion of potential foraging habitat from agricultural land use (FLUCCS Code 200) to utility land use (FLUCCS 8310) does not meet the definition of harm under the Endangered Species Act (ESA). It is also noteworthy that no other USFWS bat species guidelines require surveys of foraging habitat, as best available science has not established foraging habitat as a limiting factor in the continued existence of the respective species. Given the absence

of roosting habitat, low quality foraging habitat within the proposed project area and higher quality foraging habitat under long-term conservation in the immediate area; FPL does not anticipate adverse impacts will occur during construction or as a result of operating electrical infrastructure within the subject area.

Audubon's Crested Caracara

The Audubon's Crested Caracara is listed as threatened by USFWS. Audubon's Crested Caracara is a large species of raptor that can reach a body length of 20-25 inches. The Caracara has a dark brown-black belly, wings, back, and crown with a white lower belly, head, and throat. Caracara inhabits wet prairies with cabbage palms and may also be found in wooded areas with saw palmetto, pastures and farmlands, cypress, and scrub oaks. The subject area is within the Crested Caracara consultation area. No Caracara nests were observed on the parcels south of SW Kanner Highway during field reviews or formal surveys conducted in 2024 and 2025; however, foraging activity was documented within the agricultural fields. Formal Crested Caracara survey is currently underway (January–April 2026) on parcels south of SW Kanner Highway to assess nest presence or absence for the current nesting season. To date, no nesting activity has been documented. Two (2) documented Caracara nests are located within 300 meters (985 feet) of parcel 03-40-38-000-000-00011-0 within the northern portion of the subject area (see ***Appendix B, Figure 5 – Audubon's Crested Caracara Nest Location Map***). Parcel 03-40-38-000-000-00011-0 currently contains a developed solar field, and the Caracara nests are situated on a parcel outside of the proposed development area. No surveys are currently underway on parcels north of SW Kanner Highway for the 2026 nesting season. FPL will adhere to federal requirements governing development within Crested Caracara nest buffers and will consult with the U.S. Fish and Wildlife Service (USFWS) to obtain required permits as necessary.

CONCLUSIONS

Kimley-Horn biologists performed an environmental assessment of the approximately ±5,722.30-acre subject area in the Village of Indiantown, Florida. The desktop assessment was supplemented by a site reconnaissance visit to verify the desktop analysis findings. Based on current conditions, the subject area contains mainly agricultural fields containing sugarcane and row crops (***Appendix A – Photographic Log***) and existing solar fields and transmission lines (***Appendix B, Figures 3.1-3.2 – Florida Land Use, Cover, and Forms Classification System (FLUCFCS) Map***). Additionally, approximately ±373.86 acres of other surface waters (OSWs) and ±36.18 acres of wetlands were mapped within the subject area (***Appendix B, Figures 4.1-4.2 – Wetland & Surface Water Location Map***). An ERP will be obtained for proposed project development within the subject areas and mitigation will be considered for wetland impacts larger than one-half (0.5) acres.

The subject area lies within the USFWS Consultation Areas for the Everglade snail kite, Florida bonneted bat, Audubon's crested caracara, West Indian manatee, Florida grasshopper sparrow, and the Lake Wales Ridge plants. Habitat is not present for the Everglade snail kite, West Indian manatee, Florida grasshopper sparrow, or Lake Wales Ridge plants. The gopher tortoise, eastern indigo snake, American alligator, Florida bonneted bat, and crested caracara were listed within the FNAI and IPaC reports (***Appendix C***) as having the potential to occur within the subject area.

Although the eastern indigo snake was not observed during site reconnaissance, marginal habitat for this species exists on-site within the entire subject area. Therefore, USFWS Standard Protection Measures for the Eastern Indigo Snake would be implemented during construction.

Though much of the subject area consists solely of Florida bonneted bat foraging habitat, marginal roosting habitat also exists. Given the presence of higher quality foraging habitat under long-term conservation in the immediate area, the low-quality foraging habitat within the subject area, and with implementation of appropriate species-specific best management practices, FPL does not anticipate take will occur as it relates to utility development infrastructure within the subject area.

Lastly, no crested caracara nests were observed during formal surveys occurring from 2024 to present date on the parcels south of SW Kanner Highway. However, two (2) documented Caracara nests are located within 300 meters (985 feet) of parcel 03-40-38-000-000-00011-0 within the northern portion of the subject area (see ***Appendix B, Figure 5 – Audubon's Crested Caracara Nest Location Map***). FPL will adhere to federal requirements regarding Crested Caracara.

APPENDIX A

PHOTOGRAPHIC LOG



Photo 1 – View of existing sugarcane row crop within the proposed subject area, facing south.



Photo 2 – View of an on-site surface water ditch Within the subject area, facing east.

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APPENDIX A – PHOTOGRAPHIC LOG

Tesoro Groves PUD
Village of Indiantown, Florida



Photo 3 – Additional view of irrigation ditch facing, facing northeast.



Photo 4 – View of the on-site wetland, facing west.



Photo 5 – View of standing water located within an on-site wetland, facing south.



Photo 6 – View of on-site weir for stormwater control, facing northwest.



Photo 7 – View of hydric soils and primrose willow located within an on-site wetland.



Photo 8 – View of an OSW, facing northeast.

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Photo 9 – View of the existing solar field within the northern portion of the subject area, facing southwest.



Photo 10 – View of the existing transmission line within the western portion of the subject area, facing south.

APPENDIX B

FIGURES

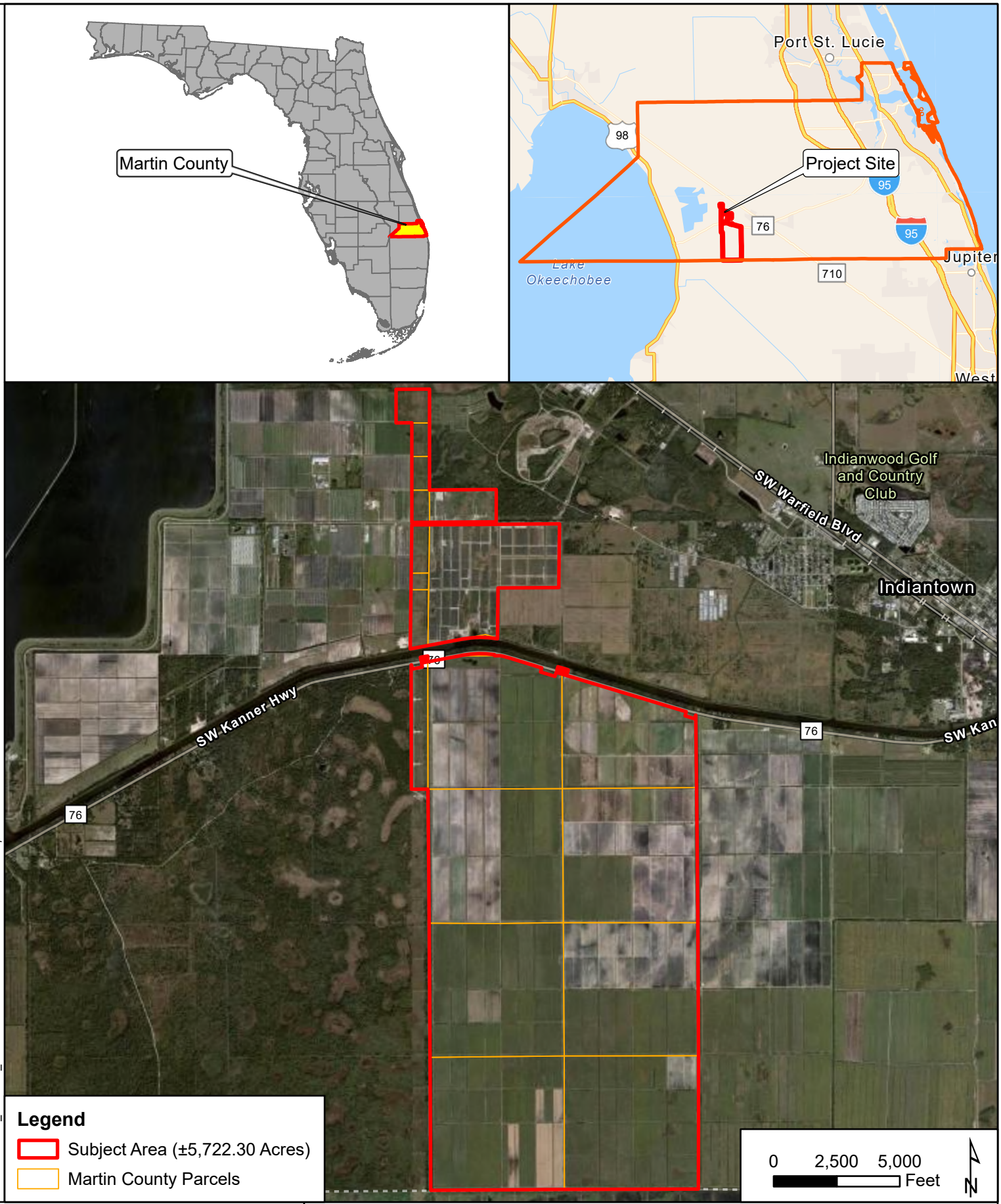
Figure 1 – Project Location Map

Figures 2.1-2.4 – NRCS Soils Map

Figures 3.1-3.2 – Florida Land Use, Cover, and Forms Classification System (FLUCFCS) Map

Figures 4.1 and 4.2 – Wetland & Surface Water Location Map

Figure 5 – Audubon's Crested Caracara Nest Location Map



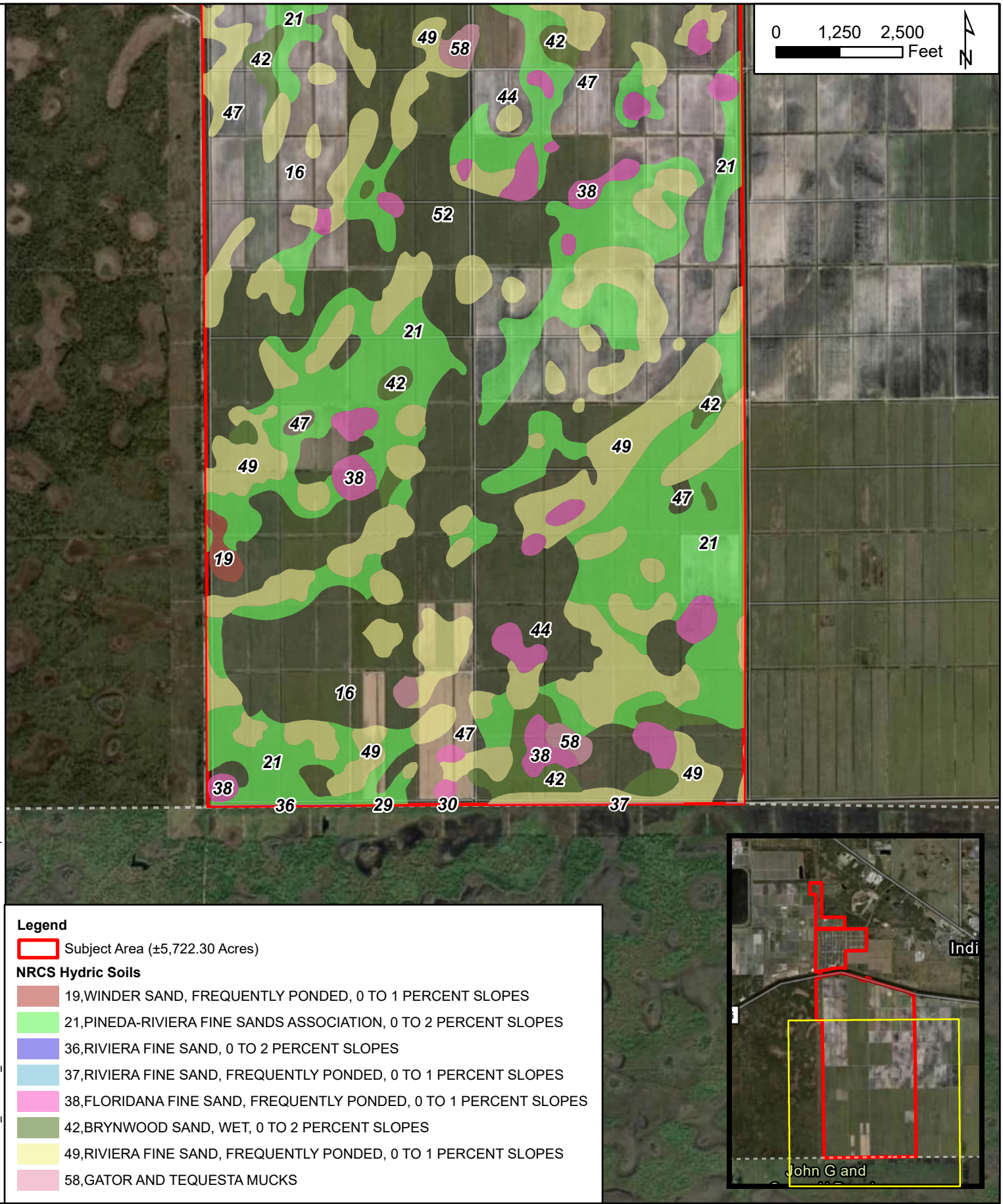
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Project Location Map

Tesoro Groves PUD
Indiantown, Florida

1 IN = 5,000 FT	WBS# 2K.T00000039603 / KH# 144196312	MARCH 2026	FIGURE 1.2

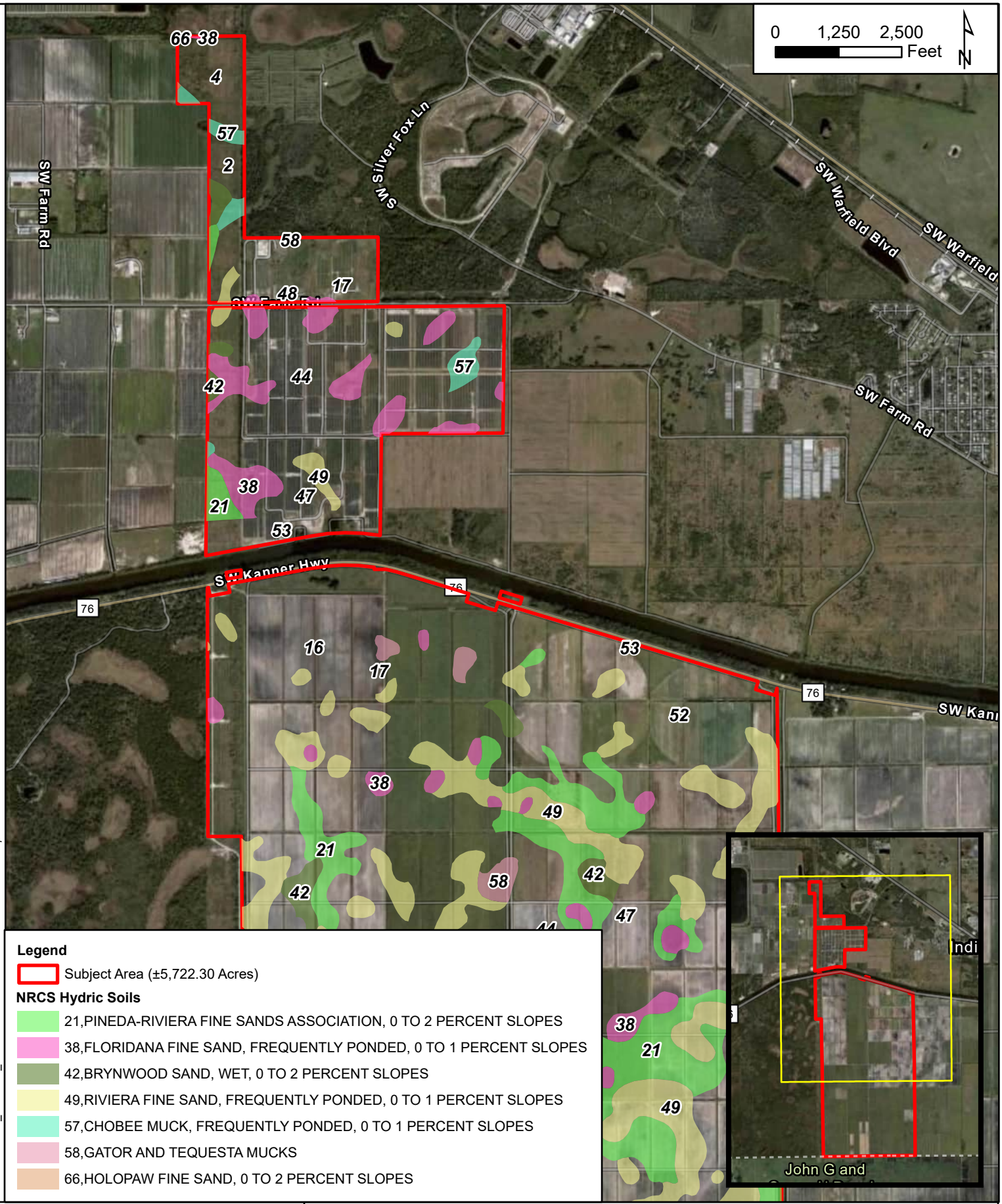


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NRCS Hydric Soils Map

Tesoro Groves PUD
Indiantown, Florida

1 IN = 2,000 FT	WBS# 2K.T00000039603 / KH# 144196312	MARCH 2026	FIGURE 2.1



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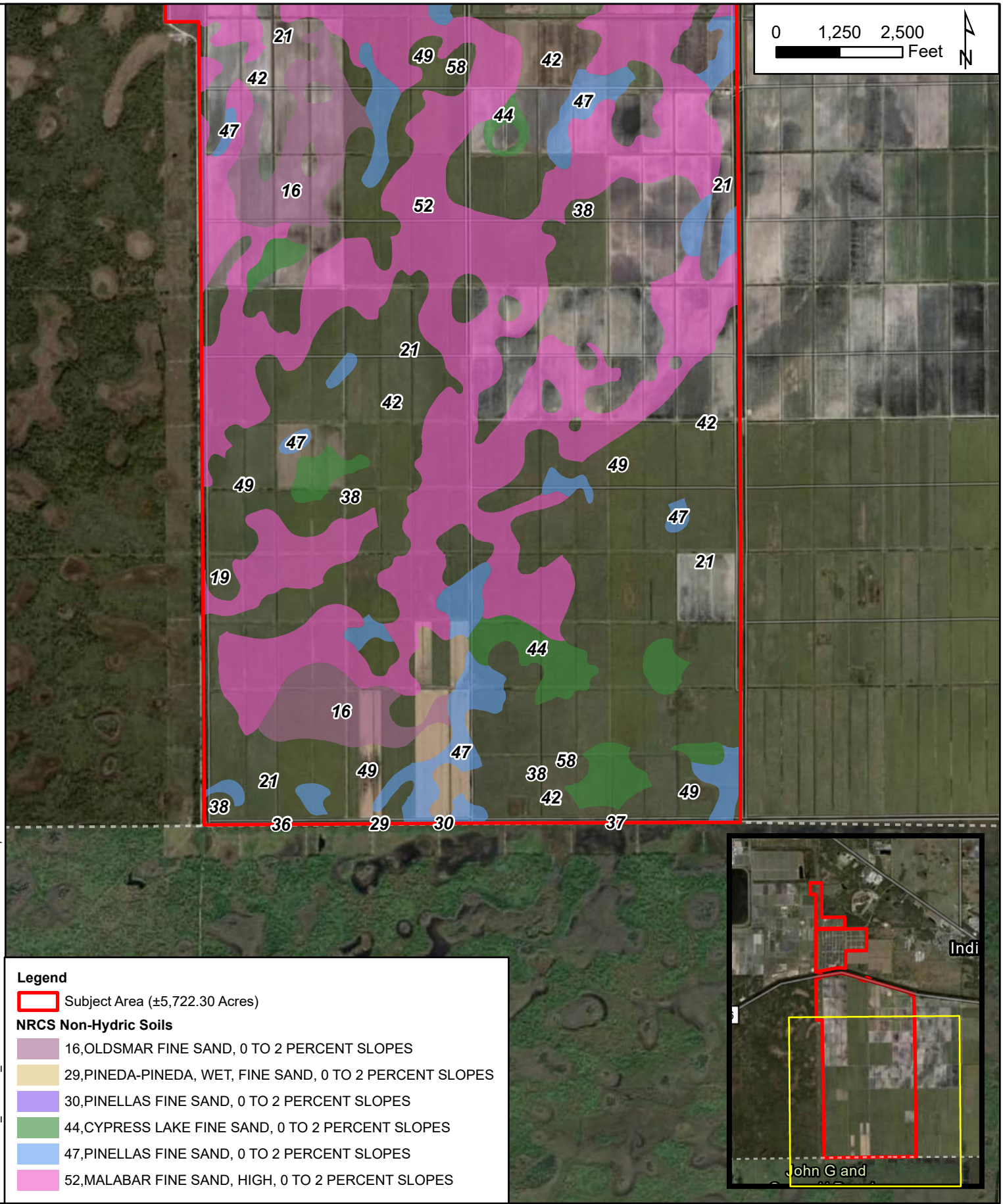
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NRCS Hydric Soils Map

Tesoro Groves PUD
Indiantown, Florida

1 IN = 2,000 FT	WBS# 2K.T00000039603 / KH# 144196312	MARCH 2026	FIGURE 2.2



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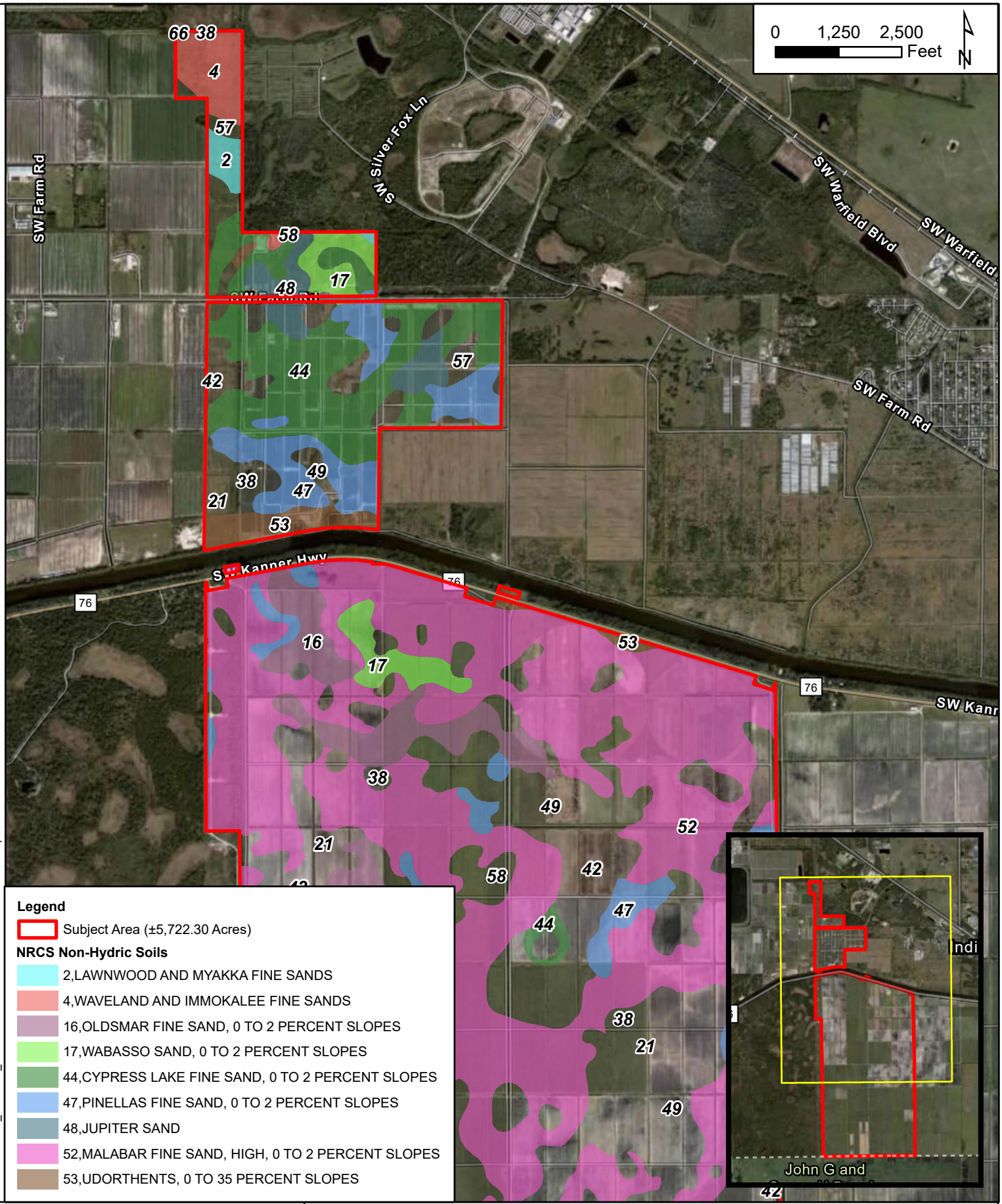
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NRCS Non-Hydric Soils Map

Tesoro Groves PUD
Indiantown, Florida

1 IN = 2,000 FT	WBS# 2K.T00000039603 / KH# 144196312	MARCH 2026	FIGURE 2.3



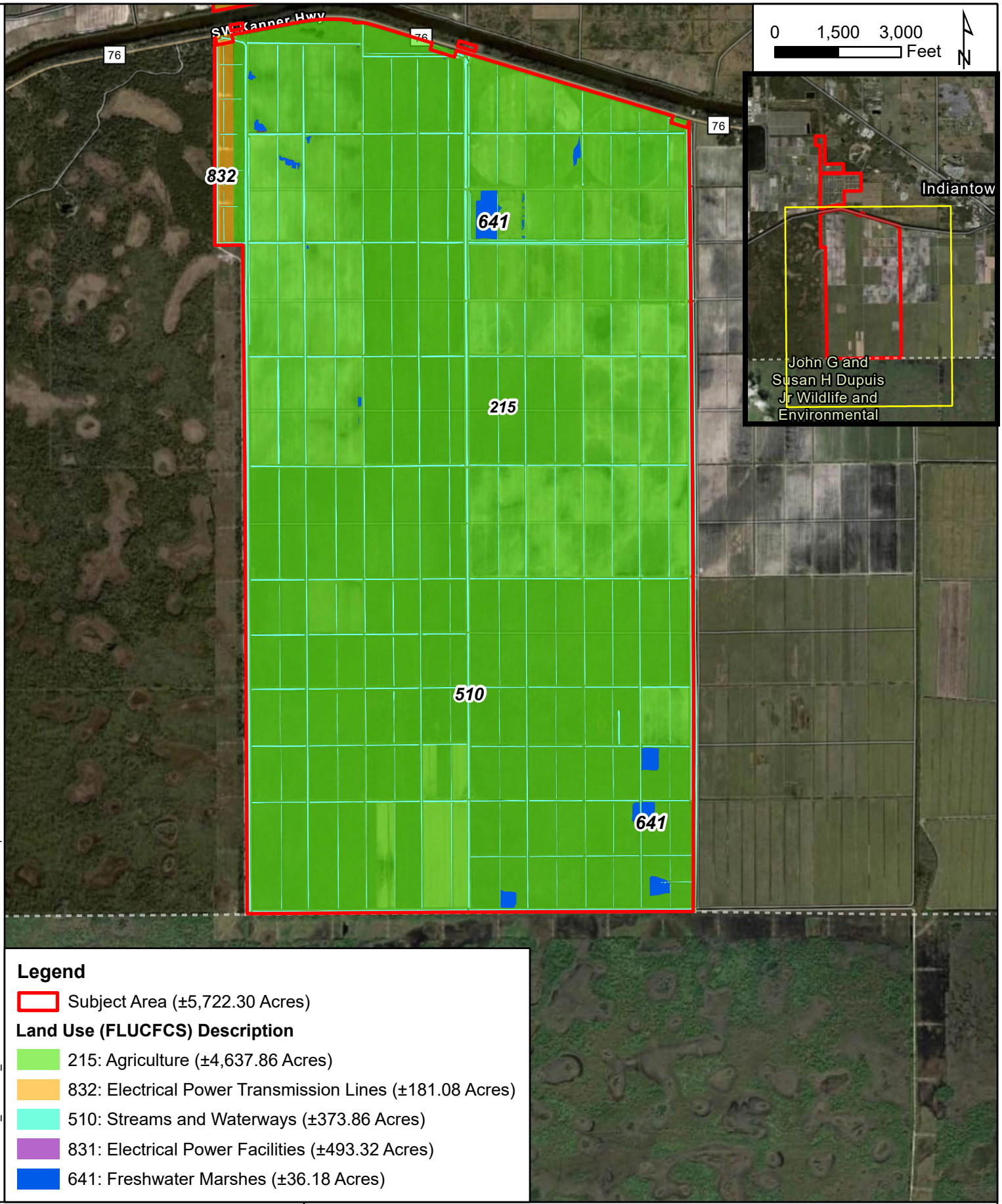
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NRCS Non-Hydric Soils Map

Tesoro Groves PUD
Indiantown, Florida

1 IN = 2,000 FT	WBS# 2K.T00000039603 / KH# 144196312	MARCH 2026	FIGURE 2.4



Legend

Subject Area (±5,722.30 Acres)

Land Use (FLUCFCS) Description

- 215: Agriculture (±4,637.86 Acres)
- 832: Electrical Power Transmission Lines (±181.08 Acres)
- 510: Streams and Waterways (±373.86 Acres)
- 831: Electrical Power Facilities (±493.32 Acres)
- 641: Freshwater Marshes (±36.18 Acres)

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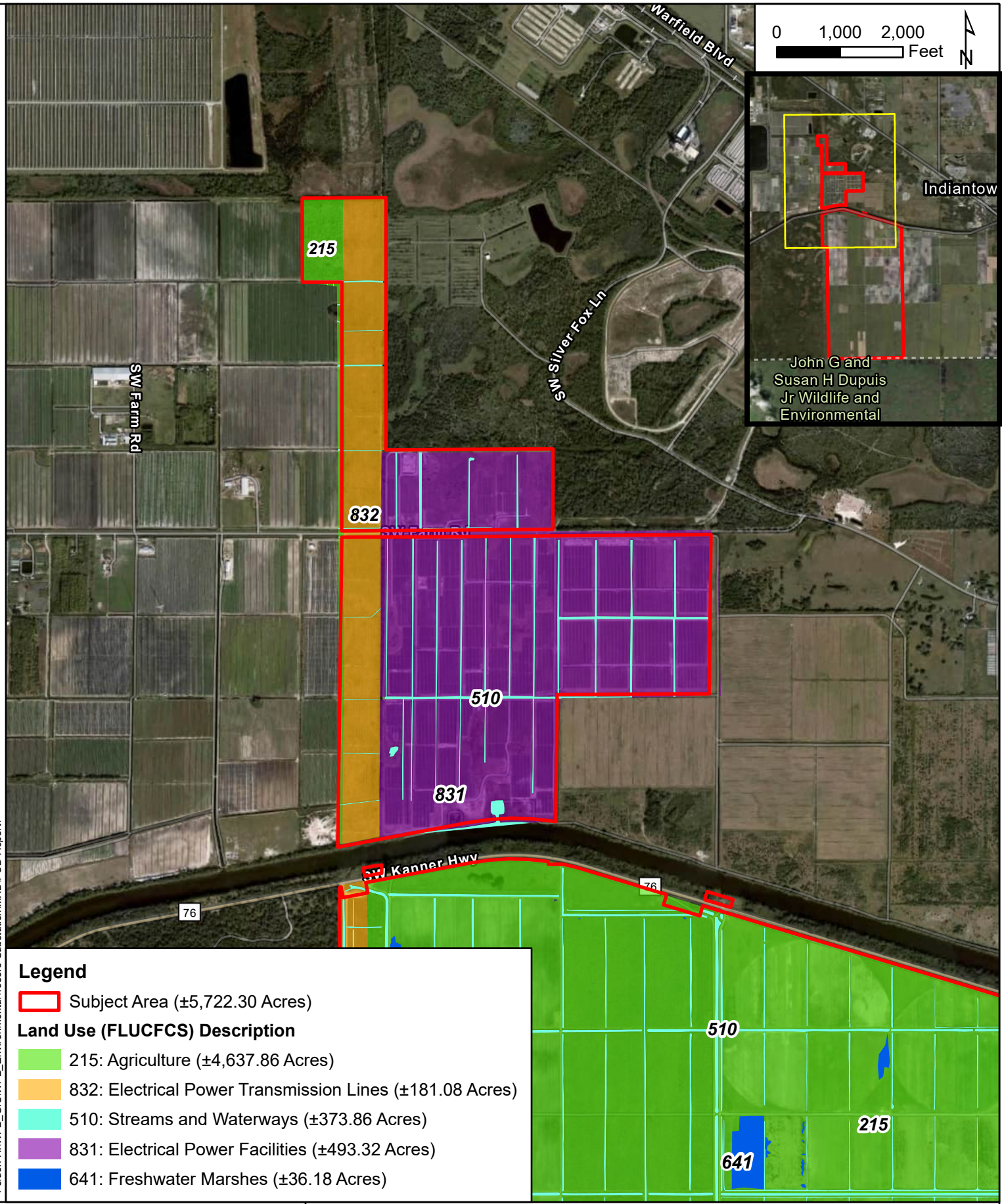
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Florida Land Use, Cover, and Forms Classification System (FLUCFCS) Map

Tesoro Groves PUD
Indiantown, Florida

1 IN = 2000 FT	WBS# 2K.T00000039603 / KH# 144196312	MARCH 2026	FIGURE 3.1



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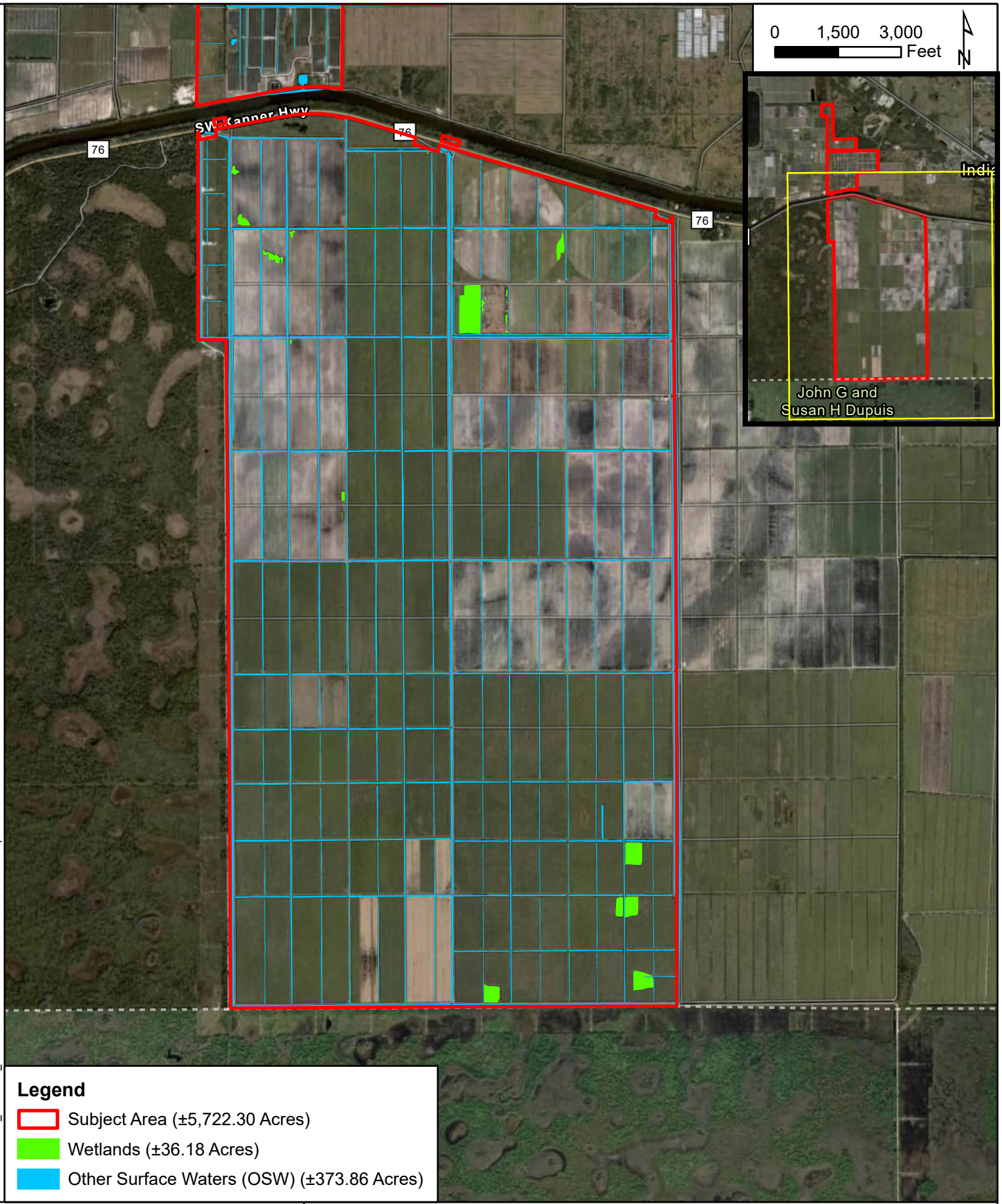
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Phone (561) 421 1995
www.kimley-horn.com

Florida Land Use, Cover, and Forms Classification System (FLUCFCS) Map

Tesoro Groves PUD
Indiantown, Florida

1 IN = 2000 FT	WBS# 2K.T00000039603 / KH# 144196312	MARCH 2026	FIGURE 3.2



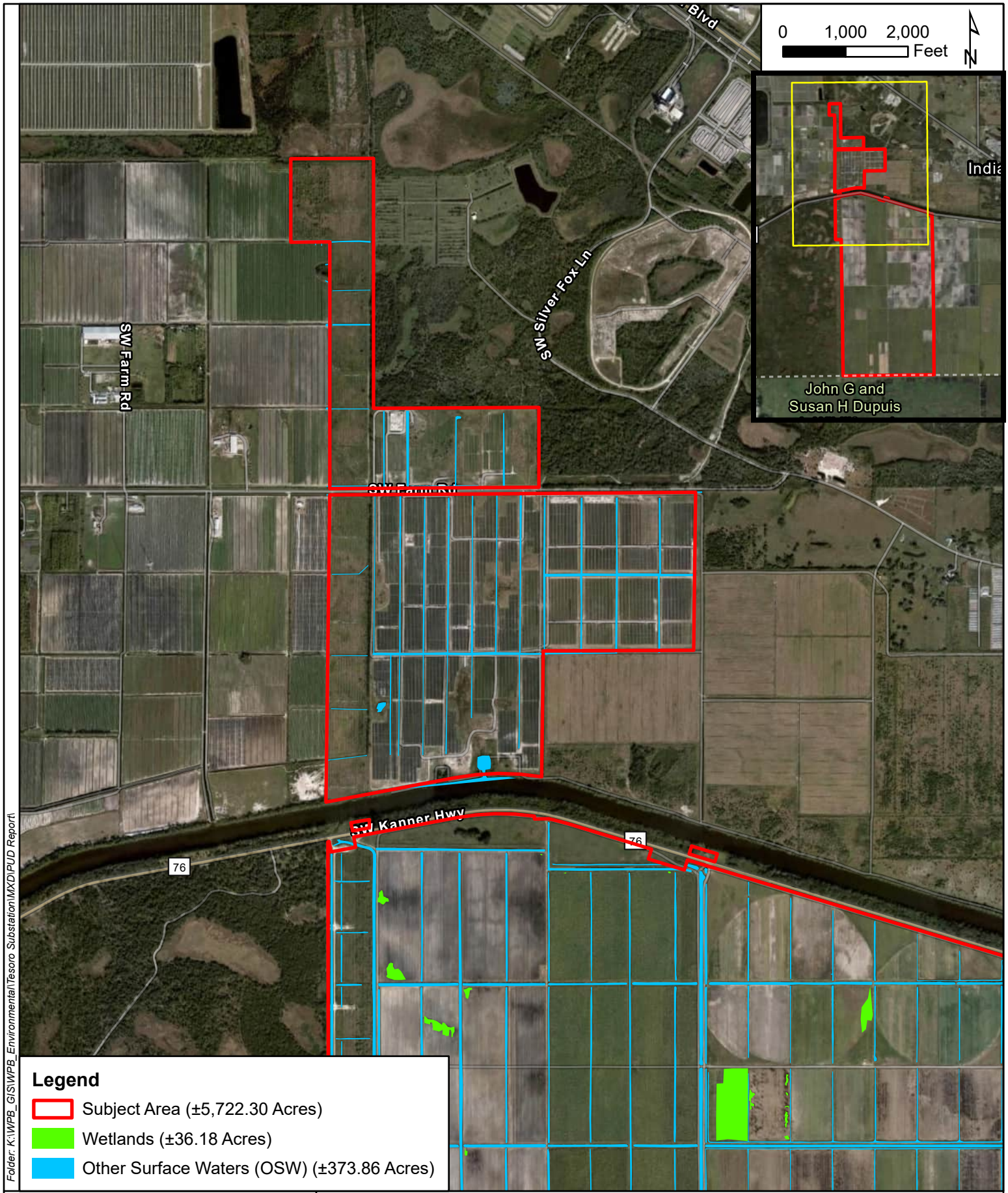
Folder: K:\WPB_GIS\WPB_Environmental\Tesoro Substation\MXD\PUD Report\

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Palm Beach Gardens, Florida
Phone (561) 421 1995
www.kimley-horn.com

Wetland and Surface Water Location Map

Tesoro Groves PUD
Indiantown, Florida

1 IN = 3,000 FT	*WBS# 2K.T00000039603 / KH# 144196312*	*MARCH 2026*	*FIGURE 4.1*



Folder: K:\WPB_GIS\WPB_Environmental\Tesoro Substation\MXD\PUD Report\

Kimley»Horn

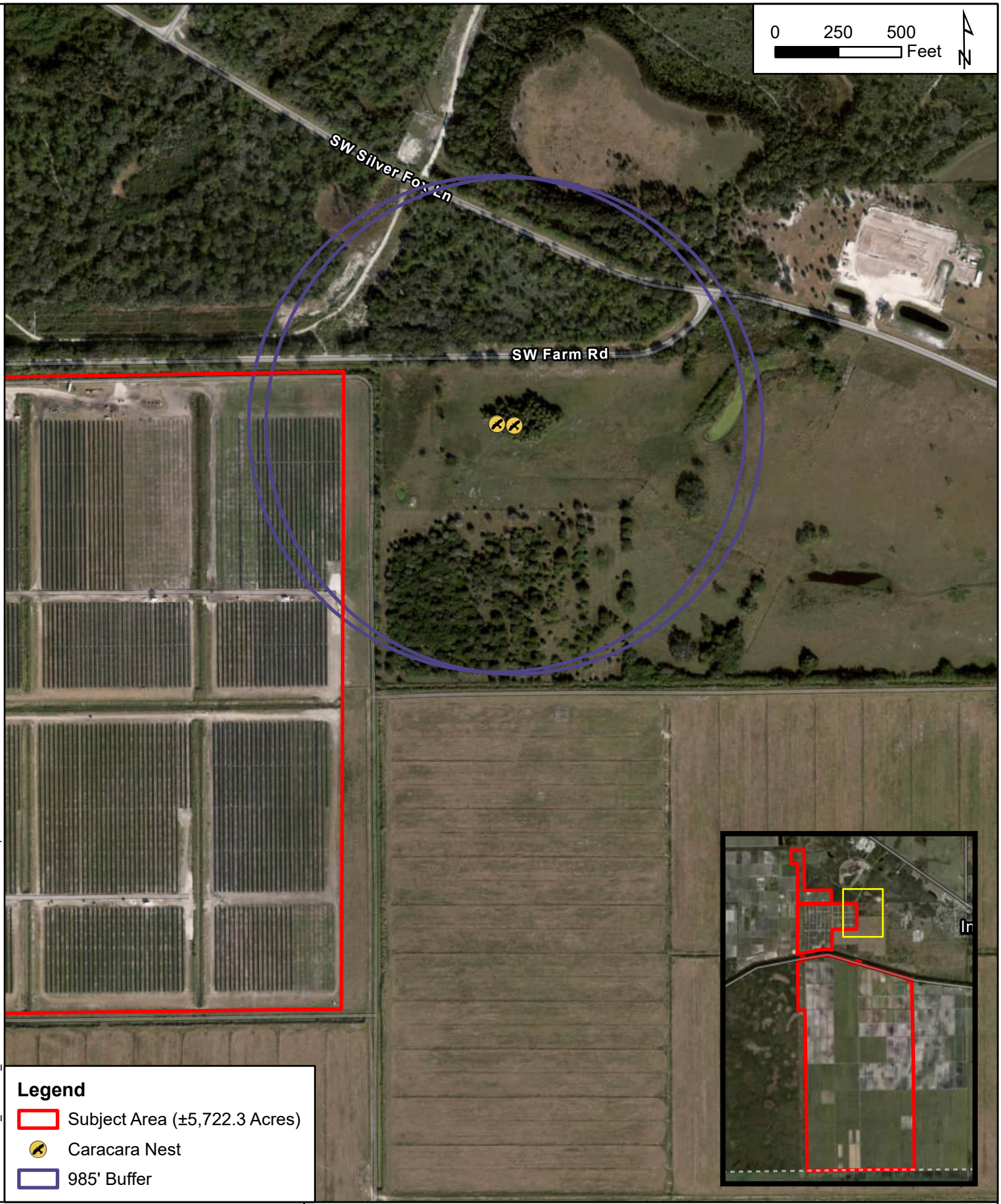
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Wetland and Surface Water Location Map

Tesoro Groves PUD
Indiantown, Florida

1 IN = 2,000 FT	WBS# 2K.T00000039603 / KH# 144196312	MARCH 2026	FIGURE 4.2



Folder: K:\WPB_GIS\WPB_Environmental\Tesoro Substation\MXD\PUD Report\

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Audubon's Crested Caracara Nest Location Map

Tesoro Groves PUD
Indiantown, Florida

1 IN = 500 FT	WBS# 2K.T00000039603 / KH# 144196312	MARCH 2026	FIGURE 5

APPENDIX C

FNAI & IPAC REPORTS

1018 Thomasville Road
Suite 200-C
Tallahassee, FL 32303
850-224-8207
850-681-9364 fax
www.fnai.org

Florida Natural Areas Inventory

Biodiversity Matrix Query Results

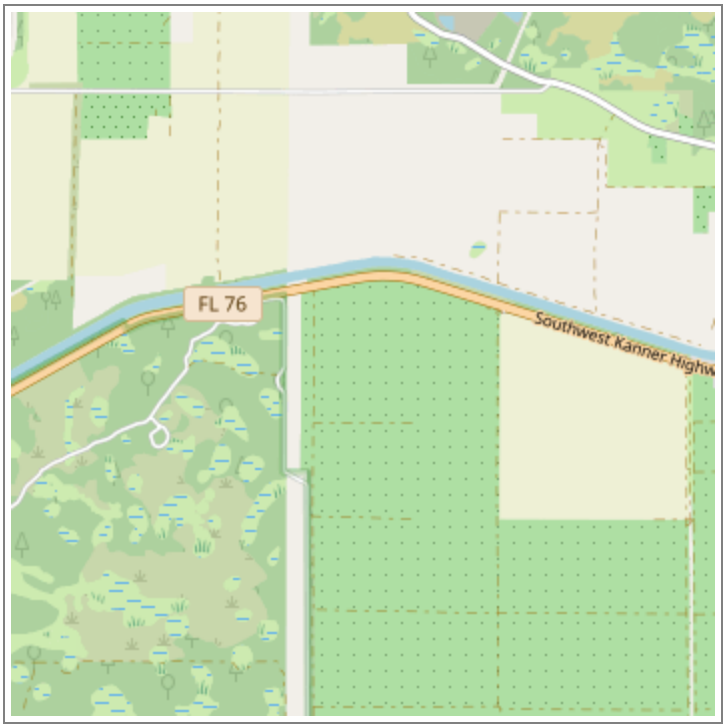
UNOFFICIAL REPORT

Created 11/11/2025

(Contact the FNAI Data Services Coordinator at 850.224.8207 or kbrinegar@fnai.fsu.edu for information on an official Standard Data Report)

NOTE: The Biodiversity Matrix includes only rare species and natural communities tracked by FNAI.

Report for 1 Matrix Unit: 63982



Descriptions

DOCUMENTED - There is a documented occurrence in the FNAI database of the species or community within this Matrix Unit.

DOCUMENTED-HISTORIC - There is a documented occurrence in the FNAI database of the species or community within this Matrix Unit; however the occurrence has not been observed/reported within the last twenty years.

LIKELY - The species or community is *known* to occur in this vicinity, and is considered likely within this Matrix Unit because:

1. documented occurrence overlaps this and adjacent Matrix Units, but the documentation isn't precise enough to indicate which of those Units the species or community is actually located in; *or*
2. there is a documented occurrence in the vicinity and there is suitable habitat for that species or community within this Matrix Unit.

POTENTIAL - This Matrix Unit lies within the known or predicted range of the species or community based on expert knowledge and environmental variables such as climate, soils, topography, and landcover.

Matrix Unit ID: 63982

0 **Documented** Elements Found

0 **Documented-Historic** Elements Found

5 **Likely** Elements Found

Scientific and Common Names	Global Rank	State Rank	Federal Status	State Listing
Drymarchon couperi Eastern Indigo Snake	G3	S2?	T	FT
Dryobates borealis Red-cockaded Woodpecker	G3	S2	E, PT	FE
Mesic flatwoods	G4	S4	N	N
Mycteria americana Wood Stork	G4	S2	T	FT
Neofiber alleni Round-tailed Muskrat	G2	S2	N	N

Matrix Unit ID: 63982

8 **Potential** Elements for Matrix Unit 63982

Scientific and Common Names	Global Rank	State Rank	Federal Status	State Listing
Coleataenia abscissa cutthroatgrass	G3	S3	N	E
Elytraria caroliniensis var. angustifolia narrow-leaved Carolina scalystem	G4T2	S2	N	N
Eumops floridanus Florida bonneted bat	G1	S1	E	FE
Gopherus polyphemus Gopher Tortoise	G3	S3	C	ST
Lechea cernua nodding pinweed	G3	S3	N	T
Linum carteri var. smallii Small's flax	G2T2	S2	N	E
Nemastylis floridana celestial lily	G2	S2	N	E
Ursus americanus floridanus Florida Black Bear	G5T4	S4	N	N

Disclaimer

The data maintained by the Florida Natural Areas Inventory represent the single most comprehensive source of information available on the locations of rare species and other significant ecological resources statewide. However, the data are not always based on comprehensive or site-specific field surveys. Therefore, this information should not be regarded as a final statement on the biological resources of the site being considered, nor should it be substituted for on-site surveys. FNAI shall not be held liable for the accuracy and completeness of these data, or opinions or conclusions drawn from these data. FNAI is not inviting reliance on these data. Inventory data are designed for the purposes of conservation planning and scientific research and are not intended for use as the primary criteria for regulatory decisions.

Unofficial Report

These results are considered unofficial. FNAI offers a Standard Data Request option for those needing certifiable data.

United States Department of the Interior

FISH AND WILDLIFE SERVICE
Florida Ecological Services Field Office
777 37th St
Suite D-101
Vero Beach, FL 32960-3559
Phone: (352) 448-9151 Fax: (772) 562-4288
Email Address: fw4flesregs@fws.gov
https://www.fws.gov/office/florida-ecological-services

In Reply Refer To: 02/06/2026 16:11:34 UTC
Project Code: 2026-0046466 Project
Name: Tesoro Groves PUD

Subject: List of threatened and endangered species that may occur in your proposed project location or may be affected by your proposed project

To Whom It May Concern:

The enclosed species list identifies threatened, endangered, proposed and candidate species, as well as proposed and final designated critical habitat, that may occur within the boundary of your proposed project and/or may be affected by your proposed project. The species list fulfills the requirements of the U.S. Fish and Wildlife Service (Service) under section 7(c) of the Endangered Species Act (Act) of 1973, as amended (16 U.S.C. 1531 *et seq.*).

New information based on updated surveys, changes in the abundance and distribution of species, changed habitat conditions, or other factors could change this list. Feel free to contact us if you need more current information or assistance regarding the potential impacts to federally proposed, listed, and candidate species and federally designated and proposed critical habitat. **Please include your Project Code, listed at the top of this letter, in all subsequent correspondence regarding this project.** Please note that under 50 CFR 402.12(e) of the regulations implementing section 7 of the Act, the accuracy of this species list should be verified after 90 days. This verification can be completed formally or informally as desired. The Service recommends that verification be completed by visiting the IPaC website at regular intervals during project planning and implementation for updates to species lists and information. An updated list may be requested through the IPaC system by completing the same process used to receive the enclosed list.

The purpose of the Act is to provide a means whereby threatened and endangered species and the ecosystems upon which they depend may be conserved. Under sections 7(a)(1) and 7(a)(2) of the Act and its implementing regulations (50 CFR 402 *et seq.*), Federal agencies are required to utilize their authorities to carry out programs for the conservation of threatened and endangered

species and to determine whether projects may affect threatened and endangered species and/or designated critical habitat.

A Biological Assessment is required for construction projects (or other undertakings having similar physical impacts) that are major Federal actions significantly affecting the quality of the human environment as defined in the National Environmental Policy Act (42 U.S.C. 4332(2)(c)). For projects other than major construction activities, the Service suggests that a biological evaluation similar to a Biological Assessment be prepared to determine whether the project may affect listed or proposed species and/or designated or proposed critical habitat. Recommended contents of a Biological Assessment are described at 50 CFR 402.12.

If a Federal agency determines, based on the Biological Assessment or biological evaluation, that listed species and/or designated critical habitat may be affected by the proposed project, the agency is required to consult with the Service pursuant to 50 CFR 402. In addition, the Service recommends that candidate species, proposed species and proposed critical habitat be addressed within the consultation. More information on the regulations and procedures for section 7 consultation, including the role of permit or license applicants, can be found in the "Endangered Species Consultation Handbook" at:

https://www.fws.gov/sites/default/files/documents/endangered-species-consultation-handbook.pdf

Florida bonneted bat: If the Florida bonneted bat or Florida bonneted bat Critical Habitat is on your Official Species List, please make sure you are using the 2024 Florida Bonneted Bat Guidelines and Key and submitting acoustic survey data to NABat if acoustic surveys are conducted.

Migratory Birds: In addition to responsibilities to protect threatened and endangered species under the Endangered Species Act (ESA), there are additional responsibilities under the Migratory Bird Treaty Act (MBTA) and the Bald and Golden Eagle Protection Act (BGEPA) to protect native birds from project-related impacts. Any activity resulting in take of migratory birds, including eagles, is prohibited unless otherwise permitted by the U.S. Fish and Wildlife Service (50 C.F.R. Sec. 10.12 and 16 U.S.C. Sec. 668(a)). For more information regarding these Acts see https://www.fws.gov/program/migratory-bird-permits/what-we-do.

It is the responsibility of the project proponent to comply with these Acts by identifying potential impacts to migratory birds and eagles within applicable NEPA documents (when there is a federal nexus) or a Bird/Eagle Conservation Plan (when there is no federal nexus). Proponents should implement conservation measures to avoid or minimize the production of project-related stressors or minimize the exposure of birds and their resources to the project-related stressors. For more information on avian stressors and recommended conservation measures see https://www.fws.gov/library/collections/threats-birds.

In addition to MBTA and BGEPA, Executive Order 13186: *Responsibilities of Federal Agencies to Protect Migratory Birds*, obligates all Federal agencies that engage in or authorize activities that might affect migratory birds, to minimize those effects and encourage conservation measures that will improve bird populations. Executive Order 13186 provides for the protection of both migratory birds and migratory bird habitat. For information regarding the implementation of

Executive Order 13186, please visit https://www.fws.gov/partner/council-conservation-migratory-birds.

We appreciate your concern for threatened and endangered species. The Service encourages Federal agencies to include conservation of threatened and endangered species into their project planning to further the purposes of the Act. Please include the Consultation Code in the header of this letter with any request for consultation or correspondence about your project that you submit to our office.

Attachment(s):

- Official Species List
- USFWS National Wildlife Refuges and Fish Hatcheries
- Bald & Golden Eagles
- Migratory Birds
- Marine Mammals
- Wetlands

OFFICIAL SPECIES LIST

This list is provided pursuant to Section 7 of the Endangered Species Act, and fulfills the requirement for Federal agencies to "request of the Secretary of the Interior information whether any species which is listed or proposed to be listed may be present in the area of a proposed action".

This species list is provided by:

Florida Ecological Services Field Office
777 37th St
Suite D-101
Vero Beach, FL 32960-3559
(352) 448-9151

PROJECT SUMMARY

Project Code: 2026-0046466
Project Name: Tesoro
Project Type: Acquisition of Lands
Project Description: FPL
Project Location:

The approximate location of the project can be viewed in Google Maps: https://www.google.com/maps/@26.980138150000002,-80.51533827935599,14z



Counties: Martin County, Florida

ENDANGERED SPECIES ACT SPECIES

There is a total of 17 threatened, endangered, or candidate species on this species list.

Species on this list should be considered in an effects analysis for your project and could include species that exist in another geographic area. For example, certain fish may appear on the species list because a project could affect downstream species.

IPaC does not display listed species or critical habitats under the sole jurisdiction of NOAA Fisheries[1], as USFWS does not have the authority to speak on behalf of NOAA and the Department of Commerce.

See the "Critical habitats" section below for those critical habitats that lie wholly or partially within your project area under this office's jurisdiction. Please contact the designated FWS office if you have questions.

---

1. NOAA Fisheries, also known as the National Marine Fisheries Service (NMFS), is an office of the National Oceanic and Atmospheric Administration within the Department of Commerce.

MAMMALS

NAME	STATUS
Florida Bonneted Bat *Eumops floridanus* There is **final** critical habitat for this species. Your location does not overlap the critical habitat. Species profile: https://ecos.fws.gov/ecp/species/8630	Endangered
Florida Panther *Puma (=Felis) concolor coryi* No critical habitat has been designated for this species. Species profile: https://ecos.fws.gov/ecp/species/1763 General project design guidelines: https://ipac.ecosphere.fws.gov/project/DAQUKV2RKZF23CVMGOCZV3PWTM/documents/generated/7123.pdf	Endangered
Puma (=mountain Lion) *Puma (=Felis) concolor (all subsp. except coryi)* Population: FL No critical habitat has been designated for this species. Species profile: https://ecos.fws.gov/ecp/species/6049	Similarity of Appearance (Threatened)
Southeastern Beach Mouse *Peromyscus polionotus niveiventris* No critical habitat has been designated for this species. Species profile: https://ecos.fws.gov/ecp/species/3951	Threatened
Tricolored Bat *Perimyotis subflavus* No critical habitat has been designated for this species. Species profile: https://ecos.fws.gov/ecp/species/10515	Proposed Endangered
West Indian Manatee *Trichechus manatus* There is **final** critical habitat for this species. Your location does not overlap the critical habitat. ***This species is also protected by the Marine Mammal Protection Act, and may have additional consultation requirements.*** Species profile: https://ecos.fws.gov/ecp/species/4469 General project design guidelines: https://ipac.ecosphere.fws.gov/project/DAQUKV2RKZF23CVMGOCZV3PWTM/documents/generated/7281.pdf	Threatened

BIRDS

NAME	STATUS
Crested Caracara (audubon's) [fl Dps] *Caracara plancus audubonii* Population: FL DPS No critical habitat has been designated for this species. Species profile: https://ecos.fws.gov/ecp/species/8250	Threatened
Eastern Black Rail *Laterallus jamaicensis jamaicensis* No critical habitat has been designated for this species. Species profile: https://ecos.fws.gov/ecp/species/10477	Threatened
Everglade Snail Kite *Rostrhamus sociabilis plumbeus* There is **final** critical habitat for this species. Your location does not overlap the critical habitat. Species profile: https://ecos.fws.gov/ecp/species/7713	Endangered

NAME	STATUS
Red-cockaded Woodpecker *Dryobates borealis* No critical habitat has been designated for this species. Species profile: https://ecos.fws.gov/ecp/species/7614	Threatened

REPTILES

NAME	STATUS
American Alligator *Alligator mississippiensis* No critical habitat has been designated for this species. Species profile: https://ecos.fws.gov/ecp/species/776	Similarity of Appearance (Threatened)
Eastern Indigo Snake *Drymarchon couperi* No critical habitat has been designated for this species. Species profile: https://ecos.fws.gov/ecp/species/646	Threatened

INSECTS

NAME	STATUS
Monarch Butterfly *Danaus plexippus* There is **proposed** critical habitat for this species. Your location does not overlap the critical habitat. Species profile: https://ecos.fws.gov/ecp/species/9743	Proposed Threatened

FLOWERING PLANTS

NAME	STATUS
Beach Jacquemontia *Jacquemontia reclinata* Population: No critical habitat has been designated for this species. Species profile: https://ecos.fws.gov/ecp/species/1277	Endangered
Four-petal Pawpaw *Asimina tetramera* Population: No critical habitat has been designated for this species. Species profile: https://ecos.fws.gov/ecp/species/3461	Endangered
Tiny Polygala *Polygala smallii* Population: No critical habitat has been designated for this species. Species profile: https://ecos.fws.gov/ecp/species/996	Endangered

LICHENS

NAME	STATUS
Florida Perforate Cladonia *Cladonia perforata* Population: No critical habitat has been designated for this species. Species profile: https://ecos.fws.gov/ecp/species/7516	Endangered

CRITICAL HABITATS

THERE ARE NO CRITICAL HABITATS WITHIN YOUR PROJECT AREA UNDER THIS OFFICE'S JURISDICTION.

YOU ARE STILL REQUIRED TO DETERMINE IF YOUR PROJECT(S) MAY HAVE EFFECTS ON ALL ABOVE LISTED SPECIES.

USFWS NATIONAL WILDLIFE REFUGE LANDS AND FISH HATCHERIES

Any activity proposed on lands managed by the National Wildlife Refuge system must undergo a 'Compatibility Determination' conducted by the Refuge. Please contact the individual Refuges to discuss any questions or concerns.

THERE ARE NO REFUGE LANDS OR FISH HATCHERIES WITHIN YOUR PROJECT AREA.

BALD & GOLDEN EAGLES

Bald and Golden Eagles are protected under the Bald and Golden Eagle Protection Act [2] and the Migratory Bird Treaty Act (MBTA) [1]. Any person or organization who plans or conducts activities that may result in impacts to Bald or Golden Eagles, or their habitats, should follow appropriate regulations and consider implementing appropriate avoidance and minimization measures, as described in the various links on this page.

---

1. The Bald and Golden Eagle Protection Act of 1940.
2. The Migratory Birds Treaty Act of 1918.
3. 50 C.F.R. Sec. 10.12 and 16 U.S.C. Sec. 668(a)

There are Bald Eagles and/or Golden Eagles in your project area.

Measures for Proactively Minimizing Eagle Impacts
For information on how to best avoid and minimize disturbance to nesting bald eagles, please review the National Bald Eagle Management Guidelines. You may employ the timing and activity-specific distance recommendations in this document when designing your project/ activity to avoid and minimize eagle impacts. For bald eagle information specific to Alaska, please refer to Bald Eagle Nesting and Sensitivity to Human Activity.

The FWS does not currently have guidelines for avoiding and minimizing disturbance to nesting Golden Eagles. For site-specific recommendations regarding nesting Golden Eagles, please consult with the appropriate Regional Migratory Bird Office or Ecological Services Field Office.

If disturbance or take of eagles cannot be avoided, an incidental take permit may be available to authorize any take that results from, but is not the purpose of, an otherwise lawful activity. For assistance making this determination for Bald Eagles, visit the Do I Need A Permit Tool. For

assistance making this determination for golden eagles, please consult with the appropriate Regional Migratory Bird Office or Ecological Services Field Office.

Ensure Your Eagle List is Accurate and Complete
If your project area is in a poorly surveyed area in IPaC, your list may not be complete and you may need to rely on other resources to determine what species may be present (e.g. your local FWS field office, state surveys, your own surveys). Please review the Supplemental Information on Migratory Birds and Eagles, to help you properly interpret the report for your specified location, including determining if there is sufficient data to ensure your list is accurate.

For guidance on when to schedule activities or implement avoidance and minimization measures to reduce impacts to bald or golden eagles on your list, see the "Probability of Presence Summary" below to see when these bald or golden eagles are most likely to be present and breeding in your project area.

NAME	BREEDING SEASON
Bald Eagle *Haliaeetus leucocephalus* This is not a Bird of Conservation Concern (BCC) in this area, but warrants attention because of the Eagle Act or for potential susceptibilities in offshore areas from certain types of development or activities. https://ecos.fws.gov/ecp/species/1626	Breeds Sep 1 to Jul 31

PROBABILITY OF PRESENCE SUMMARY

The graphs below provide our best understanding of when birds of concern are most likely to be present in your project area. This information can be used to tailor and schedule your project activities to avoid or minimize impacts to birds. Please make sure you read "Supplemental Information on Migratory Birds and Eagles", specifically the FAQ section titled "Proper Interpretation and Use of Your Migratory Bird Report" before using or attempting to interpret this report.

Probability of Presence (■)

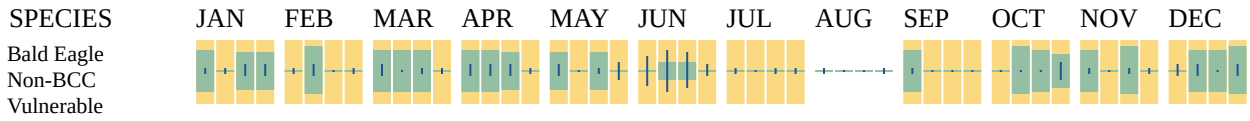
Green bars; the bird's relative probability of presence in the 10km grid cell(s) your project overlaps during that week of the year.

Breeding Season (■)
Yellow bars; liberal estimate of the timeframe inside which the bird breeds across its entire range.

Survey Effort (|)
Vertical black lines; the number of surveys performed for that species in the 10km grid cell(s) your project area overlaps.

No Data (–)
A week is marked as having no data if there were no survey events for that week.

■ probability of presence ■ breeding season | survey effort – no data



Additional information can be found using the following links:

- Eagle Management https://www.fws.gov/program/eagle-management
- Measures for avoiding and minimizing impacts to birds https://www.fws.gov/library/collections/avoiding-and-minimizing-incidental-take-migratory-birds
- Nationwide avoidance and minimization measures for birds https://www.fws.gov/sites/default/files/documents/nationwide-standard-conservation-measures.pdf
- Supplemental Information for Migratory Birds and Eagles in IPaC https://www.fws.gov/media/supplemental-information-migratory-birds-and-bald-and-golden-eagles-may-occur-project-action

MIGRATORY BIRDS

The Migratory Bird Treaty Act (MBTA) [1] prohibits the take (including killing, capturing, selling, trading, and transport) of protected migratory bird species without prior authorization by the Department of Interior U.S. Fish and Wildlife Service (Service).

---

1. The Migratory Birds Treaty Act of 1918.
2. The Bald and Golden Eagle Protection Act of 1940.
3. 50 C.F.R. Sec. 10.12 and 16 U.S.C. Sec. 668(a)

For guidance on when to schedule activities or implement avoidance and minimization measures to reduce impacts to migratory birds on your list, see the "Probability of Presence Summary" below to see when these birds are most likely to be present and breeding in your project area.

NAME	BREEDING SEASON
American Kestrel *Falco sparverius paulus* This is a Bird of Conservation Concern (BCC) only in particular Bird Conservation Regions (BCRs) in the continental USA https://ecos.fws.gov/ecp/species/9587	Breeds Apr 1 to Aug 31
Bachman's Sparrow *Peucaea aestivalis* This is a Bird of Conservation Concern (BCC) throughout its range in the continental USA and Alaska. https://ecos.fws.gov/ecp/species/6177	Breeds May 1 to Sep 30

NAME	BREEDING SEASON
Bald Eagle *Haliaeetus leucocephalus* This is not a Bird of Conservation Concern (BCC) in this area, but warrants attention because of the Eagle Act or for potential susceptibilities in offshore areas from certain types of development or activities. https://ecos.fws.gov/ecp/species/1626	Breeds Sep 1 to Jul 31
Black Skimmer *Rynchops niger* This is a Bird of Conservation Concern (BCC) throughout its range in the continental USA and Alaska. https://ecos.fws.gov/ecp/species/5234	Breeds May 20 to Sep 15
Great Blue Heron *Ardea herodias occidentalis* This is a Bird of Conservation Concern (BCC) only in particular Bird Conservation Regions (BCRs) in the continental USA https://ecos.fws.gov/ecp/species/10590	Breeds Jan 1 to Dec 31
Least Tern *Sternula antillarum antillarum* This is a Bird of Conservation Concern (BCC) throughout its range in the continental USA and Alaska. https://ecos.fws.gov/ecp/species/11919	Breeds Apr 25 to Sep 5
Lesser Yellowlegs *Tringa flavipes* This is a Bird of Conservation Concern (BCC) throughout its range in the continental USA and Alaska. https://ecos.fws.gov/ecp/species/9679	Breeds elsewhere
Painted Bunting *Passerina ciris* This is a Bird of Conservation Concern (BCC) only in particular Bird Conservation Regions (BCRs) in the continental USA https://ecos.fws.gov/ecp/species/9511	Breeds Apr 25 to Aug 15
Pectoral Sandpiper *Calidris melanotos* This is a Bird of Conservation Concern (BCC) throughout its range in the continental USA and Alaska. https://ecos.fws.gov/ecp/species/9561	Breeds elsewhere
Prairie Warbler *Setophaga discolor* This is a Bird of Conservation Concern (BCC) throughout its range in the continental USA and Alaska. https://ecos.fws.gov/ecp/species/9513	Breeds May 1 to Jul 31
Red-headed Woodpecker *Melanerpes erythrocephalus* This is a Bird of Conservation Concern (BCC) throughout its range in the continental USA and Alaska. https://ecos.fws.gov/ecp/species/9398	Breeds May 10 to Sep 10
Semipalmated Sandpiper *Calidris pusilla* This is a Bird of Conservation Concern (BCC) only in particular Bird Conservation Regions (BCRs) in the continental USA https://ecos.fws.gov/ecp/species/9603	Breeds elsewhere

NAME	BREEDING SEASON
Short-billed Dowitcher *Limnodromus griseus* This is a Bird of Conservation Concern (BCC) throughout its range in the continental USA and Alaska. https://ecos.fws.gov/ecp/species/9480	Breeds elsewhere
Swallow-tailed Kite *Elanoides forficatus* This is a Bird of Conservation Concern (BCC) throughout its range in the continental USA and Alaska. https://ecos.fws.gov/ecp/species/8938	Breeds Mar 10 to Jun 30
Willet *Tringa semipalmata* This is a Bird of Conservation Concern (BCC) throughout its range in the continental USA and Alaska. https://ecos.fws.gov/ecp/species/10669	Breeds Apr 20 to Aug 5
Worthington's Marsh Wren *Cistothorus palustris griseus* This is a Bird of Conservation Concern (BCC) only in particular Bird Conservation Regions (BCRs) in the continental USA https://ecos.fws.gov/ecp/species/9560	Breeds Apr 10 to Aug 31

PROBABILITY OF PRESENCE SUMMARY

The graphs below provide our best understanding of when birds of concern are most likely to be present in your project area. This information can be used to tailor and schedule your project activities to avoid or minimize impacts to birds. Please make sure you read "Supplemental Information on Migratory Birds and Eagles", specifically the FAQ section titled "Proper Interpretation and Use of Your Migratory Bird Report" before using or attempting to interpret this report.

Probability of Presence (■)

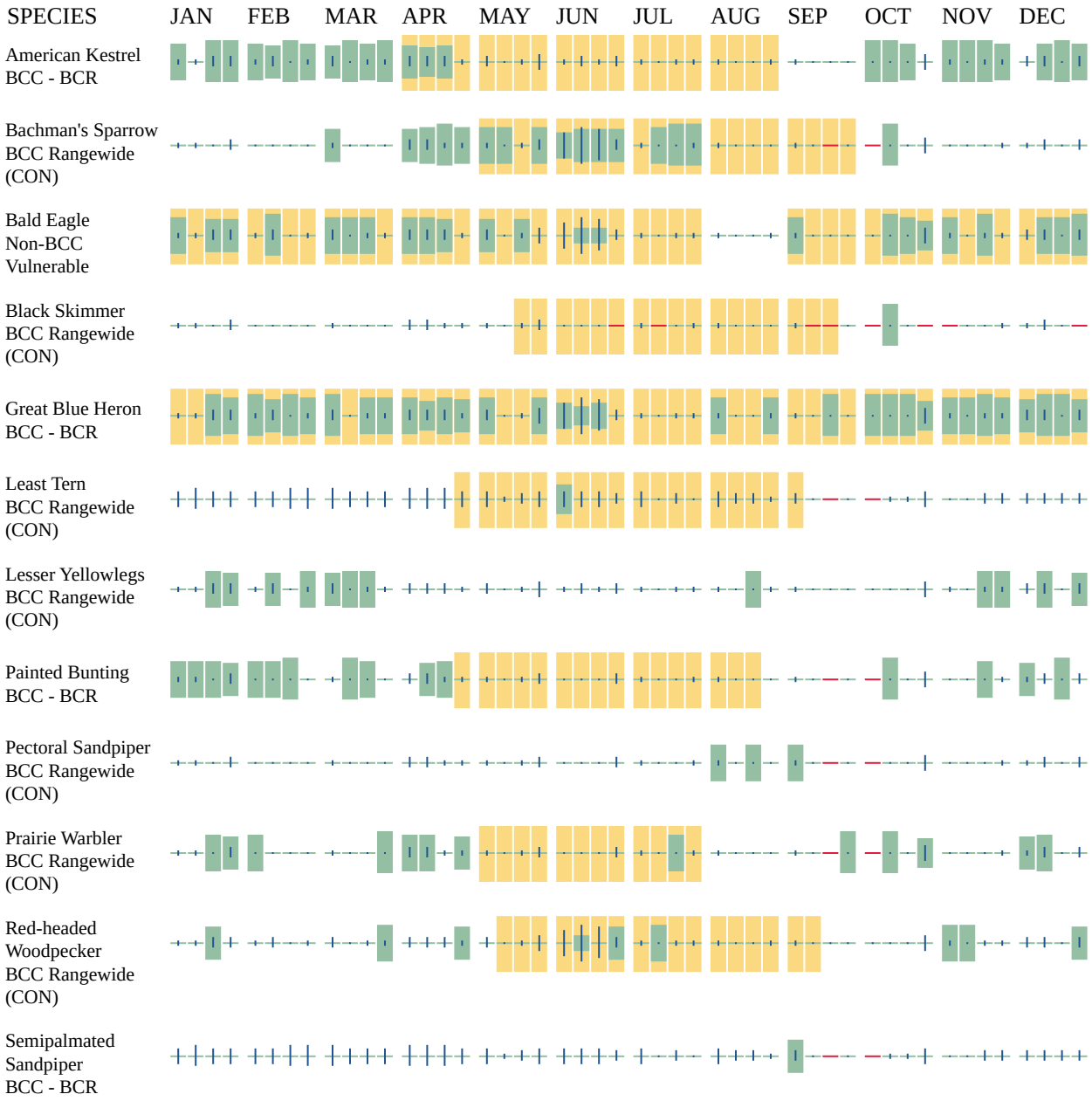
Green bars; the bird's relative probability of presence in the 10km grid cell(s) your project overlaps during that week of the year.

Breeding Season (■)
Yellow bars; liberal estimate of the timeframe inside which the bird breeds across its entire range.

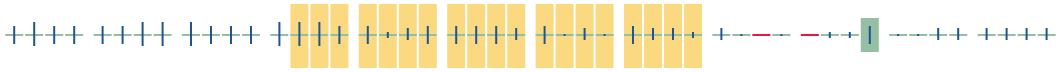
Survey Effort (|)
Vertical black lines; the number of surveys performed for that species in the 10km grid cell(s) your project area overlaps.

No Data (–)
A week is marked as having no data if there were no survey events for that week.

■ probability of presence ■ breeding season | survey effort – no data


SPECIES
JAN
FEB
MAR
APR
MAY
JUN
JUL
AUG
SEP
OCT
NOV
DEC
American Kestrel BCC - BCR
Bachman's Sparrow BCC Rangewide (CON)
Bald Eagle Non-BCC Vulnerable
Black Skimmer BCC Rangewide (CON)
Great Blue Heron BCC - BCR
Least Tern BCC Rangewide (CON)
Lesser Yellowlegs BCC Rangewide (CON)
Painted Bunting BCC - BCR
Pectoral Sandpiper BCC Rangewide (CON)
Prairie Warbler BCC Rangewide (CON)
Red-headed Woodpecker BCC Rangewide (CON)
Semipalmated Sandpiper BCC - BCR
SPECIES
JAN
FEB
MAR
APR
MAY
JUN
JUL
AUG
SEP
OCT
NOV
DEC
Short-billed Dowitcher BCC Rangewide (CON)
Swallow-tailed Kite BCC Rangewide (CON)
Willet BCC Rangewide (CON)

Worthington's
Marsh Wren
BCC - BCR



Additional information can be found using the following links:

- Eagle Management https://www.fws.gov/program/eagle-management
- Measures for avoiding and minimizing impacts to birds https://www.fws.gov/library/collections/avoiding-and-minimizing-incidental-take-migratory-birds
- Nationwide avoidance and minimization measures for birds
- Supplemental Information for Migratory Birds and Eagles in IPaC https://www.fws.gov/media/supplemental-information-migratory-birds-and-bald-and-golden-eagles-may-occur-project-action

MARINE MAMMALS

Marine mammals are protected under the Marine Mammal Protection Act. Some are also protected under the Endangered Species Act[1] and the Convention on International Trade in Endangered Species of Wild Fauna and Flora[2].

The responsibilities for the protection, conservation, and management of marine mammals are shared by the U.S. Fish and Wildlife Service [responsible for otters, walruses, polar bears, manatees, and dugongs] and NOAA Fisheries[3] [responsible for seals, sea lions, whales, dolphins, and porpoises]. Marine mammals under the responsibility of NOAA Fisheries are **not** shown on this list; for additional information on those species please visit the Marine Mammals page of the NOAA Fisheries website.

The Marine Mammal Protection Act prohibits the take of marine mammals and further coordination may be necessary for project evaluation. Please contact the U.S. Fish and Wildlife Service Field Office shown.

---

1. The Endangered Species Act (ESA) of 1973.
2. The Convention on International Trade in Endangered Species of Wild Fauna and Flora (CITES) is a treaty to ensure that international trade in plants and animals does not threaten their survival in the wild.
3. NOAA Fisheries, also known as the National Marine Fisheries Service (NMFS), is an office of the National Oceanic and Atmospheric Administration within the Department of Commerce.

NAME

West Indian Manatee *Trichechus manatus*
Species profile: https://ecos.fws.gov/ecp/species/4469

WETLANDS

Impacts to NWI wetlands and other aquatic habitats may be subject to regulation under Section 404 of the Clean Water Act, or other State/Federal statutes.

For more information please contact the Regulatory Program of the local U.S. Army Corps of Engineers District.

Please note that the NWI data being shown may be out of date. We are currently working to update our NWI data set. We recommend you verify these results with a site visit to determine the actual extent of wetlands on site.

WETLAND INFORMATION WAS NOT AVAILABLE WHEN THIS SPECIES LIST WAS GENERATED. PLEASE VISIT HTTPS://WWW.FWS.GOV/WETLANDS/DATA/MAPPER.HTML OR CONTACT THE FIELD OFFICE FOR FURTHER INFORMATION.

IPAC USER CONTACT INFORMATION

Agency: Kimley-Horn
Name: Kelsey Vander Ley
Address: 1920 Wekiva Way
City: West Palm Beach
State: FL
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Phone: 5616218299

TESORO GROVES PUD
VILLAGE OF INDIANTOWN, FL

TRAFFIC IMPACT ANALYSIS

Kimley»Horn

March 6, 2026

TRAFFIC IMPACT ANALYSIS

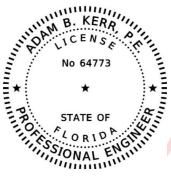
TESORO GROVES PUD
VILLAGE OF INDIANTOWN, FL

Prepared by:
Kimley-Horn and Associates, Inc.
West Palm Beach, Florida

Kimley»Horn

March 6, 2026

Kimley-Horn Project #144196173
Registry No. 35106
Kimley-Horn and Associates, Inc.
477 S Rosemary Avenue, Suite 215
West Palm Beach, Florida 33401
561/840-0848 TEL



Digitally signed
by Adam B Kerr
Date: 2026.03.09
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Adam B. Kerr, P.E.
Florida Registration Number 64773

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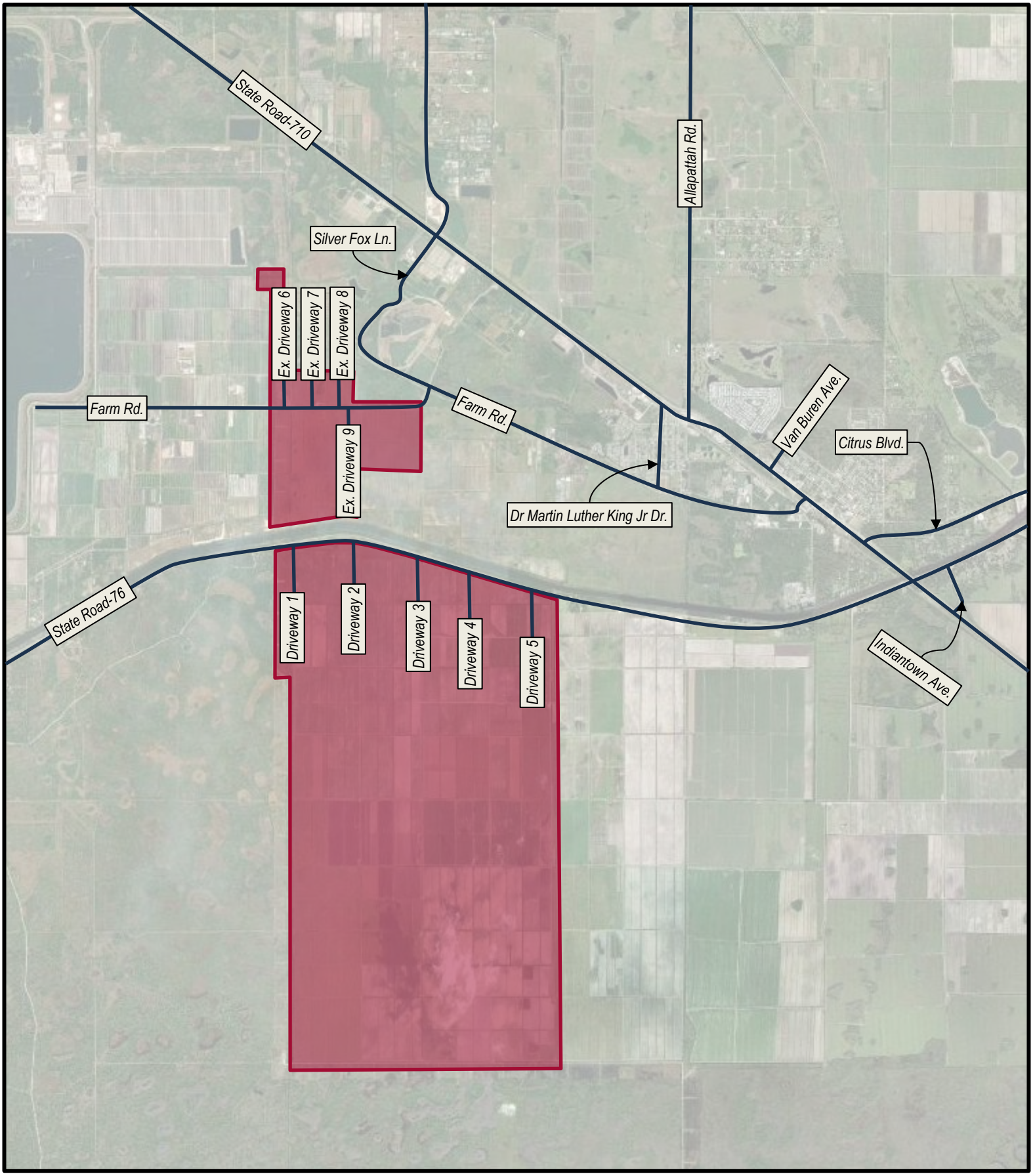
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INTRODUCTION

Kimley-Horn and Associates, Inc. has been retained to prepare a traffic study for the development of the site located on the north side and south side of Kanner Highway, east of US Route 98, in Martin County, Florida. Figure 1 illustrates the location of the site. The existing site is currently vacant and is proposed to be zoned with a Planned Unit Development (PUD) zoning designation. A maximum of 2,000,000 square feet of general light industrial use is proposed to be allowed with this zoning. The parcel control numbers for the overall site are as follows:

- 323938001006000007
- 323938001012000005
- 323938001018000011
- 323938001024000108
- 323938001005000107
- 323938001034000116
- 323938001039000017
- 034038000000000110
- 104038000000000201
- 114038000000000209
- 154038000000000102
- 144038000000000105
- 224038000000000108
- 234038000000000106
- 274038000000000107
- 264038000000000109
- 094038000000000301
- 034038000000000509

This document presents the methodology used and the findings of the traffic impact analysis. The analysis was conducted in accordance with Division 3 of the Martin County Land Development Regulations. A 2031 buildout year was assumed for the purposes of this analysis. Individual site plans and accompanying traffic studies for development within the PUD will be submitted as the property develops; this analysis is intended to provide an overview of traffic conditions at the maximum proposed development within the zoning designation.



NORTH

LEGEND

Site Location

FIGURE 1
Tesoro Groves PUD
Site Location
KH #144196173

Kimley»Horn

PROJECT TRAFFIC

Project traffic used in this analysis is defined as the vehicle trips expected to be generated by the project and the distribution and assignment of that traffic over the study roadway network.

Existing and Proposed Land Uses

The existing site is currently vacant and could be developed with a maximum of 2,000,000 square feet of general light industrial use under the proposed zoning designation.

Trip Generation

The daily and peak hour traffic generation for the proposed use were based on trip generation rates and equations published by the Institute of Traffic Engineers (ITE) in the Trip Generation Manual, 12th Edition for Land Use 110 (General Light Industrial). Table 1 summarizes the trip generation calculations.

Table 1: Trip Generation Calculations Summary

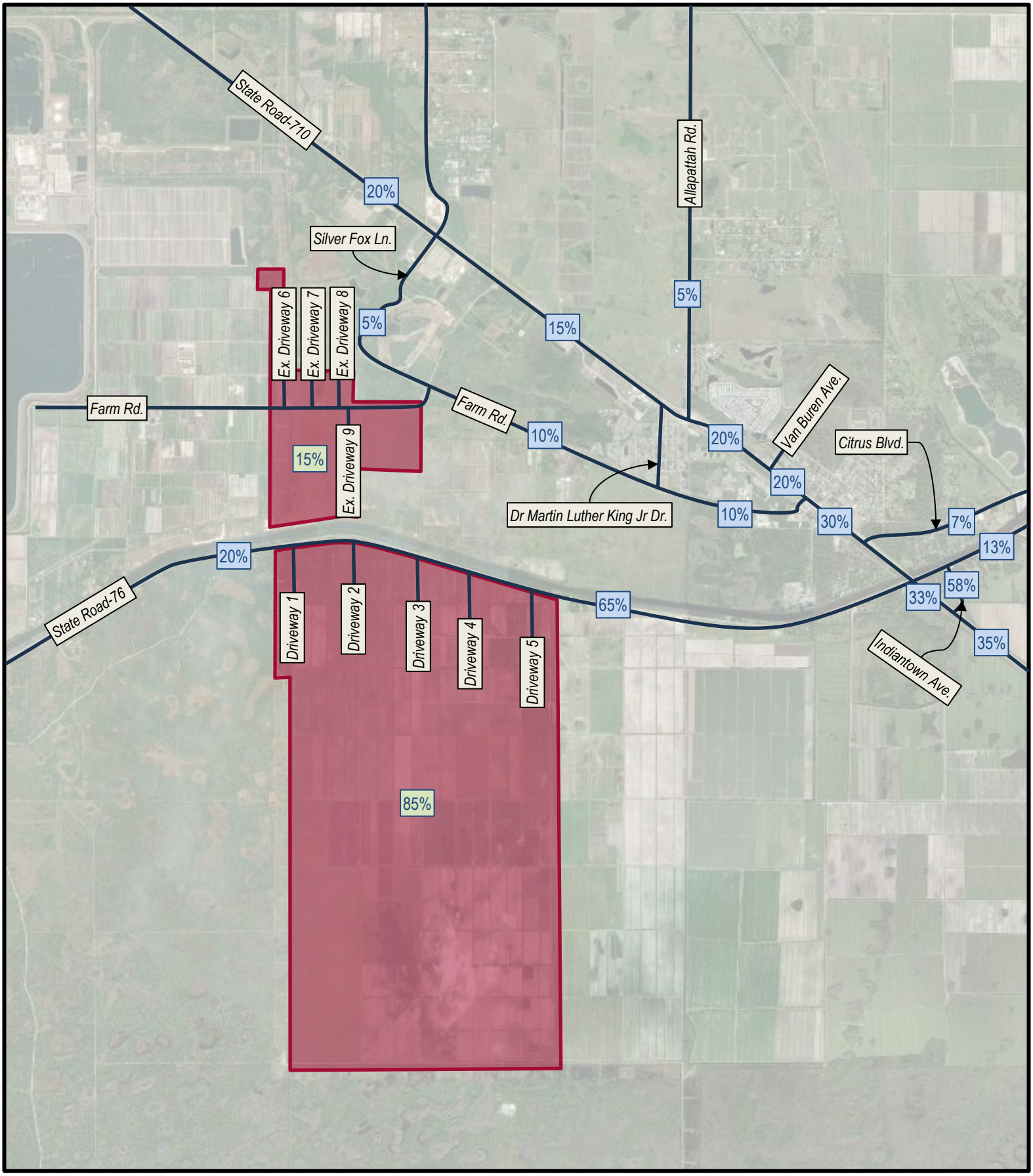
Source	Land Use	ITE Code	Intensity			Daily Trips	AM Peak Hour			PM Peak Hour		
							Total	In	Out	Total	In	Out
Proposed Scenario												
ITE	General Light Industrial	110	2,000.000 ksf			7,200	960	826	134	980	235	745
					Subtotal	*7,200*	*960*	*826*	*134*	*980*	*235*	*745*
Internal Capture			**% Daily**	**% AM**	**% PM**							
	General Light Industrial		0.0%	0.0%	0.0%	0	0	0	0	0	0	0
					Subtotal	*0*	*0*	*0*	*0*	*0*	*0*	*0*
Pass-By Capture			**Daily**	**AM**	**PM**							
	General Light Industrial		0.0%	0.0%	0.0%	0	0	0	0	0	0	0
					Subtotal	0	0	0	0	0	0	0
Driveway Volumes						**7,200**	**960**	**826**	**134**	**980**	**235**	**745**
Net New External Trips						**7,200**	**960**	**826**	**134**	**980**	**235**	**745**
Proposed - Existing Net New Traffic						**7,200**	**960**	**826**	**134**	**980**	**235**	**745**
Radius of Development Influence:						**3 miles**						

Source	Land Use	Daily	AM Peak Hour	PM Peak Hour	Avg. Pass By
ITE	General Light Industrial	3.6 trips/ksf	0.48 trips/ksf (86% in, 14% out)	0.49 trips/ksf (24% in, 76% out)	0.0%

As summarized in this table, the proposed development results in a net increase of 7,200 net new external daily trips, 960 net new external AM peak hour trips (+826 inbound, +134 outbound), and 980 net new external PM peak hour trips (+235 inbound, +745 outbound).

TRAFFIC DISTRIBUTION AND ASSIGNMENT

Traffic distribution is the pairing of trip ends from the subject site with other land uses in the area. These trips were assigned to surrounding roadways based upon a review of the proposed roadway network to be in place at the time of buildout and its travel time characteristics. Figure 2 illustrates the project traffic assignment to the surrounding roadway network.


State Road-710
20%
Silver Fox Ln.
Ex. Driveway 6
Ex. Driveway 7
Ex. Driveway 8
5%
15%
Allapattah Rd.
5%
Farm Rd.
Farm Rd.
15%
Ex. Driveway 9
10%
20%
Van Buren Ave.
Citrus Blvd.
Dr Martin Luther King Jr Dr.
20%
10%
30%
7%
13%
20%
State Road-76
Driveway 1
Driveway 2
Driveway 3
Driveway 4
Driveway 5
65%
33%
58%
35%
Indiantown Ave.
85%
NORTH
LEGEND
Site Location
XX%
Project Distribution
FIGURE 2
Tesoro Groves PUD
Project Distribution
KH #144196173
Kimley»Horn
227

SIGNIFICANCE ANALYSIS

The project traffic was distributed across the surrounding major roadway links based on the distribution illustrated in Figure 2 to determine if the addition of project traffic will significantly impact the roadway links within the vicinity of the site. For this analysis, a link is considered significantly impacted if project traffic is greater than 2% of the LOS D peak hour volume as established in Division 3, Section 5.64.C.5 of the Martin County Land Development Regulations. Table 2 summarizes the peak hour peak direction significance analysis.

As indicated in the following table, the following roadway links are projected to be significantly impacted by the proposed development according to Martin County Land Development Regulations:

- State Road-76 – from State Road-15 to Driveway 1
- State Road-76 – from Driveway 1 to State Road-710
- State Road-76 – from State Road-710 to SW Bridge Road
- State Road-710 – from Okeechobee County to Fox Brown Road
- State Road-710 – from Fox Brown Road to Allapattah Road
- State Road-710 – from Allapattah Road to Van Buren Avenue
- State Road-710 – from Van Buren Avenue to Farm Road
- State Road-710 – from Farm Road to CR-726
- State Road-710 – from CR-726 to Kanner Highway
- State Road-710 – from Kanner Highway to Indiantown Avenue
- State Road-710 – from Indiantown Avenue to Indiantown Road
- CR-726 – from State Road-710 to Greenridge Lane
- Allapattah Road – from State Road-710 to CR-714
- Farm Road – from Driveway 6 to Silver Fox Lane
- Farm Road – from Silver Fox Lane to State Road-710
- Silver Fox Lane – from Farm Road to State Road-710

Therefore, further link analysis is required for the significantly impacted roadway segments.

Table 2: Peak Hour Peak Direction Significance Analysis

ROADWAY	FROM	TO	EXISTING NUMBER OF LANES	**LOS D GENERAL SVC. VOLUME	PROJECT TRIPS				
					PROJECT % ASSIGNMENT	NB/EB IN/OUT?	PEAK HOUR PEAK DIRECTION		
							PEAK HOUR TRIPS	% IMPACT	
								%	Sig?
SR-76 (Kanner Hwy.)	SR-15	Driveway 1	2L	730	20%	i	165	22.60%	Yes
SR-76 (Kanner Hwy.)	Driveway 1	SR-710	2L	730	65%	o	537	73.56%	Yes
SR-76 (Kanner Hwy.)	SR-710	CR-708	2L	730	13%	o	107	14.66%	Yes
SR-710 (Warfield Blvd.)	Okeechobee County	Fox Brown Rd.	2L	730	20%	i	165	22.60%	Yes
SR-710 (Warfield Blvd.)	Fox Brown Rd.	Allapattah Rd.	* 4L	2,910	15%	i	124	4.26%	Yes
SR-710 (Warfield Blvd.)	Allapattah Rd.	Van Buren Ave.	* 4L	2,910	20%	i	165	5.67%	Yes
SR-710 (Warfield Blvd.)	Van Buren Ave.	Farm Rd.	4L	2,910	20%	i	165	5.67%	Yes
SR-710 (Warfield Blvd.)	Farm Rd.	CR-726	4L	2,910	30%	i	248	8.52%	Yes
SR-710 (Warfield Blvd.)	CR-726	Kanner Hwy.	4L	2,910	33%	i	273	9.38%	Yes
SR-710 (Warfield Blvd.)	Kanner Hwy.	Indiantown Ave.	4L	2,910	33%	i	273	9.38%	Yes
SR-710 (Warfield Blvd.)	Indiantown Ave.	Indiantown Rd.	4L	2,910	35%	o	289	9.93%	Yes
CR-726 (Citrus Blvd.)	SR-710	Greenridge Ln.	2L	730	7%	o	58	7.95%	Yes
Allapattah Road	SR-710	CR-714	2L	730	5%	o	41	5.62%	Yes
Farm Rd.	Driveway 6	Silver Fox Ln.	2L	730	15%	o	124	16.99%	Yes
Farm Rd.	Silver Fox Ln.	SR-710	2L	855	10%	o	83	9.71%	Yes
Silver Fox Ln.	Farm Rd.	SR-710	2L	730	5%	o	41	5.62%	Yes

*Planned roadway widening from a 2-lane divided roadway to a 4-lane divided roadway along State Road-710.

**LOS D General Service Volumes were obtained from Martin County 2023 Roadway Level of Service Inventory Report which are based on the FDOT 2023 Multimodal Quality/Level of Service Handbook.

CAPACITY ANALYSIS

The future traffic volume on each roadway identified in Table 2 to be significantly impacted by the projected traffic were evaluated based on capacities published in the 2023 Martin County Roadway Level of Service Inventory Report. Traffic volumes on the study roadway segments were projected to 2031 conditions using growth rates from the 2023 Martin County Roadway Level of Service Inventory Report, and trips associated with committed developments in the surrounding area were incorporated. Table 3 provides the peak hour peak direction capacity analysis on the significantly impacted roadway segments.

As shown in the table below, all significantly impacted roadway segments are projected to have sufficient capacity through buildout in 2031 with addition of traffic from the proposed development.

Table 3: Peak Hour Peak Direction Capacity Analysis

Roadway	From	To	Functional Classification	Lanes	Generalized Service Capacity	Significantly Impacted?	Count Year	** Count Year Traffic Volume	Growth Rate	Total Background Growth	Committed Development Traffic	Project Traffic	2031 Total Traffic	Meets Standard ??	Back-ground Def. ??
SR-76 (Kanner Hwy.)	SR-15	Driveway 1	C2	2L	730	Yes	2023	101	0.50%	4	46	165	316	Yes	-
SR-76 (Kanner Hwy.)	Driveway 1	SR-710	C2	2L	730	Yes	2023	101	0.50%	4	46	537	688	Yes	-
SR-76 (Kanner Hwy.)	SR-710	CR-708	C2	2L	730	Yes	2024	183	1.70%	23	184	107	497	Yes	-
SR-710 (Warfield Blvd.)	Okeechobee County	Fox Brown Rd.	C2	2L	730	Yes	2023	307	3.40%	94	109	165	675	Yes	-
SR-710 (Warfield Blvd.)	Fox Brown Rd.	Allapattah Rd.	C2	* 4L	2,910	Yes	2023	362	3.80%	126	171	124	783	Yes	-
SR-710 (Warfield Blvd.)	Allapattah Rd.	Van Buren Ave.	C2	* 4L	2,910	Yes	2023	811	3.80%	282	516	165	1,774	Yes	-
SR-710 (Warfield Blvd.)	Van Buren Ave.	Farm Rd.	C2	4L	2,910	Yes	2023	811	3.80%	282	673	165	1,931	Yes	-
SR-710 (Warfield Blvd.)	Farm Rd.	CR-726	C2	4L	2,910	Yes	2023	811	3.80%	282	704	248	2,045	Yes	-
SR-710 (Warfield Blvd.)	CR-726	Kanner Hwy.	C2	4L	2,910	Yes	2023	545	3.50%	173	601	273	1,592	Yes	-
SR-710 (Warfield Blvd.)	Kanner Hwy.	Indiantown Ave.	C2	4L	2,910	Yes	2023	414	7.20%	308	586	273	1,581	Yes	-
SR-710 (Warfield Blvd.)	Indiantown Ave.	Indiantown Rd.	C2	4L	2,910	Yes	2023	414	7.20%	308	586	289	1,597	Yes	-
CR-726 (Citrus Blvd.)	SR-710	Greenridge Ln.	C2	2L	730	Yes	2023	187	4.00%	69	267	58	581	Yes	-
Allapattah Road	SR-710	CR-714	C2	2L	730	Yes	2023	117	6.50%	77	168	41	403	Yes	-
Farm Rd.	Driveway 6	Silver Fox Ln.	C2	2L	730	Yes	2023	171	4.80%	78	60	124	433	Yes	-
Farm Rd.	Silver Fox Ln.	SR-710	C3C	2L	855	Yes	2023	171	4.80%	78	34	83	366	Yes	-
Silver Fox Ln.	Farm Rd.	SR-710	C2	2L	730	Yes	2023	18	4.80%	8	63	41	130	Yes	-

*Planned roadway widening from a 2-lane divided roadway to a 4-lane divided roadway along State Road-710.
**Roadway volumes obtained from Martin County Roadway Level of Service Report.

DRIVEWAY ACCESS

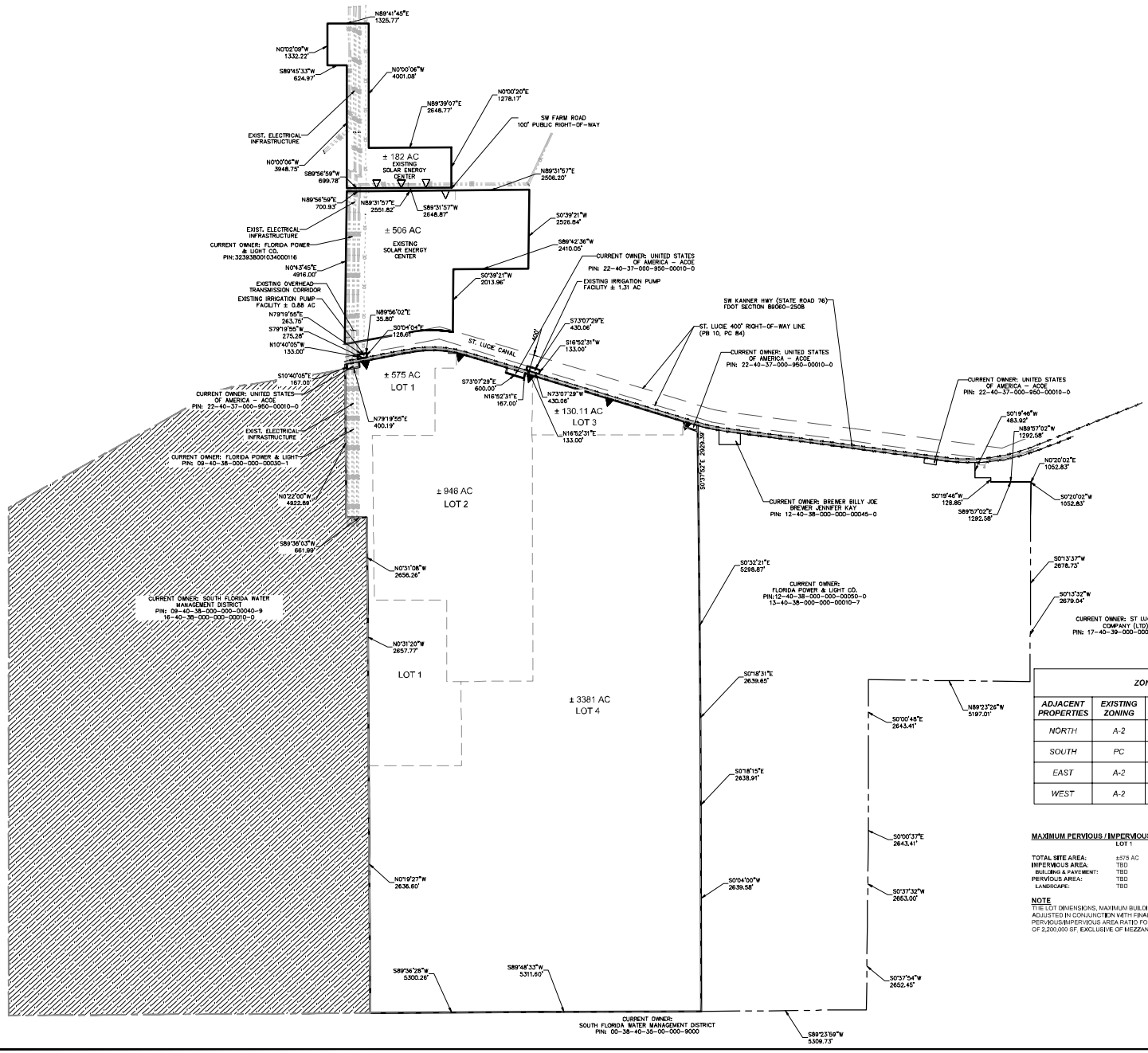
Access to the site will be provided via driveways located along Kanner Highway and Farm Road. Further detailed driveway analysis and evaluation of turn lane requirements will be completed as the proposed site plans are developed.

CONCLUSION

The traffic impact analysis that was undertaken evaluated the impacts of traffic generated by the proposed zoning designation of PUD of the site located on the north side and south side of Kanner Highway, east of US Route 98, in Martin County, Florida. The existing site is currently vacant and is proposed to be developed with a maximum of 2,000,000 square feet of general light industrial use.

A significance analysis was undertaken to determine if any study roadway links would be significantly impacted with the addition of project traffic. It was identified that several roadway segments would be significantly impacted. However, all significantly impacted roadway segments are projected to have sufficient capacity through buildout in 2031 with addition of traffic within the proposed zoning designation.

APPENDIX A: SITE INFORMATION



OVERALL PUD SITE DATA

TOTAL AREA:	5,722.3 AC
EXISTING USE:	AGRICULTURE, ELECTRIC TRANSMISSION AND SOLAR FACILITY
EXISTING ZONING:	VILLAGE ZONING TBD
EXISTING FUTURE LAND USE:	LIGHT INDUSTRIAL
PROPOSED ZONING:	PUD
MAXIMUM IMPERVIOUS USE:	4,577.84 AC (80%)
MINIMUM PERVIOUS AREA:	1,144.46 AC (20%)

OPEN SPACE DATA

PROJECT AREA:	5,722.3 AC (100%)
REQUIRED OPEN SPACE:	1,144.46 AC (20.0%)

*SITE PLAN SUBMITTALS FOR EACH LOT WILL PROVIDE CALCULATIONS FOR OPEN SPACE AND MEET THE MINIMUM 20% OPEN SPACE REQUIREMENT ON INDIVIDUAL LOTS.

SURFACING

GROSS FLOOR AREA

MAXIMUM:	2,000,000 SF
PROPOSED:	2,000,000 SF

BUILDING COVERAGE

MAXIMUM:	80%
PROPOSED:	80%

BUILDING HEIGHT

MAXIMUM:	50 FT
PROPOSED:	50 FT

SETBACKS

BUILDING
FROM SW KANNER HWY (S.R. 76)
SOUTHERN RIGHT-OF-WAY LINE: 50' MIN.

LANDSCAPE BUFFER
FROM SW KANNER HWY (S.R. 76)
SOUTHERN RIGHT-OF-WAY LINE: 30' MIN.

ZONING AND FUTURE LANDUSE TABLE

ADJACENT PROPERTIES	EXISTING ZONING	EXISTING LANDUSE	FUTURE LANDUSE	FUTURE ZONING
NORTH	A-2	AGRICULTURAL	AGRICULTURAL	A-2
SOUTH	PC	CONSERVATION	CONSERVATION	PC
EAST	A-2	AGRICULTURAL	AGRICULTURAL	A-2
WEST	A-2	CONSERVATION	CONSERVATION	A-2

MAXIMUM PERVIOUS / IMPERVIOUS LOT / TRACT DATA

	LOT 1	LOT 2	LOT 3	LOT 4	EX. SOLAR CENTER/ELEC INFRASTRUCTURE	EX. PUMP FACILITIES
TOTAL SITE AREA:	±575 AC	±946 AC	±130.11 AC	±3381 AC	±888 AC	±2.19 AC
IMPERVIOUS AREA:	TBD	TBD	TBD	TBD	TBD	
BUILDING & PAVEMENT:	TBD	TBD	TBD	TBD	TBD	
PERVIOUS AREA:	TBD	TBD	TBD	TBD	TBD	
LANDSCAPE:	TBD	TBD	TBD	TBD	TBD	

NOTE
THE LOT DIMENSIONS, MAXIMUM BUILDING SQUARE FOOTAGE AND PERVIOUS/IMPERVIOUS LOT TRACT DATA PER PHASE MAY BE ADJUSTED IN CONJUNCTION WITH FINAL SITE PLAN APPLICATION WITHOUT A PUD AMENDMENT PROVIDED THE OVERALL PERVIOUS/IMPERVIOUS AREA RATIO FOR THE ENTIRE PROJECT IS MAINTAINED INCLUDING A MAXIMUM BUILDING SQUARE FOOTAGE OF 2,200,000 SF, EXCLUSIVE OF MEZZANINE STORAGE AREAS.

Always call 811 two full business days before you dig to have underground utilities located and marked.
Sunshine811.com

No.	REVISIONS	DATE	BY

Kimley»Horn
© 2026 KIMLEY-HORN AND ASSOCIATES, INC.
1615 S. CONGRESS AVENUE, SUITE 201, DELRAY BEACH, FLORIDA 33445
PHONE: 561-330-2345 FAX: 561-863-8175
WWW.KIMLEY-HORN.COM REGISTRY NO. 35106

LICENSED PROFESSIONAL
ARMANDO LOPEZ, P.E.
FLORIDA LICENSE NUMBER 84672
DATE: ____

KHA PROJECT 144196173
DATE 03/06/2026
SCALE AS SHOWN
DESIGNED BY RR
DRAWN BY RR
CHECKED BY DNP

MASTER SITE PLAN

TESORO GROVES PUD
PREPARED FOR
FLORIDA POWER & LIGHT COMPANY
VILLAGE OF INDIANTOWN FLORIDA

SHEET NUMBER C2.00

Plotted By: Vazquez, Roberto Sheet Set: TESORO GROVES PUD Layout: C2.00 MASTER SITE PLAN March 09, 2026 - 12:43:02pm K:\WPB_ENG\144196173 - Tesoro Groves Solar Master Plan\2 Design\CAD\PUD Plans\set\C2.00 SITE PLAN.dwg
This document, together with the concepts and designs presented herein, as an instrument of service, is intended only for the specific purpose and client for which it was prepared. Reuse of and improper reliance on this document without written authorization and adaptation by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.

BOUNDARY SURVEY

PREPARED FOR

FLORIDA POWER & LIGHT

OF A PARCEL OF LAND LYING WITHIN A PORTION OF SECTION 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:

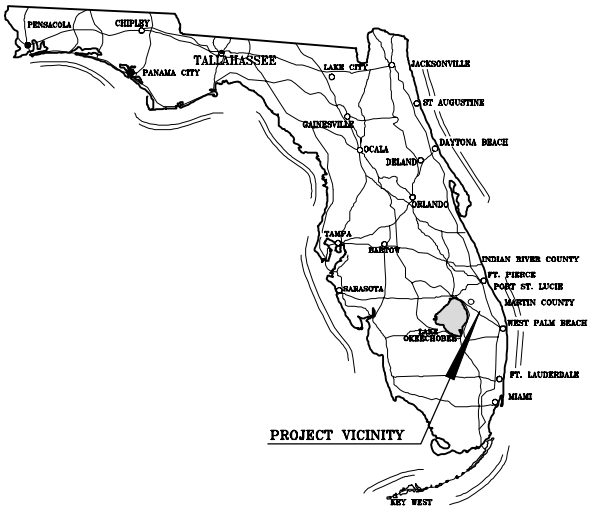
1. THE LAST DATE OF DATA ACQUISITION WAS 11-13-25.
2. THIS SURVEY WAS PREPARED IN ACCORDANCE WITH THE "STANDARDS OF PRACTICE", AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN RULE 5J-17.050 THROUGH 5J-17.053, OF THE FLORIDA ADMINISTRATIVE CODE.
3. THIS SURVEY MAP AND/OR REPORT 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 12085C0260G, 12085C0435G, 12085C0255G, AND 12085C0475G, MAPS REVISED 3/16/2019, 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, WAS 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 OF THE ST. LUCIE CANAL HAS BEEN REMISED 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.

CERTIFICATION:

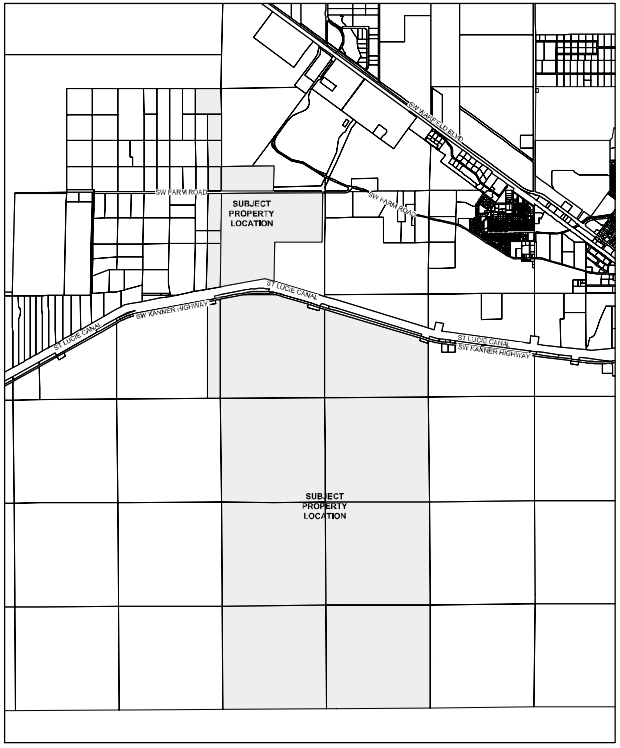
THE UNDERSIGNED HEREBY CERTIFIES THAT THIS SURVEY MEETS THE STANDARDS OF PRACTICE RECOGNIZED BY FLORIDA BOARD OF PROFESSIONAL LAND SURVEYORS, AS SET FORTH IN CHAPTER [5]OACS 5J-17.05, 051, 052 AND CHAPTER 177.011 061] AND ESTABLISHED PURSUANT TO CH 472, F.S., AS AMENDED.

DATE OF PLAT OR MAP: 11/20/2025

LEE B. REUMANN
PROFESSIONAL SURVEYOR & MAPPER
FLORIDA CERTIFICATE NO. 7222



VICINITY MAP
(NOT TO SCALE)



LOCATION MAP
(INTENDED DISPLAY SCALE: 1"=3000')

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\2023\23-152.001 FPL Treasure Groves Update\Survey\23-152.001 Boundary Ref.dwg Plotted: 11/24/2025 8:16 AM By: JONATHAN JONES

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 4691.08 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°00'26" WEST ON SAID EAST LINE, A DISTANCE OF 1276.17 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 2648.84 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 SAID 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°4'145" 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 6 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 2652.68 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 95.00 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 89°19'48" 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 89 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 6,099,401.87 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 430.08 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 430.08 FEET; THENCE RUN NORTH 16 DEGREES 52 MINUTES 22 SECONDS EAST, ALONG THE SOUTH-EASTERLY 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

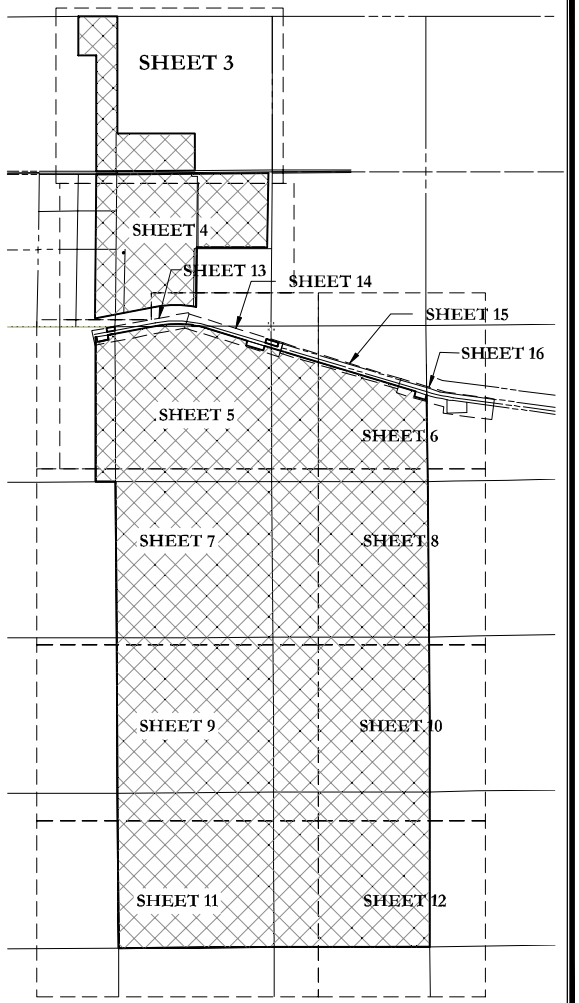
PARCEL 3
A PARCEL OF LAND LYING IN SECTION 9 TOWNSHIP 40 SOUTH, RANGE 38 EAST, MARTIN COUNTY, FLORIDA; BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

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 133.03 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°58'02" 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 1276.16 FEET TO THE INTERSECTION WITH THE NORTH LINE OF SAID SECTION 10, BEING ALSO THE SOUTH LINE OF SECTION 3; THROUGH 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 136.89 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°30'55" 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 5388.78 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 5396.89 FEET TO THE SOUTHEAST CORNER OF SAID SECTION 14 BEING ALSO THE NORTHEAST CORNER OF SAID SECTION 23; THENCE SOUTH 00°18'21" 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 2636.69 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 09°31'29" 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 26.79 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 Towns Groves Update\Survey\22-152.001 Boundary Ref.dwg Plotted: 11/24/2025 9:14 AM By: JONATHAN JONES

LEGAL DESCRIPTION & SHEET INDEX

COMPUTER FILE REF.	FIELD BK./PG.
SEE PLOT STAMP AT LEFT	

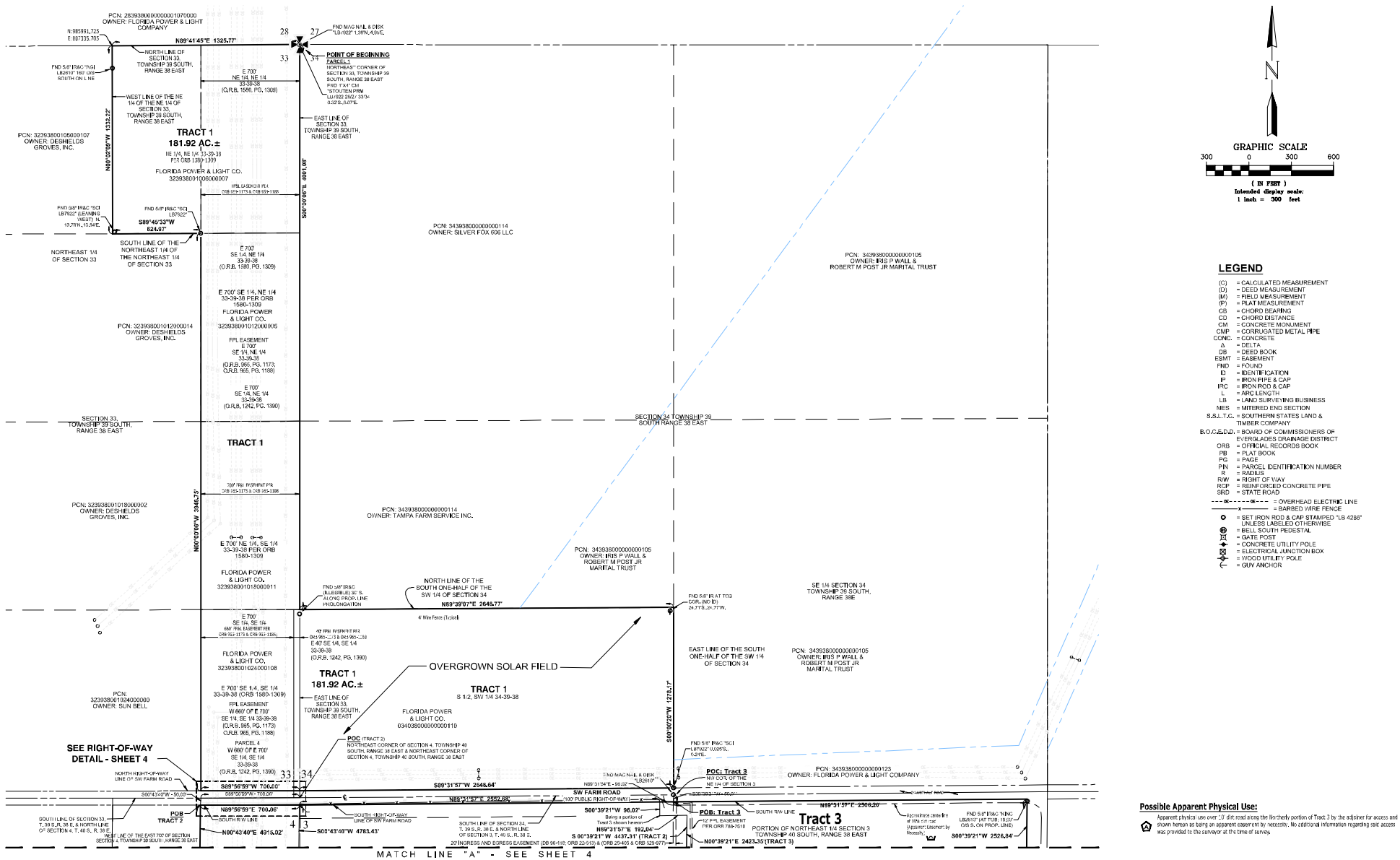
CULPEPPER & TERPENING INC
2980 SOUTH 25th STREET • FORT PIERCE, FLORIDA 34981
PHONE 772-464-3537 • FAX 772-464-6497 • www.ctcengr.com
STATE OF FLORIDA BOARD OF PROFESSIONAL ENGINEERS AUTHORIZATION NO. 4286

– 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



P:\Proj\2022\22-152.001 FPL Tesero Groves Update\Survey\22-152.001 Boundary Ref.dwg Plotted: 11/24/2025 9:16 AM By JONATHAN JONES

GRAPHICS

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SEE PLOT STAMP AT LEFT	

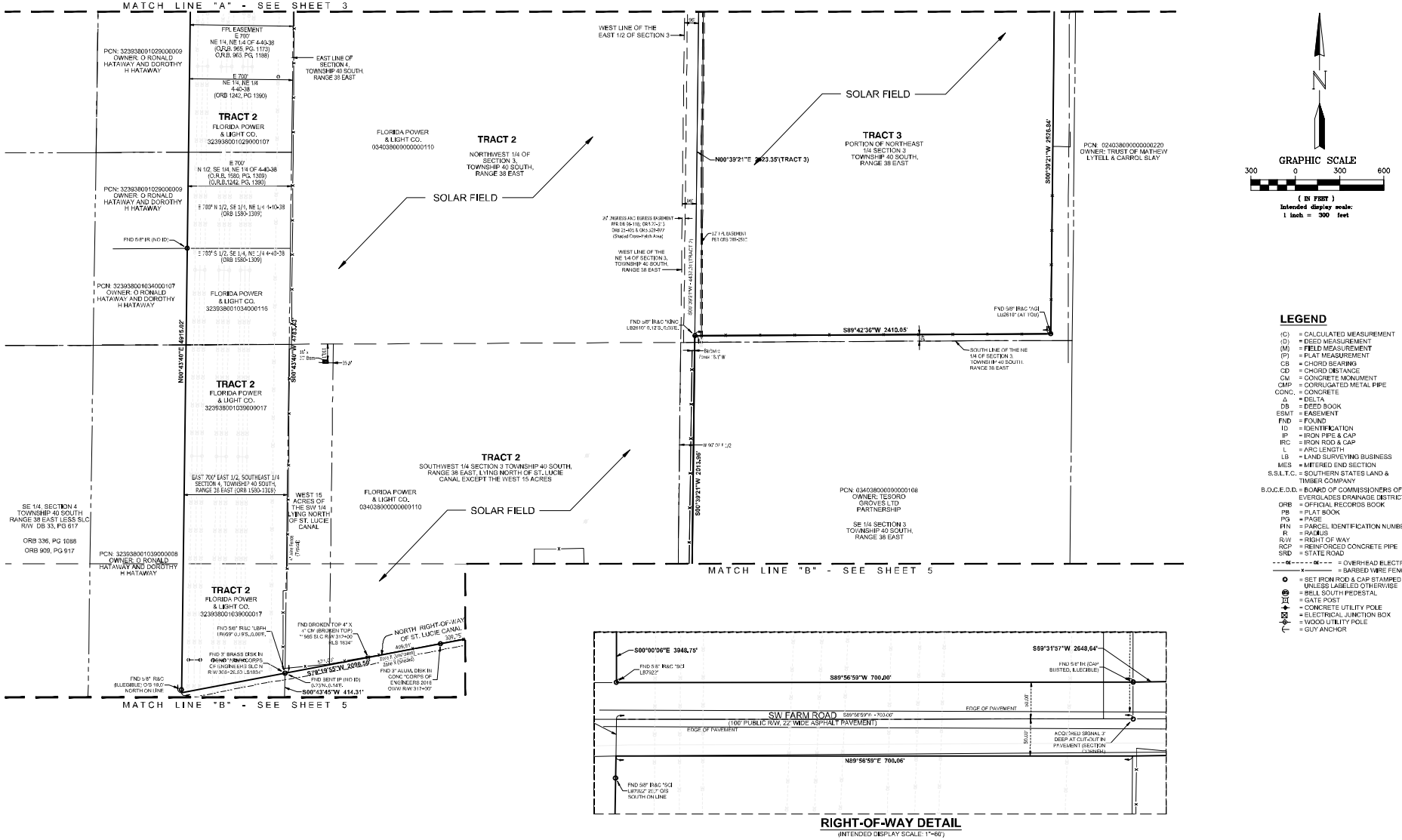
CULPEPPER & TERPENING INC
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PHONE 772-464-3537 • FAX 772-464-6497 • www.ctterp.com
STATE OF FLORIDA BOARD OF PROFESSIONAL ENGINEERS AUTHORIZATION NO. 4286

- 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



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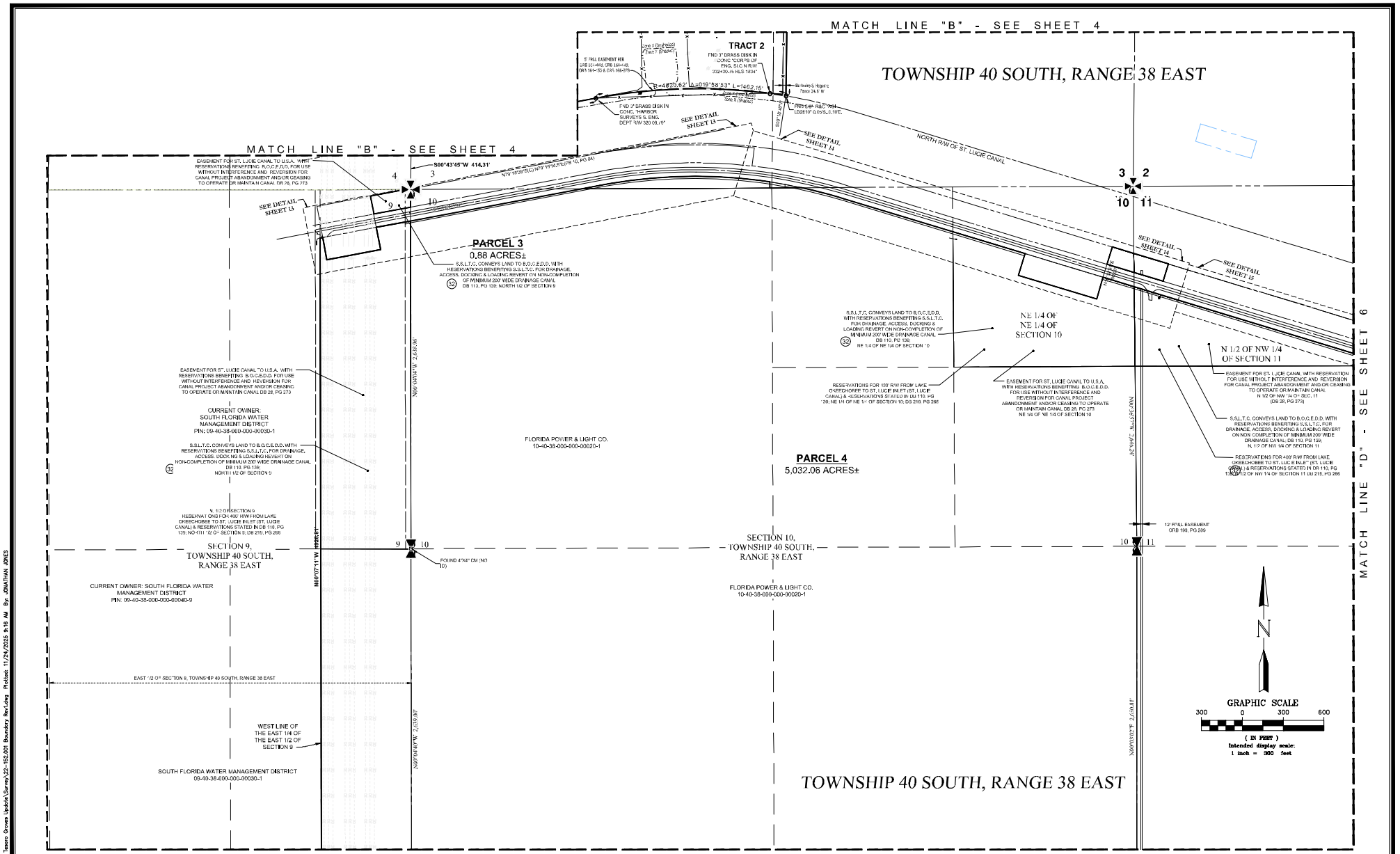
CULPEPPER & TERPENING INC
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STATE OF FLORIDA BOARD OF PROFESSIONAL ENGINEERS AUTHORIZATION NO. 4286

– 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 4 of 16



GRAPHICS

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STATE OF FLORIDA BOARD OF PROFESSIONAL ENGINEERS AUTHORIZATION NO. 4286

– REVISIONS –	BY	DATE

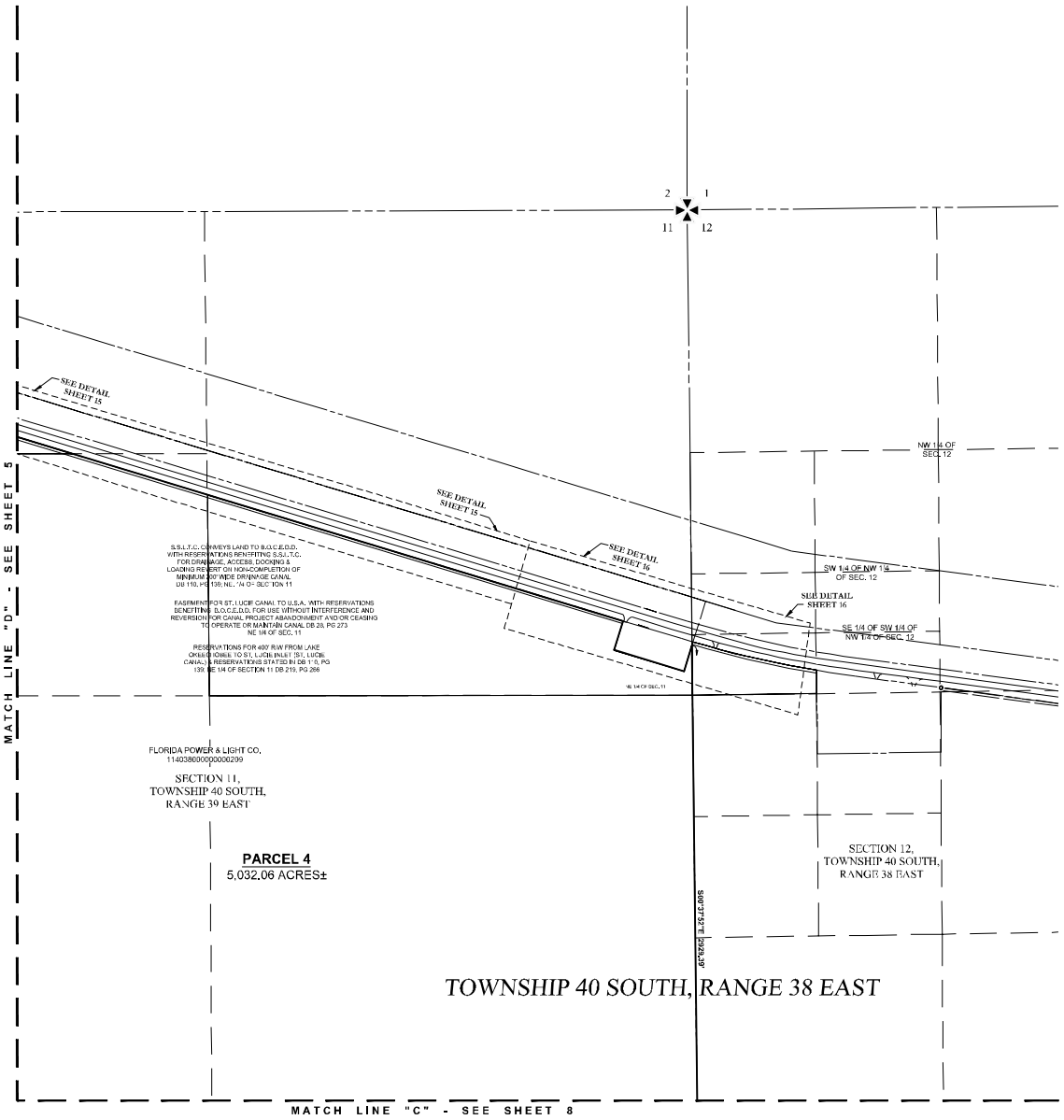
	BY	DATE
FIELD	SG	10-16-2025
CALCS.		
DRAWN	JHY	10-15-2025
DETAILED		
CHECKED	JDJ	10-15-2025
APPROVED	LBR	

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 5 of 16

P:\Proj\2022\22-152.001 FPL Tesoro Groves Update\Survey\22-152.001 Boundary Rev1.dwg Plotted: 11/24/2025 9:16 AM By: JONATHAN JONES



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
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

GRAPHICS

COMPUTER FILE REF.	FIELD BK./PG.
SEE PLAT STAMP AT LEFT	

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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	

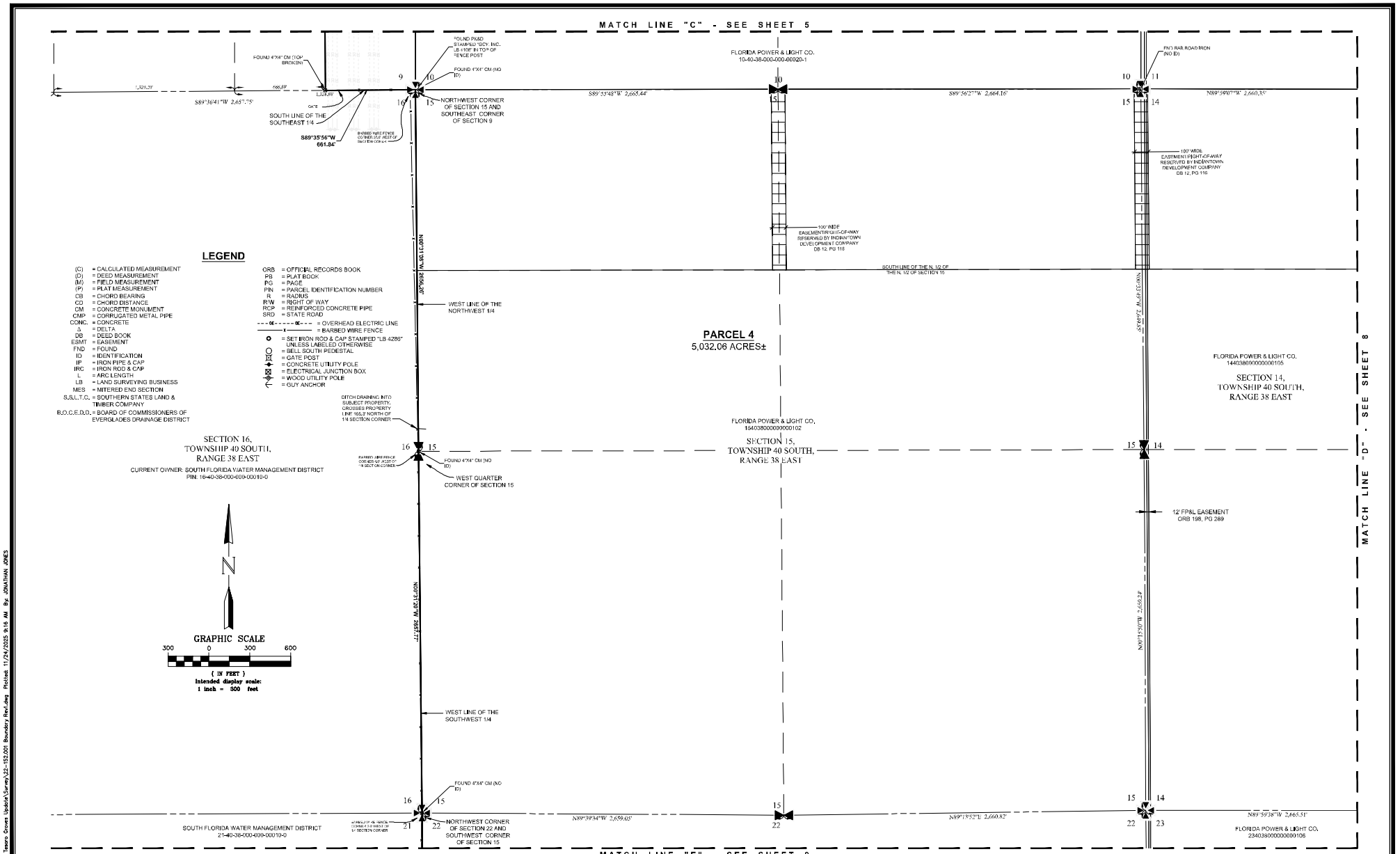
BOUNDARY SURVEY

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 6 of 16

P:\Proj\2022\22-152.001 FPL Tesoro Groves Update\Survey\22-152.001 Boundary Ref.dwg Plotted: 11/24/2025 9:16 AM By: JONATHAN JONES



GRAPHICS

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SEE PLAT STAMP AT LEFT	

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STATE OF FLORIDA BOARD OF PROFESSIONAL ENGINEERS AUTHORIZATION NO. 4286

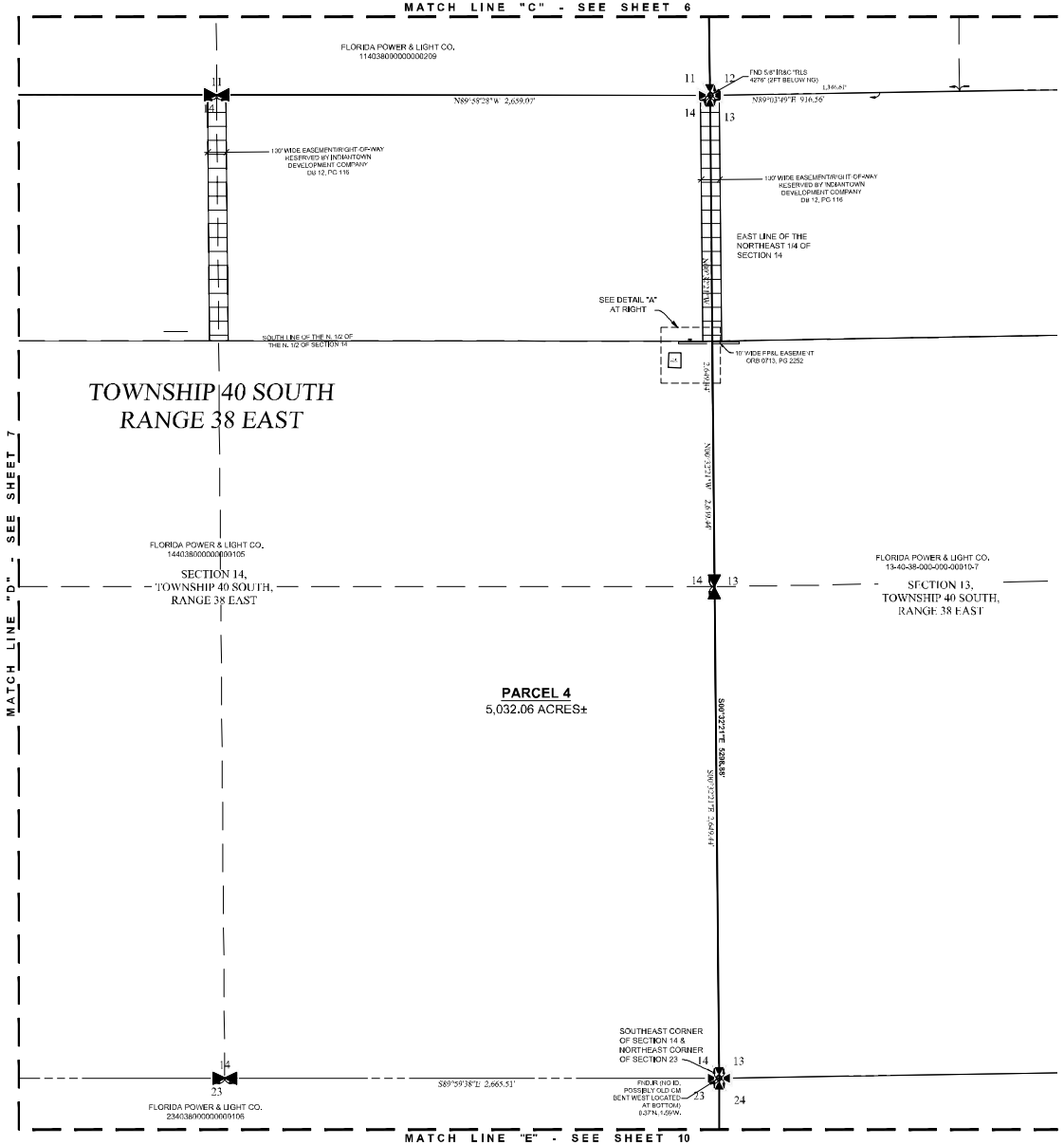
– REVISIONS –	BY	DATE

	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 7 of 16

P:\Proj\2022\22-152.001 FPL Towns Groves Update\Survey\22-152.001 Boundary Rev1.dwg Plotted: 11/24/2025 9:16 AM By: JONATHAN JONES



LEGEND

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B.O.C.E.D.D.	= BOARD OF COMMISSIONERS OF EVERGLADES DRAINAGE DISTRICT
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R/W	= RIGHT OF WAY
RCP	= REINFORCED CONCRETE PIPE
SRD	= STATE ROAD
--OE--	= OVERHEAD ELECTRIC LINE
-x-	= BARBED WIRE FENCE
○	= SET IRON ROD & CAP STAMPED "LB 4286" UNLESS LABELED OTHERWISE
BS	= BELL SOUTH PEDESTAL
GP	= GATE POST
UP	= CONCRETE UTILITY POLE
JB	= ELECTRICAL JUNCTION BOX
WP	= WOOD UTILITY POLE
GA	= GUY ANCHOR

GRAPHICS

COMPUTER FILE REF.	FIELD BK./PG.
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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	

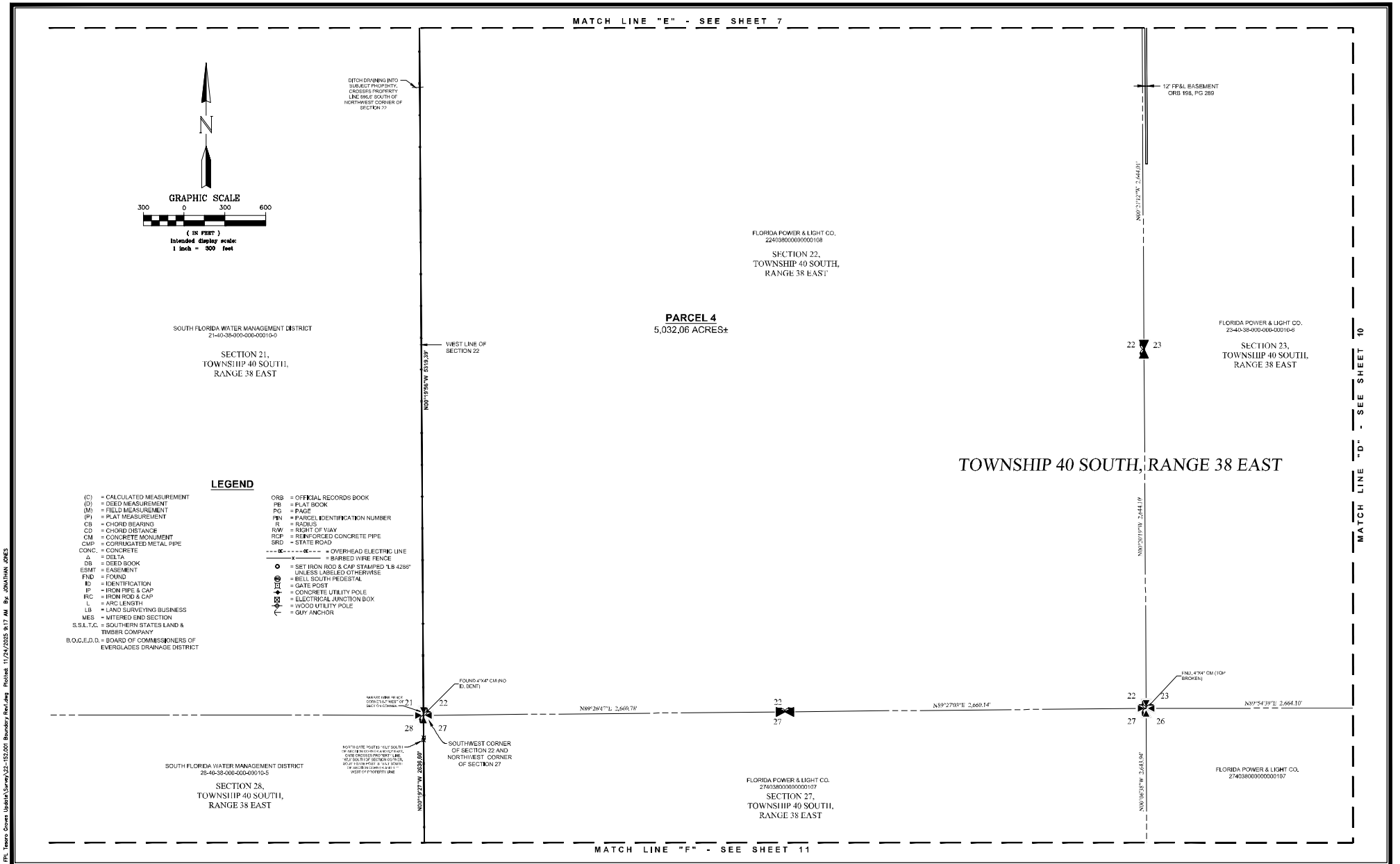
BOUNDARY SURVEY

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 Towns Grows Update\Survey\22-152.001 Boundary Ref.dwg Plotted: 11/24/2025 9:16 AM By: JONATHAN JONES



GRAPHICS

COMPUTER FILE REF.	FIELD BK./PG.
SEE PLOT STAMP AT LEFT	

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– REVISIONS –	BY	DATE

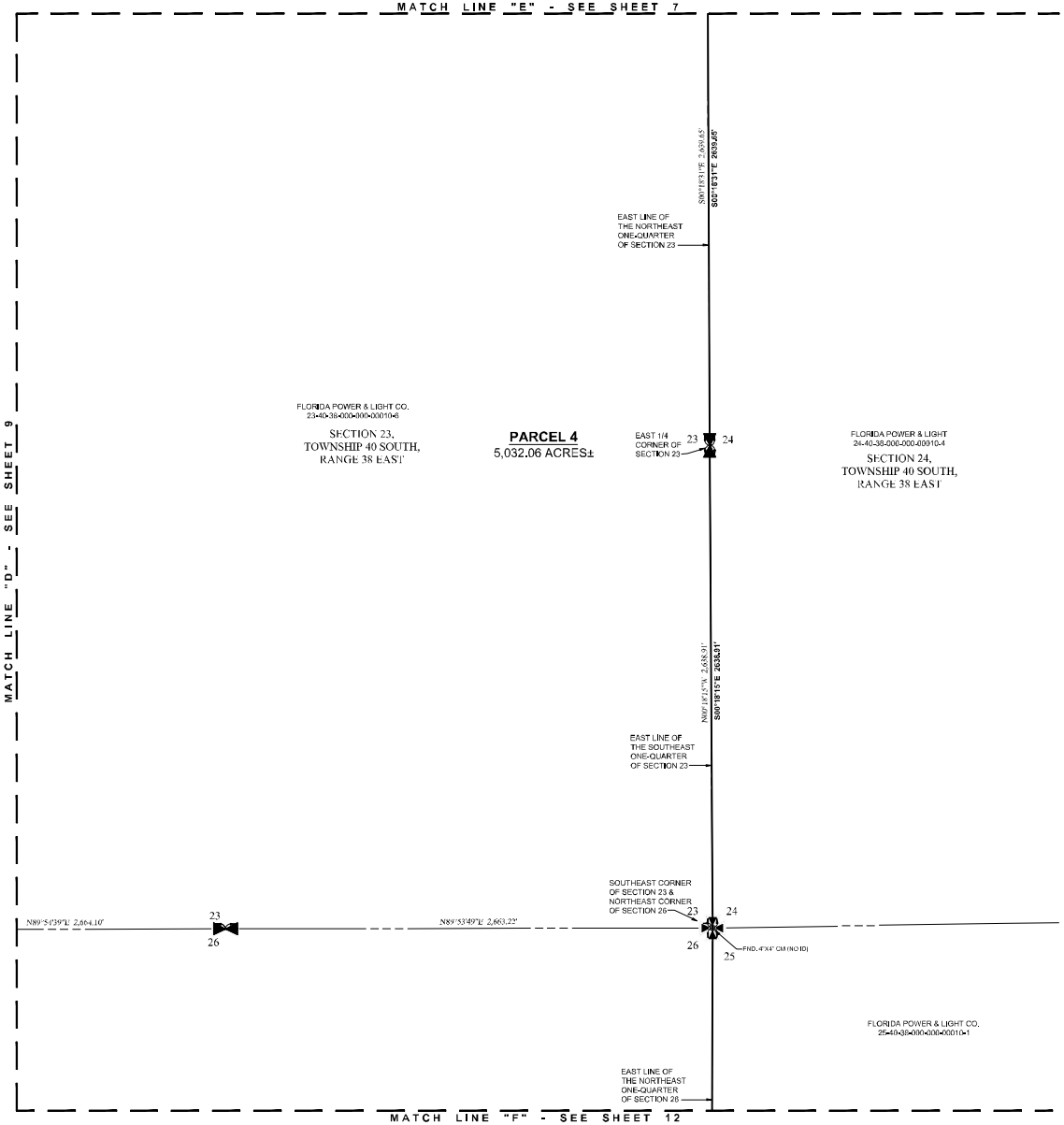
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FIELD	SG	10–16–2025
CALCS.		
DRAWN	JHY	10–15–2025
DETAILED		
CHECKED	JDJ	10–15–2025
APPROVED	LBR	

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 9 of 16

P:\Proj\2022\22-152.001 FPL Tesoro Groves Update\Survey\22-152.001 Boundary Ref.dwg Plotted: 11/24/2025 8:17 AM By: JONATHAN JONES



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	10–19–25

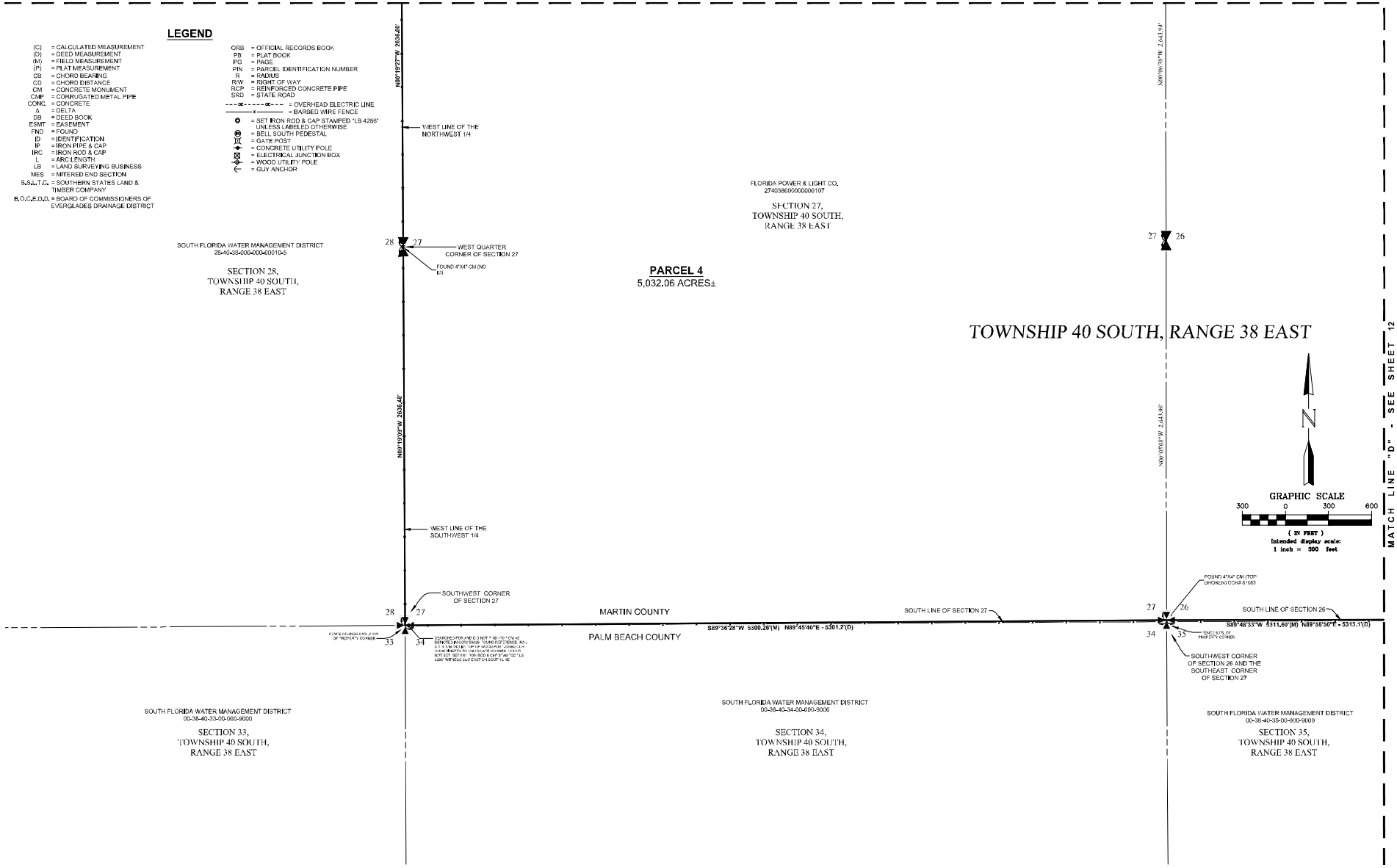
BOUNDARY SURVEY

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

P:\Proj\2022\22-152.001 FPL Tesoro Groves Update\Survey\22-152.001 Boundary Ref.dwg Plotted: 11/24/2025 9:17 AM By: JONATHAN JONES



GRAPHICS

COMPUTER FILE REF.	FIELD BK./PG.
SEE PLAT STAMP AT LEFT	

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STATE OF FLORIDA BOARD OF PROFESSIONAL ENGINEERS AUTHORIZATION NO. 4266

– REVISIONS –	BY	DATE

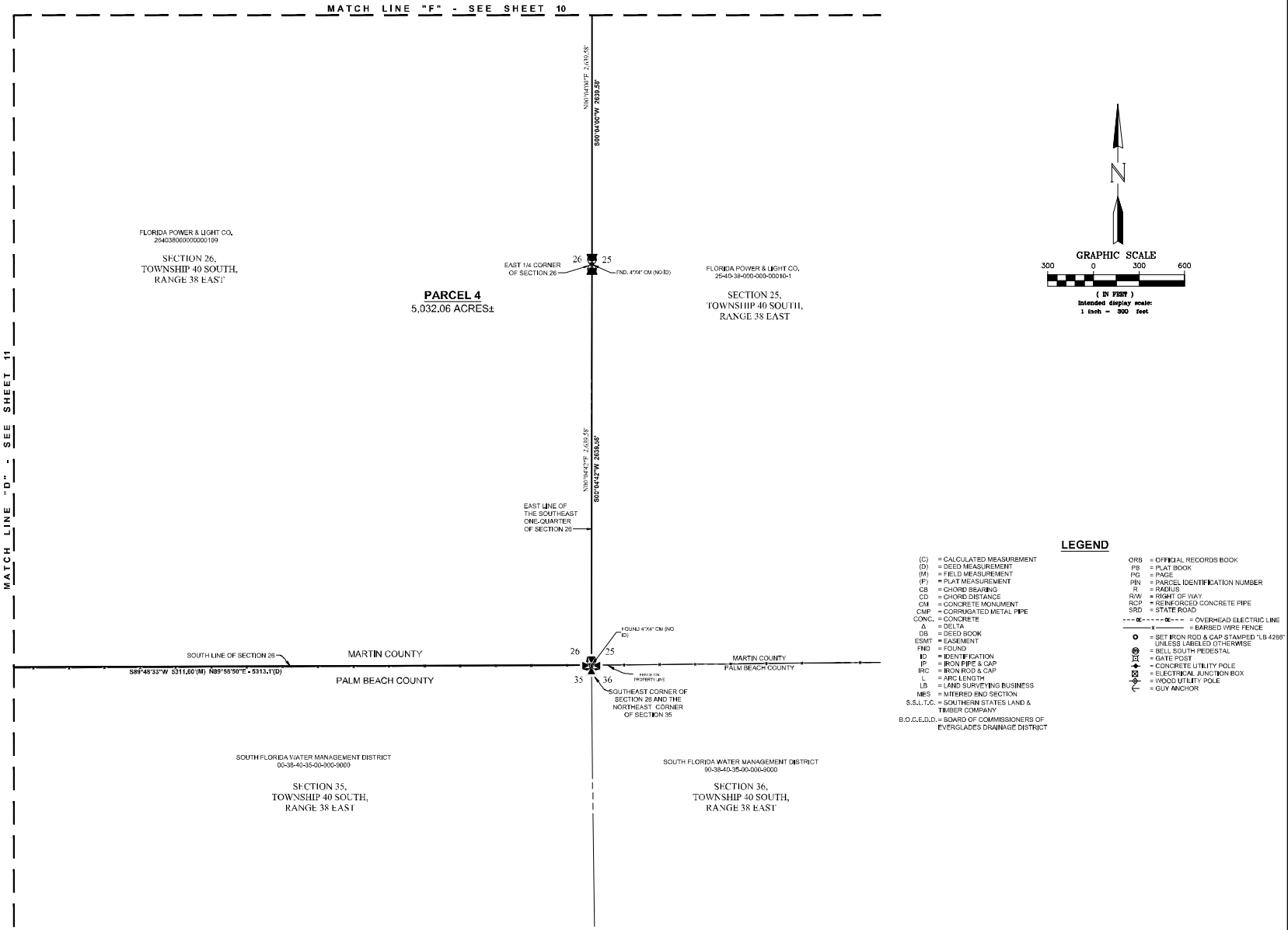
	BY	DATE
FIELD	SG	10–16–2025
CALCS.		
DRAWN	JHY	10–15–2025
DETAILED		
CHECKED	JDJ	10–15–2025
APPROVED	LBR	

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 11 of 16

P:\Proj\2022\22-152.001 FPL Towns Groves Upgrade\Survey\22-152.001 Boundary Ref.dwg Plotted: 11/24/2025 9:17 AM By: JONATHAN JONES



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GRAPHICS

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STATE OF FLORIDA BOARD OF PROFESSIONAL ENGINEERS AUTHORIZATION NO. 4286

– REVISIONS –	BY	DATE

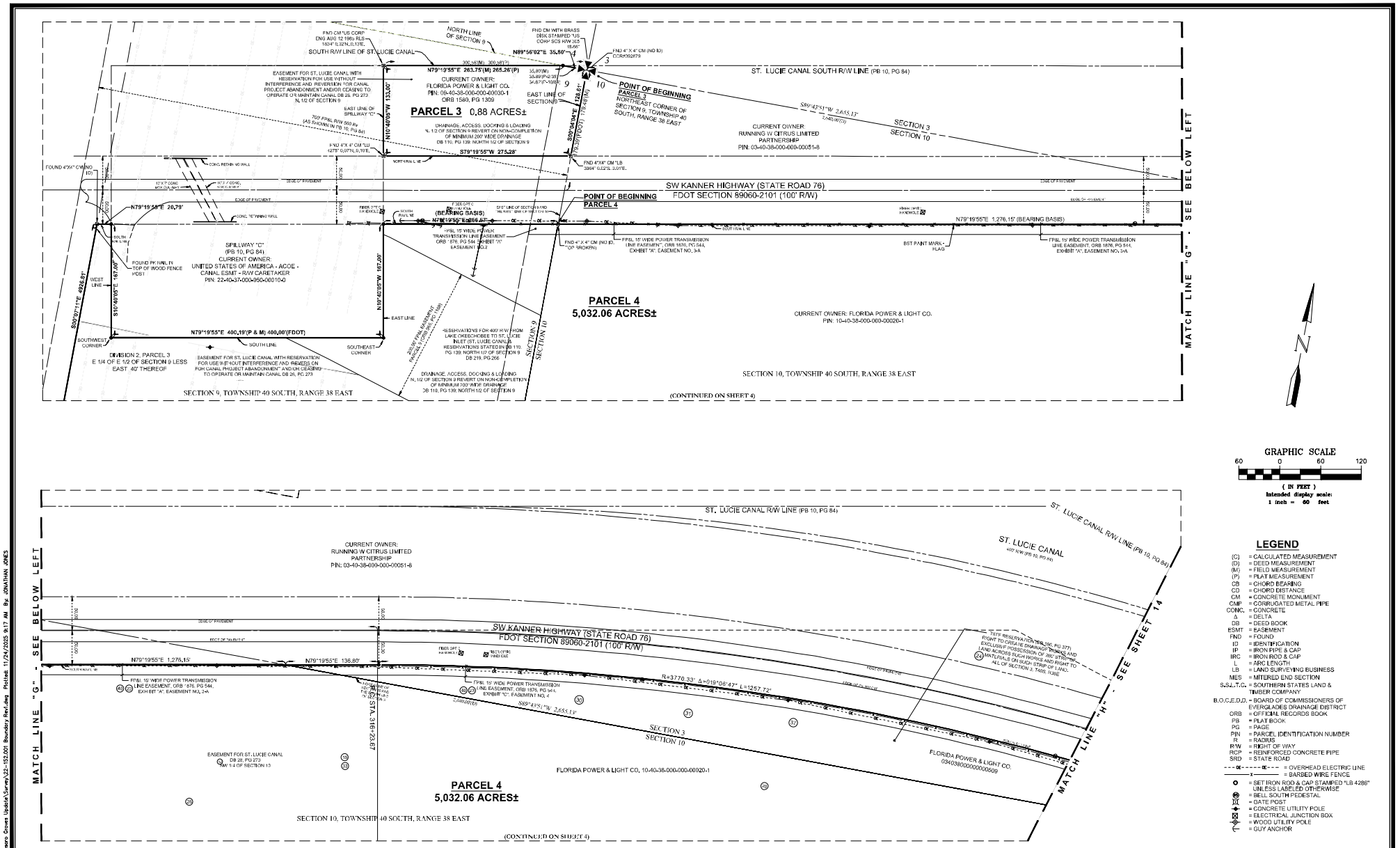
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DRAWN	JHY	10–15–2025
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CHECKED	JDJ	10–15–2025
APPROVED	LBR	10–19–25

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
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MES	= MITERED END SECTION
S.S.L.T.Co.	= SOUTHERN STATES LAND & TIMBER COMPANY
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-OE-	= OVERHEAD ELECTRIC LINE
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○	= 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

GRAPHICS

COMPUTER FILE REF.	FIELD BK./PG.
SEE PLAT STAMP AT LEFT	

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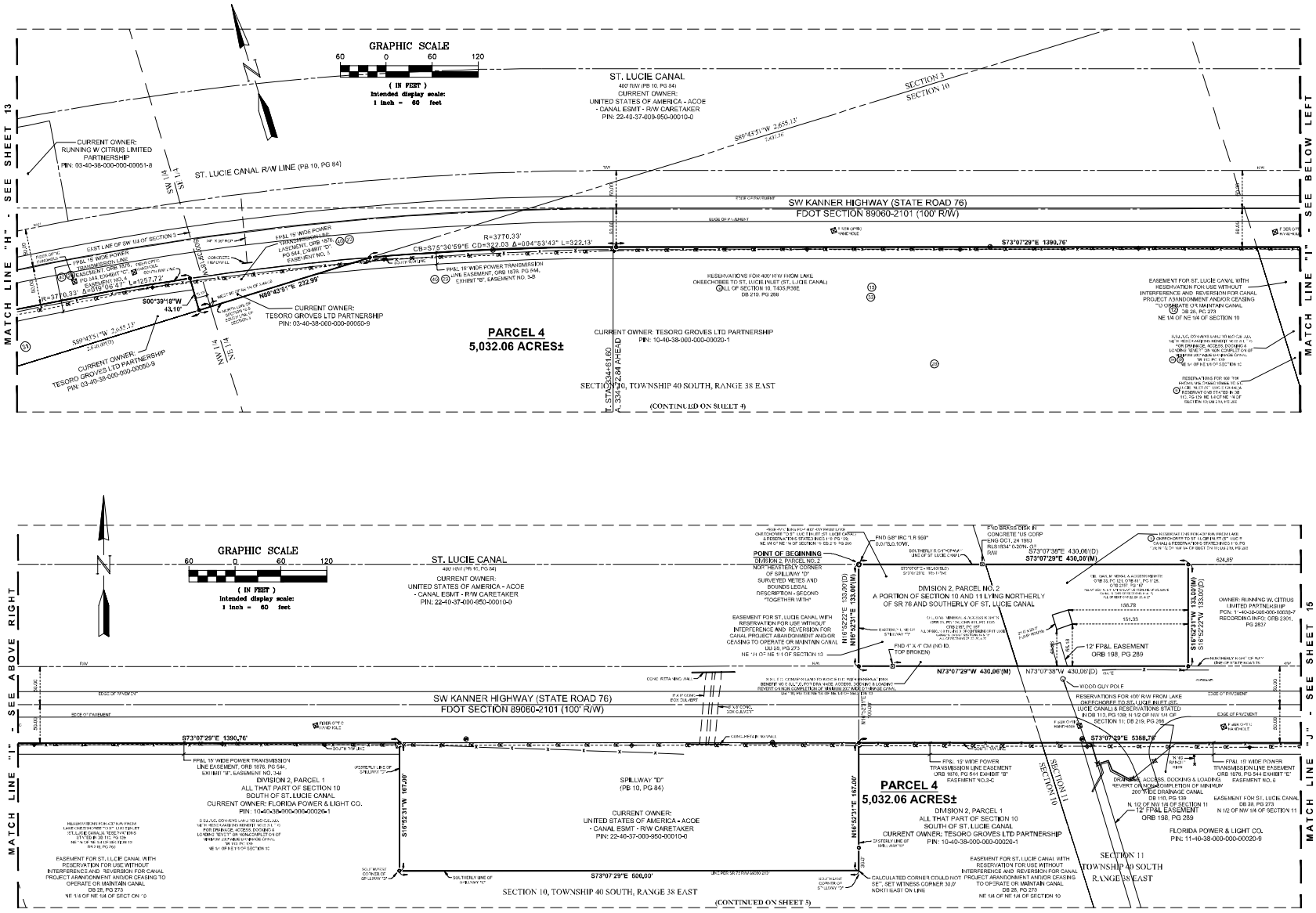
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FIELD	SG	10-16-2025
CALCS.	JHY	10-15-2025
DRAWN		
DETAILED		
CHECKED	JDJ	10-15-2025
APPROVED	LBR	

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

P:\Proj\2022\22-152.001 FPL Tesero Groves Update\Survey\22-152.001 Boundary Ref.dwg Plotted: 11/24/2025 9:17 AM By: JONATHAN JONES



GRAPHICS

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DRAWN		
DETAILED		
CHECKED	JDJ	10-15-2025
APPROVED	LBR	

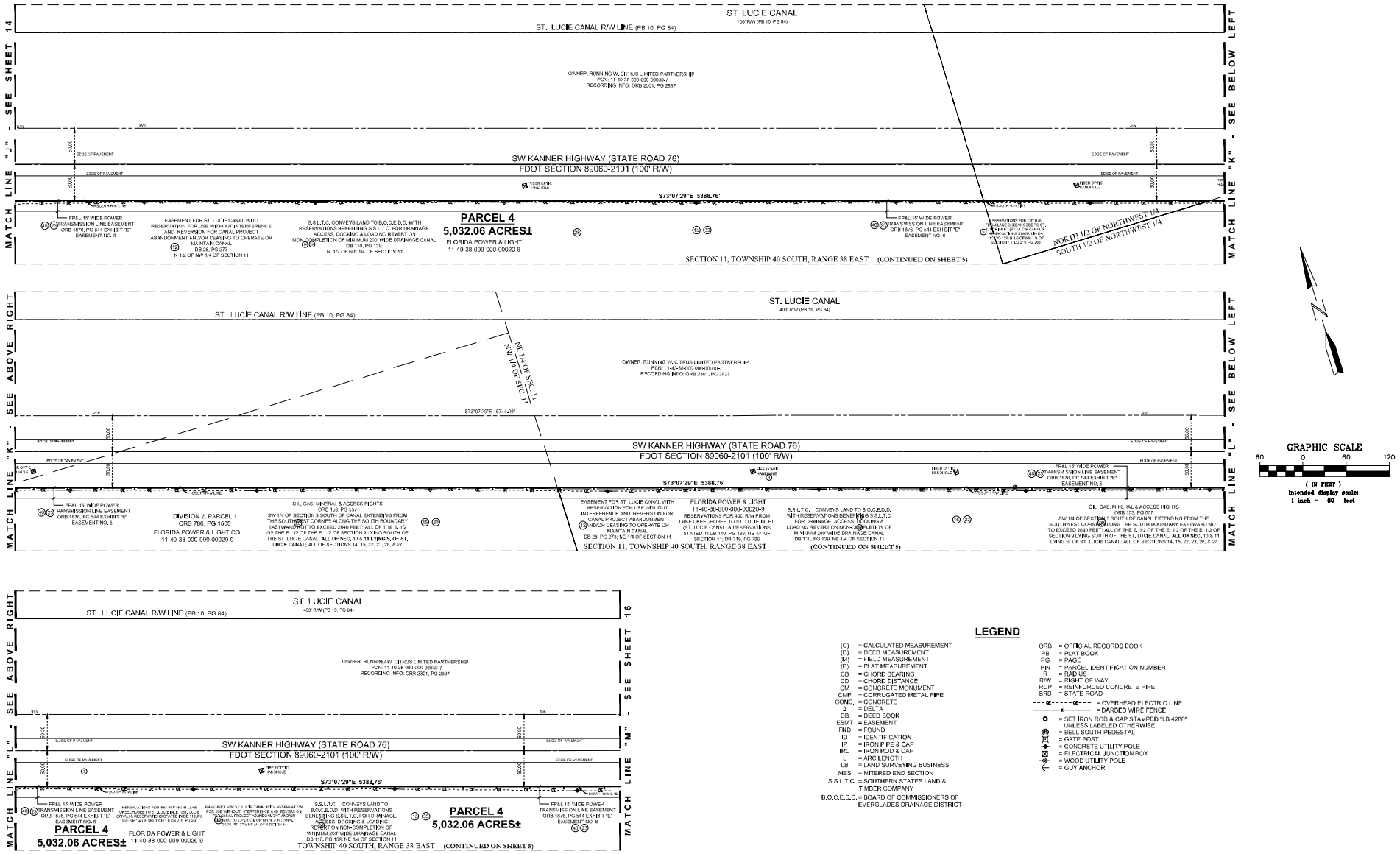
BOUNDARY SURVEY

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: 11/24/2025 9:17 AM By: JONATHAN JONES



GRAPHIC SCALE
60 0 60 120
(IN FEET)
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---OE----OE---	= OVERHEAD ELECTRIC LINE
---/---/---	= BARBED WIRE FENCE
○	= SET IRON ROD & CAP STAMPED "LB 4266" UNLESS LABELED OTHERWISE
(S)	= BELL SOUTH PEDESTAL
GM	= GATE POST
◆	= CONCRETE UTILITY POLE
⊠	= ELECTRICAL JUNCTION BOX
⊕	= WOOD UTILITY POLE
←	= GUY ANCHOR

GRAPHICS

COMPUTER FILE REF.	FIELD BK./PG.
SEE PLOT STAMP AT LEFT	

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STATE OF FLORIDA BOARD OF PROFESSIONAL ENGINEERS AUTHORIZATION NO. 4266

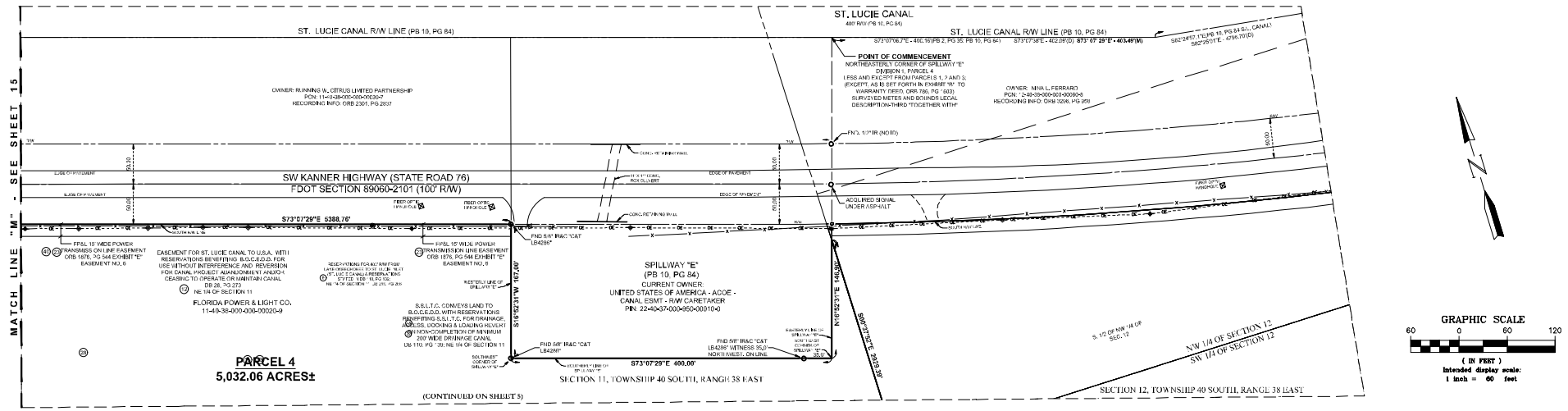
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	BY	DATE
FIELD	SG	10-16-2025
CALCS.	JHY	10-15-2025
DRAWN		
DETAILED		
CHECKED	JDJ	10-15-2025
APPROVED	LBR	

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

P:\Proj\2022\22-152.001 FPL Tesoro Groves Update\Survey\22-152.001 Boundary Rev1.dwg Plotted: 11/24/2025 9:17 AM By: JONATHAN JONES



LEGEND

(C)	= CALCULATED MEASUREMENT
(D)	= DEED MEASUREMENT
(M)	= FIELD MEASUREMENT
(P)	= PLAT MEASUREMENT
CB	= CHORD BEARING
CD	= CHORD DISTANCE
C/M	= CONCRETE MONUMENT
CMP	= CORRUGATED METAL PIPE
CONC.	= CONCRETE
Δ	= DELTA
DB	= DEED BOOK
ESMT	= EASEMENT
FND	= FOUND
ID	= IDENTIFICATION
I/P	= IRON PIPE & CAP
I/RC	= 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
○	= SET IRON ROD & CAP STAMPED "LB 4286" UNLESS LABELED OTHERWISE
(SS)	= BELL SOUTH PEDESTAL
	= GATE POST
	= CONCRETE UTILITY POLE
	= ELECTRICAL JUNCTION BOX
	= WOOD UTILITY POLE
	= GUY ANCHOR

P:\Proj\2023\23-152.001 FPL Tesoro Groves Update\Survey\23-152.001 Boundary Revl.dwg Plotted: 11/24/2025 9:17 AM By: JONATHAN JONES

GRAPHICS

COMPUTER FILE REF.	FIELD BK./PG.
SEE PLAT STAMP AT LEFT	

CULPEPPER & TERPENING INC
2980 SOUTH 25th STREET • FORT PIERCE, FLORIDA 34981
PHONE 772-464-3557 • FAX 772-464-6497 • www.ctcengr.com
STATE OF FLORIDA BOARD OF PROFESSIONAL ENGINEERS AUTHORIZATION NO. 4286

- REVISIONS -	BY	DATE

	BY	DATE
FIELD	SG	10-16-2025
CALCS.	JHY	10-15-2025
DRAWN		
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 16 of 16

Land Use: 110
General Light Industrial

Description

A general light industrial site is typically a single-tenant site devoted to light industrial activities, such as printing, material testing, assembly, fabrication, packaging, and processing materials.

Additional Data

The sites were surveyed in the 2000s and the 2010s in New Jersey, Oregon, and Texas.

Source Numbers

611, 874, 875, 912

General Light Industrial
(110)

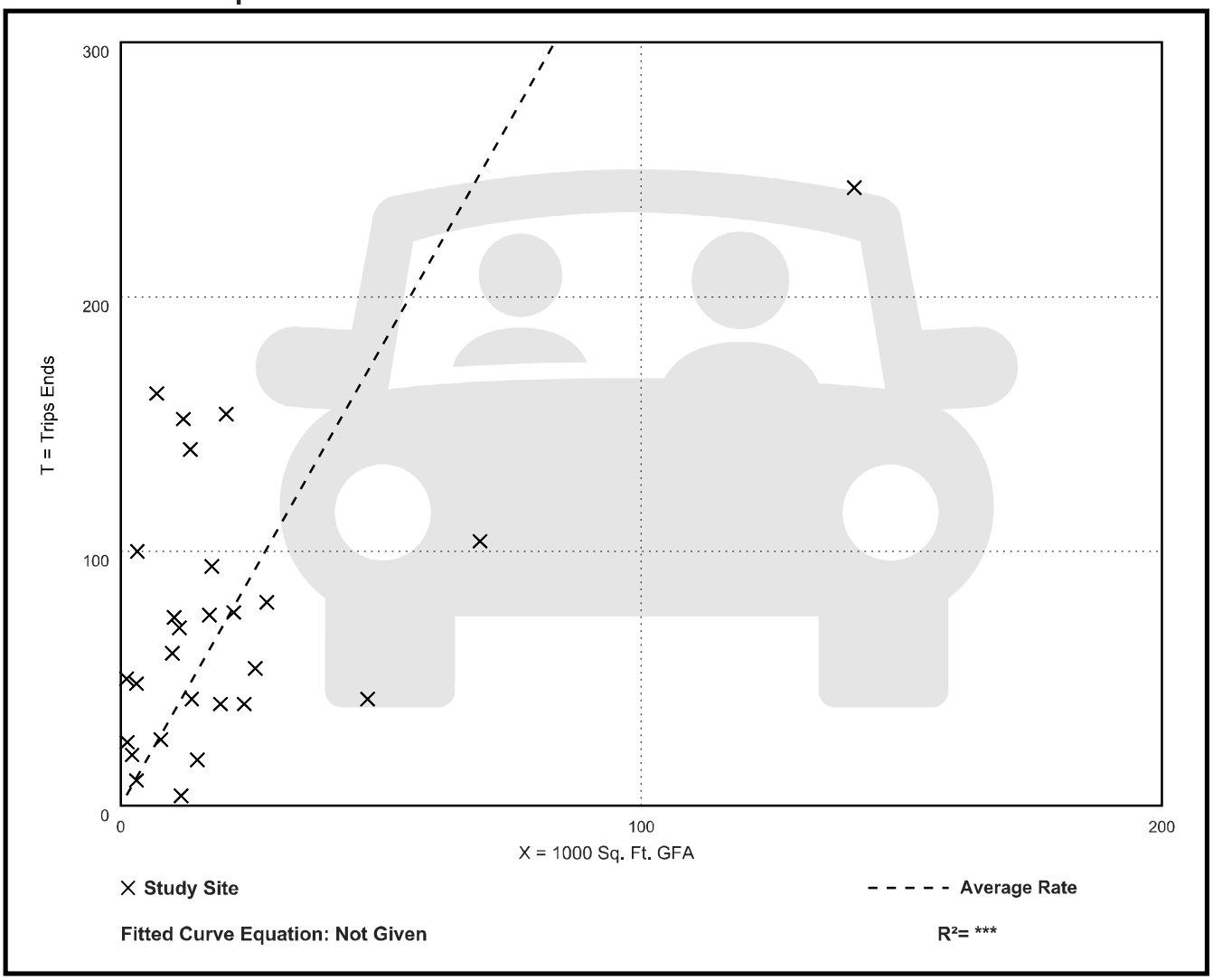
Vehicle Trip Ends vs: **1000 Sq. Ft. GFA**
On a: **Weekday**

Setting/Location: **General Urban/Suburban**
Number of Studies: 27
Avg. 1000 Sq. Ft. GFA: 21
Directional Distribution: 50% entering, 50% exiting

Vehicle Trip Generation per 1000 Sq. Ft. GFA

Average Rate	Range of Rates	Standard Deviation
3.60	0.34 - 43.86	4.67

Data Plot and Equation



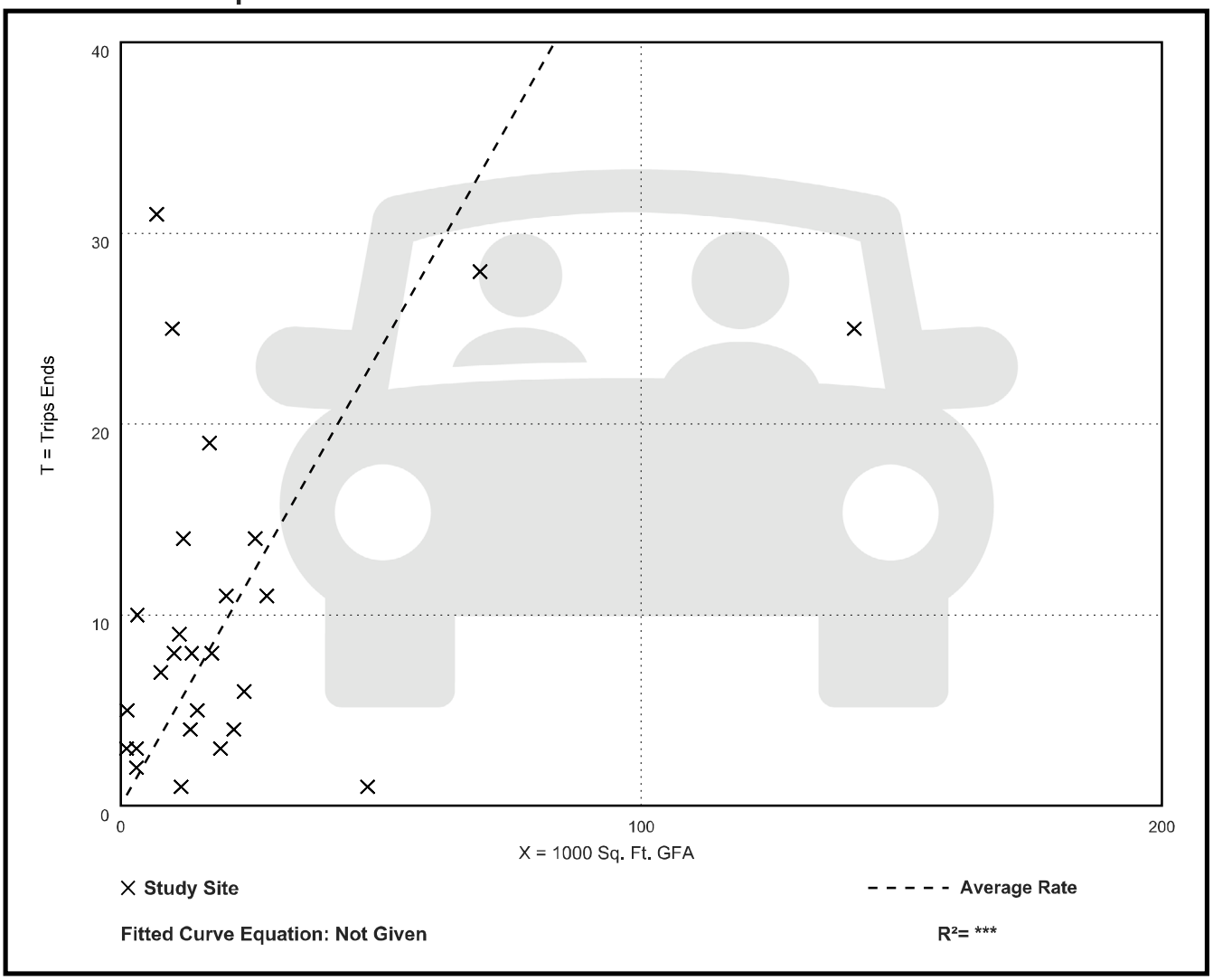
General Light Industrial
(110)

Vehicle Trip Ends vs: **1000 Sq. Ft. GFA**
On a: **Weekday,**
Peak Hour of Adjacent Street Traffic,
One Hour Between 7 and 9 a.m.
Setting/Location: **General Urban/Suburban**
Number of Studies: 26
Avg. 1000 Sq. Ft. GFA: 21
Directional Distribution: 86% entering, 14% exiting

Vehicle Trip Generation per 1000 Sq. Ft. GFA

Average Rate	Range of Rates	Standard Deviation
0.48	0.02 - 4.46	0.68

Data Plot and Equation



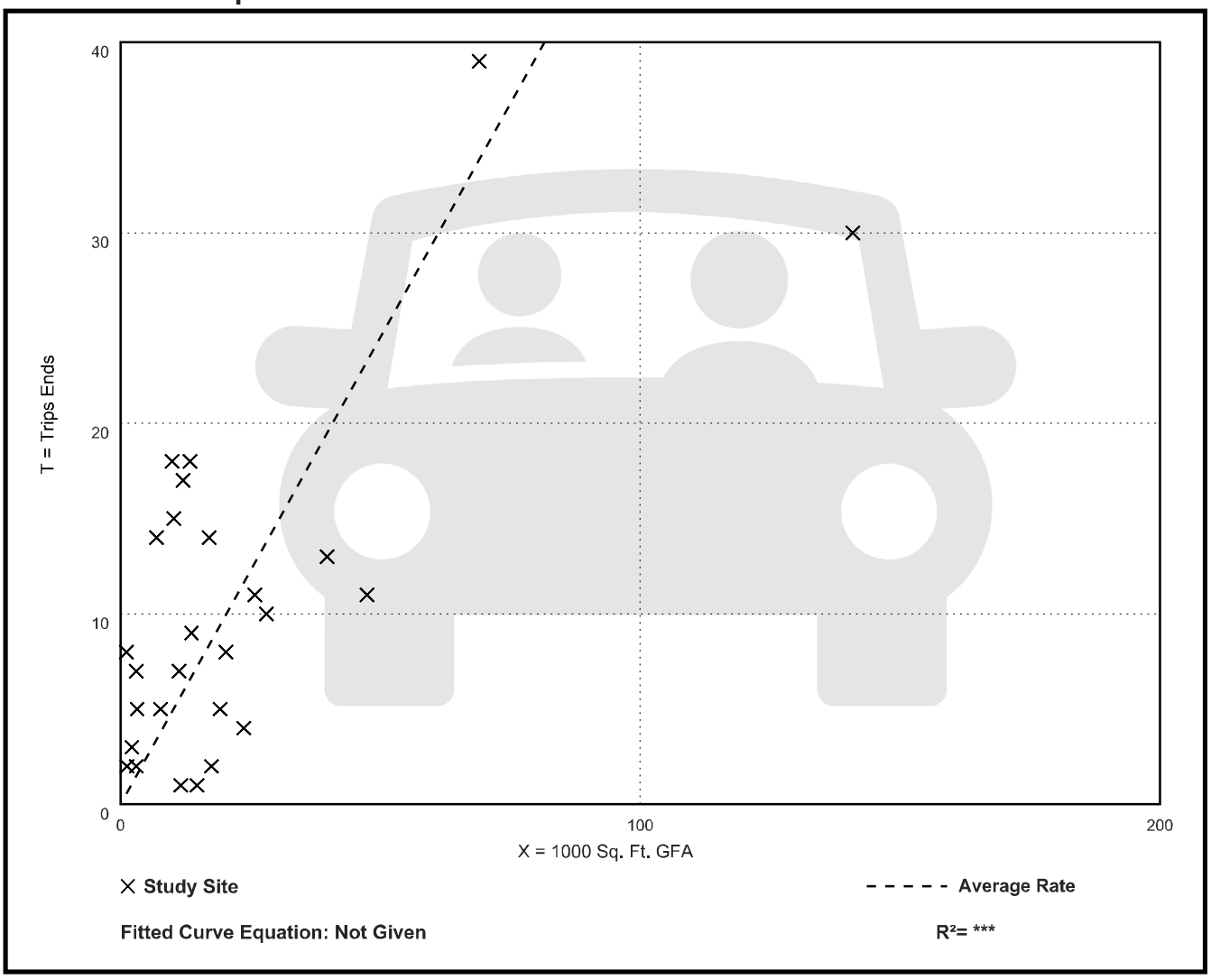
General Light Industrial
(110)

Vehicle Trip Ends vs: **1000 Sq. Ft. GFA**
On a: **Weekday,**
Peak Hour of Adjacent Street Traffic,
One Hour Between 4 and 6 p.m.
Setting/Location: **General Urban/Suburban**
Number of Studies: 27
Avg. 1000 Sq. Ft. GFA: 21
Directional Distribution: 24% entering, 76% exiting

Vehicle Trip Generation per 1000 Sq. Ft. GFA

Average Rate	Range of Rates	Standard Deviation
0.49	0.07 - 7.02	0.54

Data Plot and Equation



APPENDIX B: DATA COLLECTION

Martin County 2023 Roadway Level of Service Inventory Report

Road Name	From	To	Context Classification	Generalized Service Capacity	2023 Average Annual Daily Traffic	2023 Peak Hour Directional Volume	2023 Generalized LOS	Avg. Annual Growth Rate
SR-5 (US-1)	CR-A1A	CR-708	C3R	1850	16,983	876	C	0.5%
SR-5 (US-1)	CR-708	Osprey St	C3C	1810	23,762	1,551	D	0.5%
SR-5 (US-1)	Osprey St	Seabranch Blvd	C3R	1850	25,850	1,158	C	2.3%
SR-5 (US-1)	Seabranch Blvd	Cove Rd	C3C	2680	30,175	1,411	C	0.5%
SR-5 (US-1)	Cove Rd	Salerno Rd	C3C	2680	31,914	1,465	C	0.5%
SR-5 (US-1)	Salerno Rd	Monroe St	C3C	2680	39,484	1,704	C	0.5%
SR-5 (US-1)	Monroe St	Indian St	C3C	2680	36,506	1,727	C	0.5%
SR-5 (US-1)	Indian St	SR-714	C3C	2680	45,276	2,176	C	0.5%
SR-5 (US-1)	SR-714	SR-5A	C4	2810	36,743	1,753	C	0.5%
SR-5 (US-1)	SR-5A(Cut-off Rd)	SR-76	C4	2810	33,378	1,336	C	0.6%
SR-5 (US-1)	SR-76	Palm City Rd	C4	2810	47,809	1,793	C	0.5%
SR-5 (US-1)	Palm City Rd	Joan Jefferson Wy	C4	2810	56,184	2,178	C	0.6%
SR-5 (US-1)	Joan Jefferson Wy	Wright Blvd	C3C	2815	59,047	2,827	E	0.5%
SR-5 (US-1)	Wright Blvd	Baker Rd	C3C	2680	51,265	2,215	C	0.5%
SR-5 (US-1)	Baker Rd	Britt Rd	C3C	2680	47,243	2,203	C	0.5%
SR-5 (US-1)	Britt Rd	SR-732	C3C	2930	55,790	2,543	C	0.5%
SR-5 (US-1)	SR-732	Westmoreland Blvd	C3C	3180	65,367	2,867	C	0.5%
SR-5 (US-1)	Westmoreland Blvd	St Lucie County	C3C	3180	63,100	2,855	C	1.1%
SR-710 (Warfield Blvd)	Okeechobee County	Fox Brown Rd	C2	730	7,253	307	C	3.4%
SR-710 (Warfield Blvd)	Fox Brown Rd	CR-609 (Allapattah)	C2	730	8,597	362	C	3.8%
SR-710 (Warfield Blvd)	CR-609 (Allapattah)	Van Buren	C2_T	940	14,316	811	C	3.8%
SR-710 (Warfield Blvd)	Van Buren	CR-726 (Citrus)	C2	2910	14,316	811	A/B	3.8%

Segments with shaded LOS require additional analysis.
The peaks are: CR-713 (PM/NB), US-1 (PM/NB) and SR-714 (AM/EB)

Martin County 2023 Roadway Level of Service Inventory Report

Road Name	From	To	Context Classification	Generalized Service Capacity	2023 Average Annual Daily Traffic	2023 Peak Hour Directional Volume	2023 Generalized LOS	Avg. Annual Growth Rate
SR-710 (Warfield Blvd)	CR-726	SR-76 (Kanner)	C2	2910	12,617	545	A/B	3.5%
SR-710 (Warfield Blvd)	SR-76	Palm Beach County	C2	2910	9,176	414	A/B	7.2%
SR-714 (Martin Hwy)	I-95	CR-76A (Citrus)	C3R	1110	14,984	744	C	2.1%
SR-714 (Martin Hwy)	CR-76A (Citrus)	Florida's Turnpike	C3C	1810	22,005	1,175	C	0.8%
SR-714 (Martin Downs Blvd)	Florida's Turnpike	CR-713	C3C	1810	21,489	940	C	0.9%
SR-714 (Martin Downs Blvd)	CR-713	Matheson Ave	C3R	1850	31,000	1,256	C	3.2%
SR-714 (Martin Downs Blvd)	Matheson Ave	Mapp Rd	C3R	1850	32,528	1,724	D	0.5%
SR-714 (Palm City Bridge)	Mapp Rd	SR-76	C3C	1900	35,988	2,131	E	0.9%
SR-714 (Monterey Rd)	SR-76	Willoughby Blvd	C3C	1810	26,408	1,198	C	4.1%
SR-714 (Monterey Rd)	Willoughby Blvd	Monterey Extension	C3C	1810	25,813	1,310	C	1.1%
SR-714 (Monterey Rd)	Monterey Extension	SR-5	C3C	1900	18,812	874	C	0.9%
SR-714 (Monterey Rd)	SR-5	CR-A1A	C3C	1900	20,071	1,264	C	0.5%
SR-714 (Monterey Rd)	CR-A1A	SR-A1A	C3C	1810	19,912	894	C	0.6%
SR-732 (Causeway Blvd)	CR-707	SR-A1A	C3R	1110	13,568	762	C	1.8%
SR-732 (Jensen Beach Blvd)	SR-5	Green River Pkwy	C3R	1850	24,707	1,334	C	0.5%
SR-732 (Jensen Beach Blvd)	Green River Pkwy	CR-723	C3R	1945	24,777	1,156	C	1.0%
SR-76 (Kanner Hwy)	SR-15	SR-710	C2	730	2,170	101	A/B	0.5%
SR-76 (Kanner Hwy)	SR-710	CR-708	C2	730	3,653	183	A/B	1.7%
SR-76 (Kanner Hwy)	CR-708	Waterside	C2	730	4,251	231	A/B	8.0%
SR-76 (Kanner Hwy)	Waterside	CR-711/CR-76A	C3C	1900	4,251	231	C	8.0%
SR-76 (Kanner Hwy)	CR-711/CR76A	Locks Rd	C3R	1945	14,335	889	C	1.7%
SR-76 (Kanner Hwy)	Locks Rd	Jack James	C3C	1900	19,442	930	C	0.5%

Segments with shaded LOS require additional analysis.
The peaks are: CR-713 (PM/NB), US-1 (PM/NB) and SR-714 (AM/EB)

Martin County 2023 Roadway Level of Service Inventory Report

Road Name	From	To	Context Classification	Generalized Service Capacity	2023 Average Annual Daily Traffic	2023 Peak Hour Directional Volume	2023 Generalized LOS	Avg. Annual Growth Rate
CR-723 (Savanna Rd)	NE 24th St	CR-707A (Jensen Beach Blvd.)	C3R	1165	9,649	437	C	0.5%
CR-726 (Citrus Blvd)	SR-710	Greenridge Ln	C2	730	3,253	187	A/B	4.0%
CR-726 (Citrus Blvd)	Greenridge Ln	CR-76A	C2	730	3,298	189	A/B	7.3%
CR-76A (Citrus Blvd.)	CR-726	SR-714	C2	730	4,663	221	A/B	2.2%
CR-76A (SW 96th St)	CR-726	Bobcat Dr	C2	730	4,677	275	C	5.0%
CR-76A (SW 96th St)	Bobcat Dr	SR-76	C3R	1165	8,959	431	C	2.6%
CR-A1A (Dixie Hwy)	SR-5	CR-708	C2	730	4,301	240	TCEA	5.9%
CR-A1A (Dixie Hwy)	CR-708	Osprey St	C3R	890	7,574	505	TCEA	0.5%
CR-A1A (Dixie Hwy)	Osprey St	Heritage Blvd	C3R	1110	7,070	386	C	1.8%
CR-A1A (Dixie Hwy)	Heritage Blvd	Cove Rd	C2	730	7,701	344	C	1.9%
CR-A1A (Dixie Hwy)	Cove Rd	Salerno Rd	C4	870	12,000	498	TCEA	0.5%
CR-A1A (Dixie Hwy)	Salerno Rd	St. Lucie Blvd	C4	870	16,817	703	TCEA	0.5%
CR-A1A (Dixie Hwy)	St Lucie Blvd	Jefferson St	C3R	890	13,746	727	C	0.5%
CR-A1A (Dixie Hwy)	Jefferson St	Indian St	C4	1790	17,816	781	TCEA	0.5%
CR-A1A (Dixie Hwy)	Indian St	SR-714	C3C	1810	16,596	858	C	0.5%
CR-A1A (Dixie Hwy)	SR-714	SE Fifth St	C4	870	6,220	346	D	0.5%
Farm Rd	Dr Martin Luther King Jr Dr	Palm Wy	C3C	855	3,396	141	C	4.8%
Fox Brown Rd	SR-710	CR-714	C2	730	425	26	A/B	5.2%
Goldenrod Rd	Britt Rd	SR-732	C3C	1810	4,960	281	C	0.8%
Goldenrod Rd	SR-732	SR-5	C3C	1125	6,621	342	C	0.5%
Goldenrod Rd	SR-5	Westmoreland Blvd	C3C	1070	4,795	245	C	0.9%
Gomez Ave	CR-708	Crossrip St	C3R	1110	3,565	156	C	0.5%

ients with shaded LOS require additional analysis.
The peaks are: CR-713 (PM/NB), US-1 (PM/NB) and SR-714 (AM/EB)

Martin County 2023 Roadway Level of Service Inventory Report

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CR-726 (Citrus Blvd)	SR-710	Greenridge Ln	C2	730	3,253	187	A/B	4.0%
CR-726 (Citrus Blvd)	Greenridge Ln	CR-76A	C2	730	3,298	189	A/B	7.3%
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CR-76A (SW 96th St)	CR-726	Bobcat Dr	C2	730	4,677	275	C	5.0%
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CR-A1A (Dixie Hwy)	SR-5	CR-708	C2	730	4,301	240	TCEA	5.9%
CR-A1A (Dixie Hwy)	CR-708	Osprey St	C3R	890	7,574	505	TCEA	0.5%
CR-A1A (Dixie Hwy)	Osprey St	Heritage Blvd	C3R	1110	7,070	386	C	1.8%
CR-A1A (Dixie Hwy)	Heritage Blvd	Cove Rd	C2	730	7,701	344	C	1.9%
CR-A1A (Dixie Hwy)	Cove Rd	Salerno Rd	C4	870	12,000	498	TCEA	0.5%
CR-A1A (Dixie Hwy)	Salerno Rd	St. Lucie Blvd	C4	870	16,817	703	TCEA	0.5%
CR-A1A (Dixie Hwy)	St Lucie Blvd	Jefferson St	C3R	890	13,746	727	C	0.5%
CR-A1A (Dixie Hwy)	Jefferson St	Indian St	C4	1790	17,816	781	TCEA	0.5%
CR-A1A (Dixie Hwy)	Indian St	SR-714	C3C	1810	16,596	858	C	0.5%
CR-A1A (Dixie Hwy)	SR-714	SE Fifth St	C4	870	6,220	346	D	0.5%
Farm Rd	Dr Martin Luther King Jr Dr	Palm Wy	C3C	855	3,396	141	C	4.8%
Fox Brown Rd	SR-710	CR-714	C2	730	425	26	A/B	5.2%
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Goldenrod Rd	SR-732	SR-5	C3C	1125	6,621	342	C	0.5%
Goldenrod Rd	SR-5	Westmoreland Blvd	C3C	1070	4,795	245	C	0.9%
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FLORIDA DEPARTMENT OF TRANSPORTATION
TRANSPORTATION STATISTICS OFFICE
2024 HISTORICAL AADT REPORT

COUNTY: 89 - MARTIN

SITE: 0014 - SW SILVER FOX LN SOUTH OF SW WARFIELD BLVD(COUNTY LINK: 167)

YEAR	AADT	DIRECTION 1	DIRECTION 2	*K FACTOR	D FACTOR	T FACTOR
2024	350 S	N 150	S 200	9.00	64.80	59.70
2023	350 F	N 150	S 200	9.00	61.40	59.70
2022	350 C	N 150	S 200	9.00	60.00	59.70
2021	190 S	N 90	S 100	9.00	59.10	20.10
2020	190 F	N 90	S 100	9.00	58.50	20.10
2019	190 C	N 90	S 100	9.00	58.50	20.10
2018	400 S	N 200	S 200	9.00	58.20	16.40
2017	400 F	N 200	S 200	9.00	58.10	16.40
2016	400 C	N 200	S 200	9.00	53.70	16.40
2015	190 F	N 100	S 90	9.00	53.40	17.40
2014	190 C	N 100	S 90	9.00	56.50	19.50
2013	1400 F	N 700	S 700	9.50	57.70	12.90
2012	1400 C	N 700	S 700	9.50	57.00	15.40

AADT FLAGS: C = COMPUTED; E = MANUAL ESTIMATE; F = FIRST YEAR ESTIMATE
S = SECOND YEAR ESTIMATE; T = THIRD YEAR ESTIMATE; R = FOURTH YEAR ESTIMATE
V = FIFTH YEAR ESTIMATE; 6 = SIXTH YEAR ESTIMATE; X = UNKNOWN
*K FACTOR: STARTING WITH YEAR 2011 IS STANDARDK, PRIOR YEARS ARE K30 VALUES

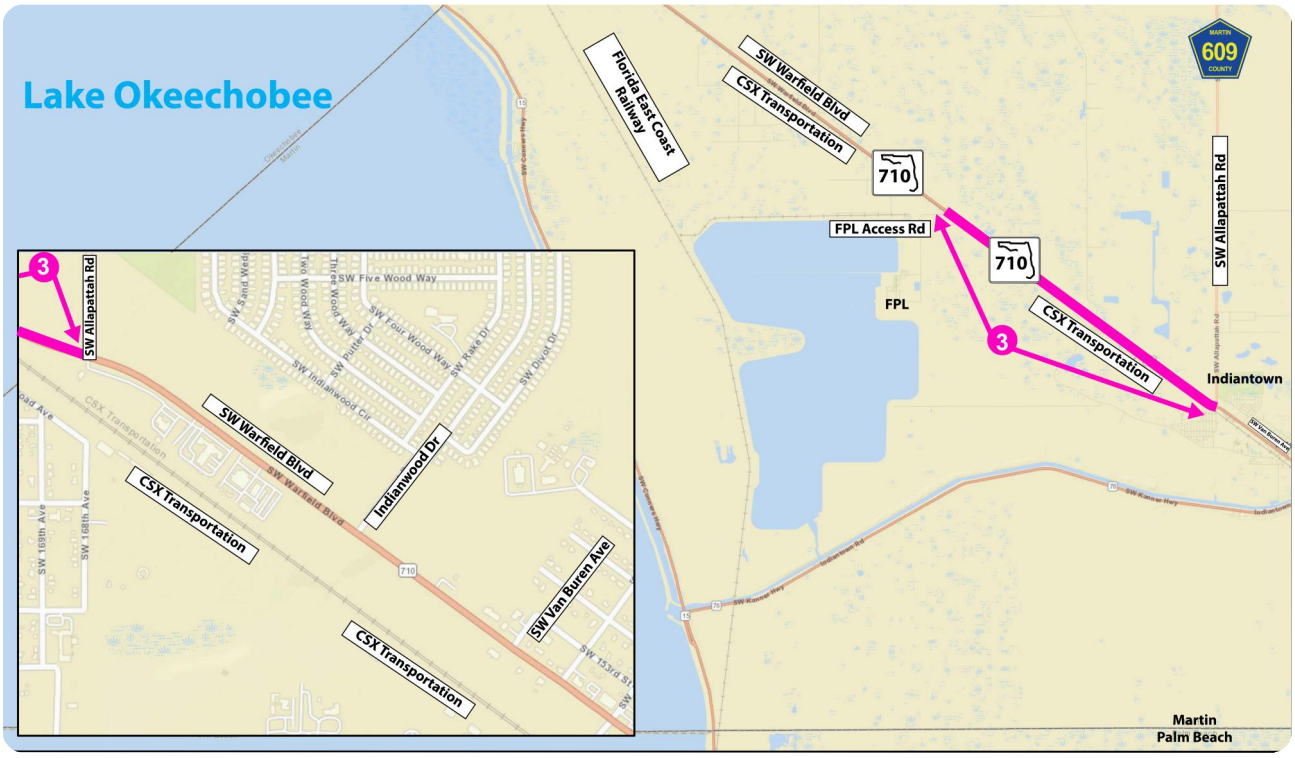
FLORIDA DEPARTMENT OF TRANSPORTATION
TRANSPORTATION STATISTICS OFFICE
2024 HISTORICAL AADT REPORT

COUNTY: 89 - MARTIN

SITE: 7020 - SW WEST FARM RD, EAST OF DR MARTIN LUTHER KING JR DR. (COUNTY LINK: 58)

YEAR	AADT	DIRECTION 1	DIRECTION 2	*K FACTOR	D FACTOR	T FACTOR
2024	3700 E	E 1800	W 1900	9.00	64.80	14.30
2023	3500 S	E 1700	W 1800	9.00	61.40	3.50
2022	3300 F	E 1600	W 1700	9.00	60.00	13.10
2021	3100 C	E 1500	W 1600	9.00	59.10	9.60
2020	3000 E			9.00	58.50	5.40
2019	3000 V	E 1400	W 1600	9.00	58.50	13.80
2018	3000 R	E 1400	W 1600	9.00	58.20	6.10
2017	3000 T	E 1400	W 1600	9.00	58.10	3.90
2016	2900 S	E 1400	W 1500	9.00	53.70	3.80
2015	2900 F	E 1400	W 1500	9.00	53.40	6.50
2014	2700 C	E 1300	W 1400	9.00	56.50	10.10
2013	2400 F	E 1200	W 1200	9.00	57.70	11.00
2012	2400 C	E 1200	W 1200	9.00	57.00	10.50

AADT FLAGS: C = COMPUTED; E = MANUAL ESTIMATE; F = FIRST YEAR ESTIMATE
S = SECOND YEAR ESTIMATE; T = THIRD YEAR ESTIMATE; R = FOURTH YEAR ESTIMATE
V = FIFTH YEAR ESTIMATE; 6 = SIXTH YEAR ESTIMATE; X = UNKNOWN
*K FACTOR: STARTING WITH YEAR 2011 IS STANDARDK, PRIOR YEARS ARE K30 VALUES



Interactive GIS Map

PROJECT DESCRIPTION

The project involves the reconstruction of State Road (SR) 710/Warfield Boulevard from east of SW FPL Martin Power Plant Road (MP 9.771) to west of SW Allapattah Road (MP 14.872) in Martin County, Florida. The overall project length is 5.101 miles primarily within unincorporated Martin County and adjacent to the Village of Indiantown.

SR 710/SW Warfield Boulevard is a two-lane (one lane in each direction), undivided roadway with a posted speed limit of 60 mph. The corridor includes 12 ft travel lanes with flushed shoulders. The roadway has a functional classification of rural principal arterial from MP 9.771 to MP 12.565 and urban rural principal arterial from MP 12.565 to MP 14.872 with a context classification of C2-Rural. SR 710/Warfield Boulevard is a freight corridor vital to the local and statewide economy and identified as a strategic intermodal system (SIS) facility.

The proposed improvements include reconstruction of the existing roadway to widen from a two-lane undivided roadway to a four-lane divided roadway. The proposed typical section includes two 12-ft lanes in each direction separated by a 40-ft median with 12-ft outside shoulders (5-ft paved) and 8-ft inside shoulders (5-ft paved). A 12-ft shared use path will also be provided on the north side of the roadway. In addition, improvements to the major connecting side streets will be provided to enhance safety. The proposed improvements include the following:

Project Objectives

SR 710/Warfield Boulevard is a freight corridor vital to the local and statewide economy. The objective of this project is to provide capacity improvements to enhance mobility, safety, emergency access and truck movement within Martin County. The proposed SR 710 corridor capacity improvements project will include:

- Widening from a 2-lane undivided roadway to a 4-lane divided roadway
- Provision of a 12-ft shared use path on the north side of the roadway
- Realignment of the major side street connections to accommodate truck traffic
- Drainage improvements to accommodate the additional impervious area

BENEFITS

Enhance safety along the project corridor

Increase capacity and reduce congestion

Accommodate pedestrians and cyclists along the shared use path

Improve emergency response time

PROJECT SCHEDULE

Begin Project	05/31/2024
Final ROW Maps:	11/02/2026
Public Workshop:	11/30/2026
Begin ROW Phase:	12/10/2026
ROW Certification:	05/30/2030
Production:	07/01/2030
Letting Date:	01/29/2031

Project Contact Information

Robert Lopes, P.E.
Florida Department of Transportation (FDOT) Project Manager
FDOT District Four
3400 West Commercial Boulevard
Fort Lauderdale, FL 33309
Email: robert.lopes@dot.state.fl.us
Telephone: (954) 777-4425

Documents

- Air Quality Technical Memorandum
- Noise Study Report
- Final Corridor Report
- Design Traffic Technical Memorandum
- Stormwater Management Report
- Feasibility Study
- Project Development Engineering Report

Project Updates

Sign up for project updates! Click here to complete SR 710 Capacity Improvement contact form to receive important project updates.

USEFUL LINKS

- Florida Initiatives
- Web Policies & Notices
- FDOT Americans with Disabilities/Accessibility (ADA)
- Statement of Agency
- Performance
- MyFlorida.com
- Contact Us
- RSS

CONTACT US

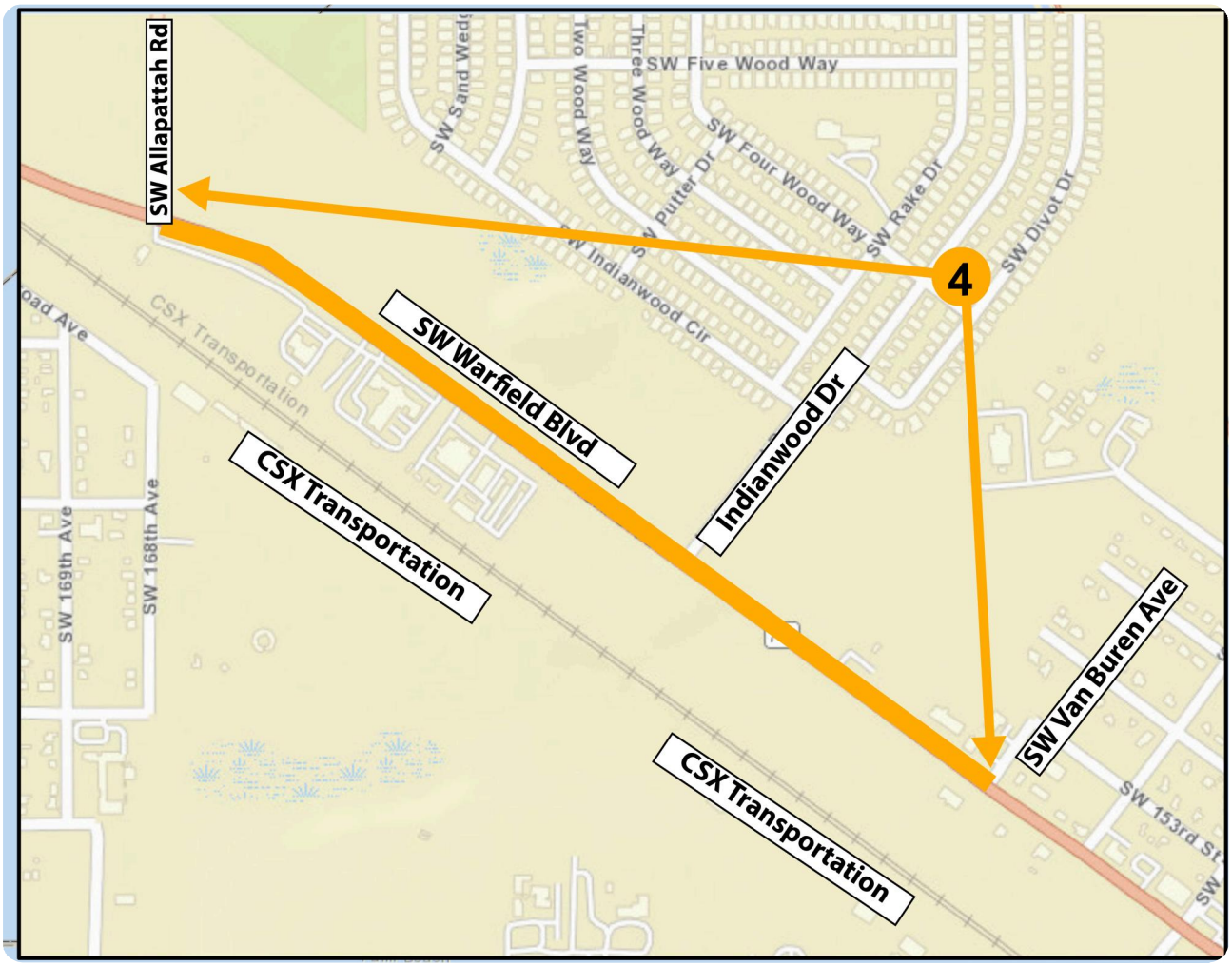
FDOT
605 Suwannee St.
Tallahassee, FL 32399
Phone: (850) 414-4100
Customer Service Portal

INDEX A-Z

OUR NEWSROOM

Providing timely responses to inquiries from the press, government officials, and the public is a crucial function of the Florida Department of Transportation. You can find recent press releases, public notices, media contacts, links to our social media pages and newsroom.

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Interactive GIS Map

PROJECT DESCRIPTION

The project involves the reconstruction of State Road (SR) 710/Warfield Boulevard from west of SW Allapattah Road (MP 14.872) to west of SW Van Buren Avenue (MP 15.710) in Martin County, Florida. The overall project length is 0.838 miles within the Village of Indiantown.

Within the project limits, SR 710/SW Warfield Boulevard is a two-lane (one lane in each direction), divided roadway with a painted median and a posted speed limit of 35-40 mph. The corridor includes 12 ft travel lanes with flushed shoulders. SR 710/Warfield Boulevard is a strategic intermodal system (SIS) facility with a functional classification of urban rural principal arterial and context classification of C3C -Suburban Commercial.

The proposed improvements include widening of the existing roadway from a two-lane divided roadway to a four-lane divided roadway with raised median. The proposed typical section includes two 12-ft lanes in each direction separated by a 22-ft raised median with curb and gutter on both sides of the roadway. A 10-ft shared use path is provided on both sides of the roadway. In addition, the intersection at SW Allapattah Road as well as the new proposed Garcia Drive connection for the Terra Largo Development will be signalized to enhance safety.

Project Objectives

The objective of this project is to provide capacity improvements to enhance mobility, safety, emergency access and truck movement within Martin County. The proposed SR 710 corridor capacity improvements project will include:

- Widening from a 2-lane divided roadway to a 4-lane divided roadway with raised medians
- Provision of a 10-ft shared use path on both sides of the roadway
- Signalization of the SW Allapattah Road and proposed Garcia Drive intersection
- Provision of new corridor lighting within the project limits
- Drainage improvements to accommodate the additional impervious area

BENEFITS

Enhance safety along the project corridor

Increase capacity and reduce congestion

Improve emergency response time

Accommodate pedestrians and cyclists along the shared use path

PROJECT SCHEDULE

Begin Project:	05/31/2024
Public Workshop:	01/29/2027
ROW Certification:	02/04/2027
Production:	09/07/2027
Letting Date:	07/25/2029

Project Contact Information

Brad Salisbury, P.E.
FDOT District Four
3400 West Commercial Boulevard
Fort Lauderdale, FL 33309
Email: brad.salisbury@dot.state.fl.us
Telephone: (954) 777-4160

Documents

- Air Quality Technical Memorandum
- Noise Study Report
- Final Corridor Report
- Design Traffic Technical Memorandum
- Stormwater Management Report
- Feasibility Study
- Project Development Engineering Report

Project Updates

Sign up for project updates! Click here to complete SR 710 Capacity Improvement contact form to receive important project updates.

USEFUL LINKS

- Florida Initiatives
- Web Policies & Notices
- FDOT Americans with Disabilities/Accessibility (ADA)
- Statement of Agency
- Performance
- MyFlorida.com
- Contact Us
- RSS

CONTACT US

FDOT
605 Suwannee St.
Tallahassee, FL 32399
Phone: (850) 414-4100
Customer Service Portal

INDEX A-Z

OUR NEWSROOM

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APPENDIX C: COMMITTED DEVELOPMENTS

Short-Range (2031) Committed Development Traffic													
Roadway			Count Year	Indiantown DRI Traffic (2034)		Village Market	Yellow Pine Truss Co.	Citrus Grove	VOI Upcycling Facility	US Advance Transportation	Indiantown Heritage Park	River Oak	2031 Committed Traffic Total
	From	To		Full-Build	Volume added by 2031								
SR-76 (Kanner Hwy.)	SR-15	Project Driveway	2023	41	30	10	1	0	3	2	0	0	46
SR-76 (Kanner Hwy.)	Project Driveway	SR-710	2023	41	30	10	1	0	3	2	0	0	46
SR-76 (Kanner Hwy.)	SR-710	CR-708	2024	207	151	15	2	0	6	2	0	8	184
SR-710 (Warfield Blvd.)	Okeechobee County	Fox Brown Rd.	2023	41	30	41	4	16	2	0	4	12	109
SR-710 (Warfield Blvd.)	Fox Brown Rd.	Allapattah Rd.	2023	83	60	41	7	16	28	0	4	15	171
SR-710 (Warfield Blvd.)	Allapattah Rd.	Van Buren Ave.	2023	537	391	52	7	16	25	0	2	23	516
SR-710 (Warfield Blvd.)	Van Buren Ave.	Farm Rd.	2023	744	541	52	7	23	25	0	2	23	673
SR-710 (Warfield Blvd.)	Farm Rd.	CR-726	2023	744	541	52	7	23	25	0	2	54	704
SR-710 (Warfield Blvd.)	CR-726	Kanner Hwy.	2023	592	431	52	7	23	25	0	13	50	601
SR-710 (Warfield Blvd.)	Kanner Hwy.	Indiantown Ave.	2023	592	431	52	7	23	25	0	6	42	586
SR-710 (Warfield Blvd.)	Indiantown Ave.	Indiantown Rd.	2023	592	431	52	7	23	25	0	6	42	586
CR-726 (Citrus Blvd.)	SR-710	Greenridge Ln.	2023	182	132	10	1	109	0	0	11	4	267
Allapattah Road	SR-710	CR-714	2023	207	151	10	0	0	3	0	0	4	168
Farm Rd.	Project Driveway #2	Silver Fox Ln.	2023	41	30	0	0	0	0	0	30	0	60
Farm Rd.	Silver Fox Ln.	SR-710	2023	41	30	0	0	0	0	0	4	0	34
Silver Fox Ln.	Farm Rd.	SR-710	2023	41	30	0	0	0	29	0	4	0	63

August 24, 2022
Revised November 28, 2022
Revised February 2, 2023
Revised May 11, 2023
Revised June 22, 2023
Revised July 27, 2023

Daniel Sehayik
Sehayik Commercial Realty, LLC
1983 PGA BLVD Suite 105
Palm Beach Gardens, FL 33408

RE: ***Village Market and Delicatessen***
Traffic Impact Analysis
Martin County, Florida
Kimley-Horn #140797000

Dear Daniel:

Kimley-Horn and Associates, Inc. has been retained to perform a traffic analysis associated with the development of the Village Market site, located on the south side of Warfield Boulevard just west of the Rowland Canal in Martin County, Florida (see Figure 1). The site is currently vacant. The site is proposed to be developed with a 3,932 square foot convenience store which includes 20 fueling positions and an ancillary 960 square foot restaurant. The project buildout year was assumed to be 2027. The parcel ID number (PIN) for the project site is 06-40-39-000-000-00051-9.

TRIP GENERATION DETERMINATION

A trip generation determination was prepared to determine the potential impacts of the proposed development. For the purposes of calculating trip generation for the project the convenience store and restaurant square footages were combined to find a total square footage ancillary to the gas station. Rates and equations published by the Institute of Traffic Engineers (ITE) in the *Trip Generation Manual, 11th Edition* for Land Use 945 (Convenience Store/Gas Station – GFA (4-5.5k)) were used for the daily, AM peak hour and PM peak hour trip generation calculations for the proposed site development. The ITE *Trip Generation Handbook, 3rd Edition* was utilized to determine pass-by capture rates for the proposed land use. Table 1 summarizes the trip generation calculations for the proposed development. As shown in Table 1, redevelopment of the proposed site results in an increase of 2,109 net new external weekday daily trips, an increase of 206 net new external weekday AM peak hour trip (+103 inbound, +103 outbound), and an increase of 200 new external weekday PM peak hour trip (+100 inbound, +100 outbound).

Table 1: Trip Generation Calculations

Land Use	Intensity			Daily Trips	AM Peak Hour			PM Peak Hour		
					Total	In	Out	Total	In	Out
Proposed Scenario										
Convenience Store/Gas Station - GFA (4-5.5k)	20 FP			5,143	541	271	270	455	228	227
			Subtotal	*5,143*	*541*	*271*	*270*	*455*	*228*	*227*
Pass-By Capture	Daily	AM	PM							
Convenience Store/Gas Station - GFA (4-5.5k)	59.0%	62.0%	56.0%	3,034	335	168	167	255	128	127
			Subtotal	*3,034*	*335*	*168*	*167*	*255*	*128*	*127*
Driveway Volumes				5,143	541	271	270	455	228	227
Net New External Trips				2,109	206	103	103	200	100	100
Proposed Net External Trips-Existing Net New External Trips				2,109	206	103	103	200	100	100

Land Use	Daily	AM Peak Hour	PM Peak Hour	Pass By
Convenience Store/Gas Station - GFA (4-5.5k)	257.13 trips/1,FP	27.04 trips/fFP (50% in, 50% out)	22.76 trips/FP (50% in, 50% out)	59.0%

**Daily pass by represents average of AM and PM pass-by rates.*



NORTH

LEGEND

Project Location

XX% % Project Traffic

FIGURE 1
Village Market and Delicatessen
KH #140797000
Site Location / Traffic Assignment

Kimley»Hor

SIGNIFICANCE ANALYSIS

The project traffic was distributed across the surrounding major roadway links based on the distribution illustrated in Figure 1 to determine if the addition of project traffic will significantly impact the roadway links within the vicinity of the site. For this analysis, a link is considered significantly impacted if project traffic is greater than 2% of the LOS D peak hour volume.

Table 2 and Table 3 summarize the AM peak hour and PM peak hour significance analysis, respectively.

As shown in these tables, links are significantly impacted by the addition of project traffic and therefore, further link analysis is required.

Table 2: Test 1 AM Peak Hour Significance Analysis

ROADWAY	FROM	TO	COMMITTED NUMBER OF LANES	LOS D GENERAL SVC. VOLUME (1)	PROJECT TRIPS						
					PROJECT % ASSIGNMENT	NB/EB IN/OUT?	AM PEAK HOUR				
							TRIPS		% IMPACT			
							NB/EB	SB/WB	NB/EB	Sig?	SB/WB	Sig?
SR 710	MLK Blvd.	CR 609	2L	890	40%	i	41	41	4.61%	Yes	4.61%	Yes
SR 710	CR 609	Indianwood Cir.	2L	870	40%	i	41	41	4.71%	Yes	4.71%	Yes
SR 710	Indianwood Cir.	Van Buren	2L	870	50%	o	52	52	5.98%	Yes	5.98%	Yes
SR 710	Van Buren	CR 726	4L	1,710	50%	o	52	52	3.04%	Yes	3.04%	Yes

(1) Based on Martin County 2021 Road LOS Inventory Report.

Table 3: Test 1 PM Peak Hour Significance Analysis

ROADWAY	FROM	TO	COMMITTED NUMBER OF LANES	LOS D GENERAL SVC. VOLUME (1)	PROJECT TRIPS						
					PROJECT % ASSIGNMENT	NB/EB IN/OUT?	PM PEAK HOUR				
							TRIPS		% IMPACT			
							NB/EB	SB/WB	NB/EB	Sig?	SB/WB	Sig?
SR 710	MLK Blvd.	CR 609	2L	890	40%	i	40	40	4.49%	Yes	4.49%	Yes
SR 710	CR 609	Indianwood Cir.	2L	870	40%	i	40	40	4.60%	Yes	4.60%	Yes
SR 710	Indianwood Cir.	Van Buren	2L	870	50%	o	50	50	5.75%	Yes	5.75%	Yes
SR 710	Van Buren	CR 726	4L	1,710	50%	o	50	50	2.92%	Yes	2.92%	Yes

(1) Based on Martin County 2021 Road LOS Inventory Report.

CAPACITY ANALYSIS

A peak-hour peak-directional (PHPD) link performance standard evaluation was undertaken for the significantly impacted roadway link considering its total PHPD traffic volume and the roadway laneage projected to be in place in 2027. Included in this capacity analysis is project traffic from the Indiantown DRI. A portion of the expected project traffic from the Indiantown DRI and project traffic from the River Oak project were projected to be in place on the road network by the year 2027, and was included in the background traffic calculations.

The 3.4% Historic 3-Year calculated growth rate from the Martin County 2021 Roadway LOS Inventory Report was utilized in this analysis. Project traffic from the Village Market project was combined with background traffic to obtain future total traffic volumes. The future total traffic volumes were then compared to the roadway link's generalized service volume at the adopted level of service (LOS). Table 4 summarizes the AM peak hour capacity and PM peak hour capacity analysis. As illustrated in this table, several of the significantly impacted roadway links are projected to operate above their respective LOS D service volume. "According to Florida State Statute 163.3180, because the facilities identified above exceed their respective LOS D service volumes under background conditions, and because the improvements required to address future background conditions will also provide sufficient capacity for the proposed project traffic, the project is not responsible for the proportionate share of these improvements."

Relevant excerpts from the Indiantown DRI project, River Oak project, 2021 Martin County Roadway LOS report, and count data provided by FDOT are included in the Appendix, for reference.

Table 4: Test 1 AM Peak Hour Capacity Analysis

Roadway	From	To	Existing Lanes	Existing LOS D Service Volume (1)	Direction	Significantly Impacted?	Count Year	Count Year Traffic Volume (2)	Indiantown DRI Traffic Project %	Indiantown DRI Traffic Full Buildout Volume (2034)	Indiantown DRI Traffic Committed Volume (2027)	Total Background Growth (3.4%)	River Oak Project Traffic	2027 Background Traffic	Project Traffic	2027 Total Traffic	Meets Standard ??	Back-ground Def. ??
SR 710	MLK Blvd.	CR 609	2L	890	NB/EB	Yes	2021	255	6%	83	39	57	7	358	41	399	Yes	-
			2L	890	SB/WB	Yes	2021	250	6%	75	35	56	18	359	41	400	Yes	-
SR 710	CR 609	Indianwood Cir.	2L	870	NB/EB	Yes	2021	434	13%	117	55	96	10	595	41	636	Yes	-
			2L	870	SB/WB	Yes	2021	698	13%	109	51	155	28	932	41	973	No	Yes
SR 710	Indianwood Cir.	Van Buren	2L	870	NB/EB	Yes	2021	434	39%	489	228	96	10	768	52	820	Yes	-
			2L	870	SB/WB	Yes	2021	698	39%	190	89	155	28	970	52	1,022	No	Yes
SR 710	Van Buren	CR 726	4LU	1,710	NB/EB	Yes	2021	434	54%	678	316	96	64	910	52	962	Yes	-
			4LU	1,710	SB/WB	Yes	2021	698	54%	264	123	155	23	999	52	1,051	Yes	-

(1) Source: Martin County 2021 Road LOS Inventory Report.

(2) Source: FDOT 2021 Annual Roadway Counts.

Table 5: Test 1 PM Peak Hour Capacity Analysis

Roadway	From	To	Existing Lanes	Existing LOS D Service Volume (1)	Direction	Significantly Impacted?	Count Year	Count Year Traffic Volume(2)	Indiantown DRI Traffic Project %	Indiantown DRI Traffic Full Buildout Volume (2034)	Indiantown DRI Traffic Committed Volume (2027)	Total Background Growth (3.4%)	River Oak Project Traffic	2027 Background Traffic	Project Traffic	2027 Total Traffic	Meets Standard ??	Back-ground Def. ??
SR 710	MLK Blvd.	CR 609	2L	890	NB/EB	Yes	2021	255	6%	83	39	57	21	372	40	412	Yes	-
			2L	890	SB/WB	Yes	2021	428	6%	53	25	95	13	561	40	601	Yes	-
SR 710	CR 609	Indianwood Cir.	2L	870	NB/EB	Yes	2021	689	13%	145	68	153	32	942	40	982	No	Yes
			2L	870	SB/WB	Yes	2021	527	13%	150	70	117	19	733	40	773	Yes	-
SR 710	Indianwood Cir.	Van Buren	2L	870	NB/EB	Yes	2021	689	39%	346	161	153	32	1,035	50	1,085	No	Yes
			2L	870	SB/WB	Yes	2021	527	39%	537	251	117	19	914	50	964	No	Yes
SR 710	Van Buren	CR 726	4LU	1,710	NB/EB	Yes	2021	689	54%	478	223	153	44	1,109	50	1,159	Yes	-
			4LU	1,710	SB/WB	Yes	2021	527	54%	744	347	117	74	1,065	50	1,115	Yes	-

(1) Source: Martin County 2021 Road LOS Inventory Report.

(2) Source: FDOT 2021 Annual Roadway Counts.

DRIVEWAY VOLUMES

Access to the site is proposed to be maintained via one right-in only driveway on Warfield Boulevard and one full-access driveway on Warfield Boulevard. Figure 2 illustrates the expected project traffic driveway volumes for the site driveway after full buildout.

Based on direction by FDOT and methodology in the *FDOT Access Management Guidebook* an exclusive right turn lane is required at the western inbound only driveway and an exclusive left turn lane is required at the eastern full access driveway. An exclusive right turn lane is not warranted at the full access driveway because vehicles arriving to the site from the west will likely access the site at the first available entrance which is the western driveway. Inbound right turns at the full access driveway will likely be de minimis and not meet the volume requirements for an exclusive turn lane. Furthermore, a 225' exclusive inbound right-turn lane is being proposed at the western driveway on Warfield Boulevard and a 260' exclusive inbound left-turn lane is being proposed at the east driveway on Warfield Boulevard.

An exclusive westbound left turn lane is proposed at this intersection due to the expected significant number of westbound left turning vehicles during the AM (136) and PM (114) peak hour. A larger than average percentage of these vehicles are expected to be larger trucks utilizing the fueling station. Additionally SR710 is a SIS facility and providing an exclusive westbound left turn lane will alleviate backups along SR710 for vehicles attempting to continue westbound that may be behind vehicles attempting to make the WBL maneuver.

Furthermore, a Synchro analysis was conducted on the proposed eastern driveway connection to verify the 95th percentile queue lengths for the westbound left turn movement. The results of the analysis indicated that the expected 95th percentile queue for the westbound left turn is less than one vehicle during the AM and PM peak hours. The Synchro output worksheets are included in the Appendix, for reference.

CONCLUSION

Kimley-Horn and Associates, Inc. has prepared the traffic statement for the development of the Village Market site, located on the south side of Warfield Boulevard just west of the Rowland Canal in Martin County, Florida. This traffic statement reflects the impacts from the proposed site buildout of a 3,932 square foot convenience store which includes 20 fueling positions and an ancillary 960 square foot restaurant.

As shown in the analysis the surrounding roadway links which are significantly impacted by the proposed project are expected to have adequate capacity for the proposed project traffic.

Please contact me via telephone at (561) 840-0874 or via e-mail at adam.kerr@kimley-horn.com should you have any questions regarding this evaluation.

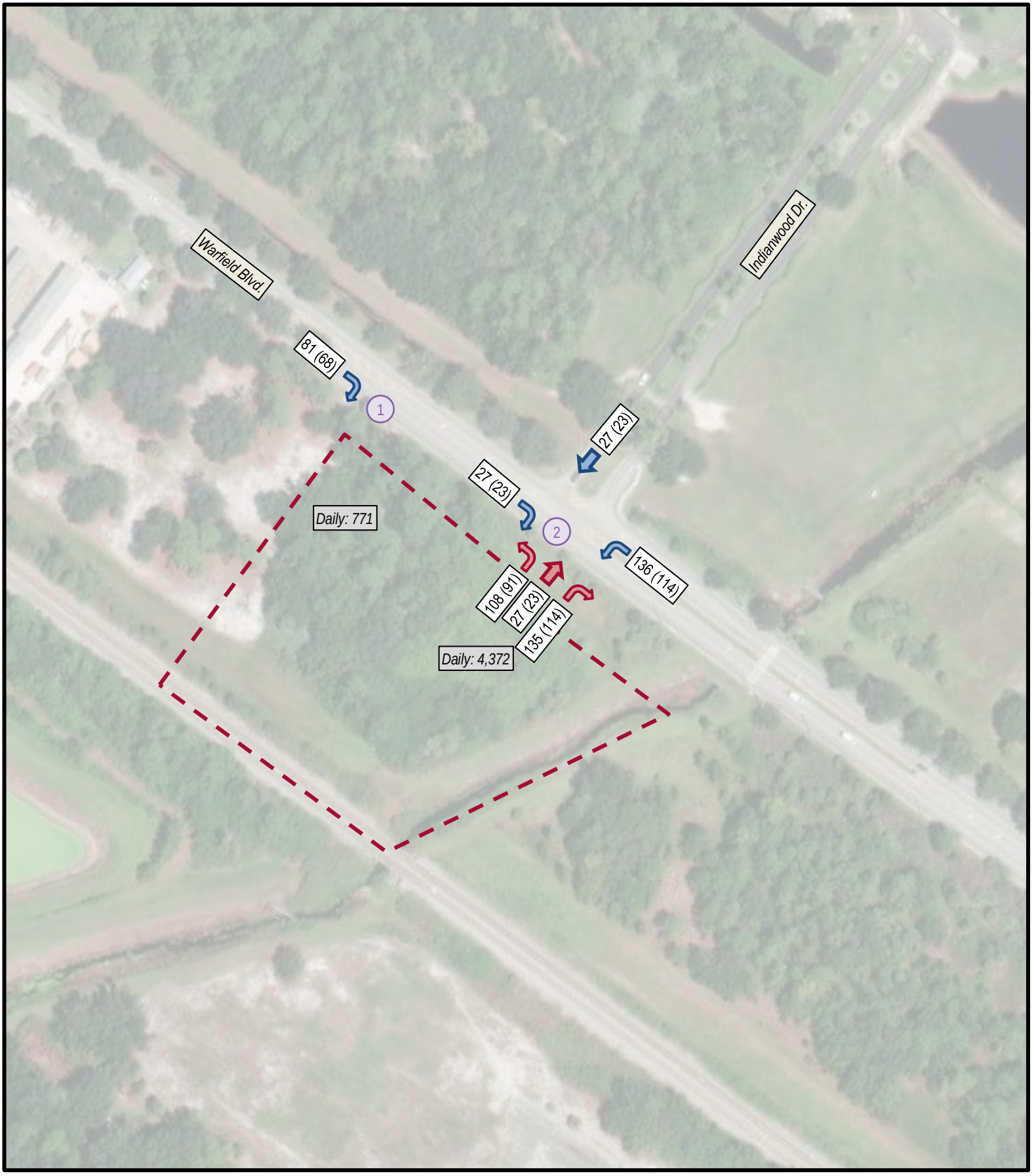
Sincerely,

KIMLEY-HORN AND ASSOCIATES, INC.

Adam B. Kerr, P.E.
Transportation Engineer

Florida Registration
Number 64773
Registry No. 35106

k:\wpb_tpto\1407\140797000 - indiantown commercial site\2023-7-27 village market traffic analysis.docx



NORTH

LEGEND

Site Location

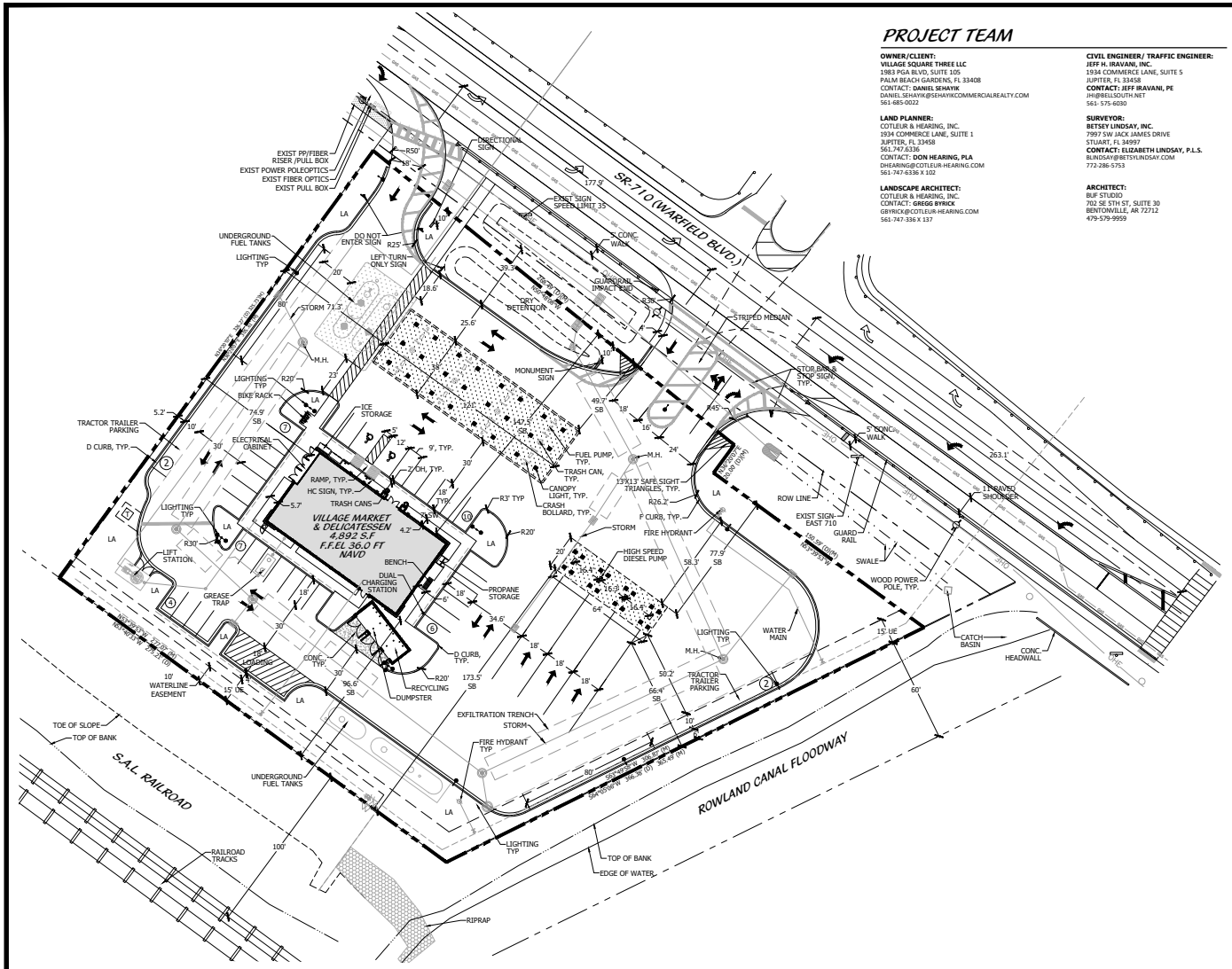
XX (XX) AM (PM) Peak Hour Trips

/ Inbound / Outbound

FIGURE 2
Village Market and Delicatessen
KH #140797000
Driveway Volumes

Kimley»Hor

APPENDIX



PROJECT TEAM

OWNER/CLIENT:
VILLAGE SQUARE THREE LLC
1983 PGA BLVD, SUITE 105
PALM BEACH GARDENS, FL 33408
CONTACT: **DANIEL SEHAYIK**
DANIEL.SEHAYIK@SEHAYIKCOMMERCIALREALTY.COM
561-685-0022

LAND PLANNER:
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JUPITER, FL 33458
561.747.6336
CONTACT: **DON HEARING, PLA**
DHEARING@COTLEUR-HEARING.COM
561-747-6336 X 102

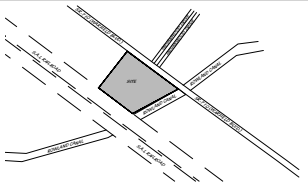
LANDSCAPE ARCHITECT:
COTLEUR & HEARING, INC.
CONTACT: **GREGG BYRICK**
GBYRICK@COTLEUR-HEARING.COM
561-747-336 X 137

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CONTACT: JEFF IRAVANI, PE
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561- 575-6030

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7997 SW JACK JAMES DRIVE
STUART, FL 34997
CONTACT: ELIZABETH LINDSAY, P.L.S.
BLINDSAY@BETSYLINDSAY.COM
772-286-5753

ARCHITECT:
BUF STUDIO
702 SE 5TH ST, SUITE 30
BENTONVILLE, AR 72712
479-579-9959

LOCATION MAP



SITE DATA

NAME OF APPLICATION	VILLAGE MARKET & DELICATESSEN
PARCEL ID NUMBER	06-40-39-000-000-00051-9
FUTURE LAND USE	VILLAGE CORE MIXED USE
ZONING DISTRICT	VILLAGE MIXED USE
PROPOSED USE(S)	FUEL PUMPS (GAS STATION) CONVENIENCE STORE (LESS THAN 4,000 SF RESTAURANT

GROSS SITE AREA	**101,863 SF**	(2.34 AC)
BUILDING DATA		
BUILDING HEIGHT	20.5 FEET	
FUEL CANOPIES	22 FEET	
CONVIENCE/RESTAURANT	.04 FAR	
PROPOSED PROJECT INTENSITY	5,872 SF	
20 FUELING POSITION GAS STATION	3,932 SF	
CONVENIENCE STORE	960 SF	
RESTAURANT	**10,764 SF**	
TOTAL BUILDING COVERAGE		

PARKING DATA	**REQUIRED**	**PROVIDED**
3,932 SF CONVENIENCE STORE (1 SPACE PER 400 SF)	**10**	
960 SF RESTAURANT (1 SPACE PER 200 SF)	5	
TOTAL	15	**34**
PARKING STALL DATA		
TYPICAL 9' X 20' INTERIOR PARKING STALL (INCLUDING 2' OVERHANG)		32
ADA ACCESSIBLE PARKING		2
TOTAL		**34**

DIMENSIONAL REGULATIONS- VILLAGE MIXED USE- COMMERCIAL DEVELOPMENT	
LOT COVERAGE MAX PERCENT	80%
BUILDING HEIGHT	35-feet
NUMBER OF STORIES	3
FAR	2.5

SETBACKS		
CONVENIENCE STORE	**RANGE**	**PROV**
FRONT (MIN-MAX)	10-ft/35-ft	154.2'*
SIDE (MIN)	0-ft	74.9'
REAR (MIN)	5-ft	98.3'
4 HIGH SPEED DIESEL PUMP		
FRONT (MIN-MAX)	10-ft/35-ft	77.9'*
SIDE (MIN)	0-ft	66.4'
REAR (MIN)	5-ft	173.5'
FUEL PUMPS		52'

TOTAL LOT AREA BREAKDOWN	**PROV**	**%**
IMPERVIOUS AREA	66,658 SF	65.44
INTERIOR PARKING COVERAGE (INCLUDES WASTE BIN AREA)	6,196 SF	6.08
PERVIOUS AREA (INCLUDES LANDSCAPING)	29,009 SF	28.48
TOTAL	**101,863 SF**	**100.00**

*** NOTE: A VARIENCE IS REQUESTED FOR THE MAXIMUM FRONT YARD SETBACK.**

LEGEND

CONC.	CONCRETE
EXIST	EXISTING
HC	HANDICAP
LA	LANDSCAPE AREA
MH	MAN HOLE
R	RADIUS
ROW	RIGHT OF WAY
SB	SETBACK
SW	SIDEWALK
TYP	TYPICAL

SIGN
STOP SIGN
DO NOT ENTER
LEFT TURN ONLY

LEGAL DESCRIPTION

A PARCEL OF LAND IN SECTION 6, TOWNSHIP 40 SOUTH, RANGE 39, MARTIN COUNTY, FLORIDA AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE MOST EASTERLY CORNER OF LOT 14 OF "BARKDULL GARDENS" ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 2 AT PAGE 33 OF THE PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA; SAID CORNER BEING ALSO ON THE SOUTHWESTERLY RIGHT OF WAY LINE OF WARFIELD BOULEVARD (S.R. 710) AS PER DEPARTMENT OF TRANSPORTATION RIGHT OF WAY MAP SECTION 89070-2509 OF MARCH 26, 1980; THENCE ALONG SAID R/W LINE (NORTH 36°20'07"EAST FOR 5.36 FEET)(THIS CALL IS MISSING IN THE DEED); THENCE CONTINUE ALONG SAID R/W LINE NORTH 36°20'07"EAST (SOUTH 53°24'41"EAST CORRECTED) FOR 225.56 FEET TO THE POINT OF BEGINNING OF THE HEREINAFTER DESCRIBED PARCEL.

THENCE CONTINUING ALONG SAID R/W LINE SOUTH 53°24'41"EAST FOR 445.81 FEET; THENCE SOUTH 64°05'06" WEST FOR 366.39 FEET TO ITS INTERSECTION WITH THE NORTHEASTERLY RIGHT OF WAY LINE OF THE S.A.L. RAILROAD; THENCE ALONG SAID R/W LINE NORTH 53°40'33"WEST FOR 275.21 FEET; THENCE NORTH 36° 20'07"EAST FOR 326.27 FEET TO THE POINT OF BEGINNING. ALL LAND LYING EASTERLY OF THE SOUTHEASTERLY LINE OF PARCEL B TO THE ROWLAND CANAL. CONTAINING 2.694 ACRES.

LESS THEREFROM

PARCEL NO. 112

A PORTION OF SECTION 6, TOWNSHIP 40 SOUTH, RANGE 39 EAST LYING IN MARTIN COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE FOUND BRASS DISC IN CONCRETE MARKING THE NORTHWEST CORNER OF SECTION 6, TOWNSHIP 40 SOUTH, RANGE 39 EAST; THENCE SOUTH 00°56'40"WEST ALONG THE WEST LINE OF SAID SECTION 6 A DISTANCE OF 154.83 FEET TO THE BASELINE OF SURVEY FOR STATE ROAD 710 (WARFIELD BOULEVARD); THENCE SOUTH 73°51'38"EAST, ALONG SAID BASELINE OF SURVEY, A DISTANCE OF 179.31 FEET TO THE BEGINNING OF A CURVE CONCAVE SOUTHEASTERLY HAVING A CHORD BEARING OF SOUTH 63°45'46 EAST, HAVING A RADIUS OF 1506.28 FEET; THENCE SOUTHEASTERLY ALONG SAID CURVE, AN ARC DISTANCE OF 530.94 FEET, THROUGH A CENTRAL ANGLE OF 20°11'45" TO THE END OF SAID CURVE; THENCE SOUTH 53°39'53" EAST, ALONG SAID BASELINE OF SURVEY, A DISTANCE OF 1,617.41 FEET; THENCE SOUTH 36°20'07" WEST, PERPENDICULAR TO SAID BASELINE OF SURVEY, A DISTANCE OF 46.47 FEET TO THE SOUTHERLY EXISTING RIGHT OF WAY LINE FOR SAID STATE ROAD 710 (WARFIELD BOULEVARD), SAID POINT ALSO BEING THE POINT OF BEGINNING; THENCE SOUTH 53°11'58" EAST, ALONG SAID RIGHT OF WAY LINE, A DISTANCE OF 188.15 FEET; THENCE SOUTH 53°39'53" EAST, ALONG SAID RIGHT OF WAY LINE A DISTANCE OF 257.66 FEET; THENCE SOUTH 63°49'54"WEST, A DISTANCE OF 58.62 FEET; THENCE NORTH 53°29'53" WEST A DISTANCE OF 150.59 FEET; THENCE NORTH 36°20'07"EAST, A DISTANCE OF 20.00 FEET; THENCE NORTH 50°48'08" WEST, A DISTANCE OF 268.49 FEET; THENCE NORTH 36°20'07"EAST, A DISTANCE OF 20.12 FEET TO THE POINT OF BEGINNING

CONTAINING 15,462 SQUARE FEET, MORE OR LESS.

REMAINING PARCEL CONTAINS 101,863 SQUARE FEET OR 2.34 ACRES MORE LESS.

GENERAL NOTES

REFUSE SERVICE SHALL BE ACCOMPLISHED BY WAY OF INDIVIDUAL DUMPSTER AND RECYCLING AS SHOWN ON THE SITE PLAN.

13' X 13' SAFE SIGHT TRIANGLE SHALL BE PROVIDED AT THE PROJECTS ENTRY ROADS.

TYPE D OR F RAISED CONCRETE CURBING SHALL BE PROVIDED AROUND ALL PLANTING ISLANDS WITHIN VEHICULAR USE AREAS.

RAMPS SHALL BE PROVIDED AT ALL PLAZA, SIDEWALK AND STREET INTERSECTIONS IN ACCORDANCE WITH ADA AND THE FLORIDA HANDICAP ACCESSIBILITY CODE.

ALL A/C UNITS SHALL BE LOCATED TO THE REAR OR SIDE OF ALL BUILDINGS AND FULLY SCREENED ON THREE SIDES WITH LANDSCAPING.

THE BUILDING, LANDSCAPE AND LIGHTING DESIGN SHALL MAXIMIZE THE USE OF CPTED DESIGN PRINCIPLES.

MINIMUM TYPE CONSTRUCTION FOR ALLOWABLE HEIGHT & BUILDING AREA MUST BE COMPLIANCE WITH THE FLORIDA BUILDING CODE T-500 (AFTER OCT. 1, 2005 FBC 2004)

ALL SIGNAGE SHALL CONFORM TO THE REQUIREMENTS OF THE VILLAGE OF INDIANTOWN CODE.

"PEDESTRIAN XING" SIGNS SHALL BE PROVIDED FOR ALL MID-BLOCK CROSSINGS.

PROJECT ID SIGNS SHALL BE ILLUMINATED WITH GROUND MOUNTED FIXTURES ON PHOTOCELLS.

THE PHOTOMETRIC PLAN REFLECTS MAINTAINED LIGHTING VALUES IN ACCORDANCE WITH THE REQUIREMENTS OF THE THE VILLAGE OF INDIANTOWN CODE.

STORING TRAILERS IS NOT PERMITTED ON SITE.

Site Plan

0' 15' 30' 60' 90' 120'

Scale: 1" = 30'

North

Cotleur & Hearing
Landscape Architects
Land Planners
Environmental Consultants
1934 Commerce Lane
Suite 1
Jupiter, Florida 33458
561.747.6336 · Fax 747.1377
www.cotleurhearing.com
Lic# LC-26000535

Village Market and Delicatessen

Village of Indiantown, Florida

DESIGNED	DEH
DRAWN	AGB
APPROVED	DEH
JOB NUMBER	20-0908
DATE	03-31-22
REVISIONS	05-27-22
	07-19-22
	08-10-22
	10-27-22
	01-30-23

January 30, 2023 11:18:54 a.m.
Drawing 20--0908--SP--BASE.DWG

SHEET 1 OF 2

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These drawings are the property of the architect and are not to be used for extensions or on other projects except by agreement in writing with the architect. Immediately report any discrepancies to the architect.

Exhibit 5
Indiantown
Historic Growth - 3-Year

Roadway	Link	AADT Traffic Volumes [1] 2016	AADT Traffic Volumes [1] 2019	Growth Rate per Year
CR 609 (Allapattah Road) Range Line Rd	SR 710 to CR 714	1,728	1,892	3.07%
	CR714 to SLC Line	1,743	1,786	0.82%
	SLC Line to Glades Cutoff Road [2]	1,441	1,780	5.42%
CR 708 (Bridge Road)	SR 76 to CR 711	737	932	8.14%
	CR 711 to I-95	3,061	3,899	8.40%
CR 714/SR 714 (Martin Hwy.)	CR 609 to I-95	4,976	5,747	4.92%
	I-95 to CR76A	11,948	13,786	4.89%
CR 726 (Citrus Blvd.)	SR 710 to Greenridge Ln	2,553	2,783	2.92%
	Greenridge Lane to CR 76A	2,268	2,488	3.13%
CR 76A	CR 726 to SR 714	3,673	4,269	5.14%
SR 710 (Warfield Blvd)	Okeechobee County to Fox Brown Rd	6,007	6,348	1.86%
	Fox Brown Road to CR 609	7,108	7,419	1.44%
	CR 609 to CR 726	11,284	12,335	3.01%
	CR 726 to SR 76 Connector	10,106	11,001	2.87%
	SR 76 Connector to PB County Line	7,153	6,959	-0.91%
	P.B. County Line to Indiantown Rd	8,503	10,438	7.07%
	Indiantown Rd to Pratt Whitney Rd	8,842	8,394	-1.72%
	Pratt Whitney Rd to Caloosa	17,076	17,827	1.45%
SR 76 (Kanner Highway)	SR 15 to SR 710 Connector	2,012	2,134	1.98%
	SR 710 Connector to CR 708	3,486	3,412	-0.71%
	CR 708 to CR 711	3,103	2,889	-2.35%
	CR 711 to Locks Rd.	13,175	13,401	0.57%
	Locks Rd. to I-95	20,700	19,231	-2.42%
Indiantown Rd	SR 710 to Pratt Whitney Rd	1,766	1,965	3.62%
	Pratt Whitney Rd to 130th Ave	5,186	5,585	2.50%
	130th Ave to Alexander Run	15,125	15,394	0.59%
	Alexander Run to Jupiter Farms Rd	24,449	24,281	-0.23%
Pratt Whitney Rd	Beeline Hwy to Indiantown Rd	5,327	6,474	6.72%
Areawide		204,536	214,849	1.65%

(1) Count data from St. Lucie County, Martin County and Palm Beach County. See Appendix B.
(2) Utilized available 2015 and 2019 data.

Exhibit 6A
Indiantown DRI
AM Peak Hour Analysis - Buildout (2034)

Roadway	Link	Dir	E+C Lanes	Exist 2019 Traffic	Source	Growth 1.65% per Year	Bkgrd Traffic (2034)	Exceeds Gen. Service Volume?	Project Dist./ Assign	In 488 Out 1255	Total Traffic (2034)	LOS C*/D Service Volume	Exceeds Gen. Service Volume?
CR 609 Allapattah Road	SR 710 to Project Site*	NB	2L	109	1	30	139	no	13%	86	224	430	no
		SB		109	1	30	139	no	13%	140	279	430	no
	Project Site to CR714*	NB	2L	109	1	30	139	no	15%	188	328	430	no
		SB		109	1	30	139	no	15%	73	213	430	no
	CR714 to SLC Line	NB	2L	88	1	24	112	no	8%	100	213	740	no
		SB		88	1	24	112	no	8%	39	152	740	no
Range Line Rd	SLC Line to Glades Cutoff Road	NB	2L	119	2	33	152	no	6%	75	227	1080	no
		SB		119	2	33	152	no	6%	29	181	1080	no
CR 708 (Bridge Road)	SR 76 to CR 711	EB	2L	67	1	19	86	no	9%	113	199	740	no
		WB		67	1	19	86	no	9%	44	130	740	no
	CR 711 to I-95	EB	2L	246	1	68	314	no	8%	100	415	740	no
		WB		246	1	68	314	no	8%	39	353	740	no
CR 714/SR 714 (Martin Hwy.)	CR 609 to I-95	EB	2L	282	4	78	360	no	6%	75	436	740	no
		WB		330	4	92	422	no	6%	29	451	740	no
CR 726 (Citrus Blvd.)	SR 710 to Indian Mound Dr*	EB	2L	173	4	48	221	no	15%	112	333	430	no
		WB		75	4	21	96	no	15%	150	246	430	no
	Indian Mound Dr to Greenridge Lane*	EB	2L	126	1	35	161	no	11%	138	299	430	no
		WB		126	1	35	161	no	11%	54	215	430	no
	Greenridge Lane to CR 76A	EB	2L	137	1	38	175	no	8%	100	276	740	no
		WB		137	1	38	175	no	8%	39	214	740	no
CR 76A	CR 726 to SR 714	NB	2L	283	1	79	362	no	6%	29	391	1200	no
		SB		283	1	79	362	no	6%	75	437	1200	no
SR 710	West of CR 714	EB	2L	257	1	72	329	no	3%	15	343	450	no
		WB		257	1	72	329	no	3%	38	366	450	no
	Okeechobee Co. to Fox Brown Rd	EB	2L	257	1	72	329	no	3%	15	343	450	no
		WB		257	1	72	329	no	3%	38	366	450	no
	Fox Brown Road to MLK Blvd.	EB	2L	310	1	86	396	no	4%	20	416	1200	no
		WB		310	1	86	396	no	4%	50	446	1200	no
	MLK Blvd. to CR 609	EB	2L	324	4	90	414	no	6%	29	443	1200	no
		WB		232	4	65	297	no	6%	75	372	1200	no
	CR 609 to Site	EB	2L	569	4	158	727	no	13%	117	844	1200	no
		WB		377	4	105	482	no	13%	109	591	1200	no
	Site to Van Buren	EB	2L	569	4	158	727	no	39%	489	1217	1200	**YES**
		WB		377	4	105	482	no	39%	190	672	1200	no
	VanBuren to CR 726	EB	4LU	569	4	158	727	no	54%	678	1405	1549	no
		WB		377	4	105	482	no	54%	264	745	1549	no
	CR 726 to SR 76 Connector	EB	4LD	431	1	120	551	no	43%	540	1091	3280	no
		WB		431	1	120	551	no	43%	210	761	3280	no

Exhibit 6A
Indiantown DRI
AM Peak Hour Analysis - Buildout (2034)

Roadway	Link	Dir	E+C Lanes	Exist 2019 Traffic	Source	Growth 1.65% per Year	Bkgrd Traffic (2034)	Exceeds Gen. Service Volume?	Project Dist./ Assign	In 488 Out 1255	Total Traffic (2034)	LOS C*/D Service Volume	Exceeds Gen. Service Volume?
SR 710	SR 76 Connector to PB County Line	EB	4LD	440	4	122	562	no	25%	314	876	3280	no
		WB		279	4	78	357	no	25%	122	479	3280	no
	P.B. County Line to Indiantown Rd	EB	4LD	418	4	116	534	no	25%	314	848	3280	no
		WB		265	4	74	339	no	25%	122	461	3280	no
	Indiantown Rd to Pratt Whitney Rd	EB	4LD	332	4	92	424	no	20%	251	675	3280	no
		WB		192	4	53	245	no	20%	98	343	3280	no
	Pratt Whitney Rd to PGA Blvd.	EB	4LD	530	4	147	677	no	15%	188	866	3280	no
		WB		859	4	239	1098	no	15%	73	1171	3280	no
SR 76 (Kanner Highway)	SR 15 to SR 710	EB	2L	96	4	27	123	no	3%	15	137	740	no
		WB		109	4	30	139	no	3%	38	177	740	no
	SR 710 to CR 708	EB	2L	198	4	55	253	no	15%	188	441	740	no
		WB		127	4	35	162	no	15%	73	236	740	no
	CR 708 to CR 711	EB	2L	129	4	36	165	no	6%	75	240	1200	no
		WB		123	4	34	157	no	6%	29	187	1200	no
Indiantown Rd	SR 710 to Pratt Whitney Rd	EB	2L	185	3	51	236	no	5%	63	299	1140	no
		WB		63	3	18	81	no	5%	24	105	1140	no

Count Source: (1) Martin County Count, (2) St. Lucie County Count, (3) Palm Beach County Count, (4) FDOT.
* LOS C for non-SIS roads in the Village limits.
Shaded rows indicate insignificantly impacted links provided for informational purposes only.

Exhibit 6B
Indiantown DRI
PM Peak Hour Analysis - Buildout (2034)

Roadway	Link	Dir	E+C Lanes	Exist 2019 Traffic	Source	Growth 1.65% per Year	Bkgrd Traffic (2034)	Exceeds Gen. Service Volume?	Project Dist./ Assign	In 1377 Out 886	Total Traffic (2034)	LOS C*/D Service Volume	Exceeds Gen. Service Volume?
CR 609 Allapattah Road	SR 710 to Project Site*	NB	2L	109	1	30	139	no	13%	164	302	430	no
		SB		109	1	30	139	no	13%	130	269	430	no
	Project Site to CR714*	NB	2L	109	1	30	139	no	15%	133	272	430	no
		SB		109	1	30	139	no	15%	207	346	430	no
	CR714 to SLC Line	NB	2L	88	1	24	112	no	8%	71	183	740	no
		SB		88	1	24	112	no	8%	110	223	740	no
Range Line Rd	SLC Line to Glades Cutoff Road	NB	2L	119	2	33	152	no	6%	53	205	1080	no
		SB		119	2	33	152	no	6%	83	235	1080	no
CR 708 (Bridge Road)	SR 76 to CR 711	EB	2L	67	1	19	86	no	9%	80	165	740	no
		WB		67	1	19	86	no	9%	124	210	740	no
	CR 711 to I-95	EB	2L	246	1	68	314	no	8%	71	385	740	no
		WB		246	1	68	314	no	8%	110	425	740	no
CR 714/SR 714 (Martin Hwy.)	CR 609 to I-95	EB	2L	291	4	81	372	no	6%	53	425	740	no
		WB		280	4	78	358	no	6%	83	441	740	no
CR 726 (Citrus Blvd.)	SR 710 to Indian Mound Dr*	EB	2L	103	4	29	132	no	15%	182	314	430	no
		WB		180	4	50	230	no	15%	157	387	430	no
	Indian Mound Dr to Greenridge Lane*	EB	2L	126	1	35	161	no	11%	97	259	430	no
		WB		126	1	35	161	no	11%	151	313	430	no
	Greenridge Lane to CR 76A	EB	2L	137	1	38	175	no	8%	71	246	740	no
		WB		137	1	38	175	no	8%	110	285	740	no
CR 76A	CR 726 to SR 714	NB	2L	283	1	79	362	no	6%	83	444	1200	no
		SB		283	1	79	362	no	6%	53	415	1200	no
SR 710	West of CR 714	EB	2L	257	1	72	329	no	3%	41	370	450	no
		WB		257	1	72	329	no	3%	27	355	450	no
	Okeechobee Co. to Fox Brown Rd	EB	2L	257	1	72	329	no	3%	41	370	450	no
		WB		257	1	72	329	no	3%	27	355	450	no
	Fox Brown Road to MLK Blvd.	EB	2L	310	1	86	396	no	4%	55	451	1200	no
		WB		310	1	86	396	no	4%	35	432	1200	no
	MLK Blvd. to CR 609	EB	2L	247	4	69	316	no	6%	83	398	1200	no
		WB		280	4	78	358	no	6%	53	411	1200	no
	CR 609 to Site	EB	2L	394	4	110	504	no	13%	145	649	1200	no
		WB		576	4	160	736	no	13%	150	886	1200	no
	Site to Van Buren	EB	2L	394	4	110	504	no	39%	346	849	1200	no
		WB		576	4	160	736	no	39%	537	1273	1200	**YES**
	VanBuren to CR 726	EB	4LU	394	4	110	504	no	54%	478	982	1549	no
		WB		576	4	160	736	no	54%	744	1480	1549	no
	CR 726 to SR 76 Connector	EB	4LD	431	1	120	551	no	43%	381	932	3280	no
		WB		431	1	120	551	no	43%	592	1143	3280	no

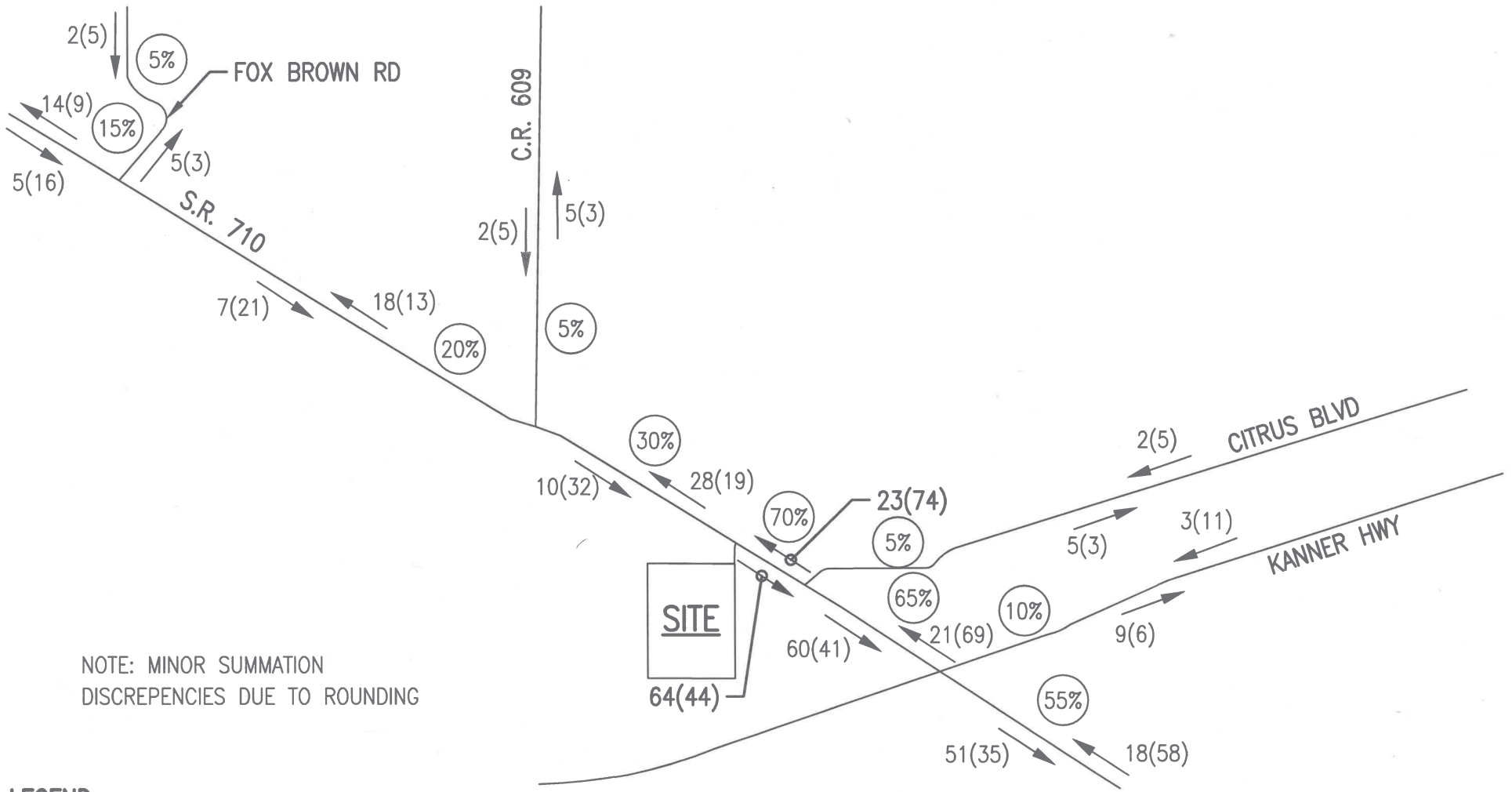
Exhibit 6B
Indiantown DRI
PM Peak Hour Analysis - Buildout (2034)

Roadway	Link	Dir	E+C Lanes	Exist 2019 Traffic	Source	Growth 1.65% per Year	Bkgrd Traffic (2034)	Exceeds Gen. Service Volume?	Project Dist./ Assign	In 1377 Out 886	Total Traffic (2034)	LOS C*/D Service Volume	Exceeds Gen. Service Volume?
SR 710	SR 76 Connector to PB County Line	EB	4LD	268	4	75	343	no	25%	222	564	3280	no
		WB		457	4	127	584	no	25%	344	928	3280	no
	P.B. County Line to Indiantown Rd	EB	4LD	297	4	83	380	no	25%	222	601	3280	no
		WB		424	4	118	542	no	25%	344	886	3280	no
	Indiantown Rd to Pratt Whitney Rd	EB	4LD	220	4	61	281	no	20%	177	458	3280	no
		WB		308	4	86	394	no	20%	275	669	3280	no
	Pratt Whitney Rd to PGA Blvd.	EB	4LD	836	4	233	1069	no	15%	133	1202	3280	no
		WB		517	4	144	661	no	15%	207	867	3280	no
SR 76 (Kanner Highway)	SR 15 to SR 710	EB	2L	120	4	33	153	no	3%	41	195	740	no
		WB		115	4	32	147	no	3%	27	174	740	no
	SR 710 to CR 708	EB	2L	159	4	44	203	no	15%	133	336	740	no
		WB		191	4	53	244	no	15%	207	451	740	no
	CR 708 to CR 711	EB	2L	137	4	38	175	no	6%	53	228	1200	no
		WB		144	4	40	184	no	6%	83	267	1200	no
Indiantown Rd	SR 710 to Pratt Whitney Rd	EB	2L	86	3	24	110	no	5%	44	154	1140	no
		WB		110	3	31	141	no	5%	69	209	1140	no

Count Source: (1) Martin County Count, (2) St. Lucie County Count, (3) Palm Beach County Count, (4) FDOT.
* LOS C for non-SIS roads in the Village limits.
Shaded rows indicate insignificantly impacted links provided for informational purposes only.

SIMMONS&WHITE
ENGINEERING I PLANNING I CONSULTING I SINCE 1982
Authorization No. 3452
2581 Metrocentre Blvd West • Suite 3 • West Palm Beach, Florida 33407 • (561) 478-7848

N
N.T.S.



NOTE: MINOR SUMMATION
DISCREPENCIES DUE TO ROUNDING

LEGEND

(30%) PROJECT DISTRIBUTION
26 A.M. PEAK HOUR TRIPS
(18) P.M. PEAK HOUR TRIPS

FIGURE 4
TRIP DISTRIBUTION & ASSIGNMENT

RIVER OAK

20-129	BK	12/18/20
REV.	BK	12/16/21
REV.	BK	11/11/22

Martin County 2021 Roadway Level of Service Inventory Report

Road Name	From	To	Type	Generalized Service Capacity	2021 Average Annual Daily Traffic	2021 Peak Hour Directional Volume	2021 Generalized LOS	Avg. Annual Growth Rate
SR-5 (US-1)	Salerno Rd	Monroe St	Class I: 6-Ln Divided	3020	39,541	1,772	C	0.5%
SR-5 (US-1)	Monroe St	Indian St	Class I: 6-Ln Divided	3020	41,523	1,758	C	0.5%
SR-5 (US-1)	Indian St	SR-714	Class I: 6-Ln Divided	3020	44,715	2,228	C	0.5%
SR-5 (US-1)	SR-714	SR-5A	Class I: 6-Ln Divided	3020	36,179	1,811	C	0.5%
SR-5 (US-1)	SR-5A(Cut-off Rd)	SR-76	Class I: 6-Ln Divided	3020	35,674	1,492	C	0.5%
SR-5 (US-1)	SR-76	Palm City Rd	Class II: 6-Ln Divided	2520	46,838	1,936	D	0.5%
SR-5 (US-1)	Palm City Rd	Joan Jefferson Wy	Class II: 6-Ln Divided	2520	54,328	2,244	D	0.5%
SR-5 (US-1)	Joan Jefferson Wy	Wright Blvd	Class I: 6-Ln Divided	3020	58,367	2,942	D	0.5%
SR-5 (US-1)	Wright Blvd	Baker Rd	Class I: 6-Ln Divided	3020	49,301	2,071	C	0.5%
SR-5 (US-1)	Baker Rd	Britt Rd	Class I: 6-Ln Divided	3020	46,774	2,182	C	0.5%
SR-5 (US-1)	Britt Rd	SR-732	Class I: 7-Ln Divided	3530	54,949	2,708	C	0.5%
SR-5 (US-1)	SR-732	Westmoreland Blvd	Class I: 8-Ln Divided	4040	64,467	2,992	C	0.5%
SR-5 (US-1)	Westmoreland Blvd	St Lucie County	Class I: 8-Ln Divided	4040	62,434	2,565	C	0.5%
SR-710 (Warfield Blvd)	Okeechobee County	Fox Brown Rd	Uninterrupted Rural Hwy: 2-Ln Undivided	670	7,023	341	C	3.2%
SR-710 (Warfield Blvd)	Fox Brown Rd	CR-609 (Allapattah)	2-Ln Uninter /Undivided Flow	890	8,333	344	A/B	3.2%
SR-710 (Warfield Blvd)	CR-609 (Allapattah)	Van Buren	Class I: 2-Ln Undivided	870	13,345	764	C	3.4%
SR-710 (Warfield Blvd)	Van Buren	CR-726 (Citrus)	Class II: 4-Ln Divided	1710	13,345	764	D	3.4%
SR-710 (Warfield Blvd)	CR-726	SR-76 (Kanner)	Transitional 4-Ln Uninter /Divided Flow	2470	11,931	581	A/B	3.4%
SR-710 (Warfield Blvd)	SR-76	Palm Beach County	Transitional 4-Ln Uninter /Divided Flow	2470	8,867	434	A/B	4.4%
SR-714 (Martin Hwy)	I-95	CR-76A (Citrus)	Transitional 2-Ln Uninter /Undivided Flow	1160	14,739	732	C	4.3%
SR-714 (Martin Hwy)	CR-76A (Citrus)	Florida's Turnpike	Class I: 4-Ln Divided	2000	22,526	1,209	C	4.3%

287

gments with shaded LOS require additional analysis.
The peaks are: Cove Rd (AM/EB) and Murphy Rd (PM/NB).

Intersection	
Int Delay, s/veh	177.8

Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Vol, veh/h	30	507	27	136	820	30	108	27	135	59	27	59
Future Vol, veh/h	30	507	27	136	820	30	108	27	135	59	27	59
Conflicting Peds, #/hr	0	0	0	0	0	0	0	0	0	0	0	0
Sign Control	Free	Free	Free	Free	Free	Free	Stop	Stop	Stop	Stop	Stop	Stop
RT Channelized	-	-	None	-	-	None	-	-	None	-	-	None
Storage Length	230	-	-	210	-	140	0	-	-	-	-	-
Veh in Median Storage, #	-	0	-	-	0	-	-	0	-	-	0	-
Grade, %	-	0	-	-	0	-	-	0	-	-	0	-
Peak Hour Factor	95	95	95	95	95	95	95	95	95	95	95	95
Heavy Vehicles, %	2	2	2	2	2	2	2	2	2	2	2	2
Mvmt Flow	32	534	28	143	863	32	114	28	142	62	28	62

Major/Minor	Major1			Major2			Minor1			Minor2		
Conflicting Flow All	895	0	0	562	0	0	1822	1793	548	1846	1775	863
Stage 1	-	-	-	-	-	-	612	612	-	1149	1149	-
Stage 2	-	-	-	-	-	-	1210	1181	-	697	626	-
Critical Hdwy	4.12	-	-	4.12	-	-	7.12	6.52	6.22	7.12	6.52	6.22
Critical Hdwy Stg 1	-	-	-	-	-	-	6.12	5.52	-	6.12	5.52	-
Critical Hdwy Stg 2	-	-	-	-	-	-	6.12	5.52	-	6.12	5.52	-
Follow-up Hdwy	2.218	-	-	2.218	-	-	3.518	4.018	3.318	3.518	4.018	3.318
Pot Cap-1 Maneuver	758	-	-	1009	-	-	~ 60	81	536	~ 57	83	354
Stage 1	-	-	-	-	-	-	480	484	-	242	273	-
Stage 2	-	-	-	-	-	-	223	264	-	431	477	-
Platoon blocked, %		-	-		-	-						
Mov Cap-1 Maneuver	758	-	-	1009	-	-	~ 29	67	536	~ 24	68	354
Mov Cap-2 Maneuver	-	-	-	-	-	-	~ 29	67	-	~ 24	68	-
Stage 1	-	-	-	-	-	-	460	464	-	232	234	-
Stage 2	-	-	-	-	-	-	139	227	-	285	457	-

Approach	EB	WB	NB	SB
HCM Control Delay, s	0.5	1.3	$ 665.2	$ 1160.3
HCM LOS			F	F

Minor Lane/Major Mvmt	NBLn1	NBLn2	EBL	EBT	EBR	WBL	WBT	WBR	SBLn1
Capacity (veh/h)	29	247	758	-	-	1009	-	-	48
HCM Lane V/C Ratio	3.92	0.69	0.042	-	-	0.142	-	-	3.18
HCM Control Delay (s)	$ 1592.8	46.8	10	-	-	9.2	-	-	$ 1160.3
HCM Lane LOS	F	E	A	-	-	A	-	-	F
HCM 95th %tile Q(veh)	13.7	4.5	0.1	-	-	0.5	-	-	16.5

Notes			
~: Volume exceeds capacity	$: Delay exceeds 300s	+: Computation Not Defined	*: All major volume in platoon

Intersection	
Int Delay, s/veh	199.3

Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Vol, veh/h	68	849	23	114	649	68	91	23	114	43	23	43
Future Vol, veh/h	68	849	23	114	649	68	91	23	114	43	23	43
Conflicting Peds, #/hr	0	0	0	0	0	0	0	0	0	0	0	0
Sign Control	Free	Free	Free	Free	Free	Free	Stop	Stop	Stop	Stop	Stop	Stop
RT Channelized	-	-	None	-	-	None	-	-	None	-	-	None
Storage Length	230	-	-	210	-	140	0	-	-	-	-	-
Veh in Median Storage, #	-	0	-	-	0	-	-	0	-	-	0	-
Grade, %	-	0	-	-	0	-	-	0	-	-	0	-
Peak Hour Factor	95	95	95	95	95	95	95	95	95	95	95	95
Heavy Vehicles, %	2	2	2	2	2	2	2	2	2	2	2	2
Mvmt Flow	72	894	24	120	683	72	96	24	120	45	24	45

Major/Minor	Major1			Major2			Minor1			Minor2		
Conflicting Flow All	755	0	0	918	0	0	2044	2045	906	2045	1985	683
Stage 1	-	-	-	-	-	-	1050	1050	-	923	923	-
Stage 2	-	-	-	-	-	-	994	995	-	1122	1062	-
Critical Hdwy	4.12	-	-	4.12	-	-	7.12	6.52	6.22	7.12	6.52	6.22
Critical Hdwy Stg 1	-	-	-	-	-	-	6.12	5.52	-	6.12	5.52	-
Critical Hdwy Stg 2	-	-	-	-	-	-	6.12	5.52	-	6.12	5.52	-
Follow-up Hdwy	2.218	-	-	2.218	-	-	3.518	4.018	3.318	3.518	4.018	3.318
Pot Cap-1 Maneuver	855	-	-	743	-	-	~ 42	56	334	~ 41	61	449
Stage 1	-	-	-	-	-	-	275	304	-	323	349	-
Stage 2	-	-	-	-	-	-	295	323	-	250	300	-
Platoon blocked, %		-	-		-	-						
Mov Cap-1 Maneuver	855	-	-	743	-	-	~ 19	43	334	~ 12	47	449
Mov Cap-2 Maneuver	-	-	-	-	-	-	~ 19	43	-	~ 12	47	-
Stage 1	-	-	-	-	-	-	252	278	-	296	292	-
Stage 2	-	-	-	-	-	-	204	271	-	134	275	-

Approach	EB	WB	NB	SB
HCM Control Delay, s	0.7	1.5	$ 954.4	$ 1841.2
HCM LOS			F	F

Minor Lane/Major Mvmt	NBLn1	NBLn2	EBL	EBT	EBR	WBL	WBT	WBR	SBLn1
Capacity (veh/h)	19	156	855	-	-	743	-	-	26
HCM Lane V/C Ratio	5.042	0.924	0.084	-	-	0.162	-	-	4.413
HCM Control Delay (s)	$ 2224.9	110.5	9.6	-	-	10.8	-	-	$ 1841.2
HCM Lane LOS	F	F	A	-	-	B	-	-	F
HCM 95th %tile Q(veh)	12.5	6.7	0.3	-	-	0.6	-	-	14.1

Notes
~: Volume exceeds capacity $: Delay exceeds 300s +: Computation Not Defined *: All major volume in platoon

Exhibit 2
Indiantown DRI
Trip Generation

DAILY

Land Use	ITE Code	Intensity	Trip Generation Rate (1)	% In	Total Trips	Internal Trips		External Trips	Pass-by Trips (2)		Total Trips
						Trips	%				
Resid. Single Family	210	2,014 DUs	Ln (T) = 0.92Ln (X)+2.71	50%	16,469	494	3%	15,975	-	0%	15,975
Resid. Multi Family LR	220	174 DUs	T = 7.56(X) -40.86	50%	1,275	38	3%	1,237	-	0%	1,237
Resid. Multi Family MR	221	300 DUs	T = 5.45(X) -1.75	50%	1,633	49	3%	1,584	-	0%	1,584
Assisted Living Facility	254	200 Beds	2.6 / Bed	50%	520	16	3%	504	-	0%	504
Gen. Commercial (>10,000)	820	100,000 SF	Ln (T) = 0.68Ln (X)+5.57	50%	6,012	860	14.3%	5,152	2,009	39.0%	3,143
TOTAL					25,909	1,457	5.6%	24,452	2,009		22,443

AM PEAK HOUR

Land Use	ITE Code	Intensity	Trip Generation Rate (1)	% In	Total Trips			Internal Trips		External Trips			Pass-by Trips (2)		New Trips		
					In	Out	Trips	Trips	%	In	Out	Trips			In	Out	Trips
Resid. Single Family	210	2,014 DUs	T = 0.71(X) + 4.80	25%	359	1,076	1,435	19	1.3%	350	1,066	1,416	-	0%	350	1,066	1,416
Resid. Multi Family LR	220	174 DUs	Ln (T) = 0.95Ln (X)-0.51	23%	19	62	81	1	1.3%	19	61	80	-	0%	19	61	80
Resid. Multi Family MR	221	300 DUs	Ln (T) = 0.98Ln (X)-0.98	26%	26	74	100	1	1.3%	26	73	99	-	0%	26	73	99
Assisted Living Facility	254	200 Beds	0.19 / Bed	63%	24	14	38	-	1.3%	24	14	38	-	0%	24	14	38
Gen. Commercial (>10,000)	820	100,000 SF	T = 0.50(X) + 151.78	62%	125	77	202	21	10.4%	113	68	181	71	39.0%	69	41	110
TOTAL					553	1,303	1,856	42	2.3%	532	1,282	1,814	71		488	1,255	1,743

PM PEAK HOUR

Land Use	ITE Code	Intensity	Trip Generation Rate (1)	% In	Total Trips			Internal Trips		External Trips			Pass-by Trips (2)		New Trips		
					In	Out	Trips	Trips	%	In	Out	Trips			In	Out	Trips
Resid. Single Family	210	2,014 DUs	Ln (T) = 0.96Ln (X)+0.20	63%	1,143	671	1,814	85	4.7%	1,084	645	1,729	-	0%	1,084	645	1,729
Resid. Multi Family LR	220	174 DUs	Ln (T) = 0.89Ln (X)-0.02	63%	61	36	97	5	4.7%	58	34	92	-	0%	58	34	92
Resid. Multi Family MR	221	300 DUs	Ln (T) = 0.96Ln (X)-0.63	61%	77	50	127	6	4.7%	73	48	121	-	0%	73	48	121
Assisted Living Facility	254	200 Beds	0.26 / Bed	38%	20	32	52	2	4.7%	19	31	50	-	0%	19	31	50
Gen. Commercial (>10,000)	820	100,000 SF	Ln (T) = 0.74Ln (X)+2.89	48%	261	282	543	99	18.2%	235	209	444	173	39.0%	143	128	271
TOTAL					1,562	1,071	2,633	197	7.5%	1,469	967	2,436	173		1,377	886	2,263

(1) Source: ITE Trip Generation, 10th Edition.

(2) Source: Martin County Impact Fees.

Exhibit 6B
Indiantown DRI
PM Peak Hour Analysis - Buildout (2034)

Roadway	Link	Dir	E+C Lanes	Exist 2019 Traffic	Source	Growth 1.65% per Year	Bkgrd Traffic (2034)	Exceeds Gen. Service Volume?	Project Dist./ Assign	In 1377 Out 886	Total Traffic (2034)	LOS C*/D Service Volume	Exceeds Gen. Service Volume?
CR 609 Allapattah Road	SR 710 to Project Site*	NB	2L	109	1	30	139	no	13%	164	302	430	no
		SB		109	1	30	139	no	13%	130	269	430	no
	Project Site to CR714*	NB	2L	109	1	30	139	no	15%	133	272	430	no
		SB		109	1	30	139	no	15%	207	346	430	no
	CR714 to SLC Line	NB	2L	88	1	24	112	no	8%	71	183	740	no
		SB		88	1	24	112	no	8%	110	223	740	no
Range Line Rd	SLC Line to Glades Cutoff Road	NB	2L	119	2	33	152	no	6%	53	205	1080	no
		SB		119	2	33	152	no	6%	83	235	1080	no
CR 708 (Bridge Road)	SR 76 to CR 711	EB	2L	67	1	19	86	no	9%	80	165	740	no
		WB		67	1	19	86	no	9%	124	210	740	no
	CR 711 to I-95	EB	2L	246	1	68	314	no	8%	71	385	740	no
		WB		246	1	68	314	no	8%	110	425	740	no
CR 714/SR 714 (Martin Hwy.)	CR 609 to I-95	EB	2L	291	4	81	372	no	6%	53	425	740	no
		WB		280	4	78	358	no	6%	83	441	740	no
CR 726 (Citrus Blvd.)	SR 710 to Indian Mound Dr*	EB	2L	103	4	29	132	no	15%	182	314	430	no
		WB		180	4	50	230	no	15%	157	387	430	no
	Indian Mound Dr to Greenridge Lane*	EB	2L	126	1	35	161	no	11%	97	259	430	no
		WB		126	1	35	161	no	11%	151	313	430	no
	Greenridge Lane to CR 76A	EB	2L	137	1	38	175	no	8%	71	246	740	no
		WB		137	1	38	175	no	8%	110	285	740	no
CR 76A	CR 726 to SR 714	NB	2L	283	1	79	362	no	6%	83	444	1200	no
		SB		283	1	79	362	no	6%	53	415	1200	no
SR 710	West of CR 714	EB	2L	257	1	72	329	no	3%	41	370	450	no
		WB		257	1	72	329	no	3%	27	355	450	no
	Okeechobee Co. to Fox Brown Rd	EB	2L	257	1	72	329	no	3%	41	370	450	no
		WB		257	1	72	329	no	3%	27	355	450	no
	Fox Brown Road to MLK Blvd.	EB	2L	310	1	86	396	no	4%	55	451	1200	no
		WB		310	1	86	396	no	4%	35	432	1200	no
	MLK Blvd. to CR 609	EB	2L	247	4	69	316	no	6%	83	398	1200	no
		WB		280	4	78	358	no	6%	53	411	1200	no
	CR 609 to Site	EB	2L	394	4	110	504	no	13%	145	649	1200	no
		WB		576	4	160	736	no	13%	150	886	1200	no
	Site to Van Buren	EB	2L	394	4	110	504	no	39%	346	849	1200	no
		WB		576	4	160	736	no	39%	537	1273	1200	**YES**
	VanBuren to CR 726	EB	4LU	394	4	110	504	no	54%	478	982	1549	no
		WB		576	4	160	736	no	54%	744	1480	1549	no
	CR 726 to SR 76 Connector	EB	4LD	431	1	120	551	no	43%	381	932	3280	no
		WB		431	1	120	551	no	43%	592	1143	3280	no

Exhibit 6B
Indiantown DRI
PM Peak Hour Analysis - Buildout (2034)

Roadway	Link	Dir	E+C Lanes	Exist 2019 Traffic	Source	Growth 1.65% per Year	Bkgrd Traffic (2034)	Exceeds Gen. Service Volume?	Project Dist./ Assign	In 1377 Out 886	Total Traffic (2034)	LOS C*/D Service Volume	Exceeds Gen. Service Volume?
SR 710	SR 76 Connector to PB County Line	EB	4LD	268	4	75	343	no	25%	222	564	3280	no
		WB		457	4	127	584	no	25%	344	928	3280	no
	P.B. County Line to Indiantown Rd	EB	4LD	297	4	83	380	no	25%	222	601	3280	no
		WB		424	4	118	542	no	25%	344	886	3280	no
	Indiantown Rd to Pratt Whitney Rd	EB	4LD	220	4	61	281	no	20%	177	458	3280	no
		WB		308	4	86	394	no	20%	275	669	3280	no
	Pratt Whitney Rd to PGA Blvd.	EB	4LD	836	4	233	1069	no	15%	133	1202	3280	no
		WB		517	4	144	661	no	15%	207	867	3280	no
SR 76 (Kanner Highway)	SR 15 to SR 710	EB	2L	120	4	33	153	no	3%	41	195	740	no
		WB		115	4	32	147	no	3%	27	174	740	no
	SR 710 to CR 708	EB	2L	159	4	44	203	no	15%	133	336	740	no
		WB		191	4	53	244	no	15%	207	451	740	no
	CR 708 to CR 711	EB	2L	137	4	38	175	no	6%	53	228	1200	no
		WB		144	4	40	184	no	6%	83	267	1200	no
Indiantown Rd	SR 710 to Pratt Whitney Rd	EB	2L	86	3	24	110	no	5%	44	154	1140	no
		WB		110	3	31	141	no	5%	69	209	1140	no

Count Source: (1) Martin County Count, (2) St. Lucie County Count, (3) Palm Beach County Count, (4) FDOT.
* LOS C for non-SIS roads in the Village limits.
Shaded rows indicate insignificantly impacted links provided for informational purposes only.

SIMMONS & WHITE
CIVIL & TRAFFIC ENGINEERING

RIVER OAK

Indiantown, FL

TRAFFIC EQUIVALENCY STATEMENT

PREPARED FOR:

Ecoventures Capital Fund, LLC
4500 Biscayne Boulevard
Suite 4500
Miami, Florida 33217

JOB NO. 20-129

DATE: 12/27/2023

Bryan G. Kelley, Professional Engineer, State of Florida, License No. 74006 This item has been digitally signed and sealed by Bryan G. Kelley, P.E., on 12/27/2023. Printed Copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies.	

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1.0 SITE DATA

The subject parcel is located generally south of SR 710 and west of Fernwood Forest Road in the Village of Indiantown. The site is currently approved for 176 single family dwelling units. The proposed plan modifications include reducing the number of residential units from 176 dwelling units to 131 dwelling units. Access to the site is proposed via full access driveway connections to Fernwood Forest Road and SW Famel Boulevard. For additional information concerning site layout, please refer to the Site Plan prepared by Redtail DG.

2.0 TRAFFIC GENERATION

The traffic currently vested for the parcel has been calculated in accordance with the traffic generation rates listed in the *ITE Trip Generation Manual, 11th Edition* as shown in Tables 1, 2, and 3 attached with this report. Table 1 shows the daily traffic generation associated with the approved development in trips per day (tpd). Tables 2 and 3 show the AM and PM peak hour traffic generation, respectively, in peak hour trips (pht). The traffic generated by the vested development consisting of 176 single family homes may be summarized as follows:

Vested Development

Daily Traffic Generation	=	1,660 tpd
AM Peak Hour Traffic Generation (In/Out)	=	123 pht (32 In/91 Out)
PM Peak Hour Traffic Generation (In/Out)	=	165 pht (104 In/61 Out)

The trip generation associated with the proposed development has also been calculated in accordance with the rates listed in the *ITE Trip Generation Manual, 11th Edition*. The traffic generated by the proposed development consisting of 131 single family homes is attached to this report in Tables 4-6 and may be summarized as follows:

Proposed Development

Daily Traffic Generation	=	1,235 tpd
AM Peak Hour Traffic Generation (In/Out)	=	92 pht (24 In/68 Out)
PM Peak Hour Traffic Generation (In/Out)	=	123 pht (77 In/46 Out)

The net trip difference between the vested and proposed development is shown in Table 7 attached to this report and may be summarized as follows:

Net Trips (Proposed – Vested)

Daily Traffic Generation	=	-425 tpd
AM Peak Hour Traffic Generation (In/Out)	=	-31 pht (-8 In/-23 Out)
PM Peak Hour Traffic Generation (In/Out)	=	-42 pht (-27 In/-15 Out)

3.0 CONCLUSION

The attached tables document the daily, A.M. and P.M. peak hour traffic generation for the proposed changes to the approved development. The proposed modifications will result in a decrease of 425 trips per day, 31 AM peak hour trips, and 42 PM peak hour trips from the vested use. Therefore, no further analysis is required and the project meets all applicable Village traffic requirements.

BK x:/docs/trafficdrainage/tes.20129.rev

RIVER OAK

VESTED DEVELOPMENT

TABLE 1 - Daily Traffic Generation

Landuse	ITE Code	Intensity		Rate/Equation	Dir Split In	Dir Split Out	Gross Trips	Internalization %	Internalization Total	External Trips	Pass-by %	Pass-by Trips	Net Trips
Single Family Detached	210	176	Dwelling Units	9.43			1,660		0	1,660	0%	0	1,660
			Grand Totals:				**1,660**	**0.0%**	**0**	**1,660**	**0%**	**0**	**1,660**

TABLE 2 - AM Peak Hour Traffic Generation

Landuse	ITE Code	Intensity		Rate/Equation	Dir Split In	Dir Split Out	Gross Trips In	Gross Trips Out	Gross Trips Total	Internalization %	Internalization In	Internalization Out	Internalization Total	External Trips In	External Trips Out	External Trips Total	Pass-by %	Pass-by Trips	Net Trips In	Net Trips Out	Net Trips Total
Single Family Detached	210	176	Dwelling Units	0.7	0.26	0.74	32	91	123	0.0%	0	0	0	32	91	123	0%	0	32	91	123
			Grand Totals:				**32**	**91**	**123**	**0.0%**	**0**	**0**	**0**	**32**	**91**	**123**	**0%**	**0**	**32**	**91**	**123**

TABLE 3 - PM Peak Hour Traffic Generation

Landuse	ITE Code	Intensity		Rate/Equation	Dir Split In	Dir Split Out	Gross Trips In	Gross Trips Out	Gross Trips Total	Internalization %	Internalization In	Internalization Out	Internalization Total	External Trips In	External Trips Out	External Trips Total	Pass-by %	Pass-by Trips	Net Trips In	Net Trips Out	Net Trips Total
Single Family Detached	210	176	Dwelling Units	0.94	0.63	0.37	104	61	165	0.0%	0	0	0	104	61	165	0%	0	104	61	165
			Grand Totals:				**104**	**61**	**165**	**0.0%**	**0**	**0**	**0**	**104**	**61**	**165**	**0%**	**0**	**104**	**61**	**165**

RIVER OAK

PROPOSED DEVELOPMENT

TABLE 4 - Daily Traffic Generation

Landuse	ITE Code	Intensity		Rate/Equation	Dir Split In	Dir Split Out	Gross Trips	Internalization %	Internalization Total	External Trips	Pass-by %	Pass-by Trips	Net Trips
Single Family Detached	210	131	Dwelling Units	9.43			1,235		0	1,235	0%	0	1,235
			Grand Totals:				**1,235**	**0.0%**	**0**	**1,235**	**0%**	**0**	**1,235**

TABLE 5 - AM Peak Hour Traffic Generation

Landuse	ITE Code	Intensity		Rate/Equation	Dir Split In	Dir Split Out	Gross Trips In	Gross Trips Out	Gross Trips Total	Internalization %	Internalization In	Internalization Out	Internalization Total	External Trips In	External Trips Out	External Trips Total	Pass-by %	Pass-by Trips	Net Trips In	Net Trips Out	Net Trips Total
Single Family Detached	210	131	Dwelling Units	0.7	0.26	0.74	24	68	92	0.0%	0	0	0	24	68	92	0%	0	24	68	92
			Grand Totals:				**24**	**68**	**92**	**0.0%**	**0**	**0**	**0**	**24**	**68**	**92**	**0%**	**0**	**24**	**68**	**92**

TABLE 6 - PM Peak Hour Traffic Generation

Landuse	ITE Code	Intensity		Rate/Equation	Dir Split In	Dir Split Out	Gross Trips In	Gross Trips Out	Gross Trips Total	Internalization %	Internalization In	Internalization Out	Internalization Total	External Trips In	External Trips Out	External Trips Total	Pass-by %	Pass-by Trips	Net Trips In	Net Trips Out	Net Trips Total
Single Family Detached	210	131	Dwelling Units	0.94	0.63	0.37	77	46	123	0.0%	0	0	0	77	46	123	0%	0	77	46	123
			Grand Totals:				**77**	**46**	**123**	**0.0%**	**0**	**0**	**0**	**77**	**46**	**123**	**0%**	**0**	**77**	**46**	**123**

TABLE 7
TRAFFIC GENERATION DIFFERENCE - NET TRIPS

	DAILY	AM PEAK HOUR			PM PEAK HOUR		
		TOTAL	IN	OUT	TOTAL	IN	OUT
VESTED DEVELOPMENT =	1,660	123	32	91	165	104	61
PROPOSED DEVELOPMENT =	1,235	92	24	68	123	77	46
DIFFERENCE =	**-425**	**-31**	**-8**	**-23**	**-42**	**-27**	**-15**

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Revised October 31, 2024
September 10, 2024

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TRAFFIC IMPACT ANALYSIS
PIN 26-39-38-001-000-00010-0

JFO Group Inc. has been retained to prepare a traffic impact analysis to determine compliance with the *Martin County Adequate Public Facilities Standards – Article V, Division 3, Section 5.63-5.64, of the Martin County Land Development Code* and with the *Village of Indiantown* Land Development Regulations. This traffic statement is associated with the site plan application for the 13151 SW Silver Fox Ln property. The site is located on the east side of SW Silver Fox Ln, just south of SW Warfield Blvd in the Village of Indiantown, Florida. Figure 1 shows the project location in relation to the transportation network. Parcel ID Number associated with this project is 26-39-38-001-000-00010-0. A copy of the property appraiser information is included as Exhibit 1 while Exhibit 2 includes a copy of the proposed site plan for the project. Project buildout is expected in the year 2027.



Figure 1 : Project Location

The 13151 SW Silver Fox Ln project is proposing an 81,032 SF Warehouse development. Project trip generation rates used for this analysis were based on the *11th Edition of the Institute of Transportation Engineers (ITE) Trip Generation Manual*. When fitted curve equations were not available, weighted average rates were used. Similarly, when data plots had at least 20 data points and a fitted curve equation with an R^2 of at least 0.75, fitted curve equations were used. Exhibit 3 includes an excerpt from the ITE Trip Generation manual for the trip generation rates used in this analysis. Table 1 shows the rates used in order to determine the trip generation for Daily, AM, and PM peak hour conditions.

Table 1: Trip Generation Rates

Land Use	ITE Code	Daily Trip Gen.	AM Peak Hour			PM Peak Hour		
			In	Out	Total	In	Out	Total
Warehousing	150	1.71	77%	23%	0.17	28%	72%	0.18

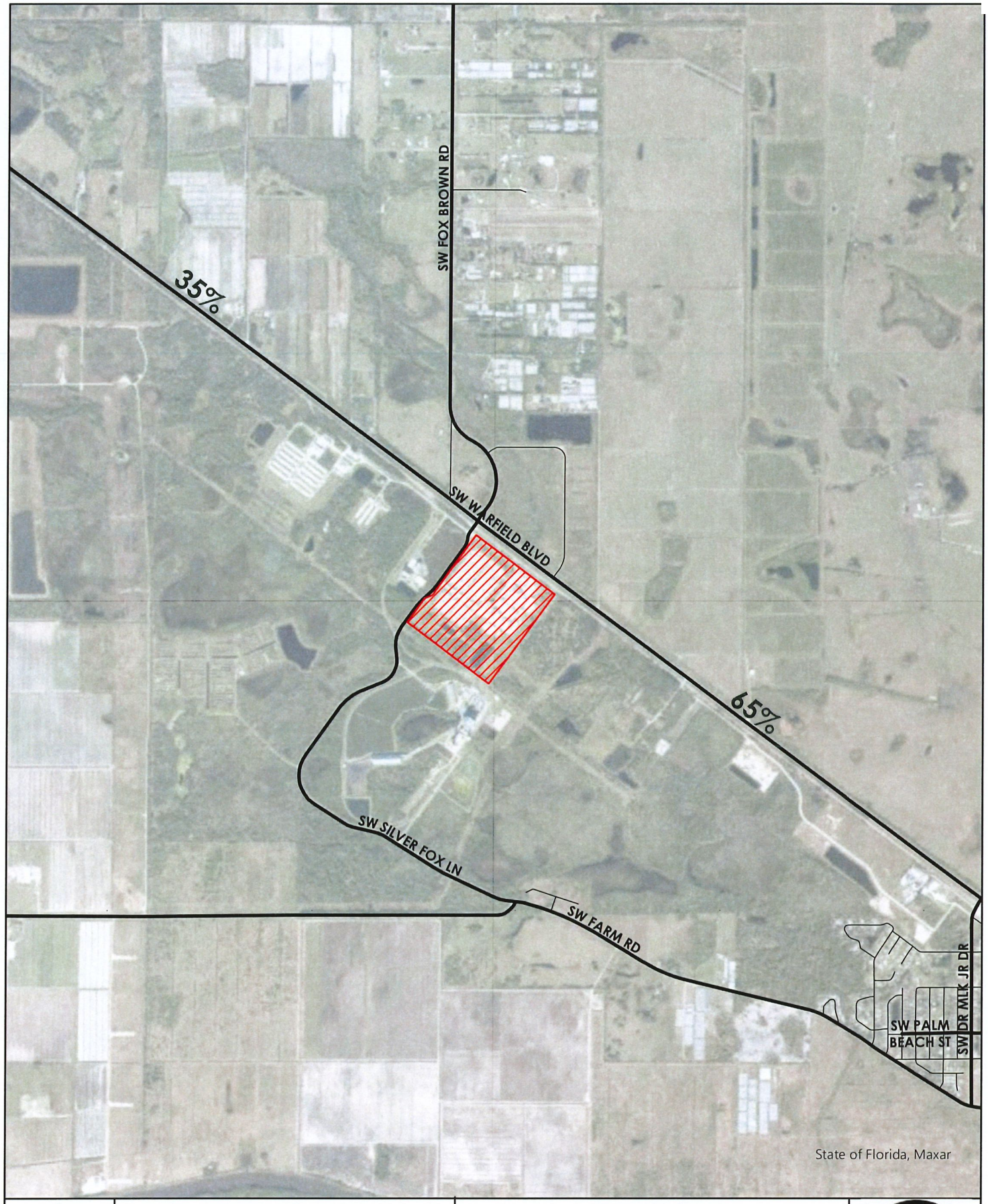
Table 2 summarizes the net Daily, AM, and PM peak trips potentially generated by the proposed development. According to Table 2, the net Daily, AM and PM peak trips potentially generated due to the proposed development are 139, 14 (11 In/3 Out) and 15 (4 In/11 Out) trips respectively. According to Section 5.64.C. from the Martin County Land Development Regulations (LDR) and given the trip generation characteristics from Table 2, this analysis needs to consider the first directly accessed road on the major road network.

Table 2: Trip Generation

Land Use	Intensity	Daily Traffic	AM Peak Hour			PM Peak Hour		
			In	Out	Total	In	Out	Total
Warehousing	81,032 SF[1]	139	11	3	14	4	11	15

[1]= 62,959 SF (AC/Equipment Warehouse) + 18,073 SF (Covered Open-Air Loading)

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Project Site

0 0.28 0.55 1.1 Miles

FIGURE 2: TRAFFIC ASSIGNMENT 13151 SW Silver Fox Ln

JFO GROUP INC

The main access to the site is being proposed along SW Silver Fox Ln. In addition, alternative connections within the industrial park are also being proposed. As part of a conservative analysis, all trips were assigned to the SW Silver Fox Ln driveway. Trip distribution and assignment included in Figure 2 incorporates the characteristics of the proposed development as well as the surrounding network configuration. Figure 3 provides Daily, AM and PM peak hour driveway volumes for the 13151 SW Silver Fox Ln property.

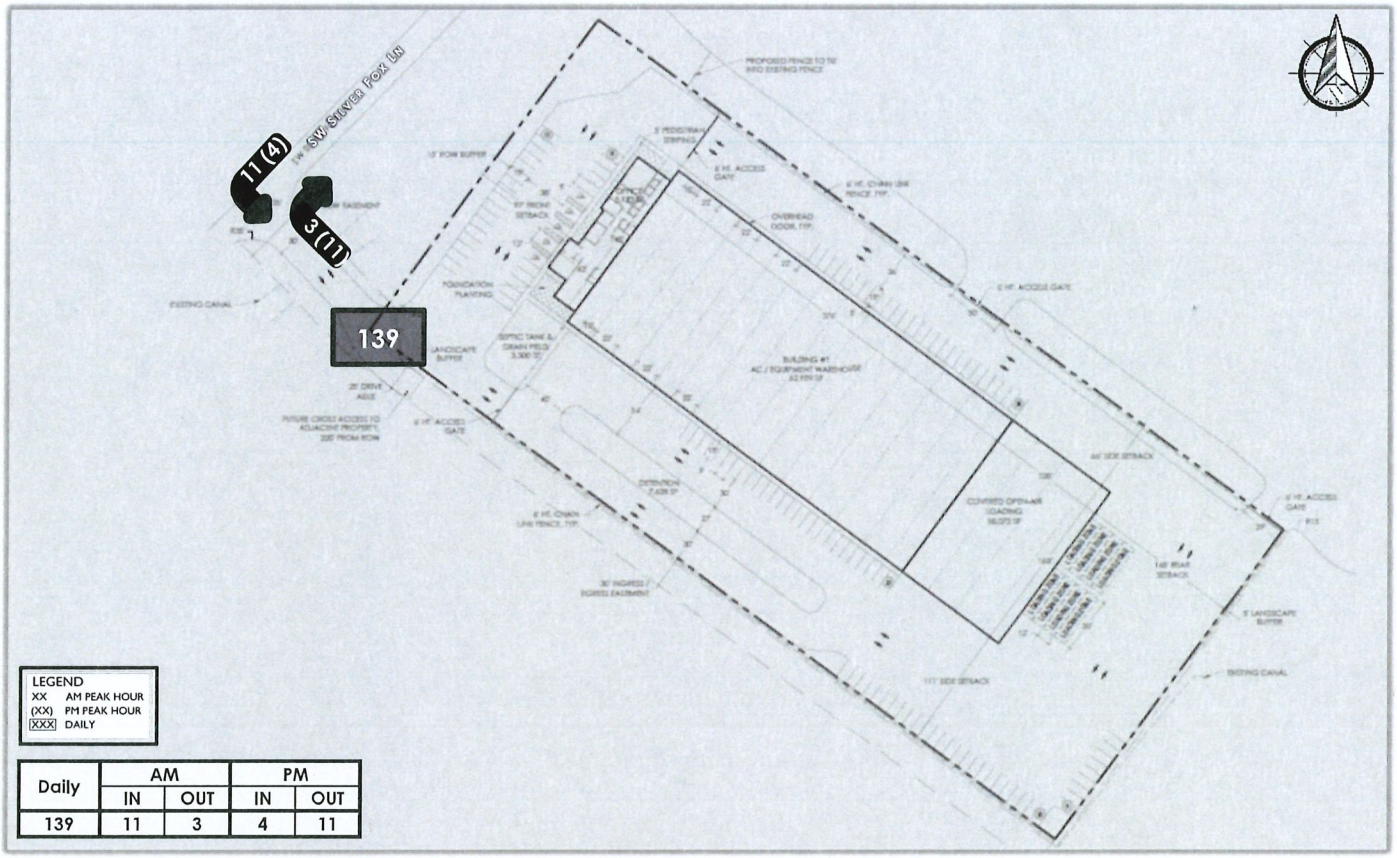


Figure 3: Project Driveway Volumes

Based on the trip generation characteristics shown in Table 2, PM peak hour period has higher trip generation than the AM peak hour period. Therefore, following Martin County LDR, project traffic impact shall be analyzed for PM peak hour conditions. Table 3 presents a summary of the project impact on the adjacent roadway links for the project at build-out during peak hour conditions. Under the assumed distribution, Volume/Capacity (V/C) ratios for peak hour conditions were analyzed for the project build-out. This V/C calculation provides a preliminary understanding of future conditions at the assumed project build-out in 2027.

Table 3: Level of Service Analysis

Link	From	To	Capacity	Average Annual Growth Rate[1]	2023 Peak Hour Directional Volume[1]	2027 Projected Traffic	Project Assignment	PM Peak Hour				
								Project Traffic Peak Direction	Project Impact	2027 Total Peak Hour Directional	2027 V/C	Meets Adopted LOS?
SR-710 (Warfield Blvd)	Okeechobee County	Fox Brown Rd	730	3.4%	307	351	35%	4	0.55%	355	0.49	Yes
	Fox Brown Rd	CR-609 (Allapattah)	730	3.8%	362	420	65%	7	0.96%	427	0.58	Yes

PM Directional Peak Hour = 11 Trips (OUT)

[1] Source: *Martin County 2023 Roadway LOS inventory Report*, effective April 19, 2024. See Exhibit 4.

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As shown in Table 3, the 13151 SW Silver Fox Ln development proposal for an 81,032 SF Warehouse development will generate less than one percent (1%) of the adopted LOS "D" for major thoroughfares within the study area with V/C ratios less than one hundred ten percent (110%). Consequently, the proposed project will have a *De Minimis* impact.

SR-710 (Warfield Blvd) and Fox Brown Rd are the closest throughfare roads to the subject site. Both are 2 lane roadways in the project vicinity. SR-710/SW Warfield Blvd from FPL Access Rd to SW Van Buren Ave is currently included for widening in the 2025-2029 Transportation Improvement Program (TIP) while Fox Brown Rd from SR-710/SW Warfield Blvd to SR-714/SW Martin Hwy is included for resurfacing. On the other hand, there are no roadway improvements included within the project vicinity under the 2045 Cost Feasible Plan from the Long Range Transportation Plan (LRTP). Exhibit 5 includes excerpts from the 2025-2029 TIP and the LRTP for the planned roadway improvements near the proposed development.

The 13151 SW Silver Fox Ln project is proposing an 81,032 SF Warehouse development. According to *Section 5.64.B* from the *Martin County Land Development Code*, the proposed development is categorized as a project with *De Minimis* impact. The traffic impact of the proposed site plan for the 13151 SW Silver Fox Ln development has been evaluated following *Section V.3.5.64 of the Martin County Land Development Code* and *Village of Indiantown* Land Development Regulations. This analysis shows that the proposed 81,032 SF Warehouse development will be in compliance with *Martin County Adequate Public Facilities Standards – Article V, Division 3 of the Martin County Land Development Code* and with the *Village of Indiantown* Land Development Regulations. Project buildout is expected in the year 2027.

Sincerely,

JFO GROUP INC
COA Number 32276

JUAN F. ORTEGA
LICENSE
No. 63422
Digitally signed by Juan F Ortega
Date: 2024.10.31 11:28:14 -04'00'
STATE OF FLORIDA
PROFESSIONAL ENGINEER

Enclosures:
Exhibit 1: Property Appraiser Information
Exhibit 2: Preliminary Site Plan
Exhibit 3: ITE Trip Generation Rates
Exhibit 4: 2023 Roadway LOS Report
Exhibit 5: TIP & LRTP Roadway Improvements

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This item has been electronically signed and sealed by Dr. Juan F. Ortega PE on October 31, 2024, using a Digital Signature. Printed copies of this document are not considered signed and sealed, and the signature must be verified on any electronic co...

MARTIN COUNTY
PROPERTY APPRAISER
Jenny Fields, CFA

Basic Info

PIN	AIN	Situs Address	Website Updated
26-39-38-001-000-00010-0	58744	13151 SW SILVER FOX LN INDIANTOWN FL	8/4/24

General Information

CHANGE MAILING ADDRESS SIGN UP FOR PROPERTY FRAUD ALERT

Property Owners
I-TOWN RAIL & COMMERCE LLC

Mailing Address
13151 SW SILVER FOX LN
INDIANTOWN FL 34956

Tax District
VILLAGE OF INDIANTOWN

Parcel ID
26-39-38-001-000-00010-0

Account Number
58744

Property Address
13151 SW SILVER FOX LN INDIANTOWN FL

Legal Description
A PARCEL OF LAND LYING AND BEING IN 26-3...

Use Code/Property Class
6300 - 6300 GrazLD Soil Cpcty CL II

Neighborhood
M6 M6-ITOWN

Legal Acres
82.8

Ag Use Size (Acre\Sq Ft)
479160

Current Value

Year	Land Value	Improvement Value	Market Value	Value Not Taxed	Assessed Value	Total County Exemptions	County Taxable Value
2024	$ 4,508,460	$ 4,919,990	$ 9,428,450	$ 591,518	$ 8,836,932	$ 0	$ 8,836,932

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

Current Sale

Sale Date	Grantor (Seller)	Doc Num
12/28/17	LOUIS DREYFUS CITRUS INC	2671643
Sale Price	**Deed Type**	**Book & Page**
$ 4,900,000	Special Warranty Deed	2967 2167

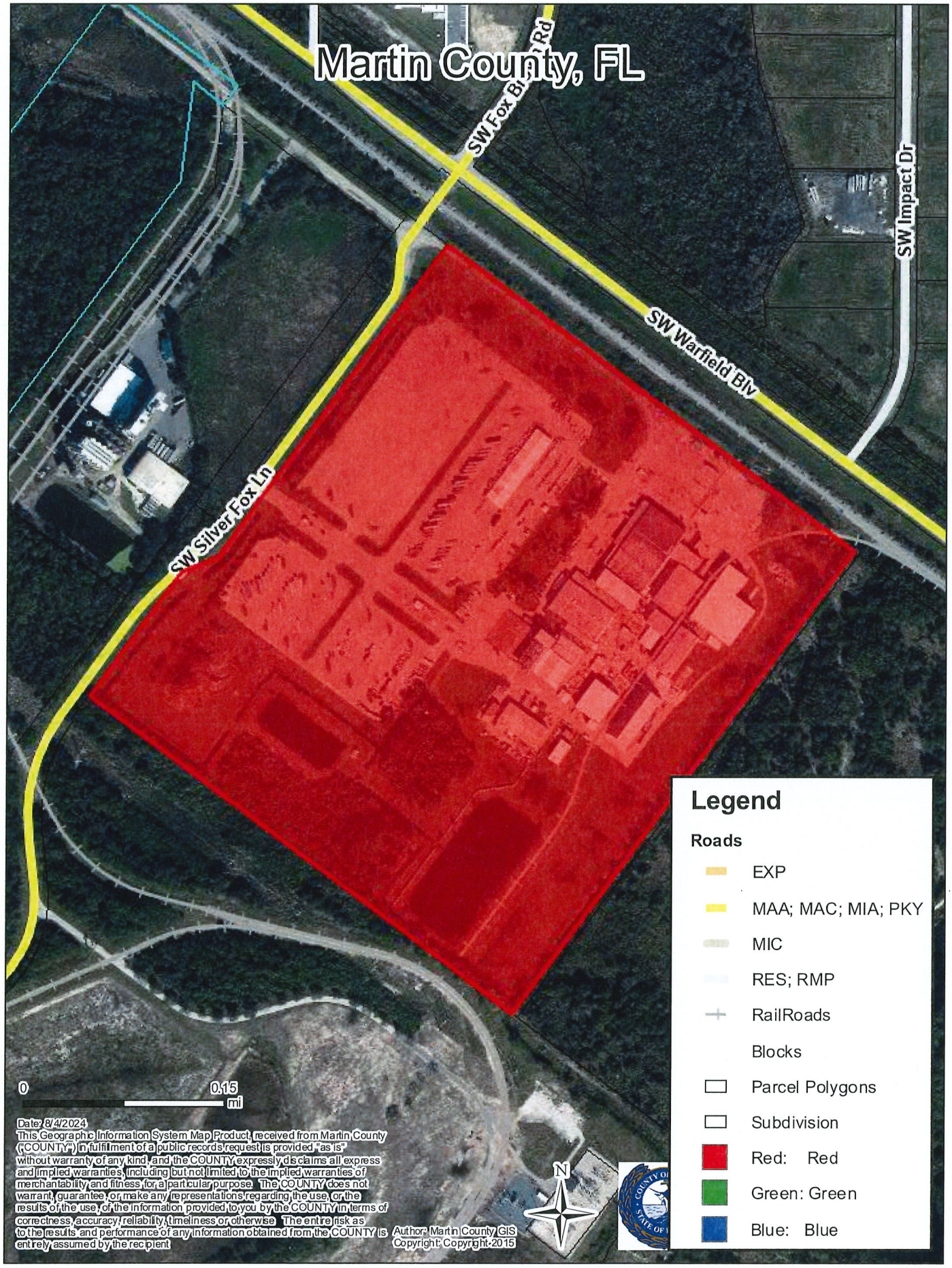
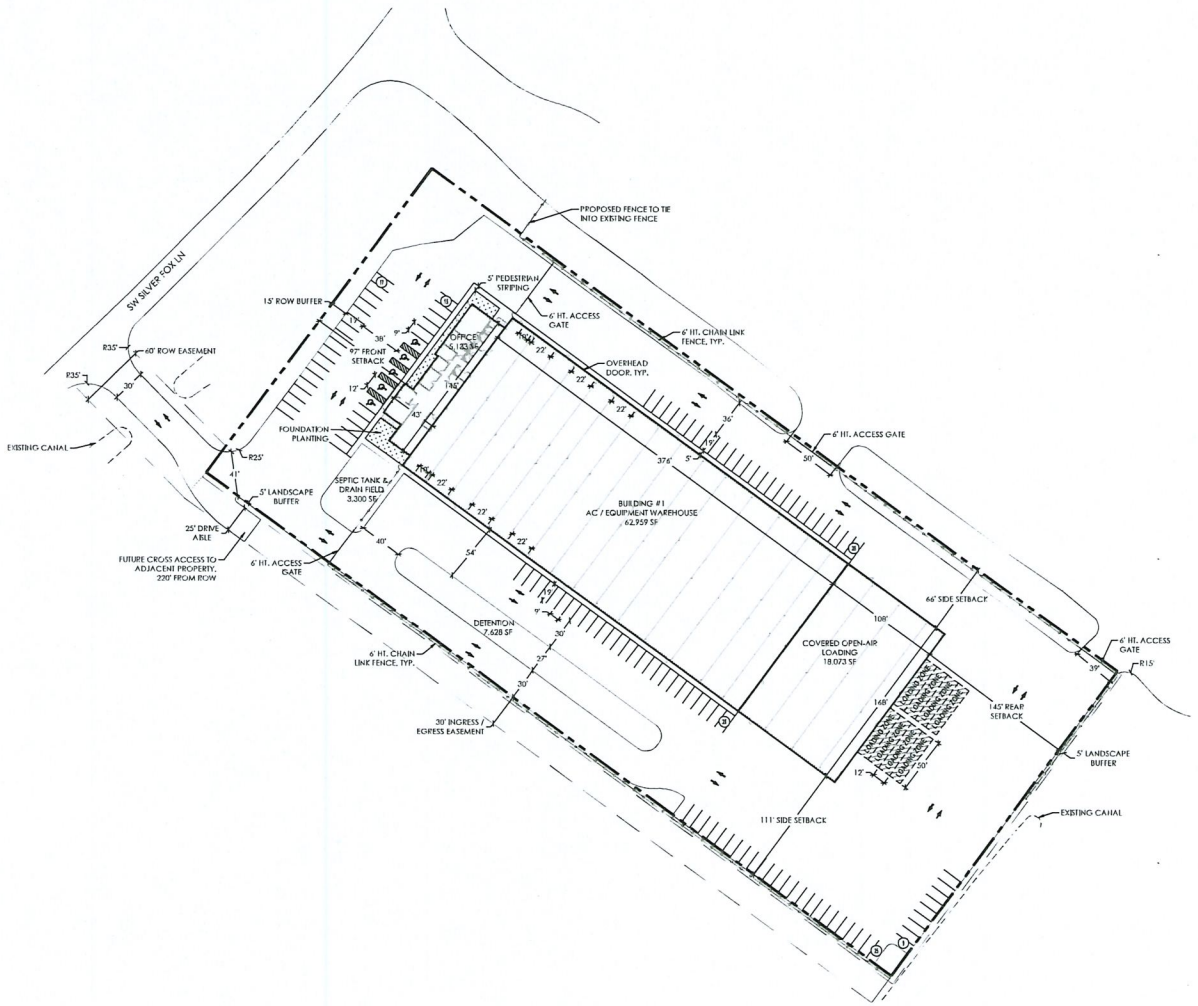

Martin County, FL
SW Fox Br Rd
SW Impact Dr
SW Warfield Blv
SW Silver Fox Ln
Legend
Roads
EXP
MAA; MAC; MIA; PKY
MIC
RES; RMP
RailRoads
Blocks
Parcel Polygons
Subdivision
Red: Red
Green: Green
Blue: Blue
0
0.15
mi
N
Date: 8/4/2024
This Geographic Information System Map Product, received from Martin County ("COUNTY") in fulfillment of a public records request is provided "as is", without warranty of any kind, and the COUNTY expressly disclaims all express and implied warranties, including but not limited to, the implied warranties of merchantability and fitness for a particular purpose. The COUNTY does not warrant, guarantee, or make any representations regarding the use, or the results of the use, of the information provided to you by the COUNTY in terms of correctness, accuracy, reliability, timeliness or otherwise. The entire risk as to the results and performance of any information obtained from the COUNTY is entirely assumed by the recipient.
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Exhibit 2



SITE DATA	
APPLICATION NAME	YELLOWPINE TRUSS
ADDRESS	13151 SW SILVER FOX LN
PROPERTY CONTROL NUMBER (S)	26-39-38-001-000-00010-0
EXISTING ZONING	HI - HEAVY INDUSTRIAL
PROPOSED ZONING	HI - HEAVY INDUSTRIAL
FUTURE LAND USE	HEAVY INDUSTRIAL
PROPOSED LAND USE	HEAVY INDUSTRIAL
GROSS AREA	264,031 SF (6.06 AC)
AFFECTED SITE AREA	—
MINIMUM LOT AREA	20,000 SF
MINIMUM LOT WIDTH	100'
LOT WIDTH	344'
MAXIMUM LOT COVERAGE	N/A
PROPOSED LOT COVERAGE	32%
MAXIMUM FLOOR AREA RATIO	3.0
PROPOSED FLOOR AREA RATIO	0.32
MAX BUILDING HEIGHT	4 STORIES OR 50 FEET
PROPOSED BUILDING HEIGHT	26' - 7 7/16"
BUILDING FOOTPRINT	86,165 SF
OPEN SPACE PROVIDED	11% (24,213 SF)
REQUIRED PARKING	118 SP. (MANUFACTURING - 1 SP. / 750 SF GROSS FLOOR AREA) (I LLX - 1 SP. / 500 SF GROSS FLOOR AREA)
HANDICAP PARKING	5 SP.
PROVIDED PARKING	118 SP.
HANDICAP PARKING	5 SP.
REQUIRED LOADING	8 SP. (12' X 50')
PROVIDED LOADING	8 SP.

LOCATION MAP



insite studio
planning + landscape architecture
3501 PGA Blvd, Suite 220, Palm Beach Gardens, FL 33410
phone: 561-249-0940 email: info@insitestudio.com
www.insitestudio.com License#LC26000606

Consultants:

Revisions:
2024/11/1 - Inlake

13151 SW SILVER FOX LANE
Indiantown, Florida

NORTH
0 25' 50' 100'
SCALE: 1" = 50'-0"

ALWAYS CALL 811 TWO FULL WORKING DAYS BEFORE YOU DIG TO HAVE UNDERGROUND UTILITIES LOCATED AND MARKED
Sunshine811.com

Drawn By:	JC
Drawing #:	1374
File Name:	SP_1397.dwg
Date:	04/09/2024

PRELIMINARY SITE PLAN

SHEET #: PSP.1

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Land Use: 150
Warehousing

Description

A warehouse is primarily devoted to the storage of materials, but it may also include office and maintenance areas. High-cube transload and short-term storage warehouse (Land Use 154), high-cube fulfillment center warehouse (Land Use 155), high-cube parcel hub warehouse (Land Use 156), and high-cube cold storage warehouse (Land Use 157) are related uses.

Additional Data

The technical appendices provide supporting information on time-of-day distributions for this land use. The appendices can be accessed through either the ITETripGen web app or the trip generation resource page on the ITE website (https://www.ite.org/technical-resources/topics/trip-and-parking-generation/).

The sites were surveyed in the 1980s, the 1990s, the 2000s, and the 2010s in California, Connecticut, Minnesota, New Jersey, New York, Ohio, Oregon, Pennsylvania, and Texas.

Source Numbers

184, 331, 406, 411, 443, 579, 583, 596, 598, 611, 619, 642, 752, 869, 875, 876, 914, 940, 1050

Warehousing
(150)

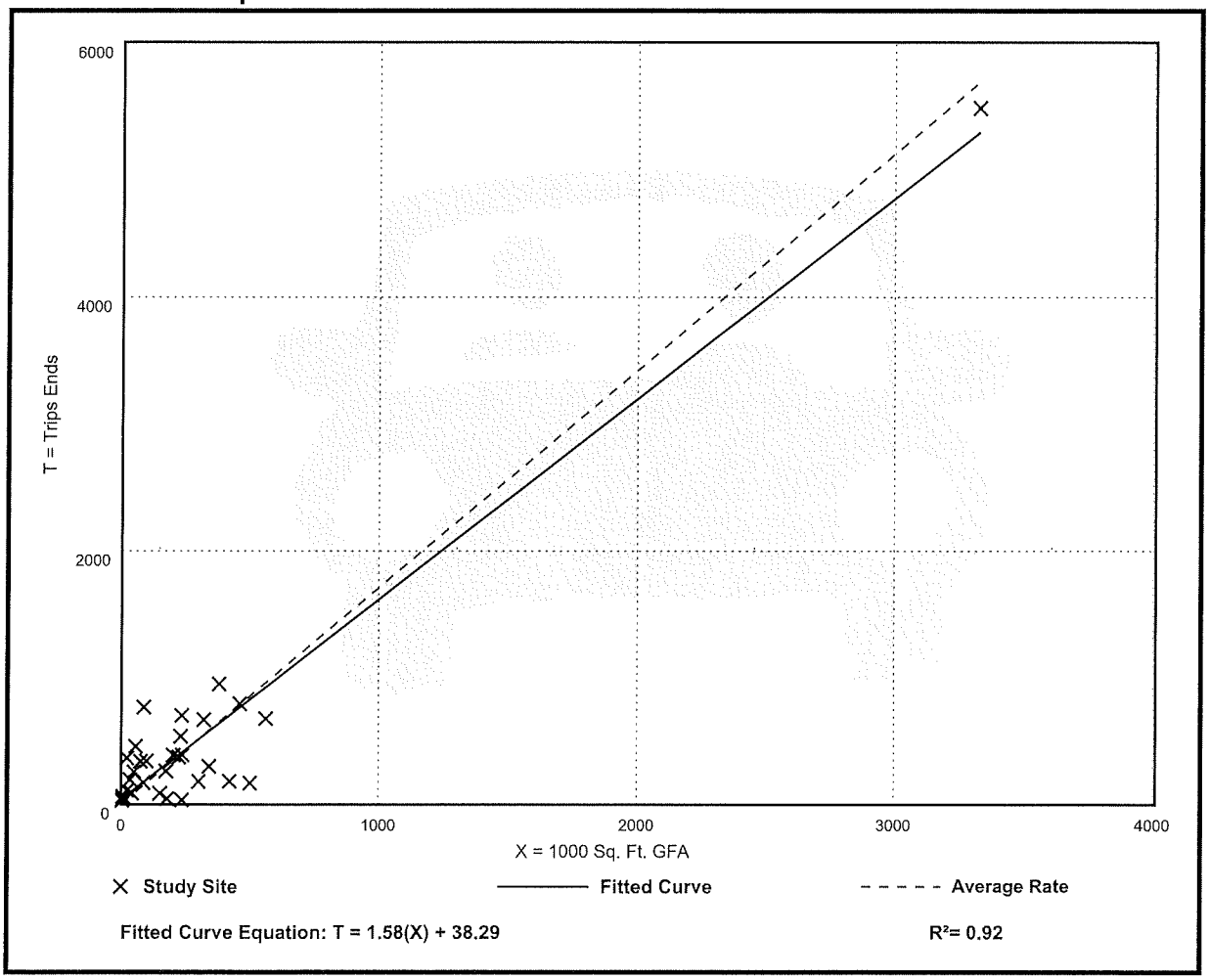
Vehicle Trip Ends vs: 1000 Sq. Ft. GFA
On a: Weekday

Setting/Location: General Urban/Suburban
Number of Studies: 31
Avg. 1000 Sq. Ft. GFA: 292
Directional Distribution: 50% entering, 50% exiting

Vehicle Trip Generation per 1000 Sq. Ft. GFA

Average Rate	Range of Rates	Standard Deviation
1.71	0.15 - 16.93	1.48

Data Plot and Equation



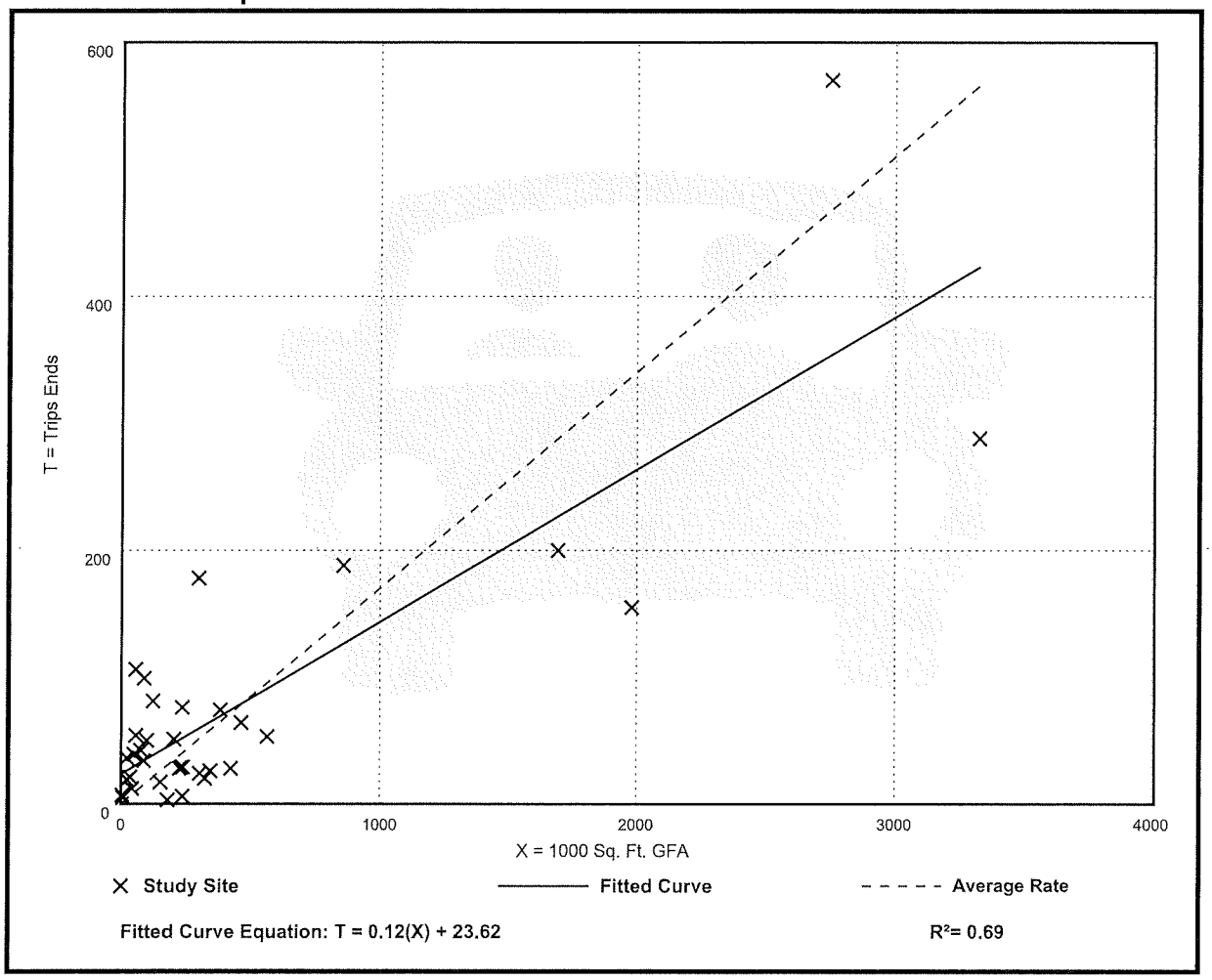
Warehousing
(150)

Vehicle Trip Ends vs: 1000 Sq. Ft. GFA
On a: Weekday,
Peak Hour of Adjacent Street Traffic,
One Hour Between 7 and 9 a.m.
Setting/Location: General Urban/Suburban
Number of Studies: 36
Avg. 1000 Sq. Ft. GFA: 448
Directional Distribution: 77% entering, 23% exiting

Vehicle Trip Generation per 1000 Sq. Ft. GFA

Average Rate	Range of Rates	Standard Deviation
0.17	0.02 - 1.93	0.19

Data Plot and Equation



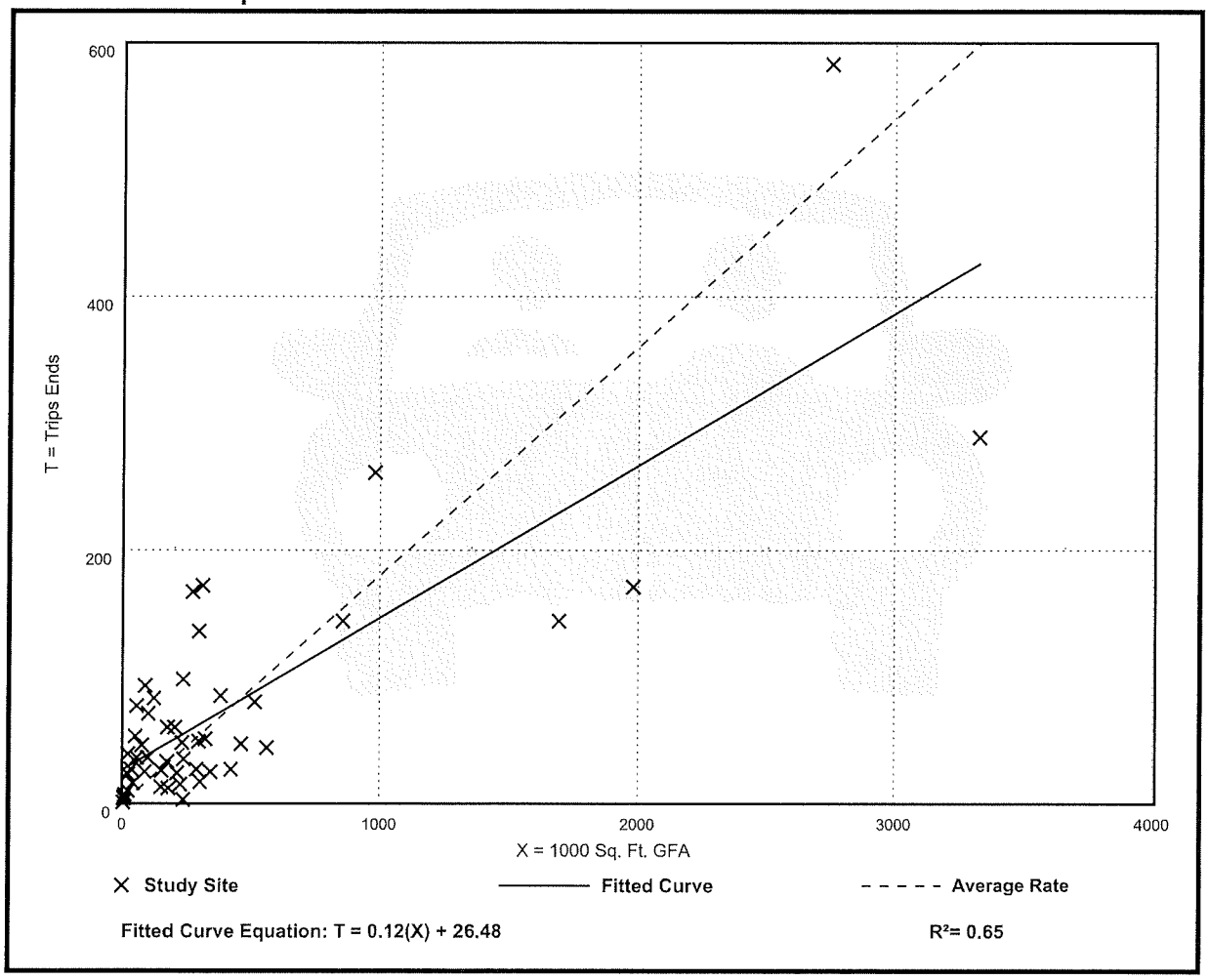
Warehousing
(150)

Vehicle Trip Ends vs: 1000 Sq. Ft. GFA
On a: Weekday,
Peak Hour of Adjacent Street Traffic,
One Hour Between 4 and 6 p.m.
Setting/Location: General Urban/Suburban
Number of Studies: 49
Avg. 1000 Sq. Ft. GFA: 400
Directional Distribution: 28% entering, 72% exiting

Vehicle Trip Generation per 1000 Sq. Ft. GFA

Average Rate	Range of Rates	Standard Deviation
0.18	0.01 - 1.80	0.18

Data Plot and Equation



Martin County 2023 Roadway Level of Service Inventory Report

Road Name	From	To	Context Classification	Generalized Service Capacity	2023 Average Annual Daily Traffic	2023 Peak Hour Directional Volume	2023 Generalized LOS	Avg. Annual Growth Rate
SR-5 (US-1)	CR-A1A	CR-708	C3R	1850	16,983	876	C	0.5%
SR-5 (US-1)	CR-708	Osprey St	C3C	1810	23,762	1,551	D	0.5%
SR-5 (US-1)	Osprey St	Seabranch Blvd	C3R	1850	25,850	1,158	C	2.3%
SR-5 (US-1)	Seabranch Blvd	Cove Rd	C3C	2680	30,175	1,411	C	0.5%
SR-5 (US-1)	Cove Rd	Salerno Rd	C3C	2680	31,914	1,465	C	0.5%
SR-5 (US-1)	Salerno Rd	Monroe St	C3C	2680	39,484	1,704	C	0.5%
SR-5 (US-1)	Monroe St	Indian St	C3C	2680	36,506	1,727	C	0.5%
SR-5 (US-1)	Indian St	SR-714	C3C	2680	45,276	2,176	C	0.5%
SR-5 (US-1)	SR-714	SR-5A	C4	2810	36,743	1,753	C	0.5%
SR-5 (US-1)	SR-5A(Cut-off Rd)	SR-76	C4	2810	33,378	1,336	C	0.6%
SR-5 (US-1)	SR-76	Palm City Rd	C4	2810	47,809	1,793	C	0.5%
SR-5 (US-1)	Palm City Rd	Joan Jefferson Wy	C4	2810	56,184	2,178	C	0.6%
SR-5 (US-1)	Joan Jefferson Wy	Wright Blvd	C3C	2815	59,047	2,827	E	0.5%
SR-5 (US-1)	Wright Blvd	Baker Rd	C3C	2680	51,265	2,215	C	0.5%
SR-5 (US-1)	Baker Rd	Britt Rd	C3C	2680	47,243	2,203	C	0.5%
SR-5 (US-1)	Britt Rd	SR-732	C3C	2930	55,790	2,543	C	0.5%
SR-5 (US-1)	SR-732	Westmoreland Blvd	C3C	3180	65,367	2,867	C	0.5%
SR-5 (US-1)	Westmoreland Blvd	St Lucie County	C3C	3180	63,100	2,855	C	1.1%
SR-710 (Warfield Blvd)	Okeechobee County	Fox Brown Rd	C2	730	7,253	307	C	3.4%
SR-710 (Warfield Blvd)	Fox Brown Rd	CR-609 (Allapattah)	C2	730	8,597	362	C	3.8%
SR-710 (Warfield Blvd)	CR-609 (Allapattah)	Van Buren	C2_T	940	14,316	811	C	3.8%
SR-710 (Warfield Blvd)	Van Buren	CR-726 (Citrus)	C2	2910	14,316	811	A/B	3.8%

Segments with shaded LOS require additional analysis.
The peaks are: CR-713 (PM/NB), US-1 (PM/NB) and SR-714 (AM/EB)

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Office of Work Program and Budget Julie Adamson - Director

Updated: 8/7/2024 12:29 AM

Five Year Work Program

Selection Criteria	
District 04 **Martin County** **Description Contains:**WARFIELD	**2025-2029 AD** **Item Number:**453333-1

Display current records in a Report Style
Display current records in an Excel Document

Project Summary

Transportation System: INTRASTATE STATE HIGHWAY — District 04 - Martin County
Description: SR-710/SW WARFIELD BLVD FR FPL ACCESS RD TO SW VAN BUREN AVE
Type of Work: ADD LANES & RECONSTRUCT — View Scheduled Activities
Item Number: 453333-1 — **SIS**
Length: 5.939 — View Map of Item

Project Detail

Fiscal Year:	**2025**	**2026**	**2027**	**2028**	**2029**
Highways/Preliminary Engineering					***(On-Going)***
Amount:	$2,105,000	$817,339	$25,000	$25,000	$25,000
Highways/Right of Way					
Amount:		$1,100,000	$2,475,000	$7,832,361	$4,997,445
Item Total:	**$2,105,000**	**$1,917,339**	**$2,500,000**	**$7,857,361**	**$5,022,445**

This site is maintained by the Office of Work Program and Budget, located at 605 Suwannee Street, MS 21, Tallahassee, Florida 32399.

View Contact Information for Office of Work Program and Budget

Application Home: Work Program
Office Home: Office of Work Program and Budget

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Office of Work Program and Budget Julie Adamson - Director

Updated: 8/7/2024 12:29 AM

Five Year Work Program

Selection Criteria	
District 04 **Martin County** **Description Contains:**WARFIELD	**2025-2029 AD** **Item Number:**445953-1

Display current records in a Report Style
Display current records in an Excel Document

Project Summary

Transportation System: NON-INTRASTATE OFF STATE HIWAY — District 04 - Martin County
Description: FOX BROWN RD. FROM SR-710/SW WARFIELD BLVD. TO SR-714/SW MARTIN HWY.
Type of Work: RESURFACING — View Scheduled Activities
Item Number: 445953-1
Length: 8.523 — View Map of Item

Project Detail

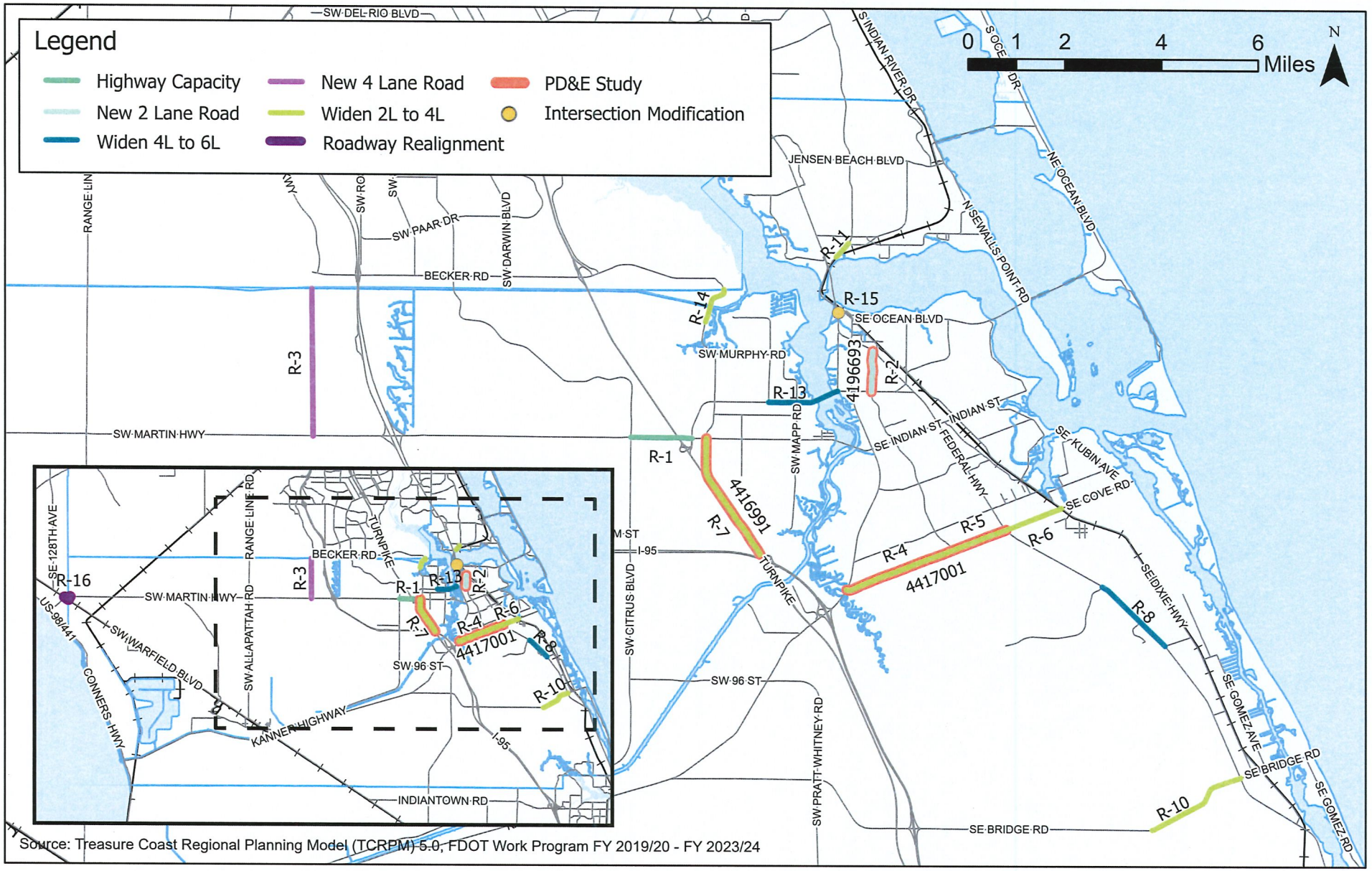
Fiscal Year:	**2025**	**2026**	**2027**	**2028**	**2029**
Highways/Construction					
Amount:	$2,184,025				

This site is maintained by the Office of Work Program and Budget, located at 605 Suwannee Street, MS 21, Tallahassee, Florida 32399.

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Application Home: Work Program
Office Home: Office of Work Program and Budget

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Source: Treasure Coast Regional Planning Model (TCRPM) 5.0, FDOT Work Program FY 2019/20 - FY 2023/24

MARTIN MPO Metropolitan Planning Organization

TY LIN INTERNATIONAL

2045 Cost Feasible Plan

Roadways

Martin County

MARTIN IN MOTION 2045

Figure 7-3

A TRAFFIC IMPACT ANALYSIS OF:

INDIANTOWN UPCYCLING FACILITY

Located in:

Village of Indiantown, Florida

Prepared for:

Indiantown MVR WWT, LLC

PO Box 31
Sedro-Woolley, WA 98284

Prepared by:

HOLTZ CONSULTING ENGINEERS

607 SW St. Lucie Crescent, Suite 103
Stuart FL, 34994
(772) 919-4905

August 2025

Prepared by:

Digitally signed by Benjamin J Fecko
Reason: PE Certification
Date: 2025.08.26 09:06:46-04'00'

Benjamin J. Fecko, PE
PE Reg #70865

BENJAMIN JOSEPH FECKO LICENSE No. 70865 STATE OF FLORIDA PROFESSIONAL ENGINEER

This item has been digitally signed and sealed by Benjamin J. Fecko on the date adjacent to the seal. Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies.

CONTENTS

1 INTRODUCTION 1
2 TRIP GENERATION 2
3 TRIP DISTRIBUTION 3
4 SIGNIFICANCE ANALYSIS 5
5 CONCURRENCY TEST 6
6 PROJECT ACCESS 7
7 CONCLUSION 8

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Figure 3: Driveway Volumes 7

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Table 3 – PM Peak Hour Significance Analysis 5
Table 4 – AM Peak Hour Capacity Analysis 6
Table 5 – PM Peak Hour Capacity Analysis 6

APPENDICES

Applicable plots from ITE Trip Generation Manual
FDOT Traffic Counts for Project
Applicable sheets from Martin County 2023 Level of Service Report
Applicable pages from FDOT Multimodal Quality/ LOS Handbook 2023
Committed Project Trips – Obtained from Village Market Traffic Study

1 INTRODUCTION

Holtz Consulting Engineers, Inc. was contracted to provide a traffic impact analysis associated with the development of the Indiantown Upcycling facility located on SW Silver Fox Lane in the Village of Indiantown, FL (see **Figure 1**). The site is currently part of the I-Town Rail and Commerce Park and comprises approximately 11 acres of land formerly occupied by a citrus processing plant.

The site is proposed to be developed with an approximate 66,040 square foot dewatered biosolids and thickened sludge receiving and processing building and associated support facilities on the site. The project buildout year is estimated to be 2027.

The analysis performed in this report provides the potential impacts to the Village's transportation network brought about by the proposed development. The analysis includes existing, background, and projected traffic volumes and the capacity analysis for required roadways.

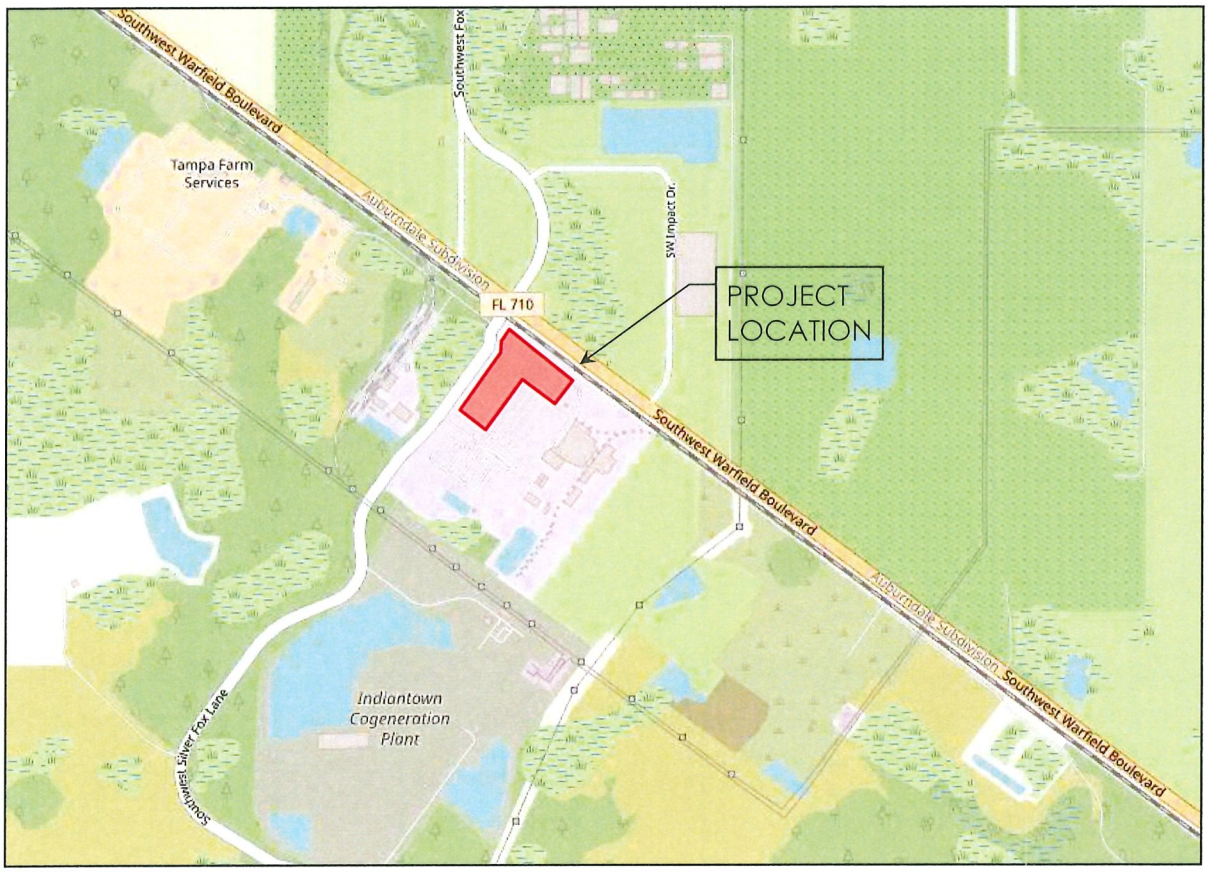


Figure 1: Site Location Map

2 TRIP GENERATION

Trip generation has been based on the proposed use of the site. The operation of the facility will include trips generated by the employees at the site as well as by the delivery of dewatered biosolids and thickened sludge trucks. Based on information provided by the client, the site will operate continuously for 24 hours a day, 7 days a week, 365 days a year with a total staff of 32 employees over all shifts.

The Institute of Transportation Engineers (ITE) Trip Generation Manual was consulted for similar uses. For employee trip generation, the Utility Land Use (ITE 170) was used. Excerpts from the trip generation manual are provided in the **Appendix**. Trip generation estimates for deliveries were provided by the applicant based on the operation of their similar facilities. Trip generation is provided in **Table 1**, with the following assumptions considered:

- Delivery truck trip generation was based on the proposed operation and full capacity of the facility:
  - Biosolids – 40 vehicles per day
  - Liquid Waste – 5 vehicles per day
  - Dried Product – 10 vehicles per day
  - Aqueous Nitrogen Fertilizer – 13 vehicles per day**

** Aqueous Nitrogen Fertilizer is expected to be processed once per month. Traffic from this day is included in the estimate.

- While the facility will operate 24 hours per day, delivery trucks were assumed to be spread over an 8-hour delivery period for calculation of peak hour trips.
- A 50% entrance / 50% split for peak hour was assumed for both AM & PM deliveries. Peak hour splits for employees are based on the ITE guidance.

Table 1 – Proposed Trip Generation

Indiantown Processing Facility										
Proposed Trip Generation										
Trip Generation Units				AM			PM			ADT
ITE Code	Land Use	Unit	Amount	In	Out	Total	In	Out	Total	Total
170	Utility	Employees	32	21	4	25	5	20	25	133
			Sub Total:	***21***	***4***	***25***	***5***	***20***	***25***	***133***
ITE Code	Delivery Trucks	Unit	Amount	In	Out	Total	In	Out	Total	Total
---	Biosolids	Delivery	40	4	3	7	3	4	7	58
---	Liquid Waste	Delivery	5	2	2	4	2	2	4	30
---	Dried Product	Delivery	10	2	1	3	1	2	3	20
---	Aqueous Nitrogen Fertilizer	Delivery	13	0	0	0	0	0	0	2
			Sub Total:	**8**	**6**	**14**	**6**	**8**	**14**	**110**
			Total:	**29**	**10**	**39**	**11**	**28**	**39**	**243**

3 TRIP DISTRIBUTION

A trip distribution was performed to show the traffic impact based on the number of trips generated from the proposed project. It is assumed that 100% of the traffic will enter the roadway network from the driveway onto SW Silver Fox Lane and travel on SW Warfield Blvd. (SR-710).

The project trips generated shown in **Table 1** are distributed to the surrounding roadway system based on anticipated vehicular routes used to access and exit the site. Distribution is based on the location of potential users of the Indiantown Upcycling Facility as well as employees. As the amount of dewatered biosolids and thickened sludge trucks relates to population density, it is assumed that the distribution of delivery trips and employee trips are similar.

As noted above, the trips generated from the site are anticipated to enter the arterial roadway network at SW Silver Fox Lane.

- Trips originating from eastern Martin County, eastern Palm Beach County, and points south are anticipated to arrive from the east on SW Warfield Blvd. (SR-710).
- Trips originating from St. Lucie County and points north are anticipated to arrive from the east on SW Warfield Blvd. (SR-710) or from the north on SW Allapattah Road (CR-609).
- Trips originating from Okeechobee County and points west are anticipated to arrive from the west on SW Warfield Blvd. (SR-710).

Figure 2 is provided as a graphical representation of the trip distribution percentages to roadway links and intersections within the project vicinity. Project trip distribution can also be viewed in **Table 2**.

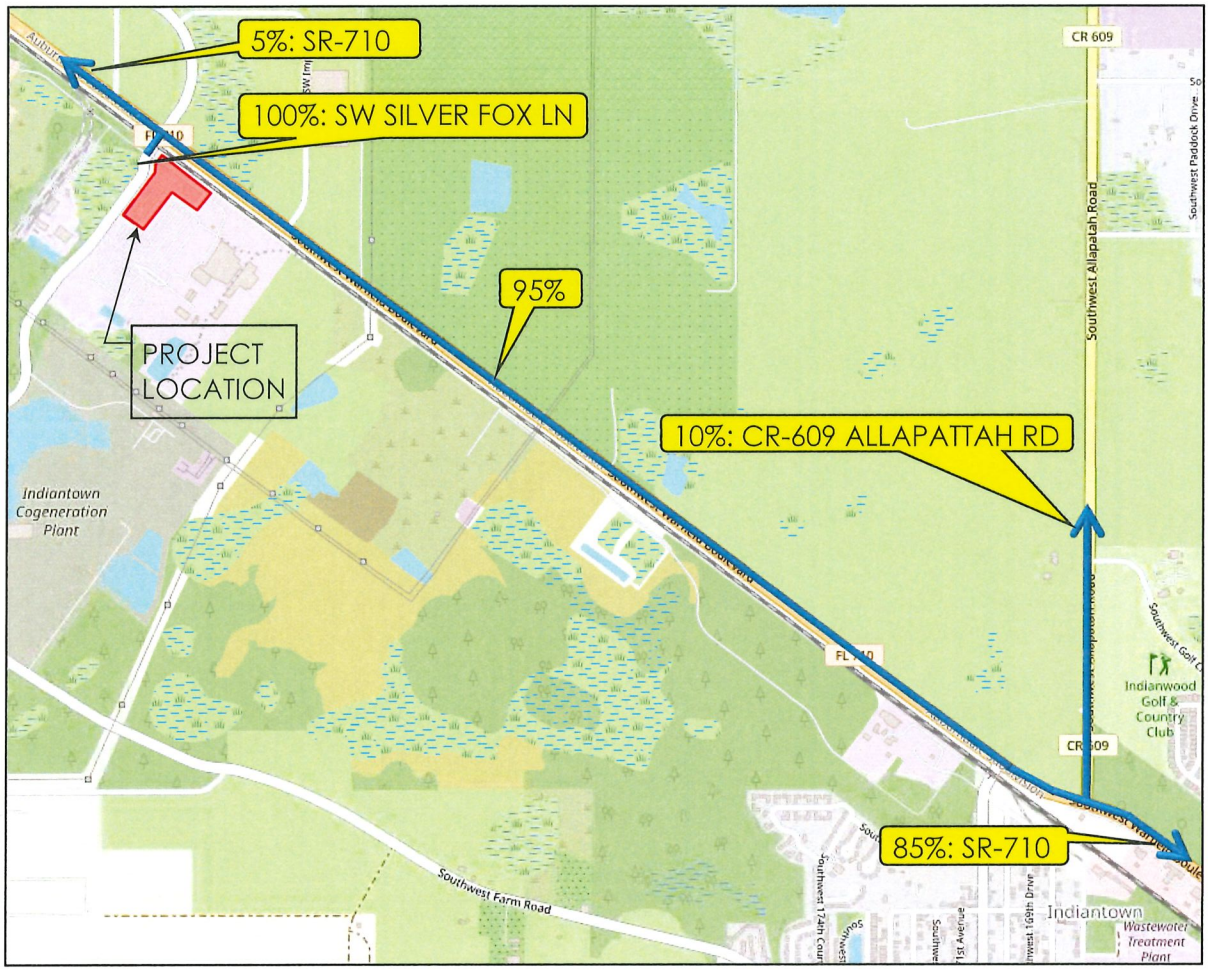


Figure 2: Project Trip Distribution Map

4 SIGNIFICANCE ANALYSIS

The project traffic was distributed to the surrounding roadway network based on the trip distribution generated in Section 3 to determine if the addition of project traffic will significantly affect the roadways in proximity to the site. A link is considered significant if it exceeds two percent of the level of service capacity. Per the Village of Indiantown Land Development Regulations Section 7-5, the following level of services are to be maintained in the Village:

- (1) For all roads on the Florida Department of Transportation (FDOT) Strategic Intermodal System (SIS), requires a LOS "D," and
- (2) For all other State, Village and County maintained roads, requires a LOS "C" for daily and peak hour conditions.

As noted in the table below, the service volumes and adopted LOS volumes were estimated from the Martin County 2023 Road LOS Inventory Report and the FDOT Multimodal Quality/ LOS Handbook 2024. Traffic volumes were obtained from the FDOT traffic counts for 2024. Excerpts of each document are provided in the **Appendix.**

The study network includes the links where the project traffic falls below the two percent significance threshold. Based on **Table 2 and 3**, the project traffic is estimated to consume more than two percent of the capacity of the links of SW Silver Fox Ln. and SR-710 between SW Fox Brown Rd. and SW Van Buren Ave. Additional analysis is required for these links.

Table 2 – AM Peak Hour Significance Analysis

Road Name	From	To	Type	Adopted LOS	Generalized LOS Volume[1]	Project Assign.	Project Traffic In (AM)			Project Traffic Out (AM)		
							Trips	%	Sig?	Trips	%	Sig?
Silver Fox Ln.	SR-710	Silver Farm	2-Ln	C	430	100%	29	6.74%	YES	10	2.33%	YES
SR-710	Okeechobee	Fox Brown	2-Ln	D	730	5%	2	0.27%	NO	1	0.14%	NO
SR-710	Fox Brown	CR-609	2-Ln	D	730	95%	28	3.84%	YES	10	1.37%	NO
SR-710	CR-609	Van Buren	2-Ln	D	940	85%	25	2.66%	YES	9	0.96%	NO
SR-710	Van Buren	CR-726	4-Ln	D	2910	85%	25	0.86%	NO	9	0.31%	NO
CR-609	SR-710	CR-714	2-Ln	C	430	10%	3	0.70%	NO	1	0.23%	NO

1: LOS Volume Based on Martin County 2023 Road LOS Inventory Report or FDOT Multimodal Quality / LOS Handbook 2023

Table 3 – PM Peak Hour Significance Analysis

Road Name	From	To	Type	Adopted LOS	Generalized LOS Volume[1]	Project Assign.	Project Traffic In (PM)			Project Traffic Out (PM)		
							Trips	%	Sig?	Trips	%	Sig?
Silver Fox Ln.	SR-710	Silver Farm	2-Ln	C	430	100%	11	2.56%	YES	28	6.51%	YES
SR-710	Okeechobee	Fox Brown	2-Ln	D	730	5%	1	0.14%	NO	2	0.27%	NO
SR-710	Fox Brown	CR-609	2-Ln	D	730	95%	11	1.51%	NO	27	3.70%	YES
SR-710	CR-609	Van Buren	2-Ln	D	940	85%	10	1.06%	NO	24	2.55%	YES
SR-710	Van Buren	CR-726	4-Ln	D	2910	85%	10	0.34%	NO	24	0.82%	NO
CR-609	SR-710	CR-714	2-Ln	C	430	10%	2	0.47%	NO	3	0.70%	NO

1: LOS Volume Based on Martin County 2023 Road LOS Inventory Report or FDOT Multimodal Quality / LOS Handbook 2023

5 CONCURRENCY TEST

A concurrency test was completed to determine the capacity on all impacted roads. Background traffic growth, committed trips, and net trips generated from the project traffic were added to the existing traffic and compared to the adopted level of service capacity on each impacted link on the road network.

- Background conditions for the project completion year, 2027, have been calculated using the annual growth percentage of 3.8%, based on the adjacent link for SR-710 in the Martin County 2023 Road LOS Inventory Report
- Committed trips reviewed from three larger nearby developments including River Oak, the Indiantown DRI (Terra Lago), and Village Market were included on the affected link of SR-710. The committed trips are provided in the **Appendix**.
- For the larger Indiantown DRI (Terra Lago), the trips estimated for 2027 were included in the capacity analysis.

Total projected traffic volumes on the impacted link are less than the adopted level of service capacity for the link. The remaining links provided in **Tables 2 and 3** were not analyzed due to traffic generated by this project being less than 2% of the peak hour directional volume. **Tables 4 and 5**, summarize the AM and PM peak hour capacity analyses, respectively.

Table 4 – AM Peak Hour Capacity Analysis

Road Name	From	To	Type	Adopted LOS	Generalized LOS Volume[1]	Direction	Sig?	PH Dir[2] 2024	Background Rate	Background Growth	2027 PH Dir	Project Traffic	2027 Commit	2027 Total	LOS Met?
Silver Fox Ln.	SR-710	Silver Farm	2-Ln	C	430	N	Yes	14	3.8%	2	16	10	0	26	YES
					430	S	Yes	18	3.8%	3	21	29	0	50	YES
SR-710	Fox Brown	CR-609	2-Ln	D	730	W	Yes	269	3.8%	32	301	28	94	423	YES
SR-710	CR-609	Van Buren	2-Ln	C	940	W	Yes	452	3.8%	54	506	25	120	651	YES

1: LOS Volume Based on Martin County 2023 Road LOS Inventory Report or FDOT Multimodal Quality / LOS Handbook 2023
2: SR-710 and Silver Fox Ln. Volumes Based on 2024 FDOT Traffic Counts

Table 5 – PM Peak Hour Capacity Analysis

Road Name	From	To	Type	Adopted LOS	Generalized LOS Volume[1]	Direction	Sig?	PH Dir[2] 2024	Background Rate	Background Growth	2027 PH Dir	Project Traffic	2027 Commit	2027 Total	LOS Met?
Silver Fox Ln.	SR-710	Silver Farm	2-Ln	C	430	N	Yes	14	3.8%	2	16	28	0	44	YES
					430	S	Yes	18	3.8%	3	21	11	0	32	YES
SR-710	Fox Brown	CR-609	2-Ln	D	730	E	Yes	335	3.8%	40	375	27	100	502	YES
SR-710	CR-609	Van Buren	2-Ln	C	940	E	Yes	567	3.8%	68	635	24	139	798	YES

1: LOS Volume Based on Martin County 2023 Road LOS Inventory Report or FDOT Multimodal Quality/ LOS Handbook 2023
2: SR-710 and Silver Fox Ln. Volumes Based on 2024 FDOT Traffic Counts

6 PROJECT ACCESS

The site is located on the east side of SW Silver Fox Ln. and will use the existing driveway to access the roadway network.

Traffic exiting the facility (especially deliveries) is anticipated to make a right onto SW Silver Fox Ln. There is a stop sign at the end of this driveway for traffic making the right turn out of the facility. The majority of traffic entering the facility will make a left turn off of SW Silver Fox Ln. and into the site. When the facility is open, the gates for deliveries will be open to limit any stacking of delivery vehicles outside of the facility.

Figure 3 below shows the anticipated driveway volumes into and from the site.

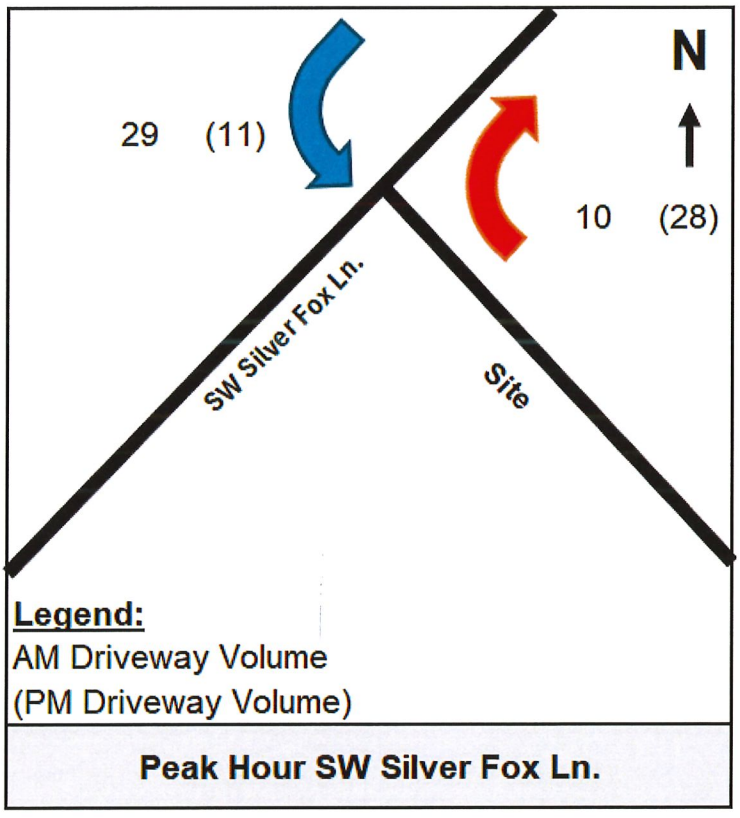


Figure 3: Driveway Volumes

7 CONCLUSION

Based on this analysis, the proposed development is not anticipated to have detrimental impacts to the traffic volumes on the surrounding roadway network. The projected volumes indicate that the adjacent roadway links will operate at an acceptable Level of Service with no mitigation improvements. The existing roadway network is expected to be capable of accommodating the additional new vehicle trips the development is anticipated to generate.

LETTER OF TRANSMITTAL
HERITAGE PARK
VILLAGE OF INDIANTOWN

JFO Group Inc. has been retained to prepare a traffic impact analysis to determine compliance with *Martin County Adequate Public Facilities Standards – Article V, Division 3, Section 5.63-5.64, of the Martin County Land Development Code* associated with the Site Plan application for the *Heritage Park* development. The *Heritage Park* development is located east and west of Dr Martin L King Jr Dr, ±0.6 miles south of Warfield Boulevard in the Village of Indiantown, Florida. Parcel Identification Numbers associated with this project are 01-40-38-000-000-00090-5/-00092-3.

The project is proposing 58 Single Family Homes. The proposed project will likely generate 611 net daily trips where 45 (12 In/33 Out) trips will occur during the AM peak hour and 60 (38 In/22 Out) during the PM peak hour. Based on the trip generation characteristics, PM peak hour period has higher trip generation than the AM peak hour period. Therefore, following Village of Indiantown and Martin County Land Development Regulations, project traffic impact was analyzed for PM peak hour conditions.

All links included within the radius of influence that will be impacted more than two percent (2%) of the adopted level-of service volume will operate at the adopted LOS, V/C ≤ 0.24 or better, at the calculated project buildout in 2028. Exclusive turn lanes are not warranted at the project driveways. Project build-out is expected in the year 2028.

Sincerely,

JFO GROUP INC

Dr. Juan F. Ortega, P.E.

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HERITAGE PARK

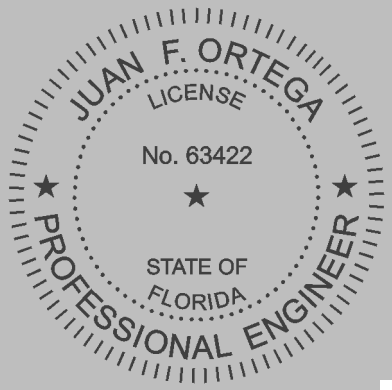
16986 SW CHARLESTON ST
VILLAGE OF INDIANTOWN, FLORIDA

TRAFFIC IMPACT STUDY

PREPARED FOR:
D.R. HORTON, INC.

Prepared by:

JFO GROUP INC
COA Number 32276
6671 W Indiantown Road
Suite 50-324
Jupiter, FL 33458



February 28, 2025

This item has been electronically signed and sealed by Dr. Juan F. Ortega, PE on February 28, 2025, using a Digital Signature. Printed copies of this document are not considered signed and sealed, and the signature must be verified on any electronic copies.

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EXHIBIT 3: ITE TRIP GENERATION RATES

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1. INTRODUCTION

JFO Group Inc. has been retained to prepare a traffic impact analysis to determine compliance with *Martin County Adequate Public Facilities Standards – Article V, Division 3, Section 5.63-5.64, of the Martin County Land Development Code* associated with the Site Plan application for the *Heritage Park* development. The property is located east and west of Dr Martin L King Jr Dr, ±0.6 miles south of Warfield Boulevard in the Village of Indiantown, Florida.



Figure 1: Project Location

Parcel Identification Numbers associated with this project are 01-40-38-000-000-00090-5/-00092-3. Exhibit 1 includes information from the Martin County Property Appraiser's office for the parcels included in the proposed project. Figure 1 shows an aerial location of the site in relation to the transportation network.

The *Heritage Park* project is proposing 58 Single Family Homes. Exhibit 2 includes a copy of the proposed site plan. Project build-out is expected in the year 2028.

2. TRIP GENERATION

Trip generation rates were based on the 11th Edition of the Institute of Transportation Engineers (ITE) Trip Generation Manual. Table 1 includes the trip generation rates used for Daily, AM and PM peak hour. When fitted curve equations were not available, weighted average rates were used. Similarly, when data plots had at least 20 data points and a fitted curve equation with an R^2 of at least 0.75, fitted curve equations were used.

Table 1: Trip Generation Rates

Land Use	ITE Code	Daily Traffic	AM Peak Hour			PM Peak Hour		
			In	Out	Total	In	Out	Total
Single-Family	210	Ln(T)=0.92 Ln(X)+2.68	26%	74%	Ln(T)=0.91 Ln(X)+0.12	63%	37%	Ln(T)=0.94 Ln(X)+0.27

Table 2 includes the trip generation for the proposed project for Daily, AM and PM peak hour conditions. As part of a conservative analysis and for simplification purposes, no traffic credit was taken for vested uses on the subject site. Exhibit 3 includes ITE Trip Generation equations. According to Table 2, the net Daily, AM and PM peak hour trips potentially generated due to the planned development are 611, 45 (12 In/33 Out), and 60 (38 In/22 Out) trips respectively.

Table 2: Trip Generation

Land Use	Intensity	Daily Traffic	AM Peak Hour			PM Peak Hour		
			In	Out	Total	In	Out	Total
Single-Family	58 DUs	611	12	33	45	38	22	60

Based on the trip generation characteristics shown in Table 2, PM peak hour period has higher trip generation than the AM peak hour period. Therefore, following Martin County LDR, project traffic impact shall be analyzed for PM peak hour conditions.

3. EXISTING CONDITIONS

Farm Road is the major roadway serving as primary access to the project. It has a two-lane divided cross-section in the project vicinity. According to the Martin MPO Interactive Transportation Improvement Program (TIP), no capacity improvements are scheduled for the adjacent major roadways serving as primary access to the project. Exhibit 4 includes excerpts of the 2023 Martin County LOS Inventory Report showing existing conditions for all links considered within the radius of influence.

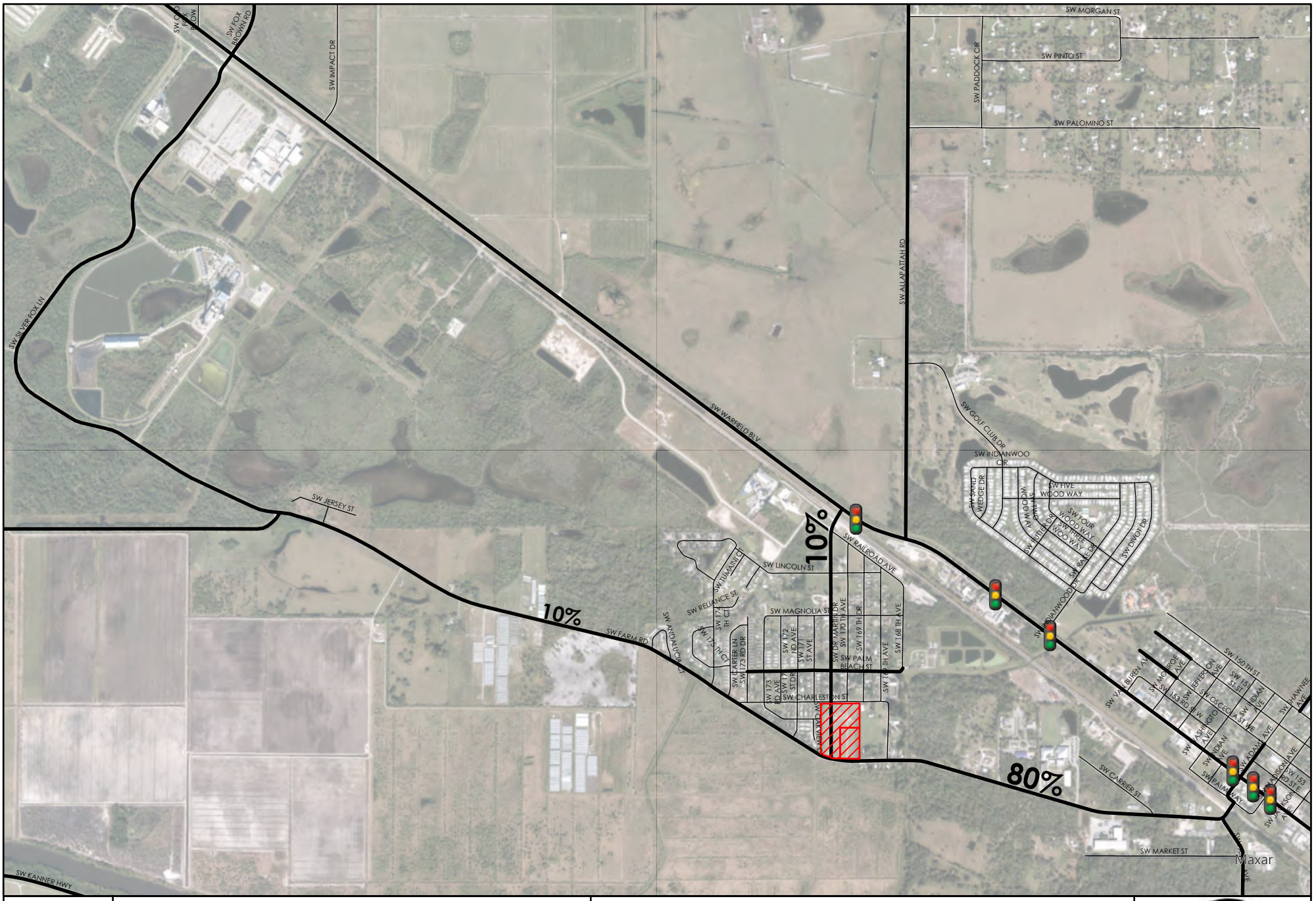
4. TRIP DISTRIBUTION AND ASSIGNMENT

Trip distribution and assignment incorporates the characteristics of the proposed development as well as the surrounding network configuration. Figure 2 and Figure 3 show the project trip distribution for all roadway links included within the radius of influence while Table 3 summarizes the project impact during the Peak Hour, Peak Direction conditions.

All roadway links within the Martin County Concurrency Roadway Network where project traffic is estimated to consume two percent or greater of the adopted level-of-service volume shall be analized. Project traffic that creates an impact greater than two percent of the adopted level-of service volume on any roadway shall be analyzed for traffic concurrency.

Table 4 presents a summary of the project impact on the roadway links for the project at build-out during peak hour conditions. Under the assumed distribution, Volume/Capacity (V/C) ratios for peak hour conditions were analyzed for the project build-out. This V/C calculation provides a preliminary understanding of future conditions at the assumed project build-out in 2028.

As shown in Table 4, the Heritage Park development proposal for 58 Single Family Homes will meet the adopted LOS "D" for major thoroughfares within the study area in all links impacted more than two percent (2%) of the adopted LOS.



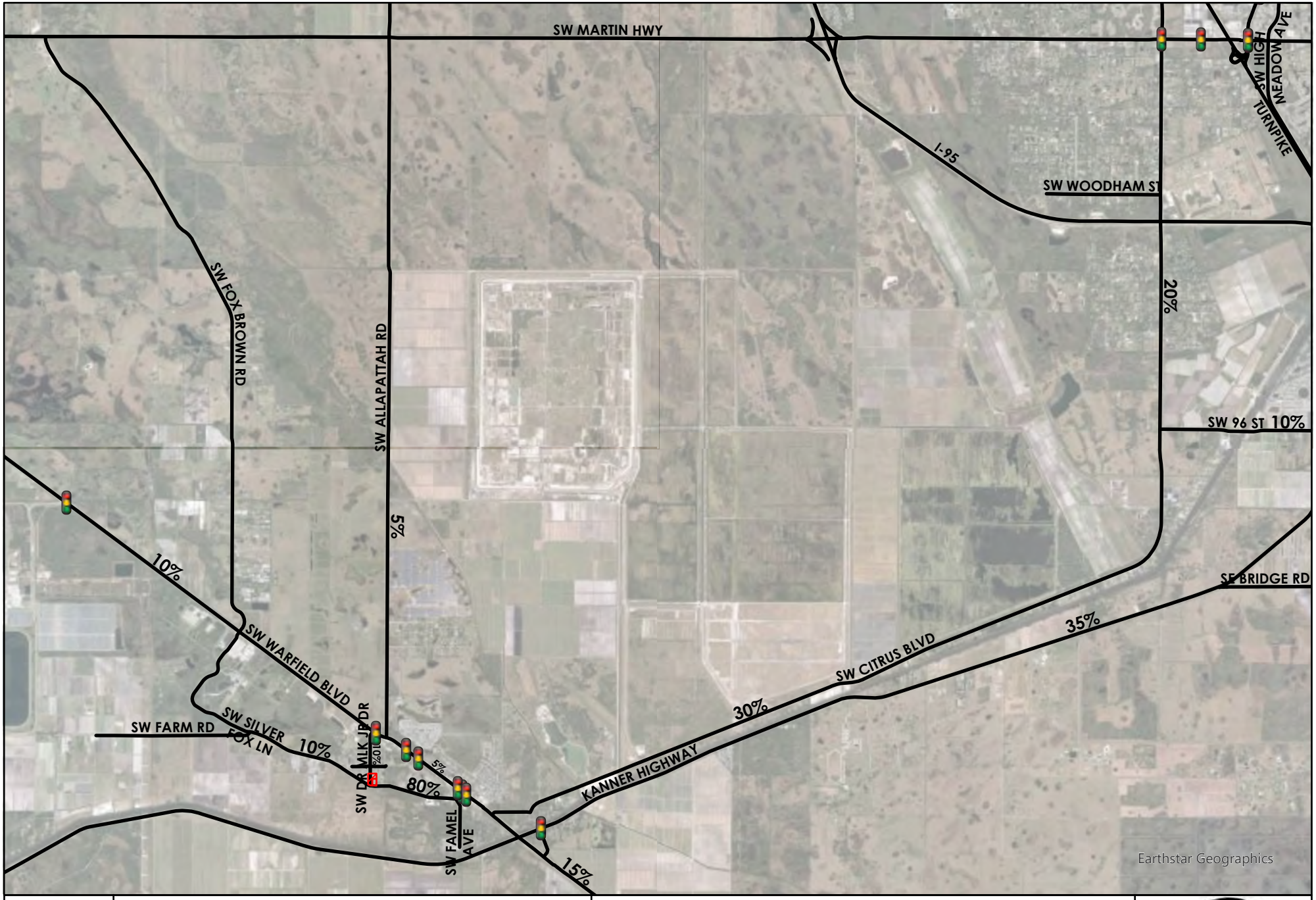
Project Site

0.25 0.13 0 0.25 0.5 0.75 1 Miles

FIGURE 2:
TRAFFIC ASSIGNMENT
HERITAGE PARK

JFO GROUP INC

335



Project Site

1 0.5 0 1 2 3 4 Miles

FIGURE 3:
TRAFFIC ASSIGNMENT
HERITAGE PARK

JFO GROUP INC

336

Table 3: Project Traffic Impact

Road Name	From	To	Context Classification	Generalized Service Capacity	2023 Average Annual Daily Traffic	2023 Peak Hour Volume	2023 Generalized LOS	Avg. Annual Growth	Project Distribution	PM Peak Hour Directional Project Traffic	Project Impact
Farm Rd	Dr Martin Luther King Jr Dr	Palm Wy	C3C	855	3,396	141	C	4.80%	80.0%	30	**3.51%**
Farm Rd	W of Dr Martin Luther King Jr Dr	-	-	855[1]	-	-	-	-	10.0%	4	0.47%
Dr Martin Luther King Jr Dr	Farm Rd	SR-710 (Warfield Blvd)	C3C	855[1]	-	-	-	-	10.0%	4	0.47%
CR-726 (Citrus Blvd)	SR-710	Greenridge Ln	C2	730	3,253	187	A/B	4.00%	30.0%	11	1.51%
CR-726 (Citrus Blvd)	Greenridge Ln	CR-76A	C2	730	3,298	189	A/B	7.30%	30.0%	11	1.51%
CR-726 (Citrus Blvd)	CR-76A	SR-714	C2	730	4,663	221	A/B	2.20%	20.0%	8	1.10%
CR-76A (SW 96th St)	CR-726	Bobcat Dr	C2	730	4,677	275	C	5.00%	10.0%	4	0.55%
CR-76A (SW 96th St)	Bobcat Dr	SR-76	C3R	1,165	8,959	431	C	2.60%	10.0%	4	0.34%
SR-76 (Kanner Hwy)	Waterside	CR-711/CR-76A	C3C	1,900	4,251	231	C	8.00%	35.0%	13	0.68%
SR-76 (Kanner Hwy)	CR-711/CR-76A	Locks Rd	C3R	1,945	14,335	889	C	1.70%	35.0%	13	0.67%
SR-76 (Kanner Hwy)	Locks Rd	Jack James/i-95	C3C	1,900	19,442	930	C	0.50%	35.0%	13	0.68%
SR-76 (Kanner Hwy)	Jack James/i-95	Cove Rd	C3C	2,815	50,473	2,651	D	3.60%	35.0%	13	0.46%
SR-710 (Warfield Blvd)	Okeechobee County	Fox Brown Rd	C2	730	7,253	307	C	3.40%	10.0%	4	0.55%
SR-710 (Warfield Blvd)	Fox Brown Rd	CR-609 (Allapattah)	C2	730	8,597	362	C	3.80%	10.0%	4	0.55%
SR-710 (Warfield Blvd)	CR-609 (Allapattah)	Van Buren	C2_T	940	14,316	811	C	3.80%	5.0%	2	0.21%
SR-710 (Warfield Blvd)	Van Buren	CR-726 (Citrus)	C2	2,910	14,316	811	A/B	3.80%	5.0%	2	0.07%
SR-710 (Warfield Blvd)	CR-726 (Citrus)	SR-76 (Kanner)	C2	2,910	12,617	545	A/B	3.50%	35.0%	13	0.45%
SR-710 (Warfield Blvd)	SR-76 (Kanner)	Palm Beach County	C2	2,910	9,176	414	A/B	7.20%	15.0%	6	0.21%

[1]Link not included in the Martin County LOS Report. As part of a conservative analysis and given its proximity to Farms Road, the same capacity as Farms Rd from Dr MLK JR to Pam Way was used

Table 4: 2028 PM Peak Hour Link Analysis

Road Name	From	To	Context Classification	Generalized Service Capacity	2023 Average Annual Daily Traffic	2023 Peak Hour Volume	2023 Generalized LOS	Avg. Annual Growth	Project Distribution	PM Peak Hour Directional Project Traffic	Project Impact	2028 Background Traffic	2028 Traffic with project	2028 V/C
Farm Rd	Dr Martin Luther King Jr Dr	Palm Wy	C3C	855	3,396	141	C	4.80%	80.0%	30	3.51%	178	208	0.24

AM		PM	
IN	OUT	IN	OUT
12	33	38	22

5. DRIVEWAYS AND INTERSECTIONS

An analysis of all driveways into the project shall be performed which includes, at a minimum, projected turning movements in and out of the project during the AM and the PM peak hours. Figure 4 provides Daily, AM and PM peak hour driveway volumes for the *Heritage Park* development.



Daily	AM		PM	
	IN	OUT	IN	OUT
611	12	33	38	22

Figure 4: Project Driveway Volumes

Exhibit 5 includes detailed analyses evaluating the requirements for left and right turn lanes at the proposed driveways following the NCHRP 457 Report methodology. As shown in Exhibit 5, exclusive turn lanes are not warranted at the project driveway.

6. CONCLUSIONS AND RECOMMENDATIONS

The *Heritage Park* development is located east and west of Dr Martin L King Jr Dr, ±0.6 miles south of Warfield Boulevard in the Village of Indiantown, Florida. The project is proposing 58 Single Family Homes.

The proposed project will likely generate 611 net daily trips where 45 (12 In/33 Out) trips will occur during the AM peak hour and 60 (38 In/22 Out) during the PM peak hour. Project build-out is expected in the year 2028.

All links included within the radius of influence that will be impacted more than two percent (2%) of the adopted level-of service volume will operate at the adopted LOS, V/C ≤ 0.24 or better, at the calculated project buildout in 2028. Exclusive turn lanes are not warranted at the project driveways.

The proposed *Heritage Park* development has been evaluated following *Martin County Adequate Public Facilities Standards – Article V, Division 3, Section 5.63-5.64, of the Martin County Land Development Code*. This analysis shows the proposed development will be in compliance with *Martin County Adequate Public Facilities Standards – Article V, Division 3, Section 5.63-5.64, of the Martin County Land Development Code*.

LETTER OF TRANSMITTAL
CITRUS GROVE
VILLAGE OF INDIANTOWN

JFO Group Inc. has been retained to prepare a traffic impact analysis to determine compliance with *Martin County Adequate Public Facilities Standards – Article V, Division 3, Section 5.63-5.64, of the Martin County Land Development Code* associated with the Site Plan application for the *Citrus Grove* development. The *Citrus Grove* development is located north of Citrus Boulevard, ±0.8 miles northeast of Warfield Boulevard in the Village of Indiantown, Florida. Parcel Identification Numbers associated with this project are 04-40-39-000-000-00130-9/-00134-0.

The project is proposing 153 Single Family Homes and 179 Townhomes. The proposed project will likely generate 2,715 net daily trips where 188 (48 In/140 Out) trips will occur during the AM peak hour and 246 (155 In/91 Out) during the PM peak hour. Based on the trip generation characteristics, PM peak hour period has higher trip generation than the AM peak hour period. Therefore, following Village of Indiantown and Martin County Land Development Regulations, project traffic impact was analyzed for PM peak hour conditions.

All links included within the radius of influence that will be impacted more than two percent (2%) of the adopted level-of service volume will operate at the adopted LOS, V/C ≤ 0.62 or better, at the calculated project buildout in 2028. Exclusive turn lanes are not warranted at the project driveway. Project build-out is expected in the year 2028.

Sincerely,

JFO GROUP INC

Dr. Juan F. Ortega, P.E.

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CITRUS GROVE

21208 SW CITRUS BLVD
VILLAGE OF INDIANTOWN, FLORIDA

TRAFFIC IMPACT STUDY

PREPARED FOR:
RYAN HOMES

Prepared by:

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6671 W Indiantown Road
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JUAN F. ORTEGA
LICENSE
No. 63422
Digitally signed by Juan F Ortega
Date: 2024.12.30 12:54:20 -05'00'
STATE OF FLORIDA
PROFESSIONAL ENGINEER

December 30, 2024

This item has been electronically signed and sealed by Dr. Juan F. Ortega, PE on December 30, 2024, using a Digital Signature. Printed copies of this document are not considered signed and sealed, and the signature must be verified on any electronic copies.

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EXHIBIT 2: PROPOSED SITE PLAN

EXHIBIT 3: ITE TRIP GENERATION RATES

EXHIBIT 4: 2023 MARTIN COUNTY LOS INVENTORY REPORT

EXHIBIT 5: DRIVEWAY ANALYSES – TURN LANES

TABLE **PAGE**

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Table 2: Trip Generation 2

Table 3: Project Traffic Impact..... 6

Table 4: 2028 PM Peak Hour Link Analysis..... 7

FIGURE **PAGE**

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Figure 2: Traffic Assignment (Project Vicinity) 4

Figure 3: Traffic Assignment (15 Mile Radius) 5

Figure 4: Project Driveway Volumes..... 8

1. INTRODUCTION

JFO Group Inc. has been retained to prepare a traffic impact analysis to determine compliance with *Martin County Adequate Public Facilities Standards – Article V, Division 3, Section 5.63-5.64, of the Martin County Land Development Code* associated with the Site Plan application for the *Citrus Grove* development. The property is located north of Citrus Boulevard, ±0.8 miles northeast of Warfield Boulevard in the Village of Indiantown, Florida.



Figure 1: Project Location

Parcel Identification Numbers associated with this project are 04-40-39-000-000-00130-9/-00134-0. Exhibit 1 includes information from the Martin County Property Appraiser's office for the parcels included in the proposed project. Figure 1 shows an aerial location of the site in relation to the transportation network.

The *Citrus Grove* project is proposing 153 Single Family Homes and 179 Townhomes. Exhibit 2 includes a copy of the proposed site plan. Project build-out is expected in the year 2028.

2. TRIP GENERATION

Trip generation rates were based on the 11th Edition of the Institute of Transportation Engineers (ITE) Trip Generation Manual. Table 1 includes the trip generation rates used for Daily, AM and PM peak hour. When fitted curve equations were not available, weighted average rates were used. Similarly, when data plots had at least 20 data points and a fitted curve equation with an R^2 of at least 0.75, fitted curve equations were used.

Table 1: Trip Generation Rates

Land Use	ITE Code	Daily Traffic	AM Peak Hour			PM Peak Hour		
			In	Out	Total	In	Out	Total
Single-Family	210	Ln(T)=0.92 Ln(X)+2.68	26%	74%	Ln(T)=0.91 Ln(X)+0.12	63%	37%	Ln(T)=0.94 Ln(X)+0.27
Townhomes	220	T=6.41(X)+ 75.31	24%	76%	T=0.31(X)+ 22.85	63%	37%	T=0.43(X)+ 20.55

Table 2 includes the trip generation for the proposed project for Daily, AM and PM peak hour conditions. As part of a conservative analysis and for simplification purposes, no traffic credit was taken for vested uses on the subject site. Exhibit 3 includes ITE Trip Generation equations. According to Table 2, the net Daily, AM and PM peak hour trips potentially generated due to the planned development are 2,715, 188 (48 In/140 Out), and 246 (155 In/91 Out) trips respectively.

Table 2: Trip Generation

Land Use	Intensity	Daily Traffic	AM Peak Hour			PM Peak Hour		
			In	Out	Total	In	Out	Total
Single-Family	153 DUs	1,492	29	81	110	93	55	148
Townhomes	179 DUs	1,223	19	59	78	62	36	98
	∑	**2,715**	**48**	**140**	**188**	**155**	**91**	**246**

Based on the trip generation characteristics shown in Table 2, PM peak hour period has higher trip generation than the AM peak hour period. Therefore, following Martin County LDR, project traffic impact shall be analyzed for PM peak hour conditions.

3. EXISTING CONDITIONS

SW Citrus Boulevard is the major roadway serving as primary access to the project. It has a two-lane divided cross-section in the project vicinity. According to the Martin MPO Interactive Transportation Improvement Program (TIP), no capacity improvements are scheduled for the adjacent major roadways serving as primary access to the project. Exhibit 4 includes excerpts of the 2023 Martin County LOS Inventory Report showing existing conditions for all links considered within the radius of influence.

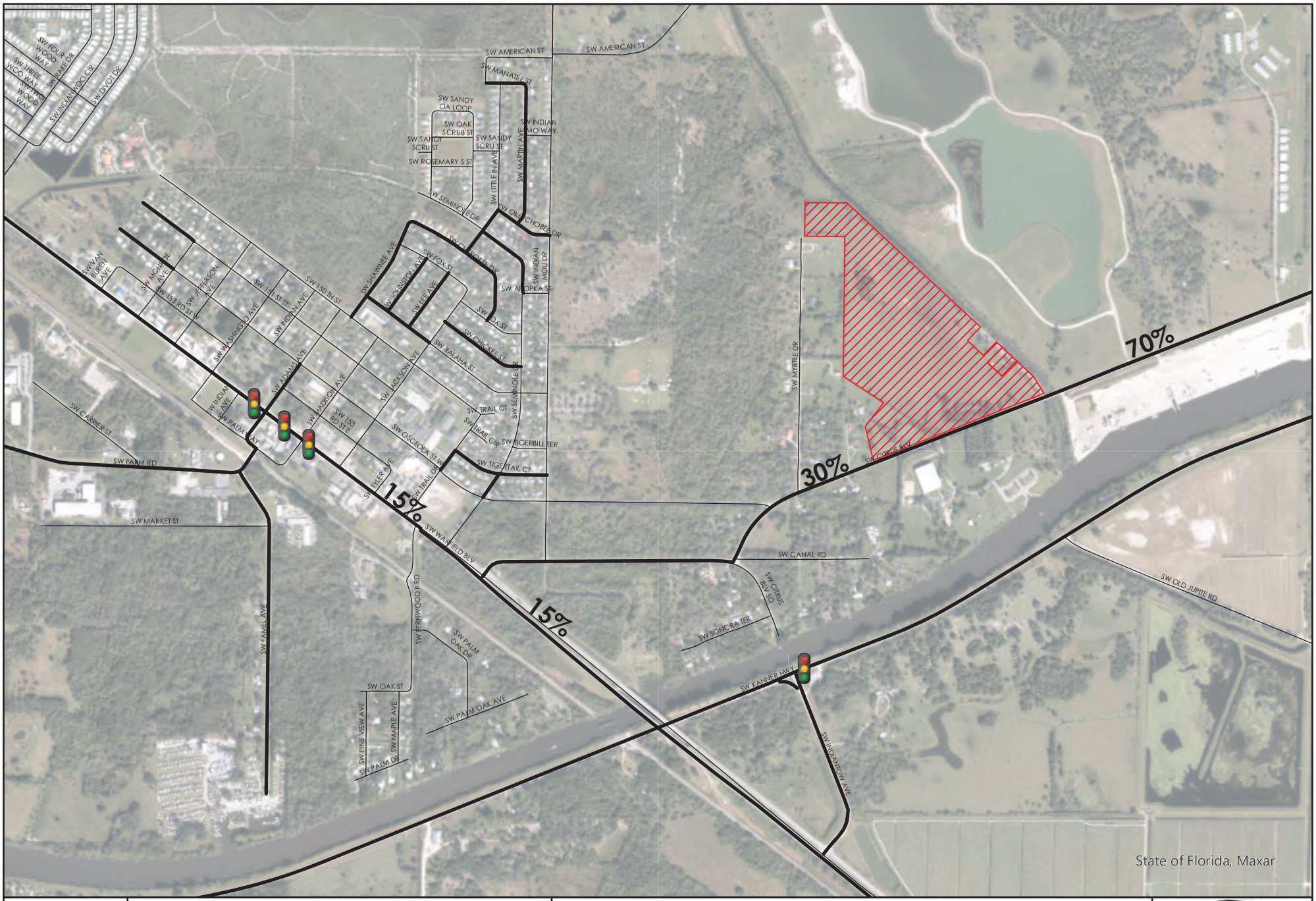
4. TRIP DISTRIBUTION AND ASSIGNMENT

Trip distribution and assignment incorporates the characteristics of the proposed development as well as the surrounding network configuration. Figure 2 and Figure 3 show the project trip distribution for all roadway links included within the radius of influence while Table 3 summarizes the project impact during the Peak Hour, Peak Direction conditions.

All roadway links within the Martin County Concurrency Roadway Network where project traffic is estimated to consume two percent or greater of the adopted level-of-service volume shall be analized. Project traffic that creates an impact greater than two percent of the adopted level-of service volume on any roadway shall be analyzed for traffic concurrency.

Table 4 presents a summary of the project impact on the roadway links for the project at build-out during peak hour conditions. Under the assumed distribution, Volume/Capacity (V/C) ratios for peak hour conditions were analyzed for the project build-out. This V/C calculation provides a preliminary understanding of future conditions at the assumed project build-out in 2028.

As shown in Table 4, the Citrus Grove development proposal for 153 Single Family Homes and 179 Townhomes will meet the adopted LOS "D" for major thoroughfares within the study area in all links impacted more than two percent (2%) of the adopted LOS.



Project Site

0 0.15 0.3 0.45 0.6 0.75 Miles

Figure 2:
Traffic Assignment
CITRUS GROVE

350

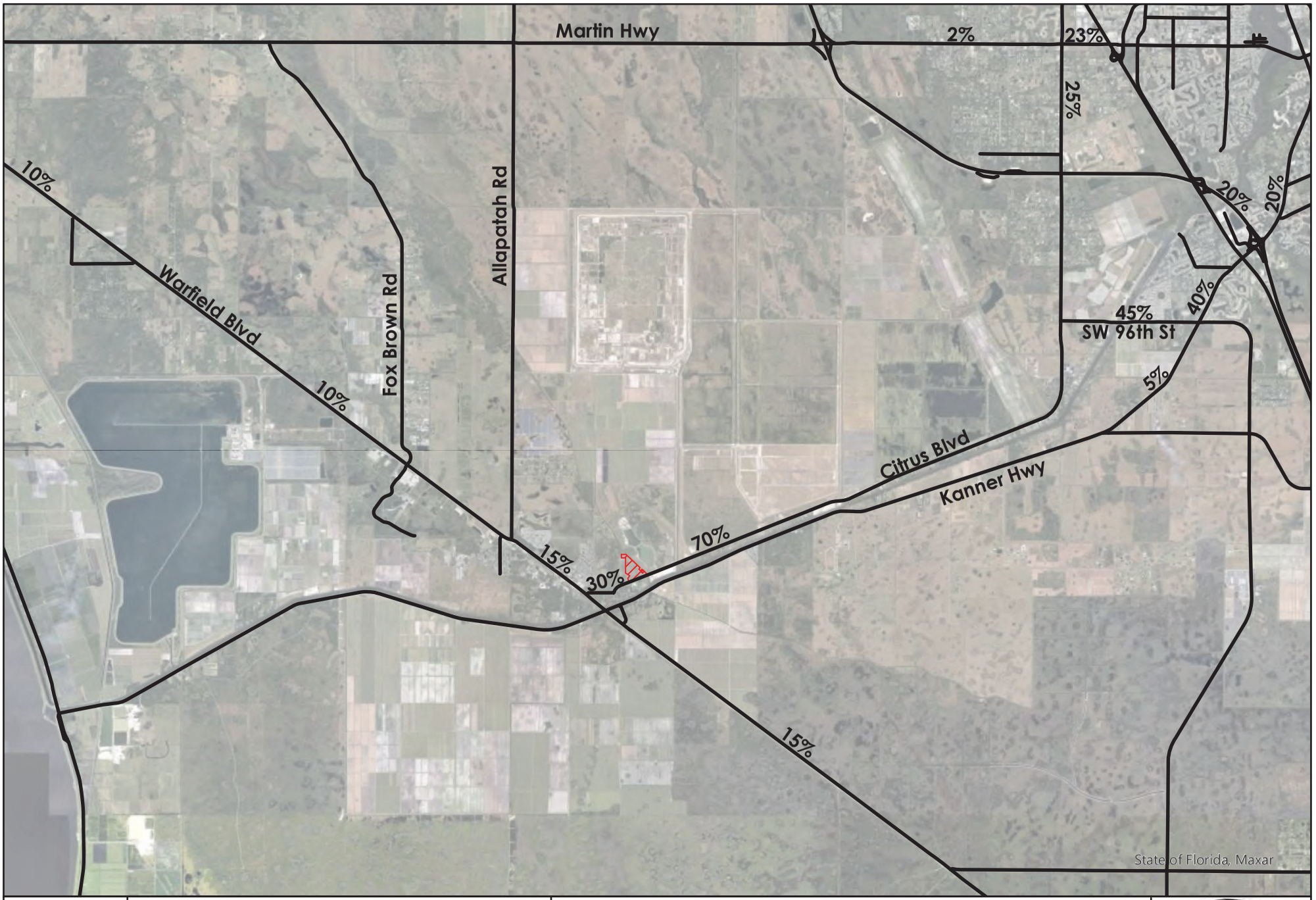


Figure 3:
Traffic Assignment
CITRUS GROVE

Table 3: Project Traffic Impact

Road Name	From	To	Context Classification	Generalized Service Capacity	2023 Average Annual Daily Traffic	2023 Peak Hour Volume	2023 Generalized LOS	Avg. Annual Growth	Project Distribution	PM Peak Hour Directional Project Traffic	Project Impact
CR-726 (Citrus Blvd)	SR-710	Subject Site	C2	730	3,253	187	A/B	4.00%	30.0%	47	**6.44%**
CR-726 (Citrus Blvd)	Subject Site	Greenridge Ln	C2	730	3,253	187	A/B	4.00%	70.0%	109	**14.93%**
CR-726 (Citrus Blvd)	Greenridge Ln	CR-76A	C2	730	3,298	189	A/B	7.30%	70.0%	109	**14.93%**
CR-726 (Citrus Blvd)	CR-76A	SR-714	C2	730	4,663	221	A/B	2.20%	25.0%	39	**5.34%**
SR-714 (Martin Hwy)	I-95	CR-76A (Citrus)	C3R	1,110	14,984	744	C	2.10%	2.0%	3	0.27%
SR-714 (Martin Hwy)	CR-76A (Citrus)	Florida's Turnpike	C3C	1,810	22,005	1,175	C	0.80%	23.0%	36	1.99%
CR-76A (SW 96th St)	CR-726	Bobcat Dr	C2	730	4,677	275	C	5.00%	45.0%	70	**9.59%**
CR-76A (SW 96th St)	Bobcat Dr	SR-76	C3R	1,165	8,959	431	C	2.60%	45.0%	70	**6.01%**
SR-76 (Kanner Hwy)	Waterside	CR-711/CR-76A	C3C	1,900	4,251	231	C	8.00%	5.0%	8	0.42%
SR-76 (Kanner Hwy)	CR-711/CR-76A	Locks Rd	C3R	1,945	14,335	889	C	1.70%	40.0%	62	**3.19%**
SR-76 (Kanner Hwy)	Locks Rd	Jack James/i-95	C3C	1,900	19,442	930	C	0.50%	40.0%	62	**3.26%**
SR-76 (Kanner Hwy)	Jack James/i-95	Cove Rd	C3C	2,815	50,473	2,651	D	3.60%	20.0%	31	1.10%
SR-710 (Warfield Blvd)	Okeechobee County	Fox Brown Rd	C2	730	7,253	307	C	3.40%	10.0%	16	**2.19%**
SR-710 (Warfield Blvd)	Fox Brown Rd	CR-609 (Allapattah)	C2	730	8,597	362	C	3.80%	10.0%	16	**2.19%**
SR-710 (Warfield Blvd)	CR-609 (Allapattah)	Van Buren	C2_T	940	14,316	811	C	3.80%	10.0%	16	1.70%
SR-710 (Warfield Blvd)	Van Buren	CR-726 (Citrus)	C2	2,910	14,316	811	A/B	3.80%	15.0%	23	0.79%
SR-710 (Warfield Blvd)	CR-726 (Citrus)	SR-76 (Kanner)	C2	2,910	12,617	545	A/B	3.50%	15.0%	23	0.79%
SR-710 (Warfield Blvd)	SR-76 (Kanner)	Palm Beach County	C2	2,910	9,176	414	A/B	7.20%	15.0%	23	0.79%

Table 4: 2028 PM Peak Hour Link Analysis

Road Name	From	To	Context Classification	Generalized Service Capacity	2023 Average Annual Daily Traffic	2023 Peak Hour Volume	2023 Generalized LOS	Avg. Annual Growth	Project Distribution	PM Peak Hour Directional Project Traffic	Project Impact	2028 Background Traffic	2028 Traffic with project	2028 V/C
CR-726 (Citrus Blvd)	SR-710	Subject Site	C2	730	3,253	187	A/B	4.00%	30.0%	47	6.44%	228	275	0.38
CR-726 (Citrus Blvd)	Subject Site	Greenridge Ln	C2	730	3,253	187	A/B	4.00%	70.0%	109	14.93%	228	337	0.46
CR-726 (Citrus Blvd)	Greenridge Ln	CR-76A	C2	730	3,298	189	A/B	7.30%	70.0%	109	14.93%	269	378	0.52
CR-726 (Citrus Blvd)	CR-76A	SR-714	C2	730	4,663	221	A/B	2.20%	25.0%	39	5.34%	246	285	0.39
CR-76A (SW 96th St)	CR-726	Bobcat Dr	C2	730	4,677	275	C	5.00%	45.0%	70	9.59%	351	421	0.58
CR-76A (SW 96th St)	Bobcat Dr	SR-76	C3R	1,165	8,959	431	C	2.60%	45.0%	70	6.01%	490	560	0.48
SR-76 (Kanner Hwy)	CR-711/CR-76A	Locks Rd	C3R	1,945	14,335	889	C	1.70%	40.0%	62	3.19%	967	1,029	0.53
SR-76 (Kanner Hwy)	Locks Rd	Jack James/I-95	C3C	1,900	19,442	930	C	0.50%	40.0%	62	3.26%	953	1,015	0.53
SR-710 (Warfield Blvd)	Okeechobee County	Fox Brown Rd	C2	730	7,253	307	C	3.40%	10.0%	16	2.19%	363	379	0.52
SR-710 (Warfield Blvd)	Fox Brown Rd	CR-609 (Allapattah)	C2	730	8,597	362	C	3.80%	10.0%	16	2.19%	436	452	0.62

5. DRIVEWAYS AND INTERSECTIONS

An analysis of all driveways into the project shall be performed which includes, at a minimum, projected turning movements in and out of the project during the AM and the PM peak hours. Figure 4 provides Daily, AM and PM peak hour driveway volumes for the *Citrus Grove* development.



Daily	AM		PM	
	IN	OUT	IN	OUT
2715	48	140	155	91

Figure 4: Project Driveway Volumes

Exhibit 5 includes detailed analyses evaluating the requirements for left and right turn lanes at the proposed driveways following the NCHRP 457 Report methodology. As shown in Exhibit 5, exclusive turn lanes are not warranted at the project driveway.

6. CONCLUSIONS AND RECOMMENDATIONS

The *Citrus Grove* development is located north of Citrus Boulevard, ±0.8 miles northeast of Warfield Boulevard in the Village of Indiantown, Florida. The project is proposing 153 Single Family Homes and 179 Townhomes.

The proposed project will likely generate 2,715 net daily trips where 188 (48 In/140 Out) trips will occur during the AM peak hour and 246 (155 In/91 Out) during the PM peak hour. Project build-out is expected in the year 2028.

All links included within the radius of influence that will be impacted more than two percent (2%) of the adopted level-of service volume will operate at the adopted LOS, V/C ≤ 0.62 or better, at the calculated project buildout in 2028. Exclusive turn lanes are not warranted at the project driveway.

The proposed *Citrus Grove* development has been evaluated following *Martin County Adequate Public Facilities Standards – Article V, Division 3, Section 5.63-5.64, of the Martin County Land Development Code*. This analysis shows the proposed development will be in compliance with *Martin County Adequate Public Facilities Standards – Article V, Division 3, Section 5.63-5.64, of the Martin County Land Development Code*.

MINOR DEVELOPMENT PLAN APPLICATION

US Advance Transportation, Inc.
Village of Indiantown, Florida

PROJECT NARRATIVE

Project Location:	Project is located in Indiantown, Florida in the Venture Park PUD industrial subdivision. The subdivision lies on the northeasterly side of S.W. Warfield Blvd., approximately 4.3 miles, more or less, North of S.R. 76, and accessed from either Impact Drive or Fox Brown Road.
Site Address:	12796 S.W. Impact drive Indiantown, FL
Legal Description:	Lot 15, Venture Park PUD, according to the Plat thereof recorded in Plat Book 16, Page 82, Public Records of Martin County, Florida.
Parcel Control Number:	26-39-38-002-000-00150-0
Site Area:	2.33 Acres

US Advance Transportation, Inc is a transport carrier based in Coconut Creek, Florida. US Advance Transportation, Inc transports general freight, and products such as produce, meat, chemicals, refrigerated food, beverages, paper, etc. The project proposes a paved open vehicle storage area for their Transport trucks and carriers. A small office structure will be placed on the site with four (4) parking spaces (incl. one (1) handicap space). For this specific use, truck parking spaces are not proposed to be individually striped, however no vehicles will be allowed to park within the fire truck access and turning maneuver areas depicted on the Site Plan.

The Venture Park master stormwater system provides design storm attenuation, water quality and commercial pre-treatment storage. A pressurized fire line and fire hydrants have been constructed in the S.W. Impact Drive Right-of-Way.

The site has previously been fully cleared, filled and graded as part of the original development infrastructure, including an existing construction access over the roadside swale.

The Property lies in Flood Zone X, FEMA Map #1211C0250G, Index date 2-192021.

P.O. Box 92

Phone (772) 287-3636

C. CALVERT MONTGOMERY & ASSOCIATES, INC.

ENGINEERS

STUART, FLORIDA 34995

Scott Montgomery, P.E.
David Brown, M.S.

US ADVANCE TRANSPORTATION, INC.
VILLAGE OF INDIANTOWN, FLORIDA

TRAFFIC IMPACT STATEMENT

Project Location:	Project is located in Indiantown, Florida in the Venture Park PUD industrial subdivision. The subdivision lies on the northeasterly side of S.W. Warfield Blvd., approximately 4.3 miles, more or less, North of S.R. 76, and accessed from either Impact Drive or Fox Brown Road.
Site Address:	12796 S.W. Impact drive Indiantown, FL
Legal Description:	Lot 15, Venture Park PUD, according to the Plat thereof recorded in Plat Book 16, Page 82, Public Records of Martin County, Florida.
Parcel Control Number:	26-39-38-002-000-00150-0
Site Area:	2.33 Acres

Project Description

US Advance Transportation, Inc is a transport carrier based in Coconut Creek, Florida. US Advance Transportation, Inc transports general freight, and products such as produce, meat, chemicals, refrigerated food, beverages, paper, etc. The project proposes a paved open vehicle storage area for their Transport trucks and carriers. A small office structure will be placed on the site with four (4) parking spaces (incl. one (1) handicap space).

The Owner of US Advance Transportation was interviewed by the Engineer of Record for clarification of the specific operation as related to vehicular trips entering and exiting the site, and the following was described relating to trip generation:

Project Traffic

- There will be several or more days each week on which no vehicles enter or leave the site.
- There will be days that a vehicle (driver) enters the site, parks a vehicle in the lot and leaves the site in a tractor or tractor/trailer. (or vice versa)
- Expect that there will be tractors and/or trailers parked (stored) on the site for periods of time.

The Table below provides the traffic generation tabulations for the proposed project. The total peak hour trips (p.m.) are estimated to be 2 trips per hour; 2 inbound trips and 0 outbound trips.

Land-Use	Area (ac)	Peak Hour (AM) Generation Rate	Peak Hour Trips (AM)			Peak Hour (PM) Generation Rate	Peak Hour Trips (PM)		
			Tot	In	Out		Tot	In	Out
Vehicle Storage	1.62 (Storage Area)	N/A	2	0	2	N/A	2	2	0

Conclusion

US Advance Transportation will have a traffic impact of 2 AM and/or PM peak hour trips. Trips generated by the Project will not cause level of service to fall below acceptable levels, and therefore the Project should be considered as a de minimis impact relative to the Village of Indiantown development criteria.

Prepared By:

Scott T. Montgomery 2/21/25

Scott T. Montgomery, P.E.
FL Reg. No. 45954
C. Calvert Montgomery & Associates, Inc. (C.A. #160)

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, of Lucido & Associates
(Contractor / Agent) (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

lucido&associates

March 9, 2026

Mrs. Deanna Freeman
Village of Indiantown
Community & Economic Development Director
15516 SW Osceola Street, Ste. B
Indiantown, FL 34956

Re: Tesoro Groves PUD Master Plan and Phase Plan – Civil Construction Plans
Our Reference Number: 25-455

Dear Mrs. Freeman,

Please accept this memo in place of the submittal of Civil Construction Plans for the above referenced PUD Application. At this time, there are no site improvements proposed within the PUD boundary for which Construction Plans would be prepared. However, Civil Construction Plans will be prepared and submitted in support of Final Site Plan applications by Phase.

We greatly appreciate the opportunity to work together on this exciting project, and please do not hesitate to contact me directly should you have any questions or concerns, or should you require additional information.

Respectfully,

Brian Nolan, AICP, ASLA
Partner

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.

lucido&associates

March 9, 2026

Mrs. Deanna Freeman
Village of Indiantown
Community & Economic Development Director
15516 SW Osceola Street, Ste. B
Indiantown, FL 34956

Re: Tesoro Groves PUD Master Plan and Phase Plan – Paving, Grading and Drainage Plans
Our Reference Number: 25-455

Dear Mrs. Freeman,

Please accept this memo in place of the submittal of Paving, Grading and Drainage Plans for the above referenced PUD Application. At this time, there are no site improvements proposed within the PUD boundary for which such plans would be prepared. Paving, Grading, and Drainage Plans will be prepared and included within the Civil Construction Plans, which will be submitted in support of Final Site Plan applications by Phase.

We greatly appreciate the opportunity to work together on this exciting project, and please do not hesitate to contact me directly should you have any questions or concerns, or should you require additional information.

Respectfully,

Brian Nolan, AICP, ASLA
Partner

MARTIN COUNTY
PROPERTY APPRAISER
Jenny Fields, CFA

BACK TO SEARCH

Basic Info

PIN	AIN	Situs Address	Website Updated
32-39-38-001-006-00000-7	58764	UNASSIGNED	3/9/26

General Information

CHANGE MAILING ADDRESS SIGN UP FOR PROPERTY FRAUD ALERT

Property Owners
FLORIDA POWER & LIGHT COMPANY

Mailing Address
ATTN: PROPERTY TAX - PSX/JB
700 UNIVERSE BLVD
NORTH PALM BEACH FL 33408

Tax District
DISTRICT THREE MSTU

Parcel ID
32-39-38-001-006-00000-7

Account Number
58764

Property Address
UNASSIGNED

Legal Description
HOWARD FARMS, NE1/4 OF NE1/4 OF SEC 33 T...

Use Code/Property Class
9100 - 9100
UtilityGasElectricTelep

Neighborhood
FPL FPL - Indiantown Power Plant

Legal Acres
40.57

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

Current Value

Year	Land Value	Improvement Value	Market Value	Value Not Taxed	Assessed Value	Total County Exemptions	County Taxable Value
2025	$ 172,220	$ 0	$ 172,220	$ 0	$ 172,220	$ 0	$ 172,220

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

Current Sale

Sale Date	Grantor (Seller)	Doc Num
5/10/19	FLORIDA POWER & LIGHT COMPANY	2753993
Sale Price	**Deed Type**	**Book & Page**
$ 100	Wd Full Covenant and Warranty Deed	3058 0348

Legal Description

HOWARD FARMS, NE1/4 OF NE1/4 OF SEC 33 T39S R38E (AKA BLK 6) PER OR 339/1584

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

Improvements

PIN	AIN	Situs Address	Website Updated
32-39-38-001-006-00000-7	58764	UNASSIGNED	3/9/26

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

Features/Yard Items

Type	Qty	Size	Unit of Measure	Year Blt

Sales History

PIN	AIN	Situs Address	Website Updated
32-39-38-001-006-00000-7	58764	UNASSIGNED	3/9/26

Sale Date	Sale Price	Grantor (Seller)	Deed Type	Doc Num	Book & Page
5/10/19	$ 100	FLORIDA POWER & LIGHT COMPANY	Wd Full Covenant and Warranty Deed	2753993	3058 0348
2/16/18	$ 5,206,300	TESORO GROVES LTD PARTNERSHIP	Special Warranty Deed	2679177	2975 1715
8/31/01	$ 28,481,200	VIA TROPICAL FRUITS, INC	DEED	JMB	1580 1309
7/1/92	$ 663,800	SELLER - see file for name	Special Warranty Deed		0965 1173
1/1/72	$ 100	SELLER - see file for name	01		

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

Value History

PIN	AIN	Situs Address	Website Updated
32-39-38-001-006-00000-7	58764	UNASSIGNED	3/9/26

Year	Land Value	Improvement Value	Market Value	Value Not Taxed	Assessed Value	County Exemptions	County Taxable Value
2025	$ 172,220	$ 0	$ 172,220	$ 0	$ 172,220	$ 0	$ 172,220
2024	$ 167,150	$ 0	$ 167,150	$ 0	$ 167,150	$ 0	$ 167,150
2023	$ 167,150	$ 0	$ 167,150	$ 0	$ 167,150	$ 0	$ 167,150
2022	$ 167,150	$ 0	$ 167,150	$ 0	$ 167,150	$ 0	$ 167,150
2021	$ 292,104	$ 0	$ 292,104	$ 282,364	$ 9,740	$ 0	$ 9,740
2020	$ 238,550	$ 0	$ 238,550	$ 228,810	$ 9,740	$ 0	$ 9,740
2019	$ 198,790	$ 0	$ 198,790	$ 189,050	$ 9,740	$ 0	$ 9,740
2018	$ 202,850	$ 0	$ 202,850	$ 193,110	$ 9,740	$ 0	$ 9,740
2017	$ 202,850	$ 0	$ 202,850	$ 193,110	$ 9,740	$ 0	$ 9,740
2016	$ 186,620	$ 0	$ 186,620	$ 176,880	$ 9,740	$ 0	$ 9,740
2015	$ 121,710	$ 0	$ 121,710	$ 111,970	$ 9,740	$ 0	$ 9,740

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

BACK TO SEARCH

Basic Info

PIN	AIN	Situs Address	Website Updated
32-39-38-001-012-00000-5	58769	UNASSIGNED	3/9/26

General Information

CHANGE MAILING ADDRESS SIGN UP FOR PROPERTY FRAUD ALERT

Property Owners
FLORIDA POWER & LIGHT COMPANY

Mailing Address
ATTN: PROPERTY TAX - PSX/JB
700 UNIVERSE BLVD
NORTH PALM BEACH FL 33408

Tax District
DISTRICT THREE MSTU

Parcel ID
32-39-38-001-012-00000-5

Account Number
58769

Property Address
UNASSIGNED

Legal Description
HOWARD FARMS UNRECORDED, E 700 OF SE1/4...

Use Code/Property Class
9100 - 9100
UtilityGasElectricTelep

Neighborhood
FPL FPL - Indiantown Power Plant

Legal Acres
21.21

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

Current Value

Year	Land Value	Improvement Value	Market Value	Value Not Taxed	Assessed Value	Total County Exemptions	County Taxable Value
2025	$ 90,040	$ 0	$ 90,040	$ 0	$ 90,040	$ 0	$ 90,040

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

Current Sale

Sale Date	Grantor (Seller)	Doc Num
5/10/19	FLORIDA POWER & LIGHT COMPANY	2753993
Sale Price	**Deed Type**	**Book & Page**
$ 100	Wd Full Covenant and Warranty Deed	3058 0348

Legal Description

HOWARD FARMS UNRECORDED, E 700 OF SE1/4 OF NE1/4 OF SEC 33 T39S R38E (AKA E 700 OF BLK 12) OR 351/1350

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

Improvements

PIN	AIN	Situs Address	Website Updated
32-39-38-001-012-00000-5	58769	UNASSIGNED	3/9/26

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

Features/Yard Items

Type	Qty	Size	Unit of Measure	Year Blt

Sales History

PIN	AIN	Situs Address	Website Updated
32-39-38-001-012-00000-5	58769	UNASSIGNED	3/9/26

Sale Date	Sale Price	Grantor (Seller)	Deed Type	Doc Num	Book & Page
5/10/19	$ 100	FLORIDA POWER & LIGHT COMPANY	Wd Full Covenant and Warranty Deed	2753993	3058 0348
2/16/18	$ 5,206,300	TESORO GROVES LTD PARTNERSHIP	Special Warranty Deed	2679177	2975 1715
8/31/01	$ 28,481,200	VIA TROPICAL FRUITS, INC	DEED	JMB	1580 1309
7/1/92	$ 663,800	SELLER - see file for name	Special Warranty Deed		0965 1173
1/1/01	$ 0	SELLER - see file for name			

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

Value History

PIN	AIN	Situs Address	Website Updated
32-39-38-001-012-00000-5	58769	UNASSIGNED	3/9/26

Year	Land Value	Improvement Value	Market Value	Value Not Taxed	Assessed Value	County Exemptions	County Taxable Value
2025	$ 90,040	$ 0	$ 90,040	$ 0	$ 90,040	$ 0	$ 90,040
2024	$ 87,390	$ 0	$ 87,390	$ 0	$ 87,390	$ 0	$ 87,390
2023	$ 87,390	$ 0	$ 87,390	$ 0	$ 87,390	$ 0	$ 87,390
2022	$ 87,390	$ 0	$ 87,390	$ 0	$ 87,390	$ 0	$ 87,390
2021	$ 152,712	$ 0	$ 152,712	$ 147,622	$ 5,090	$ 0	$ 5,090
2020	$ 124,710	$ 0	$ 124,710	$ 119,620	$ 5,090	$ 0	$ 5,090
2019	$ 103,930	$ 0	$ 103,930	$ 98,840	$ 5,090	$ 0	$ 5,090
2018	$ 106,050	$ 0	$ 106,050	$ 100,960	$ 5,090	$ 0	$ 5,090
2017	$ 106,050	$ 0	$ 106,050	$ 100,960	$ 5,090	$ 0	$ 5,090
2016	$ 97,570	$ 0	$ 97,570	$ 92,480	$ 5,090	$ 0	$ 5,090
2015	$ 63,630	$ 0	$ 63,630	$ 58,540	$ 5,090	$ 0	$ 5,090

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

MARTIN COUNTY
PROPERTY APPRAISER
Jenny Fields, CFA

BACK TO SEARCH

Basic Info

PIN	AIN	Situs Address	Website Updated
32-39-38-001-018-00001-1	58778	UNASSIGNED	3/9/26

General Information

CHANGE MAILING ADDRESS SIGN UP FOR PROPERTY FRAUD ALERT

Property Owners
FLORIDA POWER & LIGHT COMPANY

Mailing Address
ATTN: PROPERTY TAX - PSX/JB
700 UNIVERSE BLVD
NORTH PALM BEACH FL 33408

Tax District
DISTRICT THREE MSTU

Parcel ID
32-39-38-001-018-00001-1

Account Number
58778

Property Address
UNASSIGNED

Legal Description
HOWARD FARMS UNRECORDED, E 700 OF NE 1/...

Use Code/Property Class
9100 - 9100
UtilityGasElectricTelep

Neighborhood
FPL FPL - Indiantown Power Plant

Legal Acres
21.21

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

Current Value

Year	Land Value	Improvement Value	Market Value	Value Not Taxed	Assessed Value	Total County Exemptions	County Taxable Value
2025	$ 90,040	$ 0	$ 90,040	$ 0	$ 90,040	$ 0	$ 90,040

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Current Sale

Sale Date	Grantor (Seller)	Doc Num
5/10/19	FLORIDA POWER & LIGHT COMPANY	2753993
Sale Price	**Deed Type**	**Book & Page**
$ 100	Wd Full Covenant and Warranty Deed	3058 0348

Legal Description

HOWARD FARMS UNRECORDED, E 700 OF NE 1/4 OF SE 1/4 OF SEC 33 T39S R38E (AKA E 700 OF BLK 18)

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

Improvements

PIN	AIN	Situs Address	Website Updated
32-39-38-001-018-00001-1	58778	UNASSIGNED	3/9/26

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

Features/Yard Items

Type	Qty	Size	Unit of Measure	Year Blt

Sales History

PIN	AIN	Situs Address	Website Updated
32-39-38-001-018-00001-1	58778	UNASSIGNED	3/9/26

Sale Date	Sale Price	Grantor (Seller)	Deed Type	Doc Num	Book & Page
5/10/19	$ 100	FLORIDA POWER & LIGHT COMPANY	Wd Full Covenant and Warranty Deed	2753993	3058 0348
2/16/18	$ 5,206,300	TESORO GROVES LTD PARTNERSHIP	Special Warranty Deed	2679177	2975 1715
8/31/01	$ 28,481,200	VIA TROPICAL FRUITS, INC	DEED	JMB	1580 1309
7/1/92	$ 663,800	SELLER - see file for name	Special Warranty Deed		0965 1173
1/1/74	$ 100	SELLER - see file for name	01		

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Value History

PIN	AIN	Situs Address	Website Updated
32-39-38-001-018-00001-1	58778	UNASSIGNED	3/9/26

Year	Land Value	Improvement Value	Market Value	Value Not Taxed	Assessed Value	County Exemptions	County Taxable Value
2025	$ 90,040	$ 0	$ 90,040	$ 0	$ 90,040	$ 0	$ 90,040
2024	$ 87,390	$ 0	$ 87,390	$ 0	$ 87,390	$ 0	$ 87,390
2023	$ 87,390	$ 0	$ 87,390	$ 0	$ 87,390	$ 0	$ 87,390
2022	$ 87,390	$ 0	$ 87,390	$ 0	$ 87,390	$ 0	$ 87,390
2021	$ 152,712	$ 0	$ 152,712	$ 147,622	$ 5,090	$ 0	$ 5,090
2020	$ 124,710	$ 0	$ 124,710	$ 119,620	$ 5,090	$ 0	$ 5,090
2019	$ 103,930	$ 0	$ 103,930	$ 98,840	$ 5,090	$ 0	$ 5,090
2018	$ 106,050	$ 0	$ 106,050	$ 100,960	$ 5,090	$ 0	$ 5,090
2017	$ 106,050	$ 0	$ 106,050	$ 100,960	$ 5,090	$ 0	$ 5,090
2016	$ 97,570	$ 0	$ 97,570	$ 92,480	$ 5,090	$ 0	$ 5,090
2015	$ 63,630	$ 0	$ 63,630	$ 58,540	$ 5,090	$ 0	$ 5,090

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

MARTIN COUNTY
PROPERTY APPRAISER
Jenny Fields, CFA

BACK TO SEARCH

Basic Info

PIN	AIN	Situs Address	Website Updated
32-39-38-001-024-00010-8	58786	SW FARM RD INDIANTOWN FL	3/9/26

General Information

CHANGE MAILING ADDRESS SIGN UP FOR PROPERTY FRAUD ALERT

Property Owners
FLORIDA POWER & LIGHT COMPANY

Mailing Address
ATTN: PROPERTY TAX - PSX/JB
700 UNIVERSE BLVD
NORTH PALM BEACH FL 33408

Tax District
DISTRICT THREE MSTU

Parcel ID
32-39-38-001-024-00010-8

Account Number
58786

Property Address
SW FARM RD INDIANTOWN FL

Legal Description
HOWARD FARMS E 700' OF SE1/4 OF SE 1/4 O...

Use Code/Property Class
9100 - 9100
UtilityGasElectricTelep

Neighborhood
FPL FPL - Indiantown Power Plant

Legal Acres
19.25

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

Current Value

Year	Land Value	Improvement Value	Market Value	Value Not Taxed	Assessed Value	Total County Exemptions	County Taxable Value
2025	$ 81,720	$ 0	$ 81,720	$ 0	$ 81,720	$ 0	$ 81,720

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Current Sale

Sale Date	Grantor (Seller)	Doc Num
5/10/19	FLORIDA POWER & LIGHT COMPANY	2753993
Sale Price	**Deed Type**	**Book & Page**
$ 100	Wd Full Covenant and Warranty Deed	3058 0348

Legal Description

HOWARD FARMS E 700' OF SE1/4 OF SE 1/4 OF SEC 33 T39S R38E "BEING E 700' OF BLK 24" less EAST 40' OF THE EAST 700'

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

Improvements

PIN	AIN	Situs Address	Website Updated
32-39-38-001-024-00010-8	58786	SW FARM RD INDIANTOWN FL	3/9/26

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

Features/Yard Items

Type	Qty	Size	Unit of Measure	Year Blt

Sales History

PIN	AIN	Situs Address	Website Updated
32-39-38-001-024-00010-8	58786	SW FARM RD INDIANTOWN FL	3/9/26

Sale Date	Sale Price	Grantor (Seller)	Deed Type	Doc Num	Book & Page
5/10/19	$ 100	FLORIDA POWER & LIGHT COMPANY	Wd Full Covenant and Warranty Deed	2753993	3058 0348
2/16/18	$ 5,206,300	TESORO GROVES LTD PARTNERSHIP	Special Warranty Deed	2679177	2975 1715
8/31/01	$ 28,481,200	VIA TROPICAL FRUITS, INC	DEED	JMB	1580 1309
7/1/92	$ 663,800	SELLER - see file for name	Special Warranty Deed		0965 1173
8/29/91	$ 1,500	SELLER - see file for name	Special Warranty Deed		0921 1804
1/1/01	$ 0	SELLER - see file for name			

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Value History

PIN	AIN	Situs Address	Website Updated
32-39-38-001-024-00010-8	58786	SW FARM RD INDIANTOWN FL	3/9/26

Year	Land Value	Improvement Value	Market Value	Value Not Taxed	Assessed Value	County Exemptions	County Taxable Value
2025	$ 81,720	$ 0	$ 81,720	$ 0	$ 81,720	$ 0	$ 81,720
2024	$ 79,310	$ 0	$ 79,310	$ 0	$ 79,310	$ 0	$ 79,310
2023	$ 79,310	$ 0	$ 79,310	$ 0	$ 79,310	$ 0	$ 79,310
2022	$ 82,810	$ 0	$ 82,810	$ 0	$ 82,810	$ 0	$ 82,810
2021	$ 144,720	$ 0	$ 144,720	$ 139,900	$ 4,820	$ 0	$ 4,820
2020	$ 118,190	$ 0	$ 118,190	$ 113,370	$ 4,820	$ 0	$ 4,820
2019	$ 98,490	$ 0	$ 98,490	$ 93,670	$ 4,820	$ 0	$ 4,820
2018	$ 100,500	$ 0	$ 100,500	$ 95,680	$ 4,820	$ 0	$ 4,820
2017	$ 100,500	$ 0	$ 100,500	$ 95,680	$ 4,820	$ 0	$ 4,820
2016	$ 92,460	$ 0	$ 92,460	$ 87,640	$ 4,820	$ 0	$ 4,820
2015	$ 60,300	$ 0	$ 60,300	$ 55,480	$ 4,820	$ 0	$ 4,820

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Basic Info

PIN	AIN	Situs Address	Website Updated
32-39-38-001-029-00010-7	58793	SW FARM RD INDIANTOWN FL	3/9/26

General Information

CHANGE MAILING ADDRESS SIGN UP FOR PROPERTY FRAUD ALERT

Property Owners
FLORIDA POWER & LIGHT COMPANY

Mailing Address
ATTN: PROPERTY TAX - PSX/JB
700 UNIVERSE BLVD
NORTH PALM BEACH FL 33408

Tax District
DISTRICT THREE MSTU

Parcel ID
32-39-38-001-029-00010-7

Account Number
58793

Property Address
SW FARM RD INDIANTOWN FL

Legal Description
HOWARD FARMS, E 700' OF N 3/4 OF NE 1/4
...

Use Code/Property Class
9100 - 9100
UtilityGasElectricTelep

Neighborhood
FPL FPL - Indiantown Power Plant

Legal Acres
30.18

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

Current Value

Year	Land Value	Improvement Value	Market Value	Value Not Taxed	Assessed Value	Total County Exemptions	County Taxable Value
2025	$ 128,110	$ 0	$ 128,110	$ 0	$ 128,110	$ 0	$ 128,110

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

Current Sale

Sale Date	Grantor (Seller)	Doc Num
5/10/19	FLORIDA POWER & LIGHT COMPANY	2753993
Sale Price	**Deed Type**	**Book & Page**
$ 100	Wd Full Covenant and Warranty Deed	3058 0348

Legal Description

HOWARD FARMS, E 700' OF N 3/4 OF NE 1/4 OF SEC 4 T40S R38E "AKA E 700' OF BLKS 29 & 34A"

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

Improvements

PIN	AIN	Situs Address	Website Updated
32-39-38-001-029-00010-7	58793	SW FARM RD INDIANTOWN FL	3/9/26

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

Features/Yard Items

Type	Qty	Size	Unit of Measure	Year Blt

Sales History

PIN	AIN	Situs Address	Website Updated
32-39-38-001-029-00010-7	58793	SW FARM RD INDIANTOWN FL	3/9/26

Sale Date	Sale Price	Grantor (Seller)	Deed Type	Doc Num	Book & Page
5/10/19	$ 100	FLORIDA POWER & LIGHT COMPANY	Wd Full Covenant and Warranty Deed	2753993	3058 0348
2/16/18	$ 5,206,300	TESORO GROVES LTD PARTNERSHIP	Special Warranty Deed	2679177	2975 1715
8/31/01	$ 28,481,200	VIA TROPICAL FRUITS, INC	DEED	JMB	1580 1309
7/1/92	$ 663,800	SELLER - see file for name	Special Warranty Deed		0965 1173
1/1/01	$ 0	SELLER - see file for name			

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

Value History

PIN	AIN	Situs Address	Website Updated
32-39-38-001-029-00010-7	58793	SW FARM RD INDIANTOWN FL	3/9/26

Year	Land Value	Improvement Value	Market Value	Value Not Taxed	Assessed Value	County Exemptions	County Taxable Value
2025	$ 128,110	$ 0	$ 128,110	$ 0	$ 128,110	$ 0	$ 128,110
2024	$ 124,340	$ 0	$ 124,340	$ 0	$ 124,340	$ 0	$ 124,340
2023	$ 124,340	$ 0	$ 124,340	$ 0	$ 124,340	$ 0	$ 124,340
2022	$ 124,340	$ 0	$ 124,340	$ 0	$ 124,340	$ 0	$ 124,340
2021	$ 217,296	$ 0	$ 217,296	$ 210,056	$ 7,240	$ 0	$ 7,240
2020	$ 177,460	$ 0	$ 177,460	$ 170,220	$ 7,240	$ 0	$ 7,240
2019	$ 147,880	$ 0	$ 147,880	$ 140,640	$ 7,240	$ 0	$ 7,240
2018	$ 150,900	$ 0	$ 150,900	$ 143,660	$ 7,240	$ 0	$ 7,240
2017	$ 150,900	$ 0	$ 150,900	$ 143,660	$ 7,240	$ 0	$ 7,240
2016	$ 138,830	$ 0	$ 138,830	$ 131,590	$ 7,240	$ 0	$ 7,240
2015	$ 206,840	$ 0	$ 206,840	$ 199,600	$ 7,240	$ 0	$ 7,240

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Basic Info

PIN	AIN	Situs Address	Website Updated
32-39-38-001-034-00011-6	58799	UNASSIGNED	3/9/26

General Information

CHANGE MAILING ADDRESS SIGN UP FOR PROPERTY FRAUD ALERT

Property Owners
FLORIDA POWER & LIGHT COMPANY

Mailing Address
ATTN: PROPERTY TAX - PSX/JB
700 UNIVERSE BLVD
NORTH PALM BEACH FL 33408

Tax District
DISTRICT THREE MSTU

Parcel ID
32-39-38-001-034-00011-6

Account Number
58799

Property Address
UNASSIGNED

Legal Description
HOWARD FARMS E 700 OF S 1/2 OF SE 1/4 OF...

Use Code/Property Class
9100 - 9100
UtilityGasElectricTelep

Neighborhood
FPL FPL - Indiantown Power Plant

Legal Acres
10.6

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

Current Value

Year	Land Value	Improvement Value	Market Value	Value Not Taxed	Assessed Value	Total County Exemptions	County Taxable Value
2025	$ 45,000	$ 0	$ 45,000	$ 0	$ 45,000	$ 0	$ 45,000

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

Current Sale

Sale Date	Grantor (Seller)	Doc Num
5/10/19	FLORIDA POWER & LIGHT COMPANY	2753993
Sale Price	**Deed Type**	**Book & Page**
$ 100	Wd Full Covenant and Warranty Deed	3058 0348

Legal Description

HOWARD FARMS E 700 OF S 1/2 OF SE 1/4 OF NE 1/4 PT BLK 34B OF SEC 4 T40S R38E

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

Improvements

PIN	AIN	Situs Address	Website Updated
32-39-38-001-034-00011-6	58799	UNASSIGNED	3/9/26

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

Features/Yard Items

Type	Qty	Size	Unit of Measure	Year Blt

Sales History

PIN	AIN	Situs Address	Website Updated
32-39-38-001-034-00011-6	58799	UNASSIGNED	3/9/26

Sale Date	Sale Price	Grantor (Seller)	Deed Type	Doc Num	Book & Page
5/10/19	$ 100	FLORIDA POWER & LIGHT COMPANY	Wd Full Covenant and Warranty Deed	2753993	3058 0348
2/16/18	$ 5,206,300	TESORO GROVES LTD PARTNERSHIP	Special Warranty Deed	2679177	2975 1715
8/31/01	$ 28,481,200	VIA TROPICAL FRUITS, INC	DEED	JMB	1580 1309
7/1/92	$ 663,800	SELLER - see file for name	Special Warranty Deed		0965 1173
1/1/01	$ 100	SELLER - see file for name			

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Value History

PIN	AIN	Situs Address	Website Updated
32-39-38-001-034-00011-6	58799	UNASSIGNED	3/9/26

Year	Land Value	Improvement Value	Market Value	Value Not Taxed	Assessed Value	County Exemptions	County Taxable Value
2025	$ 45,000	$ 0	$ 45,000	$ 0	$ 45,000	$ 0	$ 45,000
2024	$ 43,670	$ 0	$ 43,670	$ 0	$ 43,670	$ 0	$ 43,670
2023	$ 43,670	$ 0	$ 43,670	$ 0	$ 43,670	$ 0	$ 43,670
2022	$ 43,670	$ 0	$ 43,670	$ 0	$ 43,670	$ 0	$ 43,670
2021	$ 76,320	$ 0	$ 76,320	$ 73,780	$ 2,540	$ 0	$ 2,540
2020	$ 62,330	$ 0	$ 62,330	$ 59,790	$ 2,540	$ 0	$ 2,540
2019	$ 51,940	$ 0	$ 51,940	$ 49,400	$ 2,540	$ 0	$ 2,540
2018	$ 53,000	$ 0	$ 53,000	$ 50,460	$ 2,540	$ 0	$ 2,540
2017	$ 53,000	$ 0	$ 53,000	$ 50,460	$ 2,540	$ 0	$ 2,540
2016	$ 48,760	$ 0	$ 48,760	$ 46,220	$ 2,540	$ 0	$ 2,540
2015	$ 31,800	$ 0	$ 31,800	$ 29,260	$ 2,540	$ 0	$ 2,540

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MARTIN COUNTY
PROPERTY APPRAISER
Jenny Fields, CFA

BACK TO SEARCH

Basic Info

PIN	AIN	Situs Address	Website Updated
32-39-38-001-039-00001-7	58804	20610 SW FARM RD INDIANTOWN FL	3/9/26

General Information

CHANGE MAILING ADDRESS SIGN UP FOR PROPERTY FRAUD ALERT

Property Owners
FLORIDA POWER & LIGHT COMPANY

Mailing Address
ATTN: PROPERTY TAX - PSX/JB
700 UNIVERSE BLVD
NORTH PALM BEACH FL 33408

Tax District
DISTRICT THREE MSTU

Parcel ID
32-39-38-001-039-00001-7

Account Number
58804

Property Address
20610 SW FARM RD INDIANTOWN FL

Legal Description
HOWARD FARMS UNRECORDED, E 700 OF SE 1/4...

Use Code/Property Class
9100 - 9100
UtilityGasElectricTelep

Neighborhood
FPL FPL - Indiantown Power Plant

Legal Acres
37

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

Current Value

Year	Land Value	Improvement Value	Market Value	Value Not Taxed	Assessed Value	Total County Exemptions	County Taxable Value
2025	$ 157,070	$ 0	$ 157,070	$ 0	$ 157,070	$ 0	$ 157,070

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

Current Sale

Sale Date	Grantor (Seller)	Doc Num
5/10/19	FLORIDA POWER & LIGHT COMPANY	2753993
Sale Price	**Deed Type**	**Book & Page**
$ 100	Wd Full Covenant and Warranty Deed	3058 0348

Legal Description

HOWARD FARMS UNRECORDED, E 700 OF SE 1/4 OF SEC 4 T40S R38E LYING N OF ST LUCIE CANAL (AKA E 700 OF BLK 39)

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

Improvements

PIN	AIN	Situs Address	Website Updated
32-39-38-001-039-00001-7	58804	20610 SW FARM RD INDIANTOWN FL	3/9/26

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

Features/Yard Items

Type	Qty	Size	Unit of Measure	Year Blt

Sales History

PIN	AIN	Situs Address	Website Updated
32-39-38-001-039-00001-7	58804	20610 SW FARM RD INDIANTOWN FL	3/9/26

Sale Date	Sale Price	Grantor (Seller)	Deed Type	Doc Num	Book & Page
5/10/19	$ 100	FLORIDA POWER & LIGHT COMPANY	Wd Full Covenant and Warranty Deed	2753993	3058 0348
2/16/18	$ 5,206,300	TESORO GROVES LTD PARTNERSHIP	Special Warranty Deed	2679177	2975 1715
8/31/01	$ 28,481,200	VIA TROPICAL FRUITS, INC	DEED	JMB	1580 1309
7/1/92	$ 663,800	SELLER - see file for name	Special Warranty Deed		0965 1173
1/1/73	$ 93,000	SELLER - see file for name	03		

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

Value History

PIN	AIN	Situs Address	Website Updated
32-39-38-001-039-00001-7	58804	20610 SW FARM RD INDIANTOWN FL	3/9/26

Year	Land Value	Improvement Value	Market Value	Value Not Taxed	Assessed Value	County Exemptions	County Taxable Value
2025	$ 157,070	$ 0	$ 157,070	$ 0	$ 157,070	$ 0	$ 157,070
2024	$ 152,440	$ 0	$ 152,440	$ 0	$ 152,440	$ 0	$ 152,440
2023	$ 152,440	$ 0	$ 152,440	$ 0	$ 152,440	$ 0	$ 152,440
2022	$ 152,440	$ 0	$ 152,440	$ 0	$ 152,440	$ 0	$ 152,440
2021	$ 266,400	$ 0	$ 266,400	$ 257,520	$ 8,880	$ 0	$ 8,880
2020	$ 217,560	$ 0	$ 217,560	$ 208,680	$ 8,880	$ 0	$ 8,880
2019	$ 181,300	$ 0	$ 181,300	$ 172,420	$ 8,880	$ 0	$ 8,880
2018	$ 185,000	$ 0	$ 185,000	$ 176,120	$ 8,880	$ 0	$ 8,880
2017	$ 185,000	$ 0	$ 185,000	$ 176,120	$ 8,880	$ 0	$ 8,880
2016	$ 170,200	$ 0	$ 170,200	$ 161,320	$ 8,880	$ 0	$ 8,880
2015	$ 170,200	$ 0	$ 170,200	$ 161,320	$ 8,880	$ 0	$ 8,880

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

BACK TO SEARCH

Basic Info

PIN	AIN	Situs Address	Website Updated
03-40-38-000-000-00011-0	1118668	UNASSIGNED	3/9/26

General Information

CHANGE MAILING ADDRESS SIGN UP FOR PROPERTY FRAUD ALERT

Property Owners
FLORIDA POWER & LIGHT COMPANY

Mailing Address
ATTN: PROPERTY TAX - PSX/JB
700 UNIVERSE BLVD
NORTH PALM BEACH FL 33408

Tax District
DISTRICT THREE MSTU

Parcel ID
03-40-38-000-000-00011-0

Account Number
1118668

Property Address
UNASSIGNED

Legal Description
THE SW 1/4 OF 03-40-38 LYING N OF THE N ...

Use Code/Property Class
9100 - 9100
UtilityGasElectricTelep

Neighborhood
FPL FPL - Indiantown Power Plant

Legal Acres
505.06

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

Current Value

Year	Land Value	Improvement Value	Market Value	Value Not Taxed	Assessed Value	Total County Exemptions	County Taxable Value
2025	$ 2,143,980	$ 23,620	$ 2,167,600	$ 0	$ 2,167,600	$ 0	$ 2,167,600

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

Current Sale

Sale Date	Grantor (Seller)	Doc Num
5/10/19	FLORIDA POWER & LIGHT COMPANY	2753993
Sale Price	**Deed Type**	**Book & Page**
$ 100	Wd Full Covenant and Warranty Deed	3058 0348

Legal Description

THE SW 1/4 OF 03-40-38 LYING N OF THE N ROW OF THE ST LUCIE CANAL and ALL OF THE SW 1/4 OF 3-40-38 LYING N OF THE ROW OF THE ST LUCIE CANAL and THE W 96' OF THE E 1/2 OF 03-40-38 LYING N OF THE ROW OF THE ST LUCIE CANAL (less THE N 50' FOR COUNTY ROW) and THE NW 1/4 OF 03-40-38 (less THE N 50') and A TRACT OF LAND IN THE N 1/2 OF 03-40-38 DESCRIBED AS FOLLOWS: START AT THE NW CORNER OF THE NE 1/4 OF 03-40-38; THEN SW ON THE W LIN OF THE NE 1/4 FOR 50.01' FOR POB; THE NE ON THE S ROW LINE OS SW FARM RD FOR 2,506.20'; THEN SW ON A LINE PARALLEL WITH THE W LINE OF THE NE 1/4 FOR 2,526.84' TO AN INTERSECTION WITH A LINE 45' N OF AND PARALLEL WITH THE S LINE OF THE NE 1/4; THEN SW ON THE LINE AT 45' N OF AND PARALLEL WITH THE S LINE OF THE NE 1/4 FOR 2,410.05' TO AN INTERSECTION WITH A LINE 96' E OF AND PARALLEL WITH THE W LINE OF THE NE 1/4; THEN NW PARALLEL WITH THE W LINE OF THE NE 1/4 FOR 2,423.35'; THEN SW ON A LINE 96' S OF AND PARALLEL WITH THE S ROW OF SW FARM RD FOR 192.04'; THEN NE PARALLEL WITH THE W LINE OF THE NE 1/4 FOR 96.02' TO AN INTERSECTION WITH THE S ROW LINE OF SW FARM RD; THEN NE ON THE S ROW LINE OF THE SE FARM RD FOR 96.02' TO THE POB and THE S 1/2 OF THE SW 1/4 (less ALL RD ROWS) OF 34-39-38 and THE E 40' OF THE SE 1/4 OF THE SE 1/4 OF 33-39-39 (UNITY OF TITLE OR 3364/865)

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

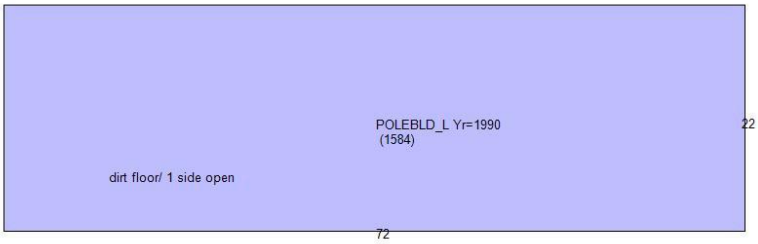
Improvements

PIN	AIN	Situs Address	Website Updated
03-40-38-000-000-00011-0	1118668	UNASSIGNED	3/9/26

Use Code/Property Class	Total Finished Area	Max Stories
9100 - 9100 UtilityGasElectricTelep	0 SF	0

Building Information (1 of 1)

Building Type	Finished Area	Exterior Cover	Roof Cover
Res Out Bldg	0 SF	N/A	N/A
Year Built	**Wall**	**Number of Units**	**Wall Height**
1990	N/A	0	N/A
Bedrooms	**Full Baths**	**Half Baths**	
N/A	0	0	



Report a Discrepancy

Sketched Area Legend

Sub Area	Description	Area	Finished Area
POLEBLD_L	Pole Building Low	1,584	0

Features/Yard Items

Type	Qty	Size	Unit of Measure	Year Blt
Residential Paving	1	400	Square Feet	1970
BOATD Treated Wood	1	308	Square Feet	1985
Davit	1	1	Per Each	1985
Jacuzzi - Residential	1	1	Per Each	1982
Residential Paving	1	1	Square Feet	1982
Residential Paving	1	400	Square Feet	1970
BOATD Treated Wood	1	308	Square Feet	1985
Davit	1	1	Per Each	1985
Jacuzzi - Residential	1	1	Per Each	1982
Residential Paving	1	1	Square Feet	1982
BOATD Treated Wood	1	308	Square Feet	1985
Davit	1	1	Per Each	1985
Jacuzzi - Residential	1	1	Per Each	1982
Residential Paving	1	1	Square Feet	1982

Sales History

PIN	AIN	Situs Address	Website Updated
03-40-38-000-000-00011-0	1118668	UNASSIGNED	3/9/26

Sale Date	Sale Price	Grantor (Seller)	Deed Type	Doc Num	Book & Page
5/10/19	$ 100	FLORIDA POWER & LIGHT COMPANY	Wd Full Covenant and Warranty Deed	2753993	3058 0348
2/16/18	$ 5,206,300	TESORO GROVES LTD PARTNERSHIP	Special Warranty Deed	2679177	2975 1715

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Value History

PIN	AIN	Situs Address	Website Updated
03-40-38-000-000-00011-0	1118668	UNASSIGNED	3/9/26

Year	Land Value	Improvement Value	Market Value	Value Not Taxed	Assessed Value	County Exemptions	County Taxable Value
2025	$ 2,143,980	$ 23,620	$ 2,167,600	$ 0	$ 2,167,600	$ 0	$ 2,167,600
2024	$ 2,080,850	$ 23,620	$ 2,104,470	$ 0	$ 2,104,470	$ 0	$ 2,104,470
2023	$ 2,080,850	$ 23,620	$ 2,104,470	$ 0	$ 2,104,470	$ 0	$ 2,104,470
2022	$ 644,780	$ 0	$ 644,780	$ 0	$ 644,780	$ 0	$ 644,780
2021	$ 1,126,800	$ 0	$ 1,126,800	$ 1,089,240	$ 37,560	$ 0	$ 37,560
2020	$ 920,220	$ 0	$ 920,220	$ 882,660	$ 37,560	$ 0	$ 37,560
2019	$ 766,850	$ 0	$ 766,850	$ 729,290	$ 37,560	$ 0	$ 37,560
2018	$ 783,450	$ 0	$ 783,450	$ 745,840	$ 37,610	$ 0	$ 37,610

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Basic Info

PIN	AIN	Situs Address	Website Updated
09-40-38-000-000-00030-1	63366	UNASSIGNED	3/9/26

General Information

CHANGE MAILING ADDRESS SIGN UP FOR PROPERTY FRAUD ALERT

Property Owners
FLORIDA POWER & LIGHT COMPANY

Mailing Address
ATTN: PROPERTY TAX - PSX/JB
700 UNIVERSE BLVD
JUNO BEACH FL 33408

Tax District
DISTRICT THREE MSTU

Parcel ID
09-40-38-000-000-00030-1

Account Number
63366

Property Address
UNASSIGNED

Legal Description
E 1/4 OF E 1/2 OF SECTIONS 4 & 9 T40S R3...

Use Code/Property Class
5300 - 5300 Cropland Soil Cpcty CLIII

Neighborhood
FPL FPL - Indiantown Power Plant

Legal Acres
75

Ag Use Size (Acre\Sq Ft)
75

Current Value

Year	Land Value	Improvement Value	Market Value	Value Not Taxed	Assessed Value	Total County Exemptions	County Taxable Value
2025	$ 318,375	$ 0	$ 318,375	$ 245,245	$ 73,130	$ 0	$ 73,130

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Current Sale

Sale Date	Grantor (Seller)	Doc Num
5/26/23	TESORO GROVES LTD PARTNERSHIP	3018281
Sale Price	**Deed Type**	**Book & Page**
$ 93,399,300	Special Warranty Deed	3376 2547

Legal Description

E 1/4 OF E 1/2 OF SECTIONS 4 & 9 T40S R38E LYING S OF ST LUCIE CANAL (LESS SR 76 R/W)

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

Improvements

PIN	AIN	Situs Address	Website Updated
09-40-38-000-000-00030-1	63366	UNASSIGNED	3/9/26

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

Features/Yard Items

Type	Qty	Size	Unit of Measure	Year Blt	Ag Use

Sales History

PIN	AIN	Situs Address	Website Updated
09-40-38-000-000-00030-1	63366	UNASSIGNED	3/9/26

Sale Date	Sale Price	Grantor (Seller)	Deed Type	Doc Num	Book & Page
5/26/23	$ 93,399,300	TESORO GROVES LTD PARTNERSHIP	Special Warranty Deed	3018281	3376 2547
8/31/01	$ 28,481,200	VIA TROPICAL FRUITS, INC	DEED	JMB	1580 1309
7/1/92	$ 663,800	SELLER - see file for name	Special Warranty Deed		0965 1173
1/1/01	$ 0	SELLER - see file for name			

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Value History

PIN	AIN	Situs Address	Website Updated
09-40-38-000-000-00030-1	63366	UNASSIGNED	3/9/26

Year	Land Value	Improvement Value	Market Value	Value Not Taxed	Assessed Value	County Exemptions	County Taxable Value
2025	$ 318,375	$ 0	$ 318,375	$ 245,245	$ 73,130	$ 0	$ 73,130
2024	$ 309,000	$ 0	$ 309,000	$ 241,500	$ 67,500	$ 0	$ 67,500
2023	$ 172,501	$ 0	$ 172,501	$ 154,501	$ 18,000	$ 0	$ 18,000
2022	$ 495,000	$ 0	$ 495,000	$ 477,000	$ 18,000	$ 0	$ 18,000
2021	$ 480,000	$ 0	$ 480,000	$ 462,000	$ 18,000	$ 0	$ 18,000
2020	$ 465,000	$ 0	$ 465,000	$ 447,000	$ 18,000	$ 0	$ 18,000
2019	$ 735,000	$ 0	$ 735,000	$ 667,500	$ 67,500	$ 0	$ 67,500
2018	$ 540,000	$ 0	$ 540,000	$ 472,500	$ 67,500	$ 0	$ 67,500
2017	$ 525,000	$ 0	$ 525,000	$ 465,000	$ 60,000	$ 0	$ 60,000
2016	$ 345,000	$ 0	$ 345,000	$ 285,000	$ 60,000	$ 0	$ 60,000
2015	$ 345,000	$ 0	$ 345,000	$ 285,000	$ 60,000	$ 0	$ 60,000

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BACK TO SEARCH

Basic Info

PIN	AIN	Situs Address	Website Updated
03-40-38-000-000-00050-9	63343	UNASSIGNED	3/9/26

General Information

CHANGE MAILING ADDRESS SIGN UP FOR PROPERTY FRAUD ALERT

Property Owners
FLORIDA POWER & LIGHT COMPANY

Mailing Address
ATTN: PROPERTY TAX - PSX/JB
700 UNIVERSE BLVD
JUNO BEACH FL 33408

Tax District
DISTRICT THREE MSTU

Parcel ID
03-40-38-000-000-00050-9

Account Number
63343

Property Address
UNASSIGNED

Legal Description
THAT PORTION OF SEC 3 T40S R38E LYING SL...

Use Code/Property Class
5300 - 5300 Cropland Soil Cpcty CLIII

Neighborhood
FPL FPL - Indiantown Power Plant

Legal Acres
2.0949

Ag Use Size (Acre\Sq Ft)
2.0949

Current Value

Year	Land Value	Improvement Value	Market Value	Value Not Taxed	Assessed Value	Total County Exemptions	County Taxable Value
2025	$ 8,893	$ 0	$ 8,893	$ 6,853	$ 2,040	$ 0	$ 2,040

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

Current Sale

Sale Date	Grantor (Seller)	Doc Num
5/26/23	TESORO GROVES LTD PARTNERSHIP	3018281
Sale Price	**Deed Type**	**Book & Page**
$ 93,399,300	Special Warranty Deed	3376 2547

Legal Description

THAT PORTION OF SEC 3 T40S R38E LYING SLY OF SR 76 R/W

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

Improvements

PIN	AIN	Situs Address	Website Updated
03-40-38-000-000-00050-9	63343	UNASSIGNED	3/9/26

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

Features/Yard Items

Type	Qty	Size	Unit of Measure	Year Blt	Ag Use

Sales History

PIN	AIN	Situs Address	Website Updated
03-40-38-000-000-00050-9	63343	UNASSIGNED	3/9/26

Sale Date	Sale Price	Grantor (Seller)	Deed Type	Doc Num	Book & Page
5/26/23	$ 93,399,300	TESORO GROVES LTD PARTNERSHIP	Special Warranty Deed	3018281	3376 2547
8/31/01	$ 28,481,200	VIA TROPICAL FRUITS INC	DEED	JMB	1580 1309
1/1/01	$ 0	SELLER - see file for name	03		

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Value History

PIN	AIN	Situs Address	Website Updated
03-40-38-000-000-00050-9	63343	UNASSIGNED	3/9/26

Year	Land Value	Improvement Value	Market Value	Value Not Taxed	Assessed Value	County Exemptions	County Taxable Value
2025	$ 8,893	$ 0	$ 8,893	$ 6,853	$ 2,040	$ 0	$ 2,040
2024	$ 8,631	$ 0	$ 8,631	$ 6,741	$ 1,890	$ 0	$ 1,890
2023	$ 25,076	$ 0	$ 25,076	$ 24,576	$ 500	$ 0	$ 500
2022	$ 13,826	$ 0	$ 13,826	$ 13,326	$ 500	$ 0	$ 500
2021	$ 13,407	$ 0	$ 13,407	$ 12,907	$ 500	$ 0	$ 500
2020	$ 12,990	$ 0	$ 12,990	$ 12,490	$ 500	$ 0	$ 500
2019	$ 20,530	$ 0	$ 20,530	$ 18,640	$ 1,890	$ 0	$ 1,890
2018	$ 15,080	$ 0	$ 15,080	$ 13,190	$ 1,890	$ 0	$ 1,890
2017	$ 14,660	$ 0	$ 14,660	$ 12,980	$ 1,680	$ 0	$ 1,680
2016	$ 9,640	$ 0	$ 9,640	$ 7,960	$ 1,680	$ 0	$ 1,680
2015	$ 9,640	$ 0	$ 9,640	$ 7,960	$ 1,680	$ 0	$ 1,680

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BACK TO SEARCH

Basic Info

PIN	AIN	Situs Address	Website Updated
10-40-38-000-000-00020-1	63369	UNASSIGNED	3/9/26

General Information

CHANGE MAILING ADDRESS SIGN UP FOR PROPERTY FRAUD ALERT

Property Owners
FLORIDA POWER & LIGHT COMPANY

Mailing Address
ATTN: PROPERTY TAX - PSX/JB
700 UNIVERSE BLVD
JUNO BEACH FL 33408

Tax District
DISTRICT THREE MSTU

Parcel ID
10-40-38-000-000-00020-1

Account Number
63369

Property Address
UNASSIGNED

Legal Description
THAT PORTION OF SEC 10-T40S-R38E, LYING ...

Use Code/Property Class
5300 - 5300 Cropland Soil Cpcty CLIII

Neighborhood
FPL FPL - Indiantown Power Plant

Legal Acres
622.3

Ag Use Size (Acre\Sq Ft)
622.3

Current Value

Year	Land Value	Improvement Value	Market Value	Value Not Taxed	Assessed Value	Total County Exemptions	County Taxable Value
2025	$ 4,405,884	$ 0	$ 4,405,884	$ 3,799,144	$ 606,740	$ 0	$ 606,740

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

Current Sale

Sale Date	Grantor (Seller)	Doc Num
5/26/23	TESORO GROVES LTD PARTNERSHIP	3018281
Sale Price	**Deed Type**	**Book & Page**
$ 93,399,300	Special Warranty Deed	3376 2547

Legal Description

THAT PORTION OF SEC 10-T40S-R38E, LYING SLY OF SRD # 76 (LESS SPILLWAY "D" OF ST LUCIE CANAL R/W) . ALSO THAT PORTION OF SEC'S. 10 & 11-T40S-R38E, LYING NLY OF SRD # 76, SLY OF ST LUCIE CANAL, & LYING WITHIN 430.06' OF ELY LN OF SPILLWAY "D".

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

Improvements

PIN	AIN	Situs Address	Website Updated
10-40-38-000-000-00020-1	63369	UNASSIGNED	3/9/26

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

Features/Yard Items

Type	Qty	Size	Unit of Measure	Year Blt	Ag Use

Sales History

PIN	AIN	Situs Address	Website Updated
10-40-38-000-000-00020-1	63369	UNASSIGNED	3/9/26

Sale Date	Sale Price	Grantor (Seller)	Deed Type	Doc Num	Book & Page
5/26/23	$ 93,399,300	TESORO GROVES LTD PARTNERSHIP	Special Warranty Deed	3018281	3376 2547
8/31/01	$ 28,481,200	VIA TROPICAL FRUITS INC	DEED	JMB	1580 1309
1/1/01	$ 0	SELLER - see file for name			

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Value History

PIN	AIN	Situs Address	Website Updated
10-40-38-000-000-00020-1	63369	UNASSIGNED	3/9/26

Year	Land Value	Improvement Value	Market Value	Value Not Taxed	Assessed Value	County Exemptions	County Taxable Value
2025	$ 4,405,884	$ 0	$ 4,405,884	$ 3,799,144	$ 606,740	$ 0	$ 606,740
2024	$ 4,278,313	$ 0	$ 4,278,313	$ 3,718,243	$ 560,070	$ 0	$ 560,070
2023	$ 7,467,600	$ 0	$ 7,467,600	$ 6,907,530	$ 560,070	$ 0	$ 560,070
2022	$ 7,371,144	$ 0	$ 7,371,144	$ 6,811,074	$ 560,070	$ 0	$ 560,070
2021	$ 6,409,690	$ 0	$ 6,409,690	$ 5,849,620	$ 560,070	$ 0	$ 560,070
2020	$ 6,409,690	$ 0	$ 6,409,690	$ 5,849,620	$ 560,070	$ 0	$ 560,070
2019	$ 6,098,540	$ 0	$ 6,098,540	$ 5,538,470	$ 560,070	$ 0	$ 560,070
2018	$ 4,480,560	$ 0	$ 4,480,560	$ 3,920,490	$ 560,070	$ 0	$ 560,070
2017	$ 4,356,100	$ 0	$ 4,356,100	$ 3,858,260	$ 497,840	$ 0	$ 497,840
2016	$ 2,862,580	$ 0	$ 2,862,580	$ 2,364,740	$ 497,840	$ 0	$ 497,840
2015	$ 2,862,580	$ 0	$ 2,862,580	$ 2,364,740	$ 497,840	$ 0	$ 497,840

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

BACK TO SEARCH

Basic Info

PIN	AIN	Situs Address	Website Updated
11-40-38-000-000-00020-9	63371	UNASSIGNED	3/9/26

General Information

CHANGE MAILING ADDRESS SIGN UP FOR PROPERTY FRAUD ALERT

Property Owners
FLORIDA POWER & LIGHT COMPANY

Mailing Address
ATTN: PROPERTY TAX - PSX/JB
700 UNIVERSE BLVD
JUNO BEACH FL 33408

Tax District
DISTRICT THREE MSTU

Parcel ID
11-40-38-000-000-00020-9

Account Number
63371

Property Address
UNASSIGNED

Legal Description
THAT PORTION OF SEC 11-T40S-R38E, LYING ...

Use Code/Property Class
5300 - 5300 Cropland Soil Cpcty CLIII

Neighborhood
FPL FPL - Indiantown Power Plant

Legal Acres
451.1

Ag Use Size (Acre\Sq Ft)
451.1

Current Value

Year	Land Value	Improvement Value	Market Value	Value Not Taxed	Assessed Value	Total County Exemptions	County Taxable Value
2025	$ 3,193,788	$ 0	$ 3,193,788	$ 2,753,968	$ 439,820	$ 0	$ 439,820

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

Current Sale

Sale Date	Grantor (Seller)	Doc Num
5/26/23	TESORO GROVES LTD PARTNERSHIP	3018281
Sale Price	**Deed Type**	**Book & Page**
$ 93,399,300	Special Warranty Deed	3376 2547

Legal Description

THAT PORTION OF SEC 11-T40S-R38E, LYING SLY OF SRD # 76 (LESS SPILLWAY "E" OF ST LUCIE CANAL R/W)

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

Improvements

PIN	AIN	Situs Address	Website Updated
11-40-38-000-000-00020-9	63371	UNASSIGNED	3/9/26

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

Features/Yard Items

Type	Qty	Size	Unit of Measure	Year Blt	Ag Use

Sales History

PIN	AIN	Situs Address	Website Updated
11-40-38-000-000-00020-9	63371	UNASSIGNED	3/9/26

Sale Date	Sale Price	Grantor (Seller)	Deed Type	Doc Num	Book & Page
5/26/23	$ 93,399,300	TESORO GROVES LTD PARTNERSHIP	Special Warranty Deed	3018281	3376 2547
8/31/01	$ 28,481,200	VIA TROPICAL FRUITS INC	DEED	JMB	1580 1309
1/1/01	$ 0	SELLER - see file for name			

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

Value History

PIN	AIN	Situs Address	Website Updated
11-40-38-000-000-00020-9	63371	UNASSIGNED	3/9/26

Year	Land Value	Improvement Value	Market Value	Value Not Taxed	Assessed Value	County Exemptions	County Taxable Value
2025	$ 3,193,788	$ 0	$ 3,193,788	$ 2,753,968	$ 439,820	$ 0	$ 439,820
2024	$ 3,101,313	$ 0	$ 3,101,313	$ 2,695,323	$ 405,990	$ 0	$ 405,990
2023	$ 5,413,200	$ 0	$ 5,413,200	$ 5,007,210	$ 405,990	$ 0	$ 405,990
2022	$ 5,343,280	$ 0	$ 5,343,280	$ 4,937,290	$ 405,990	$ 0	$ 405,990
2021	$ 4,646,330	$ 0	$ 4,646,330	$ 4,240,340	$ 405,990	$ 0	$ 405,990
2020	$ 4,646,330	$ 0	$ 4,646,330	$ 4,240,340	$ 405,990	$ 0	$ 405,990
2019	$ 4,420,780	$ 0	$ 4,420,780	$ 3,969,680	$ 451,100	$ 0	$ 451,100
2018	$ 3,247,920	$ 0	$ 3,247,920	$ 2,796,820	$ 451,100	$ 0	$ 451,100
2017	$ 3,157,700	$ 0	$ 3,157,700	$ 2,706,600	$ 451,100	$ 0	$ 451,100
2016	$ 2,075,060	$ 0	$ 2,075,060	$ 1,623,960	$ 451,100	$ 0	$ 451,100
2015	$ 2,075,060	$ 0	$ 2,075,060	$ 1,638,580	$ 436,480	$ 0	$ 436,480

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BACK TO SEARCH

Basic Info

PIN	AIN	Situs Address	Website Updated
15-40-38-000-000-00010-2	63384	UNASSIGNED	3/9/26

General Information

CHANGE MAILING ADDRESS SIGN UP FOR PROPERTY FRAUD ALERT

Property Owners
FLORIDA POWER & LIGHT COMPANY

Mailing Address
ATTN: PROPERTY TAX - PSX/JB
700 UNIVERSE BLVD
JUNO BEACH FL 33408

Tax District
DISTRICT THREE MSTU

Parcel ID
15-40-38-000-000-00010-2

Account Number
63384

Property Address
UNASSIGNED

Legal Description
ALL OF SEC

Use Code/Property Class
5300 - 5300 Cropland Soil Cpcty CLIII

Neighborhood
FPL FPL - Indiantown Power Plant

Legal Acres
641

Ag Use Size (Acre\Sq Ft)
641

Current Value

Year	Land Value	Improvement Value	Market Value	Value Not Taxed	Assessed Value	Total County Exemptions	County Taxable Value
2025	$ 4,538,280	$ 0	$ 4,538,280	$ 3,913,300	$ 624,980	$ 0	$ 624,980

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

Current Sale

Sale Date	Grantor (Seller)	Doc Num
5/26/23	TESORO GROVES LTD PARTNERSHIP	3018281
Sale Price	**Deed Type**	**Book & Page**
$ 93,399,300	Special Warranty Deed	3376 2547

Legal Description

ALL OF SEC

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

Improvements

PIN	AIN	Situs Address	Website Updated
15-40-38-000-000-00010-2	63384	UNASSIGNED	3/9/26

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

Features/Yard Items

Type	Qty	Size	Unit of Measure	Year Blt	Ag Use

Sales History

PIN	AIN	Situs Address	Website Updated
15-40-38-000-000-00010-2	63384	UNASSIGNED	3/9/26

Sale Date	Sale Price	Grantor (Seller)	Deed Type	Doc Num	Book & Page
5/26/23	$ 93,399,300	TESORO GROVES LTD PARTNERSHIP	Special Warranty Deed	3018281	3376 2547
8/31/01	$ 28,481,200	VIA TROPICAL FRUITS INC	DEED	JMB	1580 1309
1/1/01	$ 0	SELLER - see file for name			

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

Value History

PIN	AIN	Situs Address	Website Updated
15-40-38-000-000-00010-2	63384	UNASSIGNED	3/9/26

Year	Land Value	Improvement Value	Market Value	Value Not Taxed	Assessed Value	County Exemptions	County Taxable Value
2025	$ 4,538,280	$ 0	$ 4,538,280	$ 3,913,300	$ 624,980	$ 0	$ 624,980
2024	$ 4,406,875	$ 0	$ 4,406,875	$ 3,829,975	$ 576,900	$ 0	$ 576,900
2023	$ 7,692,000	$ 0	$ 7,692,000	$ 7,115,100	$ 576,900	$ 0	$ 576,900
2022	$ 7,592,645	$ 0	$ 7,592,645	$ 7,015,745	$ 576,900	$ 0	$ 576,900
2021	$ 6,602,300	$ 0	$ 6,602,300	$ 6,025,400	$ 576,900	$ 0	$ 576,900
2020	$ 6,602,300	$ 0	$ 6,602,300	$ 6,025,400	$ 576,900	$ 0	$ 576,900
2019	$ 6,281,800	$ 0	$ 6,281,800	$ 5,704,900	$ 576,900	$ 0	$ 576,900
2018	$ 4,615,200	$ 0	$ 4,615,200	$ 4,038,300	$ 576,900	$ 0	$ 576,900
2017	$ 4,487,000	$ 0	$ 4,487,000	$ 3,974,200	$ 512,800	$ 0	$ 512,800
2016	$ 2,948,600	$ 0	$ 2,948,600	$ 2,435,800	$ 512,800	$ 0	$ 512,800
2015	$ 2,948,600	$ 0	$ 2,948,600	$ 2,435,800	$ 512,800	$ 0	$ 512,800

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

BACK TO SEARCH

Basic Info

PIN	AIN	Situs Address	Website Updated
14-40-38-000-000-00010-5	63383	UNASSIGNED	3/9/26

General Information

CHANGE MAILING ADDRESS SIGN UP FOR PROPERTY FRAUD ALERT

Property Owners
FLORIDA POWER & LIGHT COMPANY

Mailing Address
ATTN: PROPERTY TAX - PSX/JB
700 UNIVERSE BLVD
JUNO BEACH FL 33408

Tax District
DISTRICT THREE MSTU

Parcel ID
14-40-38-000-000-00010-5

Account Number
63383

Property Address
UNASSIGNED

Legal Description
ALL OF SEC

Use Code/Property Class
5300 - 5300 Cropland Soil Cpcty CLIII

Neighborhood
FPL FPL - Indiantown Power Plant

Legal Acres
641

Ag Use Size (Acre\Sq Ft)
641

Current Value

Year	Land Value	Improvement Value	Market Value	Value Not Taxed	Assessed Value	Total County Exemptions	County Taxable Value
2025	$ 4,538,280	$ 62,900	$ 4,601,180	$ 3,913,300	$ 687,880	$ 0	$ 687,880

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

Current Sale

Sale Date	Grantor (Seller)	Doc Num
5/26/23	TESORO GROVES LTD PARTNERSHIP	3018281
Sale Price	**Deed Type**	**Book & Page**
$ 93,399,300	Special Warranty Deed	3376 2547

Legal Description

ALL OF SEC

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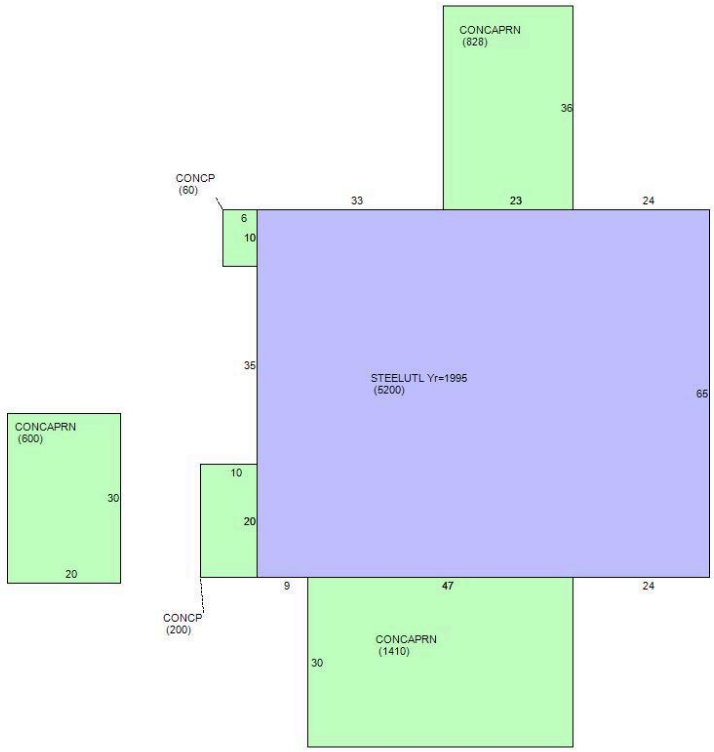
Improvements

PIN	AIN	Situs Address	Website Updated
14-40-38-000-000-00010-5	63383	UNASSIGNED	3/9/26

Use Code/Property Class	Total Finished Area	Max Stories
5300 - 5300 Cropland Soil Cpcty CLIII	0 SF	0

Building Information (1 of 1)

Building Type	Finished Area	Exterior Cover	Roof Cover
Comm Out Bldg	0 SF	N/A	N/A
Year Built	**Wall**	**Number of Units**	**Wall Height**
N/A	N/A	0	N/A
Bedrooms	**Full Baths**	**Half Baths**	
N/A	0	0	



Report a Discrepancy

Sketched Area Legend

Sub Area	Description	Area	Finished Area	Ag Use
CONCAPRN	Concrete Apron	828	0	--
CONCP	Concrete Patio	200	0	--
CONCAPRN	Concrete Apron	600	0	--
CONCP	Concrete Patio	60	0	--
STEELUTL	General Purpose Bldg Steel Frame	5,200	0	--
CONCAPRN	Concrete Apron	1,410	0	--

Features/Yard Items

Type	Qty	Size	Unit of Measure	Year Blt	Ag Use

Sales History

PIN	AIN	Situs Address	Website Updated
14-40-38-000-000-00010-5	63383	UNASSIGNED	3/9/26

Sale Date	Sale Price	Grantor (Seller)	Deed Type	Doc Num	Book & Page
5/26/23	$ 93,399,300	TESORO GROVES LTD PARTNERSHIP	Special Warranty Deed	3018281	3376 2547
8/31/01	$ 28,481,200	VIA TROPICAL FRUITS INC	DEED	JMB	1580 1309
1/1/01	$ 0	SELLER - see file for name			

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Value History

PIN	AIN	Situs Address	Website Updated
14-40-38-000-000-00010-5	63383	UNASSIGNED	3/9/26

Year	Land Value	Improvement Value	Market Value	Value Not Taxed	Assessed Value	County Exemptions	County Taxable Value
2025	$ 4,538,280	$ 62,900	$ 4,601,180	$ 3,913,300	$ 687,880	$ 0	$ 687,880
2024	$ 4,406,875	$ 62,900	$ 4,469,775	$ 3,829,975	$ 639,800	$ 0	$ 639,800
2023	$ 7,692,000	$ 62,900	$ 7,754,900	$ 7,115,100	$ 639,800	$ 0	$ 639,800
2022	$ 7,592,645	$ 62,900	$ 7,655,545	$ 7,015,745	$ 639,800	$ 0	$ 639,800
2021	$ 6,602,300	$ 61,780	$ 6,664,080	$ 6,025,400	$ 638,680	$ 0	$ 638,680
2020	$ 6,602,300	$ 59,240	$ 6,661,540	$ 6,025,400	$ 636,140	$ 0	$ 636,140
2019	$ 6,281,800	$ 61,540	$ 6,343,340	$ 5,688,900	$ 654,440	$ 0	$ 654,440
2018	$ 4,615,200	$ 0	$ 4,615,200	$ 4,022,300	$ 592,900	$ 0	$ 592,900
2017	$ 4,487,000	$ 0	$ 4,487,000	$ 3,942,200	$ 544,800	$ 0	$ 544,800
2016	$ 2,948,600	$ 0	$ 2,948,600	$ 2,403,800	$ 544,800	$ 0	$ 544,800
2015	$ 2,948,600	$ 0	$ 2,948,600	$ 2,403,750	$ 544,850	$ 0	$ 544,850

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BACK TO SEARCH

Basic Info

PIN	AIN	Situs Address	Website Updated
22-40-38-000-000-00010-8	63397	UNASSIGNED	3/9/26

General Information

CHANGE MAILING ADDRESS SIGN UP FOR PROPERTY FRAUD ALERT

Property Owners
FLORIDA POWER & LIGHT COMPANY

Mailing Address
ATTN: PROPERTY TAX - PSX/JB
700 UNIVERSE BLVD
JUNO BEACH FL 33408

Tax District
DISTRICT THREE MSTU

Parcel ID
22-40-38-000-000-00010-8

Account Number
63397

Property Address
UNASSIGNED

Legal Description
ALL OF SEC

Use Code/Property Class
5300 - 5300 Cropland Soil Cpcty CLIII

Neighborhood
FPL FPL - Indiantown Power Plant

Legal Acres
641

Ag Use Size (Acre\Sq Ft)
641

Current Value

Year	Land Value	Improvement Value	Market Value	Value Not Taxed	Assessed Value	Total County Exemptions	County Taxable Value
2025	$ 4,538,280	$ 0	$ 4,538,280	$ 3,913,300	$ 624,980	$ 0	$ 624,980

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

Current Sale

Sale Date
5/26/23

Sale Price
$ 93,399,300

Grantor (Seller)
TESORO GROVES LTD PARTNERSHIP

Deed Type
Special Warranty Deed

Doc Num
3018281

Book & Page
3376 2547

Legal Description

ALL OF SEC

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

Improvements

PIN	AIN	Situs Address	Website Updated
22-40-38-000-000-00010-8	63397	UNASSIGNED	3/9/26

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

Features/Yard Items

Type	Qty	Size	Unit of Measure	Year Blt	Ag Use

Sales History

PIN	AIN	Situs Address	Website Updated
22-40-38-000-000-00010-8	63397	UNASSIGNED	3/9/26

Sale Date	Sale Price	Grantor (Seller)	Deed Type	Doc Num	Book & Page
5/26/23	$ 93,399,300	TESORO GROVES LTD PARTNERSHIP	Special Warranty Deed	3018281	3376 2547
8/31/01	$ 28,481,200	VIA TROPICAL FRUITS INC	DEED	JMB	1580 1309
1/1/01	$ 0	SELLER - see file for name			

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

Value History

PIN	AIN	Situs Address	Website Updated
22-40-38-000-000-00010-8	63397	UNASSIGNED	3/9/26

Year	Land Value	Improvement Value	Market Value	Value Not Taxed	Assessed Value	County Exemptions	County Taxable Value
2025	$ 4,538,280	$ 0	$ 4,538,280	$ 3,913,300	$ 624,980	$ 0	$ 624,980
2024	$ 4,406,875	$ 0	$ 4,406,875	$ 3,829,975	$ 576,900	$ 0	$ 576,900
2023	$ 7,692,000	$ 0	$ 7,692,000	$ 7,115,100	$ 576,900	$ 0	$ 576,900
2022	$ 7,592,645	$ 0	$ 7,592,645	$ 7,015,745	$ 576,900	$ 0	$ 576,900
2021	$ 6,602,300	$ 0	$ 6,602,300	$ 6,025,400	$ 576,900	$ 0	$ 576,900
2020	$ 6,602,300	$ 0	$ 6,602,300	$ 6,025,400	$ 576,900	$ 0	$ 576,900
2019	$ 6,281,800	$ 0	$ 6,281,800	$ 5,704,900	$ 576,900	$ 0	$ 576,900
2018	$ 4,615,200	$ 0	$ 4,615,200	$ 4,038,300	$ 576,900	$ 0	$ 576,900
2017	$ 4,487,000	$ 0	$ 4,487,000	$ 3,974,200	$ 512,800	$ 0	$ 512,800
2016	$ 2,948,600	$ 0	$ 2,948,600	$ 2,435,800	$ 512,800	$ 0	$ 512,800
2015	$ 2,948,600	$ 0	$ 2,948,600	$ 2,435,800	$ 512,800	$ 0	$ 512,800

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BACK TO SEARCH

Basic Info

PIN	AIN	Situs Address	Website Updated
23-40-38-000-000-00010-6	63398	UNASSIGNED	3/9/26

General Information

CHANGE MAILING ADDRESS SIGN UP FOR PROPERTY FRAUD ALERT

Property Owners
FLORIDA POWER & LIGHT COMPANY

Mailing Address
ATTN: PROPERTY TAX - PSX/JB
700 UNIVERSE BLVD
JUNO BEACH FL 33408

Tax District
DISTRICT THREE MSTU

Parcel ID
23-40-38-000-000-00010-6

Account Number
63398

Property Address
UNASSIGNED

Legal Description
ALL OF SEC

Use Code/Property Class
5300 - 5300 Cropland Soil Cpcty CLIII

Neighborhood
FPL FPL - Indiantown Power Plant

Legal Acres
642

Ag Use Size (Acre\Sq Ft)
642

Current Value

Year	Land Value	Improvement Value	Market Value	Value Not Taxed	Assessed Value	Total County Exemptions	County Taxable Value
2025	$ 4,545,360	$ 0	$ 4,545,360	$ 3,919,410	$ 625,950	$ 0	$ 625,950

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

Current Sale

Sale Date	Grantor (Seller)	Doc Num
5/26/23	TESORO GROVES LTD PARTNERSHIP	3018281
Sale Price	**Deed Type**	**Book & Page**
$ 93,399,300	Special Warranty Deed	3376 2547

Legal Description

ALL OF SEC

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Improvements

PIN	AIN	Situs Address	Website Updated
23-40-38-000-000-00010-6	63398	UNASSIGNED	3/9/26

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

Features/Yard Items

Type	Qty	Size	Unit of Measure	Year Blt	Ag Use

Sales History

PIN	AIN	Situs Address	Website Updated
23-40-38-000-000-00010-6	63398	UNASSIGNED	3/9/26

Sale Date	Sale Price	Grantor (Seller)	Deed Type	Doc Num	Book & Page
5/26/23	$ 93,399,300	TESORO GROVES LTD PARTNERSHIP	Special Warranty Deed	3018281	3376 2547
8/31/01	$ 28,481,200	VIA TROPICAL FRUITS INC	DEED	JMB	1580 1309
1/1/01	$ 0	SELLER - see file for name			

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Value History

PIN	AIN	Situs Address	Website Updated
23-40-38-000-000-00010-6	63398	UNASSIGNED	3/9/26

Year	Land Value	Improvement Value	Market Value	Value Not Taxed	Assessed Value	County Exemptions	County Taxable Value
2025	$ 4,545,360	$ 0	$ 4,545,360	$ 3,919,410	$ 625,950	$ 0	$ 625,950
2024	$ 4,413,750	$ 0	$ 4,413,750	$ 3,835,950	$ 577,800	$ 0	$ 577,800
2023	$ 7,704,000	$ 750	$ 7,704,750	$ 7,126,200	$ 578,550	$ 0	$ 578,550
2022	$ 7,604,490	$ 750	$ 7,605,240	$ 7,026,690	$ 578,550	$ 0	$ 578,550
2021	$ 6,612,600	$ 750	$ 6,613,350	$ 6,034,800	$ 578,550	$ 0	$ 578,550
2020	$ 6,612,600	$ 750	$ 6,613,350	$ 6,034,800	$ 578,550	$ 0	$ 578,550
2019	$ 6,291,600	$ 750	$ 6,292,350	$ 5,713,800	$ 578,550	$ 0	$ 578,550
2018	$ 4,622,400	$ 750	$ 4,623,150	$ 4,044,600	$ 578,550	$ 0	$ 578,550
2017	$ 4,494,000	$ 750	$ 4,494,750	$ 3,980,424	$ 514,326	$ 0	$ 514,326
2016	$ 2,953,200	$ 750	$ 2,953,950	$ 2,439,690	$ 514,260	$ 0	$ 514,260
2015	$ 2,953,200	$ 600	$ 2,953,800	$ 2,439,600	$ 514,200	$ 0	$ 514,200

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

BACK TO SEARCH

Basic Info

PIN	AIN	Situs Address	Website Updated
27-40-38-000-000-00010-7	63402	UNASSIGNED	3/9/26

General Information

CHANGE MAILING ADDRESS SIGN UP FOR PROPERTY FRAUD ALERT

Property Owners
FLORIDA POWER & LIGHT COMPANY

Mailing Address
ATTN: PROPERTY TAX - PSX/JB
700 UNIVERSE BLVD
JUNO BEACH FL 33408

Tax District
DISTRICT THREE MSTU

Parcel ID
27-40-38-000-000-00010-7

Account Number
63402

Property Address
UNASSIGNED

Legal Description
ALL OF SEC

Use Code/Property Class
5300 - 5300 Cropland Soil Cpcty CLIII

Neighborhood
FPL FPL - Indiantown Power Plant

Legal Acres
641

Ag Use Size (Acre\Sq Ft)
641

Current Value

Year	Land Value	Improvement Value	Market Value	Value Not Taxed	Assessed Value	Total County Exemptions	County Taxable Value
2025	$ 4,538,280	$ 0	$ 4,538,280	$ 3,913,300	$ 624,980	$ 0	$ 624,980

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

Current Sale

Sale Date
5/26/23

Sale Price
$ 93,399,300

Grantor (Seller)
TESORO GROVES LTD PARTNERSHIP

Deed Type
Special Warranty Deed

Doc Num
3018281

Book & Page
3376 2547

Legal Description

ALL OF SEC

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

Improvements

PIN	AIN	Situs Address	Website Updated
27-40-38-000-000-00010-7	63402	UNASSIGNED	3/9/26

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

Features/Yard Items

Type	Qty	Size	Unit of Measure	Year Blt	Ag Use

Sales History

PIN	AIN	Situs Address	Website Updated
27-40-38-000-000-00010-7	63402	UNASSIGNED	3/9/26

Sale Date	Sale Price	Grantor (Seller)	Deed Type	Doc Num	Book & Page
5/26/23	$ 93,399,300	TESORO GROVES LTD PARTNERSHIP	Special Warranty Deed	3018281	3376 2547
9/7/01	$ 28,481,200	VIA TROPICAL FRUITS INC	DEED	JMB	1580 1309
1/1/01	$ 0	SELLER - see file for name			

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

Value History

PIN	AIN	Situs Address	Website Updated
27-40-38-000-000-00010-7	63402	UNASSIGNED	3/9/26

Year	Land Value	Improvement Value	Market Value	Value Not Taxed	Assessed Value	County Exemptions	County Taxable Value
2025	$ 4,538,280	$ 0	$ 4,538,280	$ 3,913,300	$ 624,980	$ 0	$ 624,980
2024	$ 4,406,875	$ 0	$ 4,406,875	$ 3,829,975	$ 576,900	$ 0	$ 576,900
2023	$ 7,692,000	$ 0	$ 7,692,000	$ 7,115,100	$ 576,900	$ 0	$ 576,900
2022	$ 7,592,645	$ 0	$ 7,592,645	$ 7,015,745	$ 576,900	$ 0	$ 576,900
2021	$ 6,602,300	$ 0	$ 6,602,300	$ 6,025,400	$ 576,900	$ 0	$ 576,900
2020	$ 6,602,300	$ 0	$ 6,602,300	$ 6,025,400	$ 576,900	$ 0	$ 576,900
2019	$ 6,281,800	$ 0	$ 6,281,800	$ 5,704,900	$ 576,900	$ 0	$ 576,900
2018	$ 4,615,200	$ 0	$ 4,615,200	$ 4,038,300	$ 576,900	$ 0	$ 576,900
2017	$ 4,487,000	$ 0	$ 4,487,000	$ 3,974,200	$ 512,800	$ 0	$ 512,800
2016	$ 2,948,600	$ 0	$ 2,948,600	$ 2,435,800	$ 512,800	$ 0	$ 512,800
2015	$ 2,948,600	$ 0	$ 2,948,600	$ 2,435,800	$ 512,800	$ 0	$ 512,800

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

MARTIN COUNTY
PROPERTY APPRAISER
Jenny Fields, CFA

BACK TO SEARCH

Basic Info

PIN	AIN	Situs Address	Website Updated
26-40-38-000-000-00010-9	63401	UNASSIGNED	3/9/26

General Information

CHANGE MAILING ADDRESS SIGN UP FOR PROPERTY FRAUD ALERT

Property Owners
FLORIDA POWER & LIGHT COMPANY

Mailing Address
ATTN: PROPERTY TAX - PSX/JB
700 UNIVERSE BLVD
JUNO BEACH FL 33408

Tax District
DISTRICT THREE MSTU

Parcel ID
26-40-38-000-000-00010-9

Account Number
63401

Property Address
UNASSIGNED

Legal Description
ALL OF SEC

Use Code/Property Class
5300 - 5300 Cropland Soil Cpcty CLIII

Neighborhood
FPL FPL - Indiantown Power Plant

Legal Acres
642

Ag Use Size (Acre\Sq Ft)
642

Current Value

Year	Land Value	Improvement Value	Market Value	Value Not Taxed	Assessed Value	Total County Exemptions	County Taxable Value
2025	$ 4,545,360	$ 0	$ 4,545,360	$ 3,919,410	$ 625,950	$ 0	$ 625,950

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

Current Sale

Sale Date	Grantor (Seller)	Doc Num
5/26/23	TESORO GROVES LTD PARTNERSHIP	3018281
Sale Price	**Deed Type**	**Book & Page**
$ 93,399,300	Special Warranty Deed	3376 2547

Legal Description

ALL OF SEC

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

Improvements

PIN	AIN	Situs Address	Website Updated
26-40-38-000-000-00010-9	63401	UNASSIGNED	3/9/26

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

Features/Yard Items

Type	Qty	Size	Unit of Measure	Year Blt	Ag Use

Sales History

PIN	AIN	Situs Address	Website Updated
26-40-38-000-000-00010-9	63401	UNASSIGNED	3/9/26

Sale Date	Sale Price	Grantor (Seller)	Deed Type	Doc Num	Book & Page
5/26/23	$ 93,399,300	TESORO GROVES LTD PARTNERSHIP	Special Warranty Deed	3018281	3376 2547
8/31/01	$ 28,481,200	VIA TROPICAL FRUITS INC	DEED	JMB	1580 1309
1/1/01	$ 0	SELLER - see file for name			

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

Value History

PIN	AIN	Situs Address	Website Updated
26-40-38-000-000-00010-9	63401	UNASSIGNED	3/9/26

Year	Land Value	Improvement Value	Market Value	Value Not Taxed	Assessed Value	County Exemptions	County Taxable Value
2025	$ 4,545,360	$ 0	$ 4,545,360	$ 3,919,410	$ 625,950	$ 0	$ 625,950
2024	$ 4,413,750	$ 0	$ 4,413,750	$ 3,835,950	$ 577,800	$ 0	$ 577,800
2023	$ 7,704,000	$ 0	$ 7,704,000	$ 7,126,200	$ 577,800	$ 0	$ 577,800
2022	$ 7,604,490	$ 0	$ 7,604,490	$ 7,026,690	$ 577,800	$ 0	$ 577,800
2021	$ 6,612,600	$ 0	$ 6,612,600	$ 6,034,800	$ 577,800	$ 0	$ 577,800
2020	$ 6,612,600	$ 0	$ 6,612,600	$ 6,034,800	$ 577,800	$ 0	$ 577,800
2019	$ 6,291,600	$ 0	$ 6,291,600	$ 5,713,800	$ 577,800	$ 0	$ 577,800
2018	$ 4,622,400	$ 0	$ 4,622,400	$ 4,044,600	$ 577,800	$ 0	$ 577,800
2017	$ 4,494,000	$ 0	$ 4,494,000	$ 3,980,400	$ 513,600	$ 0	$ 513,600
2016	$ 2,953,200	$ 0	$ 2,953,200	$ 2,439,600	$ 513,600	$ 0	$ 513,600
2015	$ 2,953,200	$ 0	$ 2,953,200	$ 2,439,600	$ 513,600	$ 0	$ 513,600

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

lucido&associates

March 9, 2026

Mrs. Deanna Freeman
Village of Indiantown
Community & Economic Development Director
15516 SW Osceola Street, Ste. B
Indiantown, FL 34956

Re: Tesoro Groves PUD Master Plan and Phase Plan – Stormwater Plans
Our Reference Number: 25-455

Dear Mrs. Freeman,

Please accept this memo in place of the submittal of Stormwater Plans for the above referenced PUD Application. At this time, there are no site improvements proposed within the PUD boundary for which such plans would be prepared. Stormwater plans will be prepared and included within the Civil Construction Plans, which will be submitted in support of Final Site Plan applications by Phase. However, a Drainage Statement has been prepared and is provided with this current submittal.

We greatly appreciate the opportunity to work together on this exciting project, and please do not hesitate to contact me directly should you have any questions or concerns, or should you require additional information.

Respectfully,

Brian Nolan, AICP, ASLA
Partner

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: _____

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:

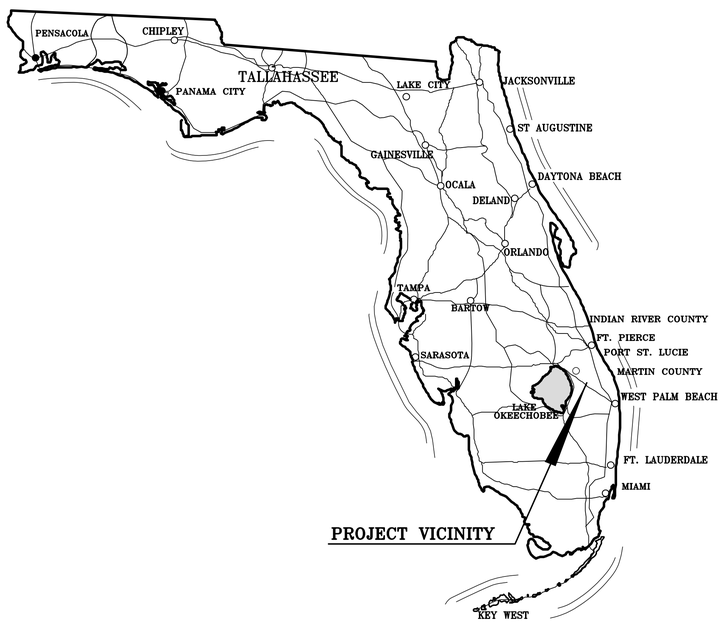
1. THE LAST DATE OF DATA ACQUISITION WAS 11-13-25.
2. THIS SURVEY WAS PREPARED IN ACCORDANCE WITH THE "STANDARDS OF PRACTICE", AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN RULE 5J-17.050 THROUGH 5J-17.053, OF THE FLORIDA ADMINISTRATIVE CODE.
3. THIS SURVEY MAP AND/OR REPORT 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 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.

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.

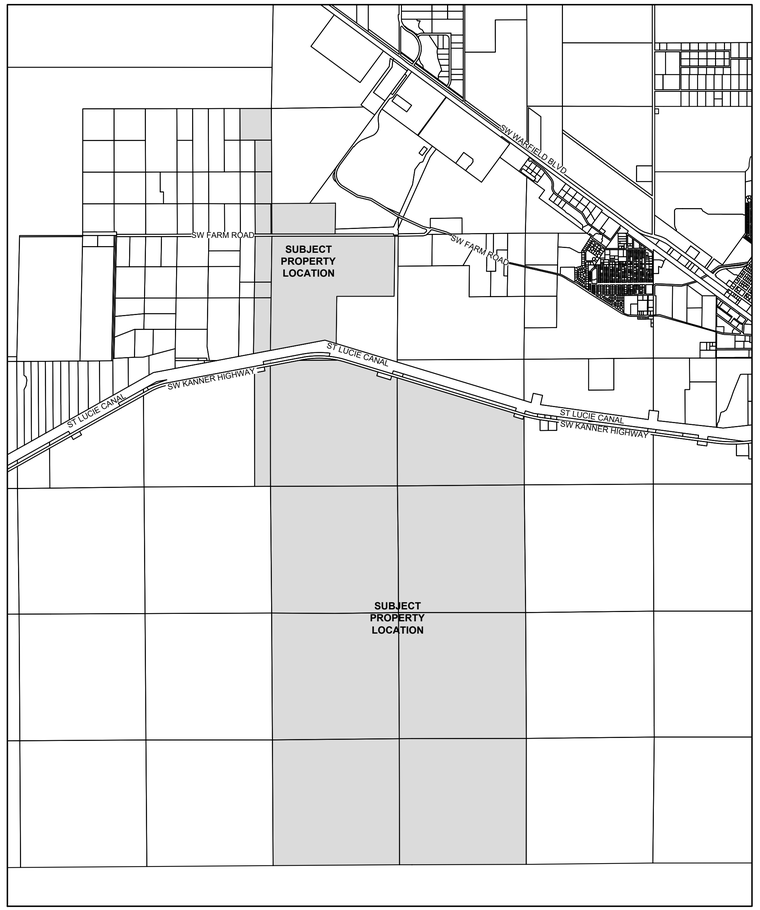
DATE OF PLAT OR MAP: 11/20/2025

LEE B. REUMANN
PROFESSIONAL SURVEYOR & MAPPER
FLORIDA CERTIFICATE NO. 7222



PROJECT VICINITY

VICINITY MAP
(NOT TO SCALE)



LOCATION MAP
(INTENDED DISPLAY SCALE: 1"=3000')

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: 3/25/2026 11:57 AM By: LARRY HOSTETLER

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

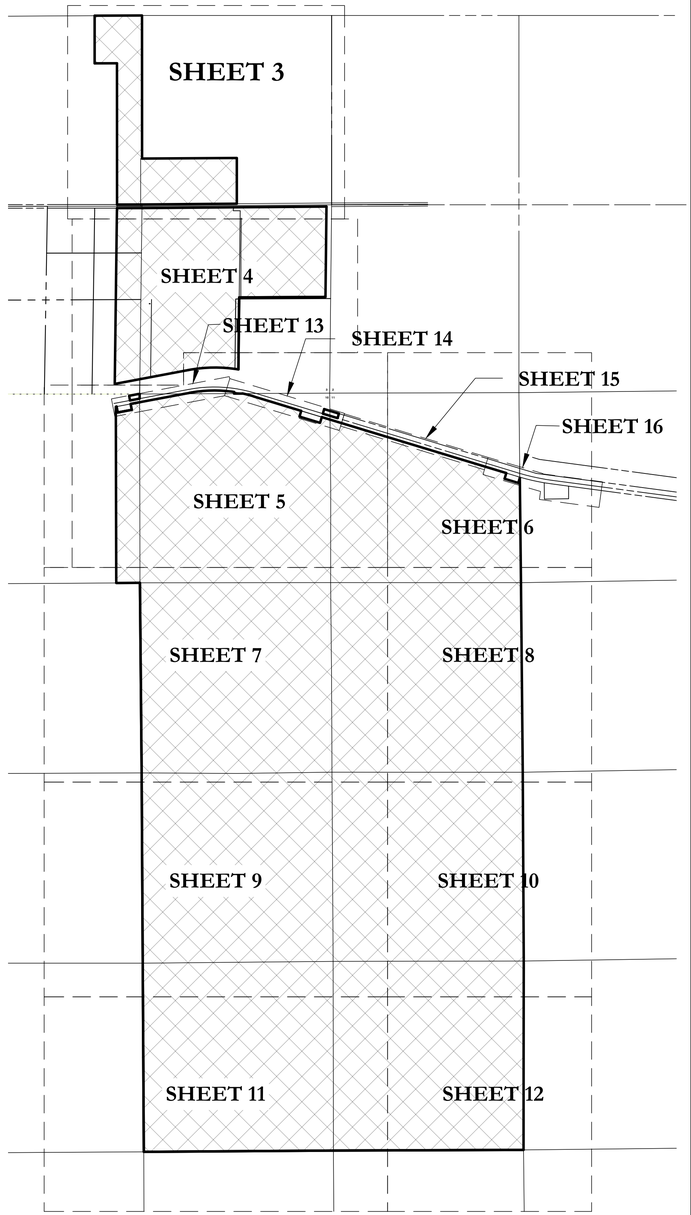
PARCEL 3
A PARCEL OF LAND LYING IN SECTION 9 TOWNSHIP 40 SOUTH, RANGE 38 EAST, MARTIN COUNTY, FLORIDA; BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

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: 3/25/2026 11:57 AM By: LARRY HOSTETLER

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
REVISIONS PER REQUEST	LEH	3/25/26

	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'

FND MAG NAIL & DISK "LB7922" 1.38'N.,4.95'E.

28 27 33 34

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.

NORTH LINE OF SECTION 33, TOWNSHIP 39 SOUTH, RANGE 38 EAST

FND 5/8" IR&C "AGI LB2610" 160' O/S SOUTH ON LINE

E 700' NE 1/4, NE 1/4 33-39-38 (O.R.B. 1580, PG. 1309)

WEST LINE OF THE NE 1/4 OF THE NE 1/4 OF SECTION 33, TOWNSHIP 39 SOUTH, RANGE 38 EAST

EAST LINE OF SECTION 33, TOWNSHIP 39 SOUTH, RANGE 38 EAST

N00°00'06"W 1332.22'

PCN: 32393800105000107
OWNER: DESHIELDS GROVES, INC.

TRACT 1
181.92 AC.±
NE 1/4, NE 1/4 33-39-38
PER ORB 1580-1309

FLORIDA POWER & LIGHT CO.
32393800100600000 7

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'

NORTHEAST 1/4 OF SECTION 33

SOUTH LINE OF THE NORTHEAST 1/4 OF THE 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.
32393800101200000 5

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)

PCN: 32393800101200001 4
OWNER: DESHIELDS GROVES, INC.

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: 32393800101800000 2
OWNER: DESHIELDS GROVES, INC.

E 700' NE 1/4, SE 1/4 33-39-38 PER ORB 1580-1309

FLORIDA POWER & LIGHT CO.
32393800101800001 1

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)

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)

PCN: 32393800102400000 0
OWNER: SUN BELL

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'

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 SECTION 4, TOWNSHIP 39 SOUTH, RANGE 38 EAST

POB TRACT 2

SOUTH R/W LINE

N89°56'59"E 700.06'

N00°43'40"E 4915.02'

SOUTH RIGHT-OF-WAY LINE OF SW FARM ROAD

S00°43'40"W 4783.43'

33 34 4 3

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

E 700' SE 1/4, SE 1/4 660' FP&L EASEMENT PER ORB 965-1173 & ORB 965-1188

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°00'20"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.

FND MAG NAIL & DISK "LB2610"

N89°31'54"E - 96.02'

POC: Tract 3
NW COR. OF THE NE 1/4 OF SECTION 3

PCN: 34393800000000123
OWNER: FLORIDA POWER & LIGHT COMPANY

S00°39'21"W - 50.01'

24' ASPHALT ROAD

S89°31'57"W 2648.64'

N89°31'57"E 2552.68'

SW FARM ROAD
(100' PUBLIC RIGHT-OF-WAY)

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.

Being a portion of Tract 3 shown hereon

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)

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----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-2022\22-152.001 FPL Tesaro Groves Update\Survey\22-152.001 Boundary Rev1.dwg Plotted: 3/25/2026 11:57 AM By: LARRY HOSTETLER

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
REVISIONS PER REQUEST	LEH	3/25/26

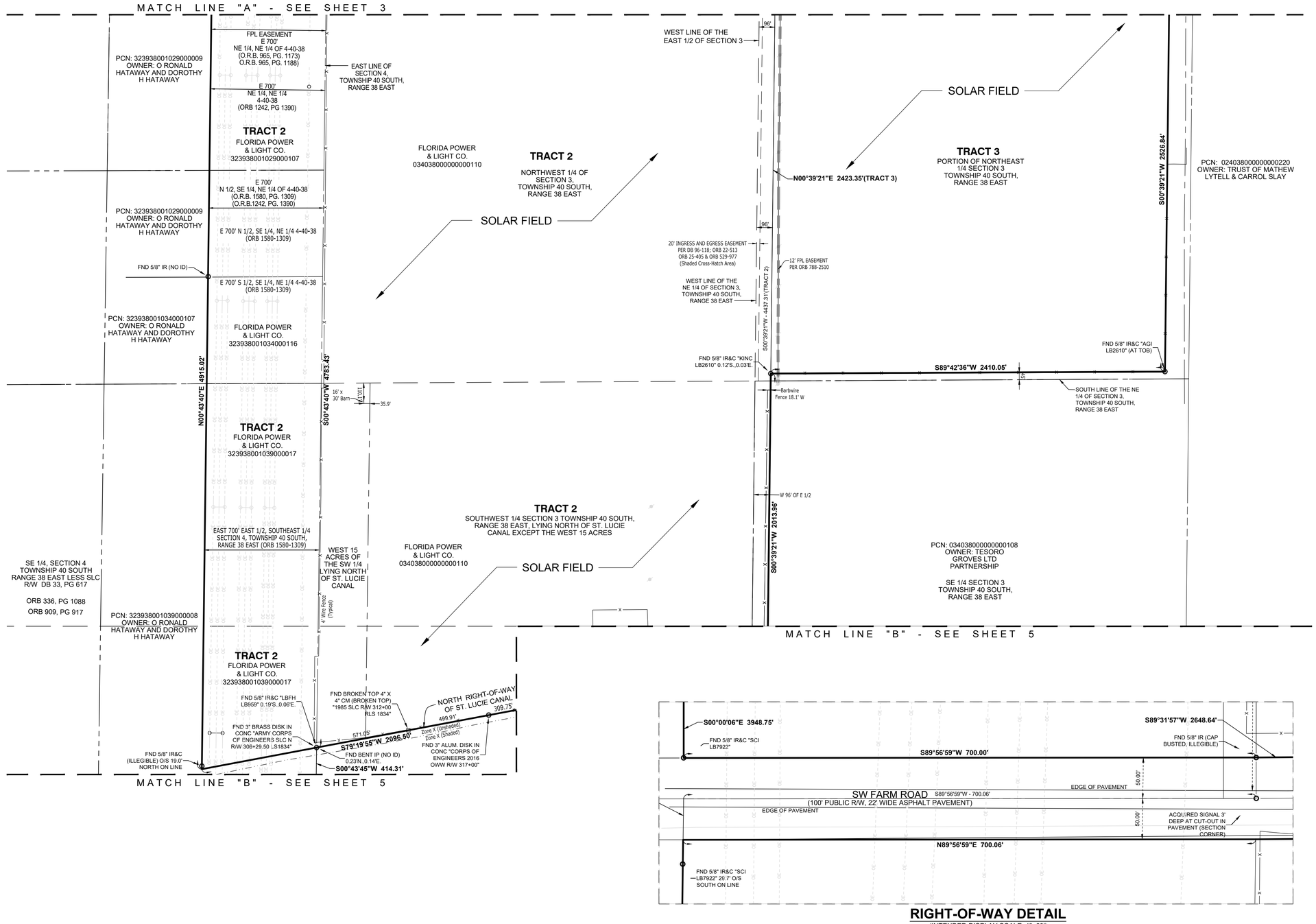
	BY	DATE
FIELD	SG	10-16-2025
CALCS.		.
DRAWN	JHY	10-15-2025
DETAILED		.
CHECKED	JDJ	10-15-2025
APPROVED	LBR	.

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



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-----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

GRAPHICS

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	BY	DATE
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CALCS.		.
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DETAILED		.
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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

P:\Proj-2022\22-152.001 FPL Tesoro Groves Update\Survey\22-152.001 Boundary Revt.dwg Plotted: 3/25/2026 11:57 AM By: LARRY HOSTETLER

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"

5' FP&L EASEMENT PER ORB 164-448, ORB 164-449, ORB 164-450 & ORB 166-378

Zone X (Unshaded)
Zone X (Shaded)

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"W

SEE DETAIL SHEET 13

SEE DETAIL SHEET 14

SEE DETAIL SHEET 15

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)

4 3 9 10

SW KANNER HIGHWAY (STATE ROAD 76)
FDOT SECTION 89060-2101 (100' R/W)

3 2 10 11

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 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 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 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

PARCEL 4
5,032.06 ACRES±

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

N00°36'57"W 2,646.34'

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

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

9 10

FOUND 4"X4" CM (NO ID)

SECTION 10, TOWNSHIP 40 SOUTH, RANGE 38 EAST

10 11

12' FP&L EASEMENT ORB 198, PG 289

CURRENT OWNER: SOUTH FLORIDA WATER MANAGEMENT DISTRICT
PIN: 09-40-38-000-000-00040-9

N00°07'41"W 4926.81'

FLORIDA POWER & LIGHT CO.
10-40-38-000-000-00020-1

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°04'40"W 2,639.00'

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: 3/25/2026 11:57 AM By: LARRY HOSTETLER

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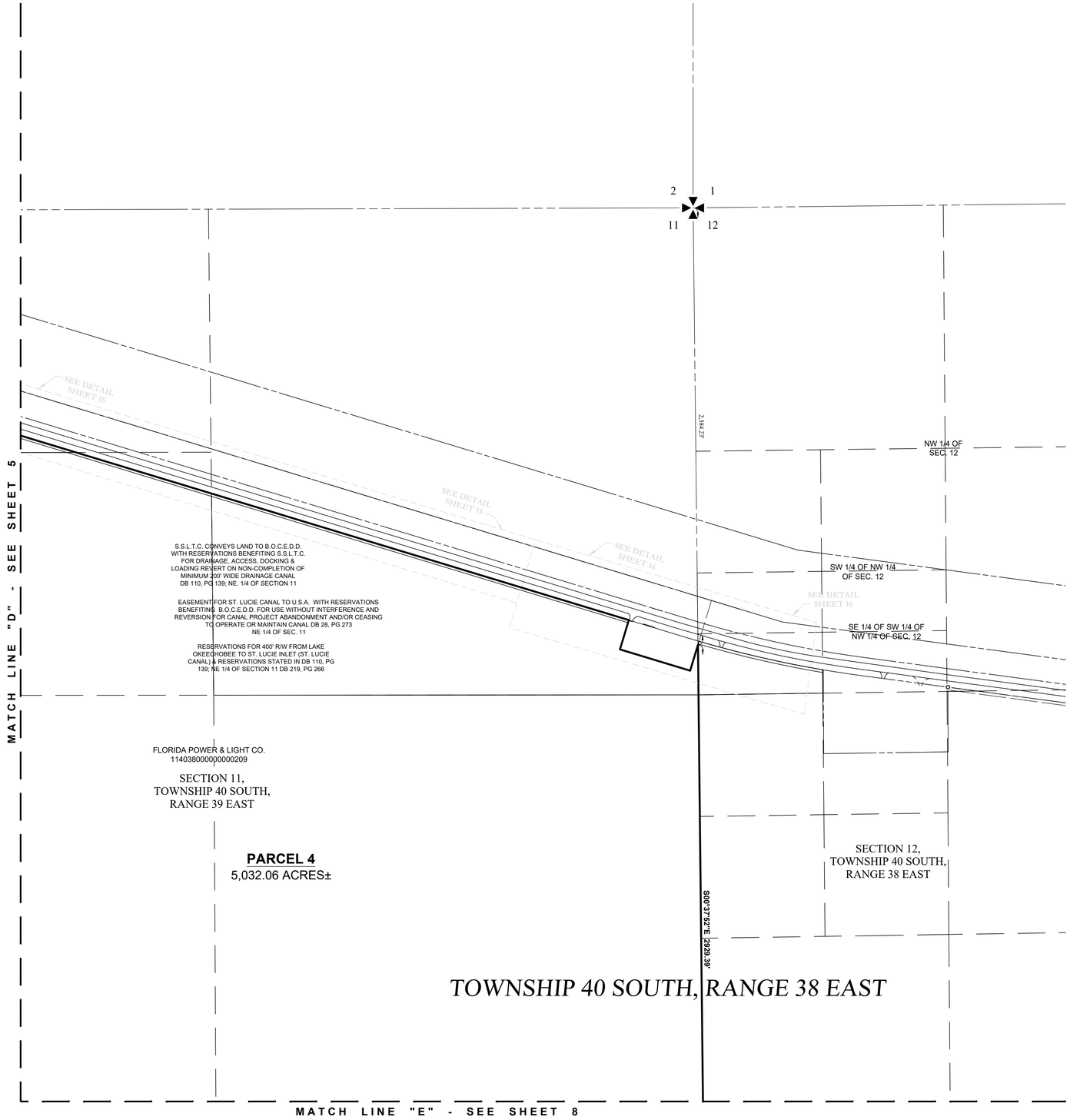
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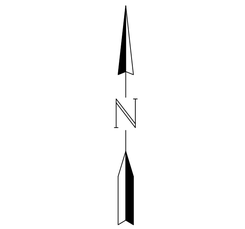
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DRAWN	JHY	10-15-2025
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APPROVED	LBR	

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

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(D)	= DEED MEASUREMENT
(M)	= FIELD MEASUREMENT
(P)	= PLAT MEASUREMENT
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ORB	= OFFICIAL RECORDS BOOK
PB	= PLAT BOOK
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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
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BOUNDARY SURVEY

PREPARED FOR

FLORIDA POWER AND LIGHT COMPANY

DATE: 10/20/2025
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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'

1,328.88'

S89°36'41"W 2,657.75'

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

SOUTH LINE OF THE N. 1/2 OF THE N. 1/2 OF SECTION 15

N00°33'49"W 2,649.58'

N00°31'08"W 2656.26'

WEST LINE OF THE NORTHWEST 1/4

LEGEND

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L	= ARC LENGTH
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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
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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

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

FLORIDA POWER & LIGHT CO.
154038000000000102

SECTION 15,
TOWNSHIP 40 SOUTH,
RANGE 38 EAST

BARBED WIRE FENCE CORNER 4.0' WEST OF 1/4 SECTION CORNER

FOUND 4"X4" CM (NO ID)

WEST QUARTER CORNER OF SECTION 15

12' FP&L EASEMENT ORB 198, PG 289

N00°15'50"W 2,650.24'

N00°31'20"W 2657.77'

WEST LINE OF THE SOUTHWEST 1/4

GRAPHIC SCALE
300 0 300 600
(IN FEET)
Intended display scale:
1 inch = 300 feet

FOUND 4"X4" CM (NO ID)

BARBED WIRE FENCE CORNER 3.0' WEST OF 1/4 SECTION CORNER

SOUTH FLORIDA WATER MANAGEMENT DISTRICT
21-40-38-000-000-00010-0

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'

FLORIDA POWER & LIGHT CO.
234038000000000106

MATCH LINE "F" - SEE SHEET 8

MATCH LINE "G" - SEE SHEET 9

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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 7 of 16

MATCH LINE "E" - SEE SHEET 6

FLORIDA POWER & LIGHT CO.
11403800000000209

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'

N00°32'21"W 2,649.44'

TOWNSHIP 40 SOUTH
RANGE 38 EAST

FLORIDA POWER & LIGHT CO.
14403800000000105

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 "F" - SEE SHEET 7

PARCEL 4
5,032.06 ACRES±

S00°32'21"E 5298.88'
S00°32'21"E 2649.44'

SOUTHEAST CORNER OF SECTION 14 & NORTHEAST CORNER OF SECTION 23

14 13

14 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.

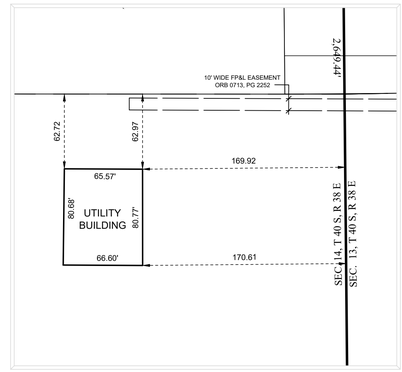
23 24

FLORIDA POWER & LIGHT CO.
23403800000000106

EAST LINE OF THE NORTHEAST ONE-QUARTER OF SECTION 23

S00°18'31"E 2639.65'

MATCH LINE "H" - 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
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DB	= DEED BOOK	○	= 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
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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

MATCH LINE "G" - SEE SHEET 7

GRAPHIC SCALE
300 0 300 600
(IN FEET)
Intended display scale:
1 inch = 300 feet

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

N00°21'12"W 2,644.01'

FLORIDA POWER & LIGHT CO.
224038000000000108

SECTION 22,
TOWNSHIP 40 SOUTH,
RANGE 38 EAST

PARCEL 4
5,032.06 ACRES±

WEST LINE OF SECTION 22

N00°19'56"W 5319.39'

SOUTH FLORIDA WATER MANAGEMENT DISTRICT
21-40-38-000-000-00010-0

SECTION 21,
TOWNSHIP 40 SOUTH,
RANGE 38 EAST

FLORIDA POWER & LIGHT CO.
23-40-38-000-000-00010-6

SECTION 23,
TOWNSHIP 40 SOUTH,
RANGE 38 EAST

22 23

MATCH LINE "J" - SEE SHEET 10

TOWNSHIP 40 SOUTH, RANGE 38 EAST

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
○	= 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°10'19"W 2,644.10'

FND. 4"X4" CM (TOP BROKEN)

BARBED WIRE FENCE CORNER 0.7' WEST OF SECTION CORNER

FOUND 4"X4" CM (NO ID, BENT)

21 22 23

N89°26'47"E 2,660.78'

22 27

N89°27'03"E 2,660.14'

22 23

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 "I" - SEE SHEET 11

P:\Proj-2022\22-152.001 FPL Tesero Groves Update\Survey\22-152.001 Boundary Rev1.dwg Plotted: 3/25/2026 11:57 AM By LARRY HOSTETLER

GRAPHICS

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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
REVISIONS PER REQUEST	LEH	3/25/26

	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 9 of 16

MATCH LINE "H" - SEE SHEET 7

MATCH LINE "J" - 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
26

23
26

24
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 "K" - 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
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ID	= IDENTIFICATION
IP	= IRON PIPE & CAP
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L	= ARC LENGTH
LB	= LAND SURVEYING BUSINESS
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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
BS	= BELL SOUTH PEDESTAL
	= 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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	BY	DATE
FIELD	SG	10-16-2025
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 "I" - SEE SHEET 9

LEGEND

(C)	= CALCULATED MEASUREMENT
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PG	= PAGE
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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
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	= 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'

N

GRAPHIC SCALE
300 0 300 600
(IN FEET)
Intended display scale:
1 inch = 300 feet

MATCH LINE "L" - SEE SHEET 12

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

S89°36'28"W 5300.26'(M) N89°45'40"E - 5301.2'(D)

SOUTH LINE OF SECTION 27

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

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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 11 of 16

MATCH LINE "K" - SEE SHEET 10

MATCH LINE "L" - SEE SHEET 11

FLORIDA POWER & LIGHT CO.
26403800000000109

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

MARTIN COUNTY

PALM BEACH COUNTY

S89°48'33"W 5311.60'(M) N89°58'50"E - 5313.1'(D)

26 25

FENCE ON PROPERTY LINE

MARTIN COUNTY
PALM BEACH COUNTY

35 36

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
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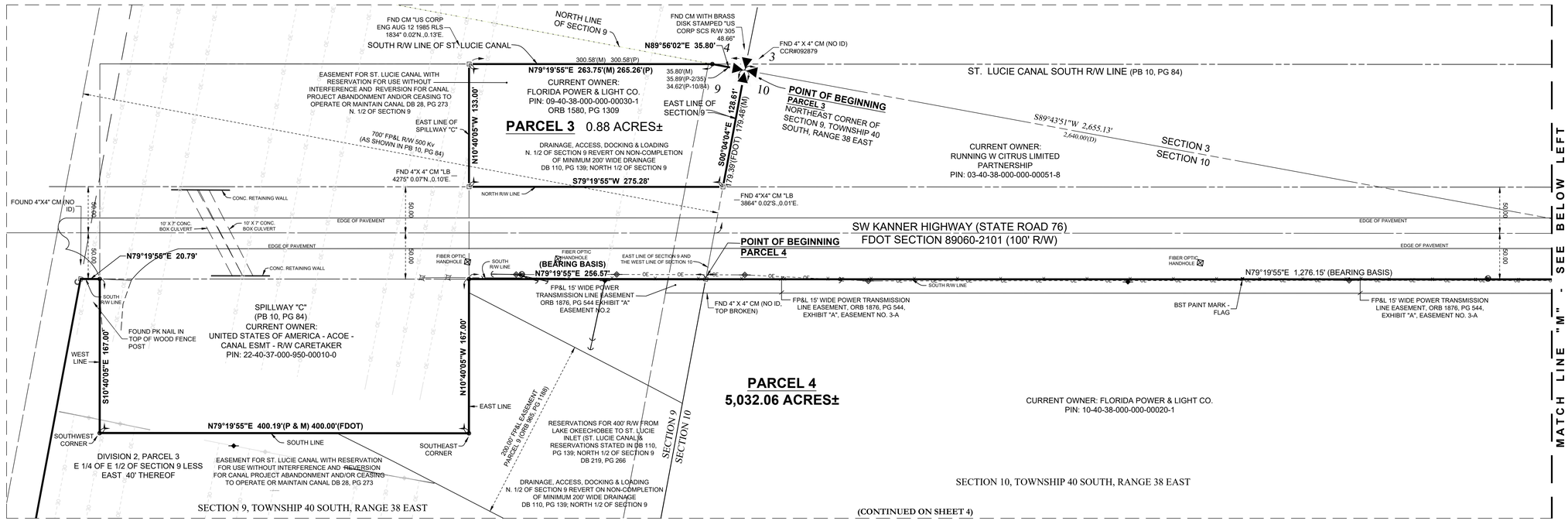
	BY	DATE
FIELD	SG	10-16-2025
CALCS.		
DRAWN	JHY	10-15-2025
DETAILED		
CHECKED	JDJ	10-15-2025
APPROVED	LBR	10-19-25

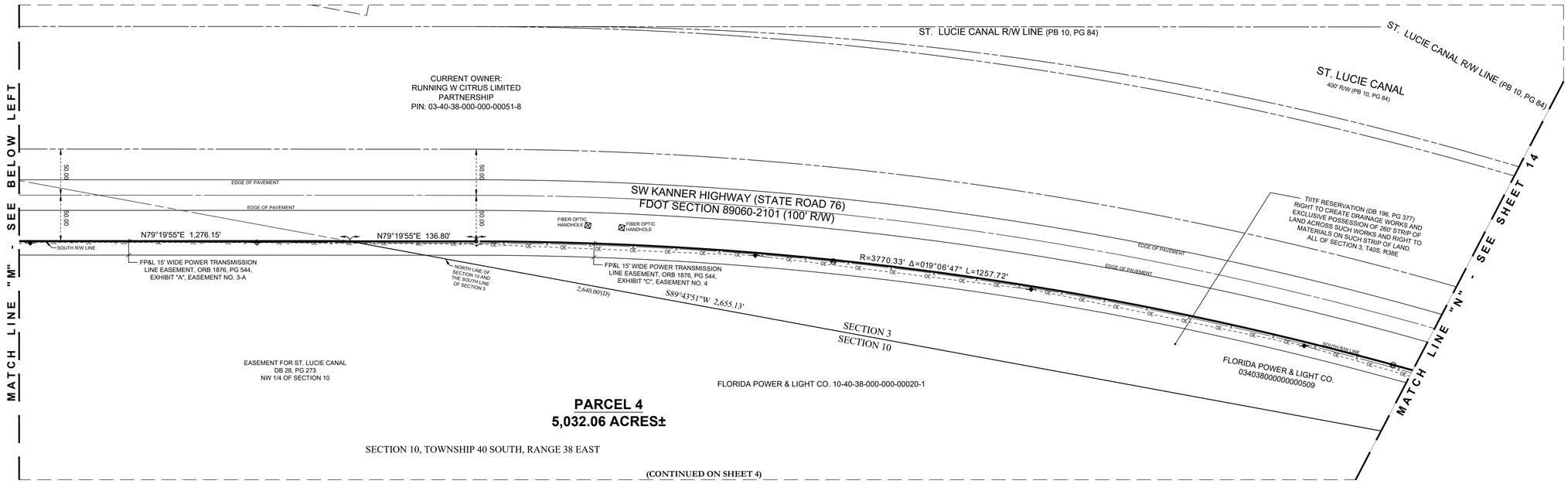
BOUNDARY SURVEY

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





LEGEND

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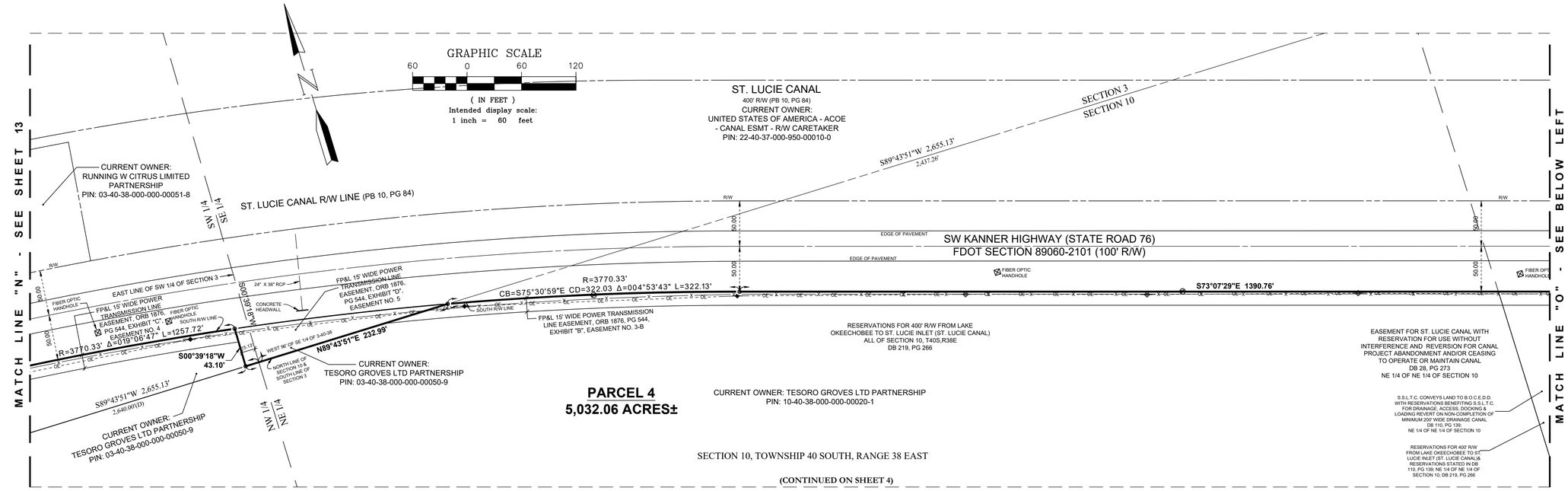
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FIELD	SG	10–16–2025
CALCS.		
DRAWN	JHY	10–15–2025
DETAILED		
CHECKED	JDJ	10–15–2025
APPROVED	LBR	

BOUNDARY SURVEY

PREPARED FOR

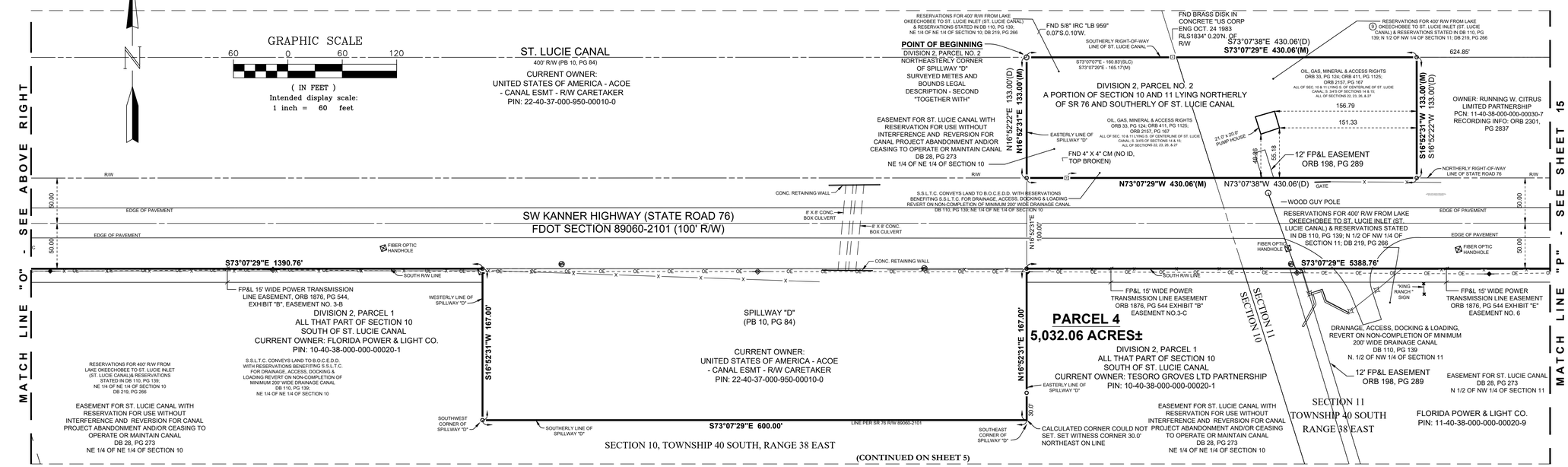
FLORIDA POWER AND LIGHT COMPANY

DATE: 10/20/2025
HORIZ. SCALE: 1"=60'
VERT. SCALE: N/A
JOB No. 22–152.001
SHEET 13 of 16



LEGEND

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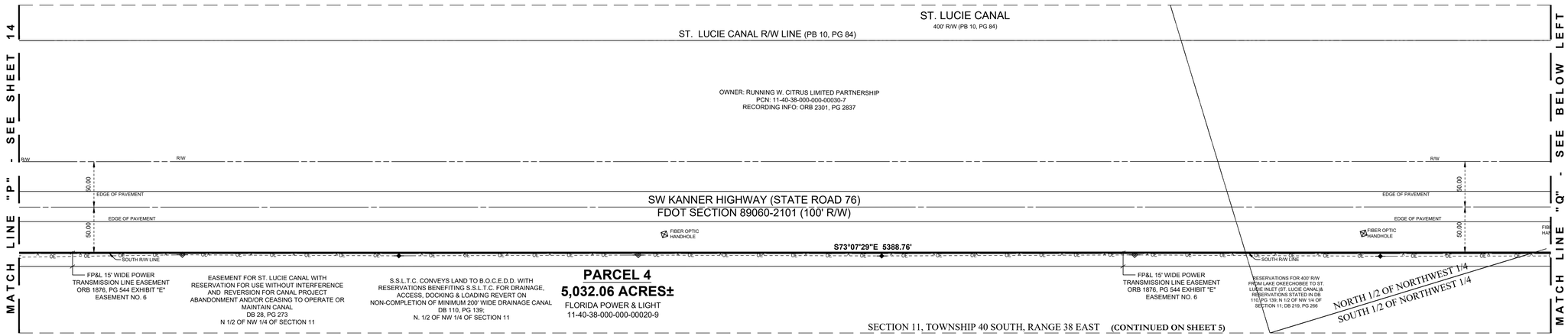
BOUNDARY SURVEY

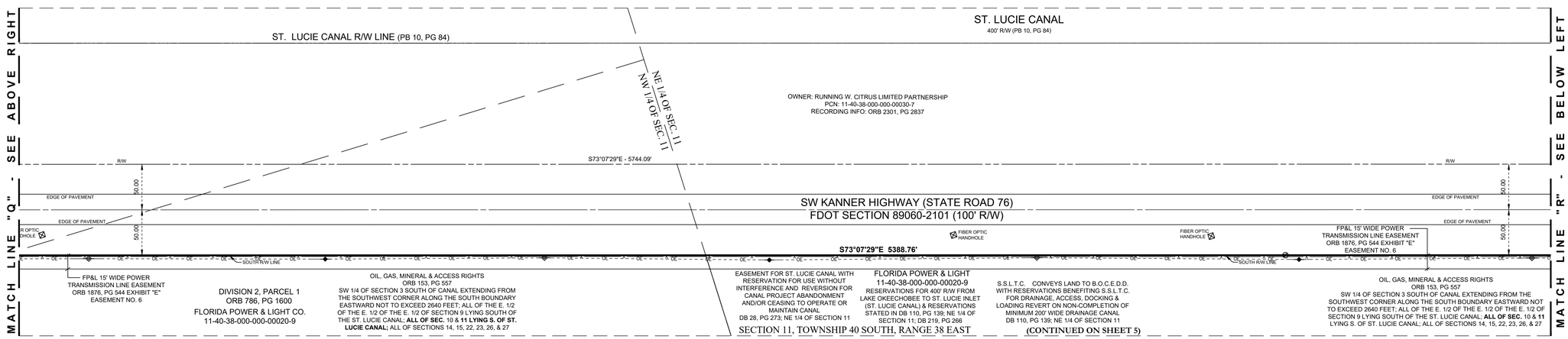
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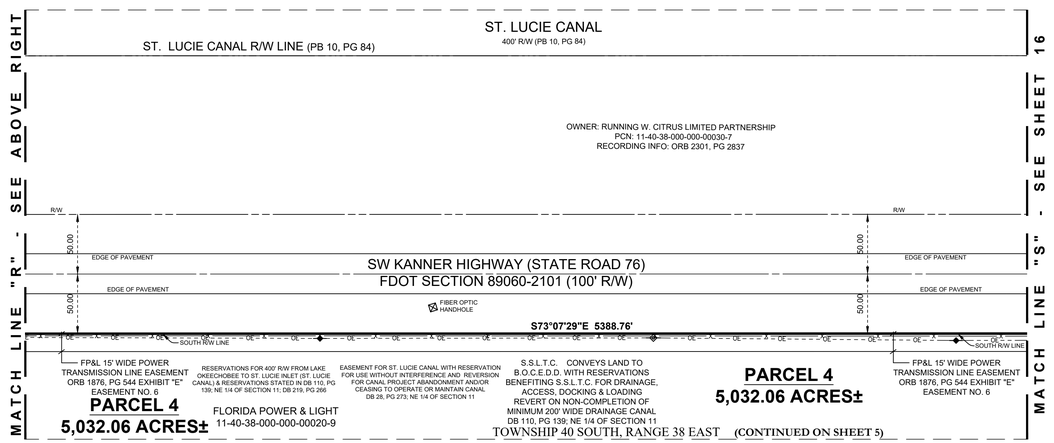
FLORIDA POWER AND LIGHT COMPANY

DATE: 10/20/2025
HORIZ. SCALE: 1"=60'
VERT. SCALE: N/A
JOB No. 22-152.001
SHEET 14 of 16

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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
(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
○	= 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

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
REVISIONS PER REQUEST	LEH	3/25/26

	BY	DATE
FIELD	SG	10–16–2025
CALCS.		
DRAWN	JHY	10–15–2025
DETAILED		
CHECKED	JDJ	10–15–2025
APPROVED	LBR	

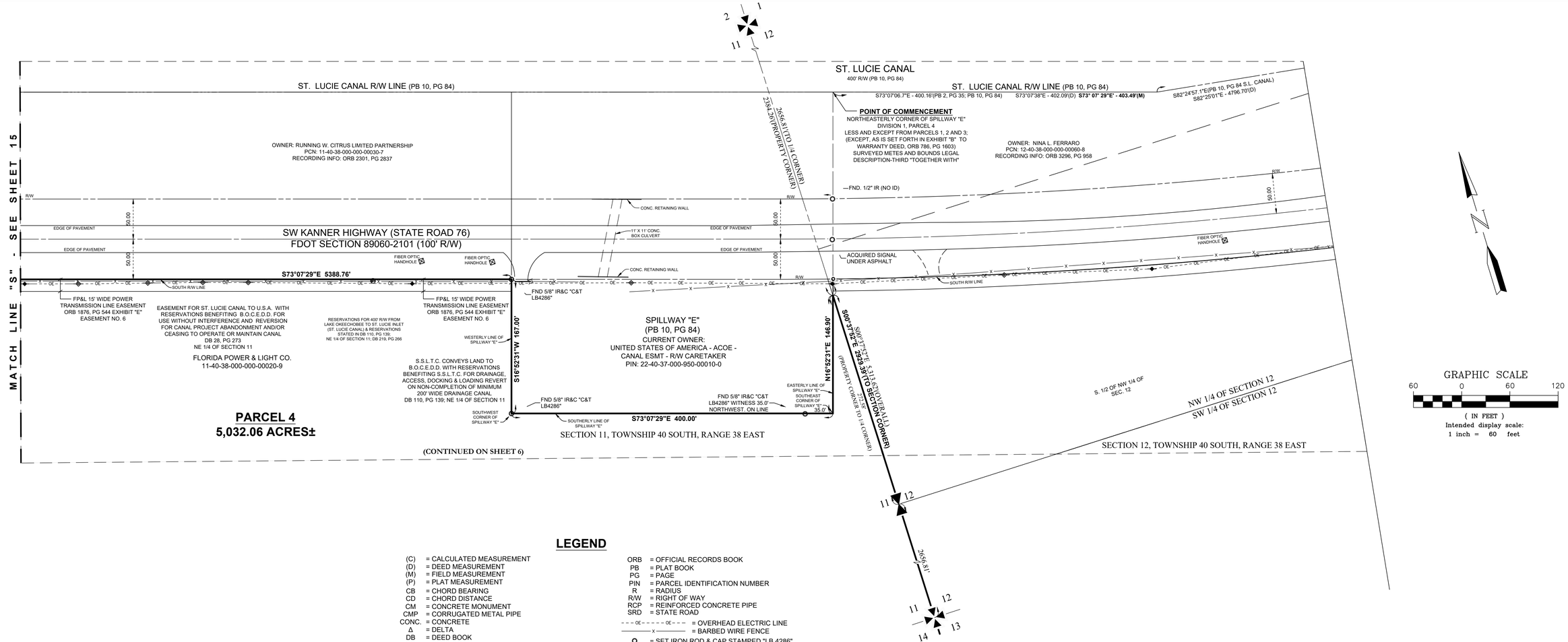
BOUNDARY SURVEY

PREPARED FOR

FLORIDA POWER AND LIGHT COMPANY

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SHEET 15 of 16

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JOB No. 22-152.001
SHEET 16 of 16

VILLAGE OF INDIANTOWN, FLORIDA
AGENDA MEMORANDUM

MEETING DATE: April 16, 2026

MEETING TYPE: Planning, Zoning, and Appeals Board

AGENDA ITEM TITLE: Election of Chair

SUMMARY OF ITEM: To fill the vacancy of Chair, nominations shall be made from amongst the Board Members for the election of a Chair. Pursuant to Ordinance No. 13-2022, the Chair must be a resident of the Village of Indiantown.

FISCAL IMAPCT STATEMENT: NA

RECOMMENDATION:

PREPARED BY: LaRhonda McBride DATE: 04/09/26

ATTACHMENTS:
Description

VILLAGE OF INDIANTOWN, FLORIDA
AGENDA MEMORANDUM

MEETING DATE: April 16, 2026

MEETING TYPE: Planning, Zoning, and Appeals Board

AGENDA ITEM TITLE: Election of Vice Chair

SUMMARY OF ITEM: PZAB procedure requires the selection of both a Chair and a Vice Chair for the remainder of the term.

FISCAL IMAPCT STATEMENT: NA

RECOMMENDATION:

PREPARED BY: LaRhonda McBride DATE: 04/09/26

ATTACHMENTS:
Description

VILLAGE OF INDIANTOWN, FLORIDA
AGENDA MEMORANDUM

MEETING DATE: April 16, 2026

MEETING TYPE: Planning, Zoning, and Appeals Board

AGENDA ITEM TITLE: Development Report

SUMMARY OF ITEM: Informational presentation, no action required.

FISCAL IMAPCT STATEMENT: N/A

RECOMMENDATION: Informational presentation, no action required.

PREPARED BY: Deanna Freeman DATE: 04/09/26

ATTACHMENTS:
Description
CED Development Update 4-6-2026.pdf

April 2026
Development Activity

NON-RESIDENTIAL PROJECTS

Project Name	Location	Square footage	Proposal	Project Status
Dollar Tree Minor Site Plan	15388 SW Warfield Blvd.	10,000	Commercial building	Approved and open for business.
Stor-A-Way Minor Site Plan	15501 SW Famel Ave.	11,650	Addition storage building	Approved site plan & open for business.
Performance Power Boats Minor Site Plan	Lot 8 Venture Park, SW Impact Dr	13,442	Marine manufacturing service & repair	Approved site plan & Under Construction/Building Permit stage.
T.A. Estates Minor Site Plan	SW Farm Road	22,600	Office & warehouse buildings	Approved site plan & Under Construction/Building Permit stage.
Grind Hard Major Site Plan	SW Farm Road & Silverfox Lane	26,116	25,000 sf manufacturing building facility	Approved site plan & Under Construction/Building Permit stage.

NON-RESIDENTIAL PROJECTS

Project Name	Location	Square footage	Proposal	Project Status
RCC Construction Minor Site Plan	Venture Park PUD, SW Impact Dr, Lots 9-14	22,500	Manufacturing building facility	Approved site plan. Building Permit Stage.
Indiantown Upcycling Facility (Sedron) Minor Site Plan	I-Town Commerce Park	62,990	Processing Facility Site Plan	Approved. Pending Building Permit submission.
Indiantown Upcycling Facility (Sedron) Plat	**I-Town Commerce Park**	**62,990**	**Processing Facility Plat**	**Pending Applicant Resubmission**
Yellowpine Truss Company Minor Site Plan	SW Silverfox Lane – former Juice Plant property	86,165	Truss Company Manufacturing Facility	Approved site plan & Under Construction/Building Permit stage.
P3 Technologies Minor Site Plan	Venture Park, Lot 9 SW Impact Drive	1,500	Pump Testing Facility	Approved and construction completed.

NON-RESIDENTIAL PROJECTS

Project Name	Location	Square footage	Proposal	Project Status
Sky Leasing	Venture Park Lot 16	2,496	Truck parking	Pending resubmission of site plan in response to DRC comments 5-2025.
Indiantown Go Kart Facility	SW Carrier St	3,170	Private go-kart facility & shop/office	Pending resubmission.
US Advance Transportation Minor Site Plan	Venture Park Lot 15	120	Truck parking and office facility	Development Order drafted pending Village Attorney review
Silver Fox PUD & Rezoning	13820 SW Silver Fox Lane	2.2 million	Data processing center - Request to rezone from Heavy Industrial to PUD	Under review with DRC ahead of scheduling PZAB & VC Public Hearings.
Venture Park Lot 24 Minor Site Plan	Venture Park Lot 24	0 sf	Outdoor storage	DRC Staff report issued. Pending applicant resubmission.

NON-RESIDENTIAL PROJECTS

Project Name	Location	Square footage	Proposal	Project Status
Project Growler – Pre-app	18300 SW Warfield Blvd – former steelworks site	1,247,850 sf	Data center buildings, substations, gatehouse	Pre-application scheduled for DRC meeting 4-15-2026.
Indianwood Landing	North of SW Warfield Blvd & East of Indianwood Drive	18,140 sf retail & 76 townhomes	Mixed use – residential townhomes & retail	Completeness review.
Tesoro Groves PUD Master Site Plan	North of SW Kanner Highway and west of SW Warfield Boulevard	2 million sf light industrial	Light Industrial uses consistent with land use designation	PUD Scheduled for PZAB 4-16-2026, VC # 1 4-23-2026 and VC # 2 4-30-2026.

RESIDENTIAL DEVELOPMENT

Project Name	Location/Proposal	Residential #'s	Residential Type	Project Status
Terra Lago PUD Master Site Plan 6th amendment	**SW Warfield Boulevard, SW Allapattah Road SW Indian Mound Drive: Modify Master Site Plan to add fire station, Increase residential #s and commercial square footage and reconfigure uses.**	**2,488 200,000 sf commercial & fire station**	**SF, MF, & TH**	**6th amendment to PUD in DRC Review**
Terra Lago Phase 1A Major Site Plan	SW Warfield Boulevard, SW Allapattah Road SW Indian Mound Drive	224	SF	Approved & at Building Permit/Construction stage.
Terra Lago Phase 1B Major Site Plan	**SW Warfield Boulevard, SW Allapattah Road SW Indian Mound Drive**	**586 units**	**SF & TH**	**Approved & at Building Permit/Construction stage. Revision to PUD in review will trigger amendment to Site Plan.**

RESIDENTIAL DEVELOPMENT

Project Name	Location	Residential #'s	Residential Type	Project Status
Terra Lago Phase 1C Major Site Plan	SW Warfield Boulevard, SW Allapattah Road SW Indian Mound Drive	300	MF	Pending Final Site Plan submission
Terra Lago Phase 2	SW Warfield Boulevard, SW Allapattah Road SW Indian Mound Drive	460	SF	Pending Final Site Plan submission. Revision to PUD in review will trigger amendment to Site Plan.
Terra Lago Phase 3	SW Warfield Boulevard, SW Allapattah Road SW Indian Mound Drive	369	SF	Pending Final Site Plan submission. Revision to PUD in review will trigger amendment to Site Plan.
Terra Lago Phase 4	SW Warfield Boulevard, SW Allapattah Road SW Indian Mound Drive	317	SF	Pending Final Site Plan submission. Revision to PUD in review will trigger amendment to Site Plan.

RESIDENTIAL DEVELOPMENT

Project Name	Location	Residential #'s	Residential Type	Project Status
Terra Lago Phase 5	**SW Warfield Boulevard, SW Allapattah Road SW Indian Mound Drive**	**232**	**SF**	**Pending Final Site Plan submission**
Terra Lago Phases 1A & 1B Plat	SW Warfield Boulevard, SW Allapattah Road SW Indian Mound Drive	224 & 584	SF & TH	Approved by Village Council 2-27-2025
Terra Lago Remaining of Phases 1B Plat	SW Warfield Boulevard, SW Allapattah Road SW Indian Mound Drive	412	SF	Approved by Village Council 2-27-2025
River Oak Major Site Plan & Plat	SW Famel Street	131	SF	Approved & at Building Permit/Construction stage

RESIDENTIAL DEVELOPMENT

Project Name	Location	Residential #'s	Residential Type	Project Status
Seminole Crossing	SW Lincoln Street & SW Commerce Park Drive	25	SF	Approved & at Building Permit/Construction stage
Indianwood Landing	**SW Warfield Boulevard and SW Indianwood Drive**	**28 18,140 sf**	**TH Commercial Space**	**Completeness review.**
Osceola Pines PUD Master Site Plan	SW Shawnee Ave. & SW 150th St.	158	SF	PUD Amendment approved 6-2025. Limited to 40 units due to water capacity.
Osceola Pines Plat	**SW Shawnee Ave. & SW 150th St.**	**158**	**SF**	**Completeness review**
Heritage Park Major Site Plan	16986 SW Charleston Street and 16991 SW Farm Street	71	SF	Approved major site plan 1-8-2026.

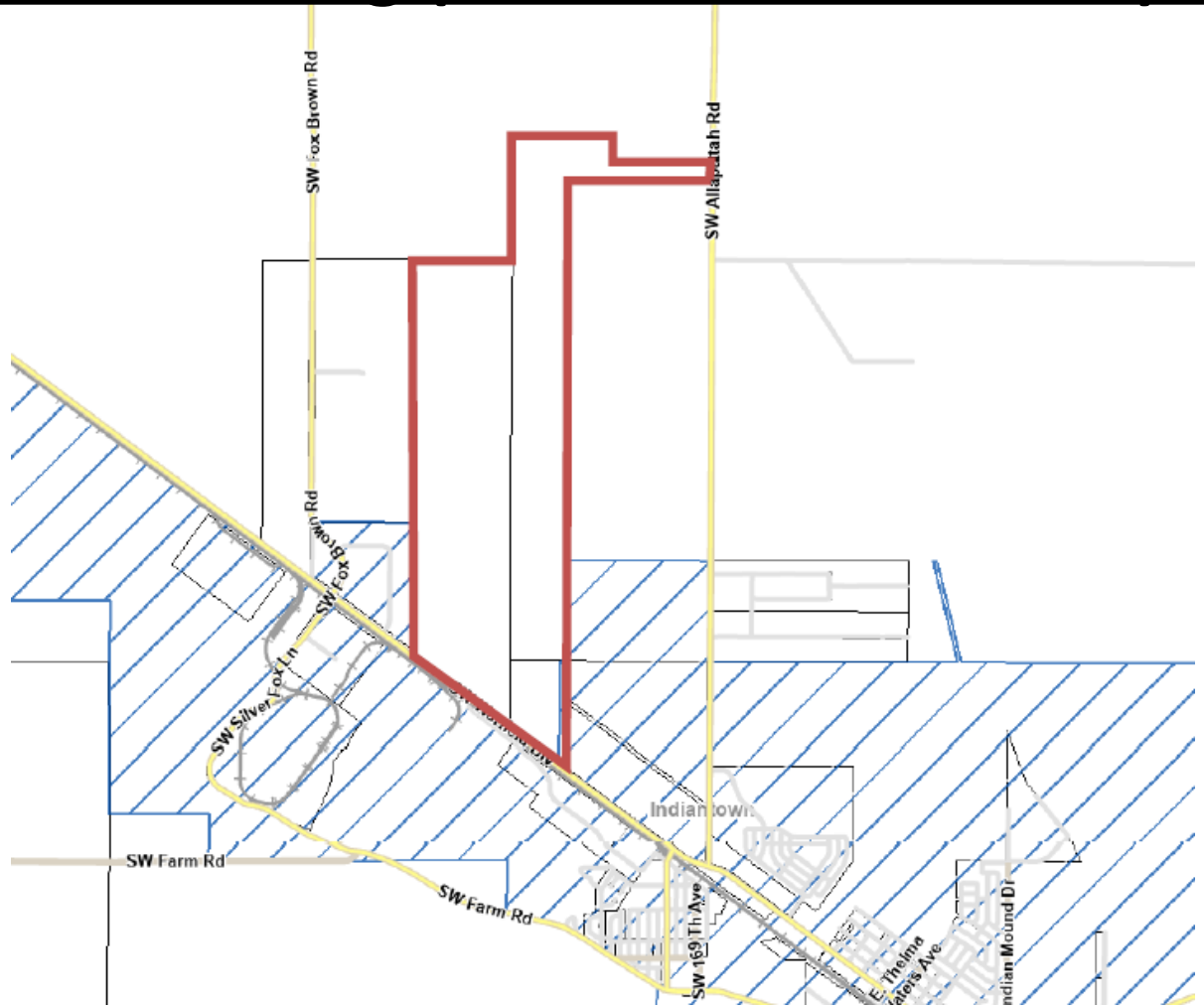
RESIDENTIAL DEVELOPMENT

Project Name	Location	Residential #'s	Residential Type	Project Status
Heritage Park Plat	**16986 SW Charleston Street and 16991 SW Farm Street**	**71**	**SF**	**Pending plat resubmission for review and approval by DRC.**
JPI Indiantown	Corner of SW 150th St & SW Shawnee Ave	40	SF	Approved. Pending building permit submission.
Park View Apartments	SW Osceola Street	40	MF	Approved site plan – no building permits to date.
Hendry Ridge	SW Farms Road	443	SF, TH, & APT	Pre-app completed with DRC 10-8-2025.
River Oak PUD	SW Famel Ave	800	SF, MF, & TWH	Pre-app held. Pending Site Plan Submission.
Citrus Grove	**SW Citrus Blvd**	**309**	**SF & TWH**	**CPA amendment to Suburban Residential from Rural Residential. PZAB & VC to be scheduled for May 2026**

Application for Annexation, Comprehensive Plan Amendment, & Rezoning

Project	Application Location	Acres	Existing FLU	Proposed FLU	Status
Beskar Investments, LLC Voluntary Annexation	North side of SW Warfield Blvd between SW Fox Brown Road & SW Allapattah Road.	1,289.71-acres	Martin County Unincorporated Agricultural	Light Industrial	Staff reports to be issued. Pending applicant response
Beskar Investments, LLC Large Scale CPA	North side of SW Warfield Blvd between SW Fox Brown Road & SW Allapattah Road.	1,289.71-acres	Martin County Unincorporated Agricultural	Light Industrial	Staff reports to be issued. Pending applicant response

Application for Annexation, Comprehensive Plan Amendment, & Rezoning (Beskar Investments)



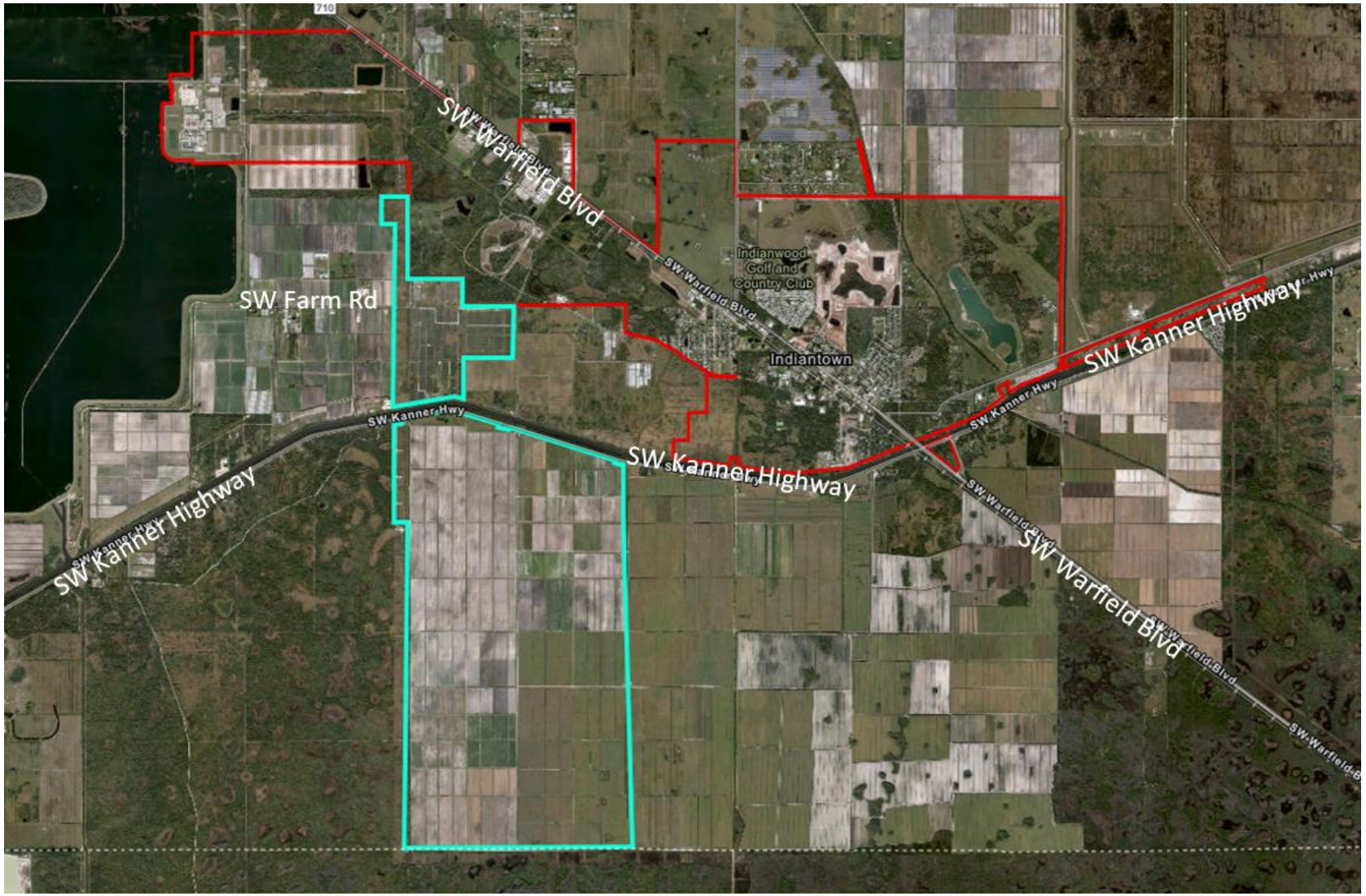
Application for Annexation, Comprehensive Plan Amendment, & Rezoning

Project	Application Location	Acres	Existing FLU	Proposed FLU	Status
Tesoro Grove Rezoning	North side of SW Warfield Blvd between SW Fox Brown Road & SW Allapattah Road.	1,289.71-acres	Martin County Unincorporated Agricultural	Light Industrial	PZAB 4/16/2026 VC#1 4/23/2026 VC#2 4/30/2026

Application for Annexation, Comprehensive Plan Amendment, & Rezoning

Plan Amendment	Application Location	Acres	Existing FLU	Proposed FLU	Status
Project Parrot Voluntary Annexation	North of SW Kanner Hwy West of SW Warfield Blvd, and immediately South & West of existing Village of Indiantown boundaries.	5,722.30 acres	Agricultural, Public Utilities - Major Power Generation Facilities, and Institutional Development – Public Conservation	Light Industrial	Approved PZAB 1-7-26 VC 1-8-26 VC 2-12-26
Project Parrot Large Scale CPA	North of SW Kanner Hwy West of SW Warfield Blvd, and immediately South & West of existing Village of Indiantown boundaries.	5,722.30 acres	Agricultural, Public Utilities - Major Power Generation Facilities, and Institutional Development – Public Conservation	Light Industrial	Approved PZAB 1-7-26 VC 1-8-26 VC 2-26-26

Application for Annexation & Comprehensive Plan Amendment – Project Parrot (FPL)



Application for Annexation, Comprehensive Plan Amendment, & Rezoning

Plan Amendment	Application Location	Acres	Existing FLU	Proposed FLU	Status
Small Scale CPA	Citrus Grove, SW Citrus Blvd	64.9 acres	Rural Community	Suburban Residential	Staff Report issued. Pending applicant response. May 2026 PZAB & VC public hearings

Application for Small Scale Comprehensive Plan Amendment – Citrus Grove

