VILLAGE OF INDIANTOWN
AGENDA
PLANNING, ZONING, AND APPEALS BOARD

January 7, 2026
6:00 PM
15516 SW Osceola Street, Suite B. 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**

7. **REGULAR AGENDA**

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

    Staff recommends that the PZAB recommend approval of the Voluntary Annexation, ahead of consideration by the Village Council at two public hearings.

72. 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, Â PARCEL IDS Â 32-39-38-001-006-00000-7, 32-39-38-001-012-00000-5, 32-39-38-001-018-00001-1, 32-39-38-001-024-00010-8, 32-39-38-001-029-00010-7, 32-39-38-001-034-00011-6, 32-39-38-001-039-00001-7,

09-40-38-000-000-00030-1, 03-40-38-000-000-00050-9, 10-40-38-000-000-00020-1, 15-40-38-000-000-00010-2, 22-40-38-000-000-00010-8, 27-40-38-000-000-00010-7, 11-40-38-000-000-00020-9, 14-40-38-000-000-00010-5, 23-40-38-000-000-00010-6, 26-40-38-000-000-00010-9, 03-40-38-000-000-00011-0; 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.

Staff recommends that the PZAB recommend approval of the large-scale Comprehensive Plan Amendment changing the future land use designation of the Subject Property to Light Industrial, ahead of consideration by the Village Council at two public hearings.

73. APPLICATION NO. SP-25-016 - RESOLUTION NO. 001-2026 - A RESOLUTION OF THE VILLAGE COUNCIL OF THE VILLAGE OF INDIANTOWN, FLORIDA, APPROVING APPLICATION NO. SP-25-016 FOR THE MAJOR SITE PLAN FOR AN APPROXIMATELY 10.87-ACRE +/- Â 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.

Staff recommends that the Planning, Zoning, and Appeals Board recommends approval of the Major Site Plan to the Village Council.

8. DIRECTOR'S REPORT

81. Development Report

Informational presentation, no action required.

9. ADJOURNMENT

VILLAGE OF INDIANTOWN, FLORIDA
AGENDA MEMORANDUM

MEETING DATE: January 7, 2026

MEETING TYPE: Planning, Zoning, and Appeals Board

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

SUMMARY OF ITEM: Florida Power and Light (“Applicant”) is seeking a recommendation of approval from the Planning, Zoning and Appeals Board (“PZAB”) for a Voluntary Annexation of 18 contiguous parcels of land into the Village of Indiantown.

FISCAL IMAPCT STATEMENT: See attached Staff Report.

RECOMMENDATION:

Staff recommends that the PZAB recommend approval of the

Voluntary Annexation, ahead of consideration by the Village Council at two public hearings.

PREPARED BY: Deanna Freeman DATE: 12/26/25

ATTACHMENTS:
Description
A. ANX PZAB Staff Report.docx
B. VOI Ordinance No. 01-2026 & exhibits.pdf
C. ANX Presentation latest.pptx
D. ANX Application.pdf
E. Newspaper Ad.pdf
F. Mailing Notice Project Parrot PZAB and VC.pdf
G. Sign Photos.pdf
H. Notice of Affidavit.pdf
I. ANX Notice to Martin County.pdf
VOI - Business Impact Estimate Form - Ord. 01-2026 - FPL 5722.30 ac Annexation Ordinance.pdf

Village of Indiantown
Planning, Zoning & Appeals Board
Staff Report
Project Parrot

SECTION A: APPLICATION INFORMATION

Application Number	ANX 25-001 Project Parrot
Hearing Date	January 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
Applicant Representative	Brian Nolan, AICP, ASLA, Lucido & Associates 701 SE Ocean Blvd, Stuart, FL, 34994
Village Coordinator	Deanna Freeman, Community & Economic Development Director

SECTION B: PROJECT DESCRIPTION/DETAILS

Applicant Request

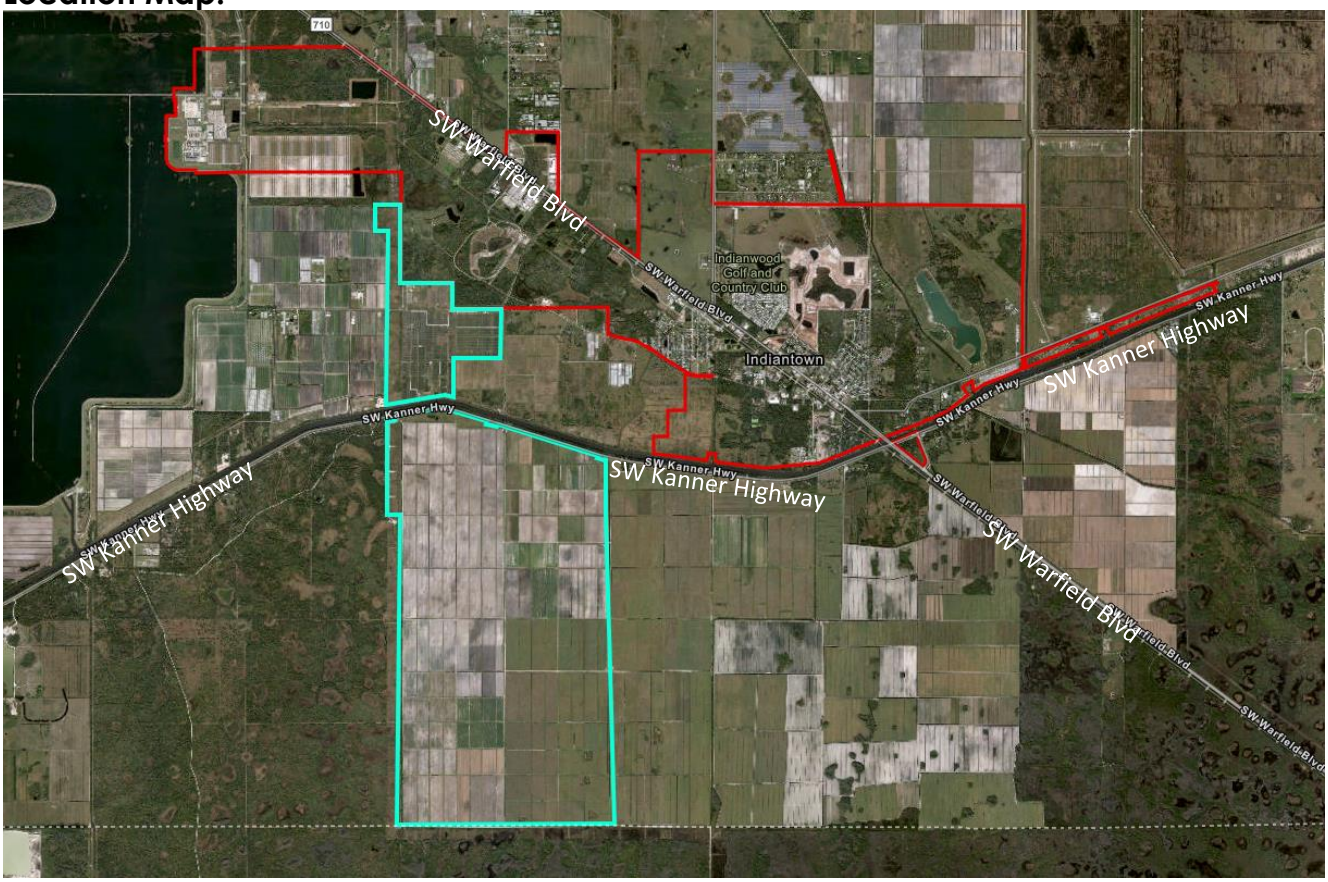
APPLICATION NO: ANX 25-001, REQUEST FOR APPROVAL OF ANNEXING BY VOLUNTARY PETITION CERTAIN REAL PROPERTY TOTALING +/- 5,722.30-ACRES IN SIZE, LOCATED NORTH AND SOUTH OF SW KANNER HIGHWAY AND WEST OF SW WARFIELD BOULEVARD, AND IMMEDIATELY SOUTH OF THE EXISTING BOUNDARIES OF THE VILLAGE OF INDIANTOWN.

Florida Power and Light ("Applicant") are seeking a recommendation of approval from the Planning, Zoning and Appeals Board ("PZAB") for a Voluntary Annexation of 18 contiguous parcels of land into the Village of Indiantown. The request is pursuant to Land Development Regulation Sec. 12-3. Annexation/contraction applications and the 2023 Florida Statutes Chapter 171.044.

Property Information

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

Location Map:



Legal Description: Refer to the attached exhibit.

Parcel ID Numbers: Refer to the attached exhibit and following table summary:

Parcel Number	Acreage	Use Code/Property Classification
32-39-38-001-006-00000-7	40.57	9100 Utility Gas Electric Telep
32-39-38-001-012-00000-5	21.21	9100 Utility Gas Electric Telep
32-39-38-001-018-00001-1	21.21	9100 Utility Gas Electric Telep
32-39-38-001-024-00010-8	19.25	9100 Utility Gas Electric Telep
32-39-38-001-029-00010-7	30.18	9100 Utility Gas Electric Telep
32-39-38-001-034-00011-6	10.6	9100 Utility Gas Electric Telep
32-39-38-001-039-00001-7	37	9100 Utility Gas Electric Telep
09-40-38-000-000-00030-1	75	5300 - 5300 Cropland Soil Cpcty CLIII
03-40-38-000-000-00050-9	2.0949	5300 - 5300 Cropland Soil Cpcty CLIII
10-40-38-000-000-00020-1	622.3	5300 - 5300 Cropland Soil Cpcty CLIII
22-40-38-000-000-00010-8	641	5300 - 5300 Cropland Soil Cpcty CLIII
27-40-38-000-000-00010-7	641	5300 - 5300 Cropland Soil Cpcty CLIII
11-40-38-000-000-00020-9	451.1	5300 - 5300 Cropland Soil Cpcty CLIII
14-40-38-000-000-00010-5	641	5300 - 5300 Cropland Soil Cpcty CLIII
23-40-38-000-000-00010-6	642	5300 - 5300 Cropland Soil Cpcty CLIII
26-40-38-000-000-00010-9	642	5300 - 5300 Cropland Soil Cpcty CLIII
03-40-38-000-000-00011-0	505.06	9100 Utility Gas Electric Telep
15-40-38-000-000-00010-2	641	5300 - 5300 Cropland Soil Cpcty CLIII

SECTION C: VILLAGE REVIEWERS

The following reviewers, as Development Review Colleagues, have reviewed the request for a voluntary annexation into the Village. At the time the report was completed, all reviewers had completed their reviews and had no outstanding issues requiring a response from the applicant in relation to the applicant's request.

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

SECTION D: APPLICATION THRESHOLDS & MATERIALS SUBMITTED

In accordance with the provisions of LDR Chapter 11. Reviewers and Decision makers, the Voluntary Annexation application requires review and recommendation by the Development Review Colleagues (DRC), a recommendation by the Planning, Zoning & Appeals Board (PZAB) as a public hearing, and the review and decision making by the Village Council at two separate public hearings ahead of the draft Ordinance being signed and recorded.

The application has followed public noticed procedures in accordance with the provisions and requirements of 2023 Florida Statutes Chapter 171.044., including correctly noticing Martin County at least 10 days prior to the required newspaper advertisements, and two consecutive weeks in the newspaper ahead of the first Village Council public hearing.

Application Materials Submittals Include:

1. Annexation Application.
2. Development application.
3. Parcel ID Numbers.
4. Legal Description.
5. Deeds.
6. Narrative & Justification Statement.
7. Surrounding Land Uses & Zoning Analysis.
8. Maps.
9. Survey of Property to be Annexed.

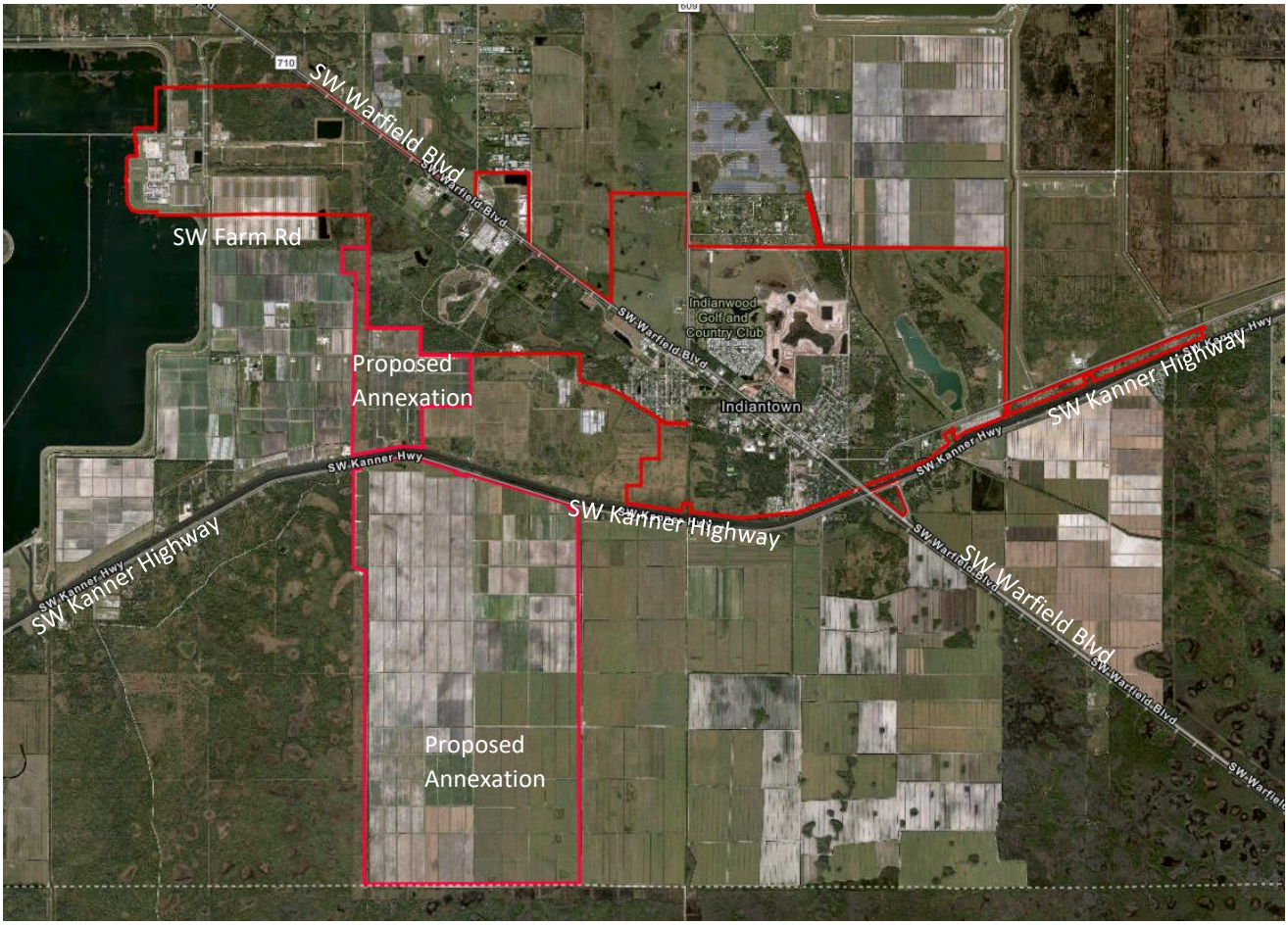
SECTION E: LOCATION AND SITE INFORMATION

Subject Property Parcel Size: +/- 5,722.30-acres

Parcel Ownership: The property is owned by Florida Power & Light as applicant for the voluntary annexation of eighteen contiguous parcels of land into the Village of Indiantown.

Existing conditions/use: The applicant has confirmed the property is mostly active and vacant agricultural uses, with the parcels of along the western edge of the proposed annexation containing power transmission infrastructure, and the northern parcels containing solar power generation facilities. The property lies within Martin County jurisdiction, contiguous and abutting the existing boundary of the Village of Indiantown to the west. No buildings exist on the subject property.

Municipal Boundary Map & Proposed Expansion:

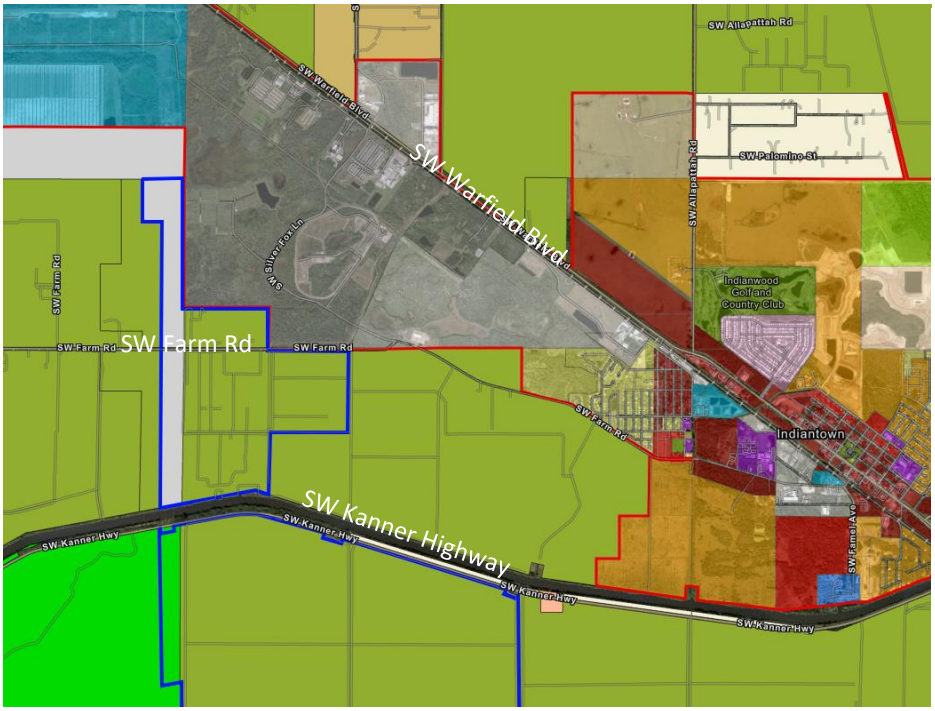


Future Land Use & Zoning

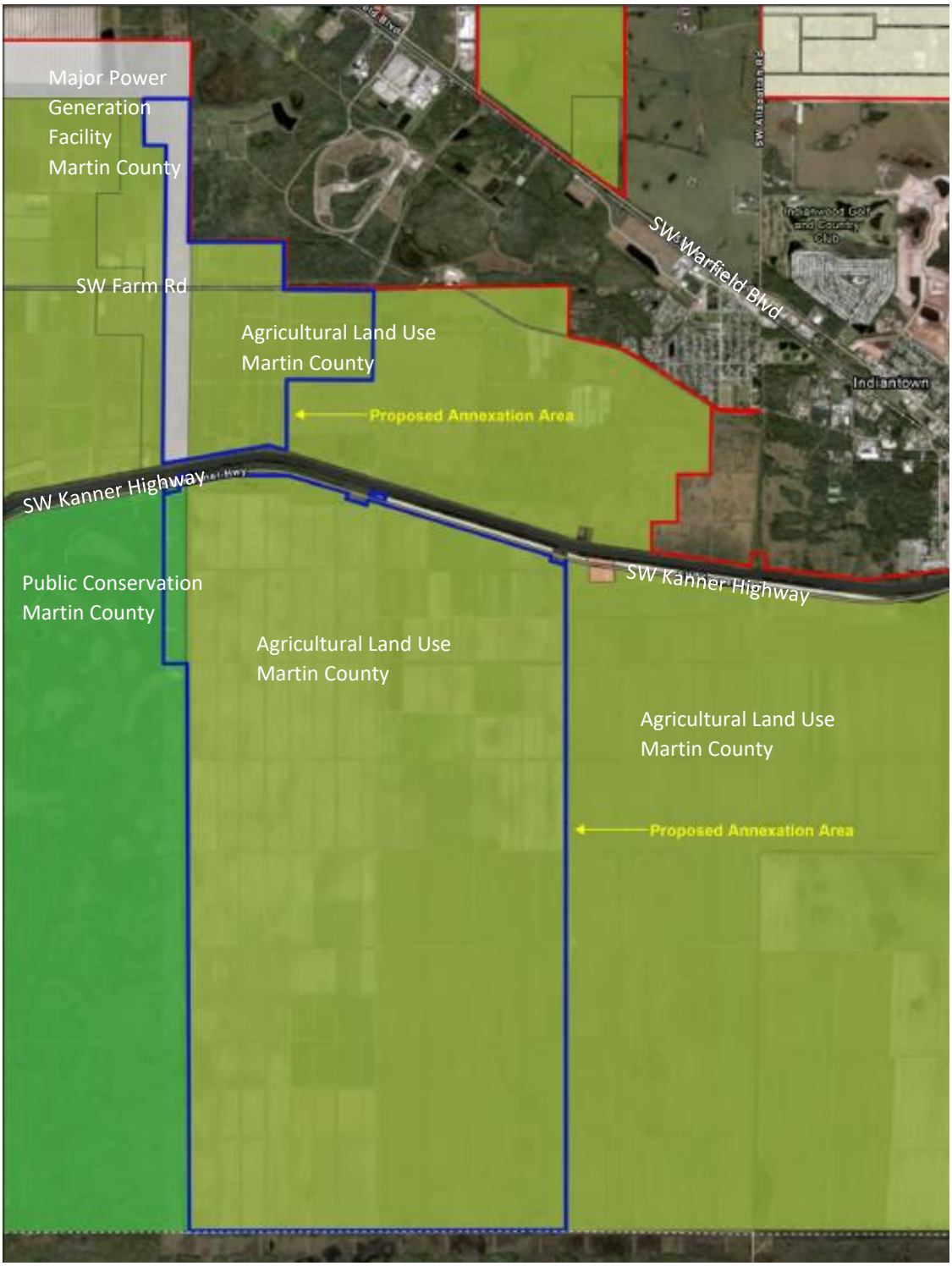
The subject property has a Martin County Future Land Use designation Agricultural, Public Utilities - Major Power Generation Facilities, and Institutional Development – Public Conservation. A request to amend the future land use map designation from Martin County Agricultural, Public Utilities - Major Power Generation Facilities, and Institutional Development – Public Conservation to an appropriate Village of Indiantown land use designation is required following any approval of the concurrent request for a Voluntary Annexation into the Village. The property currently is zoned A-2, Agriculture. This is an old category C Martin County zoning district, inconsistent with the future land uses currently designated on the subject property.

The applicant has concurrent applications filed with the Village of Indiantown for a Large-Scale future land use amendment to Light Industrial, consistent with property to the northeast of the subject property, and Heavy Industrial to the immediate north. A request to change the zoning from A-2, Agriculture to a Planned Unit Development to accommodate a phased project and timetable for development.

Current Future Land Use Martin County: Agricultural, Conservation, & Major Power Generation Facility.



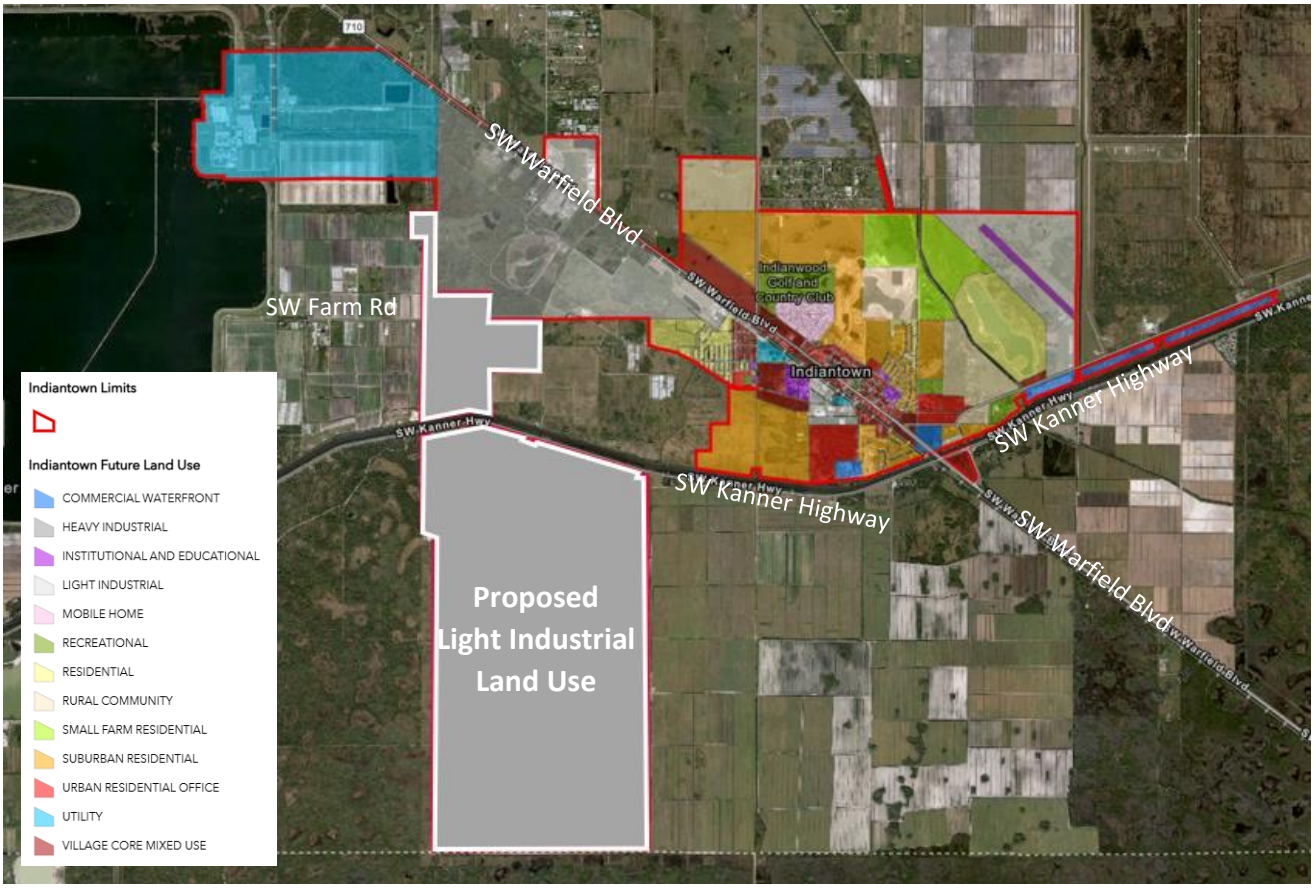



Major Power Generation Facility Martin County
SW Farm Rd
Agricultural Land Use Martin County
Proposed Annexation Area
SW Warfield Blvd
Indiantown
SW Kanner Highway
SW Kanner Highway
Public Conservation Martin County
Agricultural Land Use Martin County
Agricultural Land Use Martin County
Proposed Annexation Area
Indiantown Limits
Future Landuse
Agricultural Ranchette
Agricultural
Public Conservation Area
Estate Density -up to 2 UPA
No Data (May Include Incorporated Area)
Major Power Generation Facility
Rural Density -up to 0.5 UPA

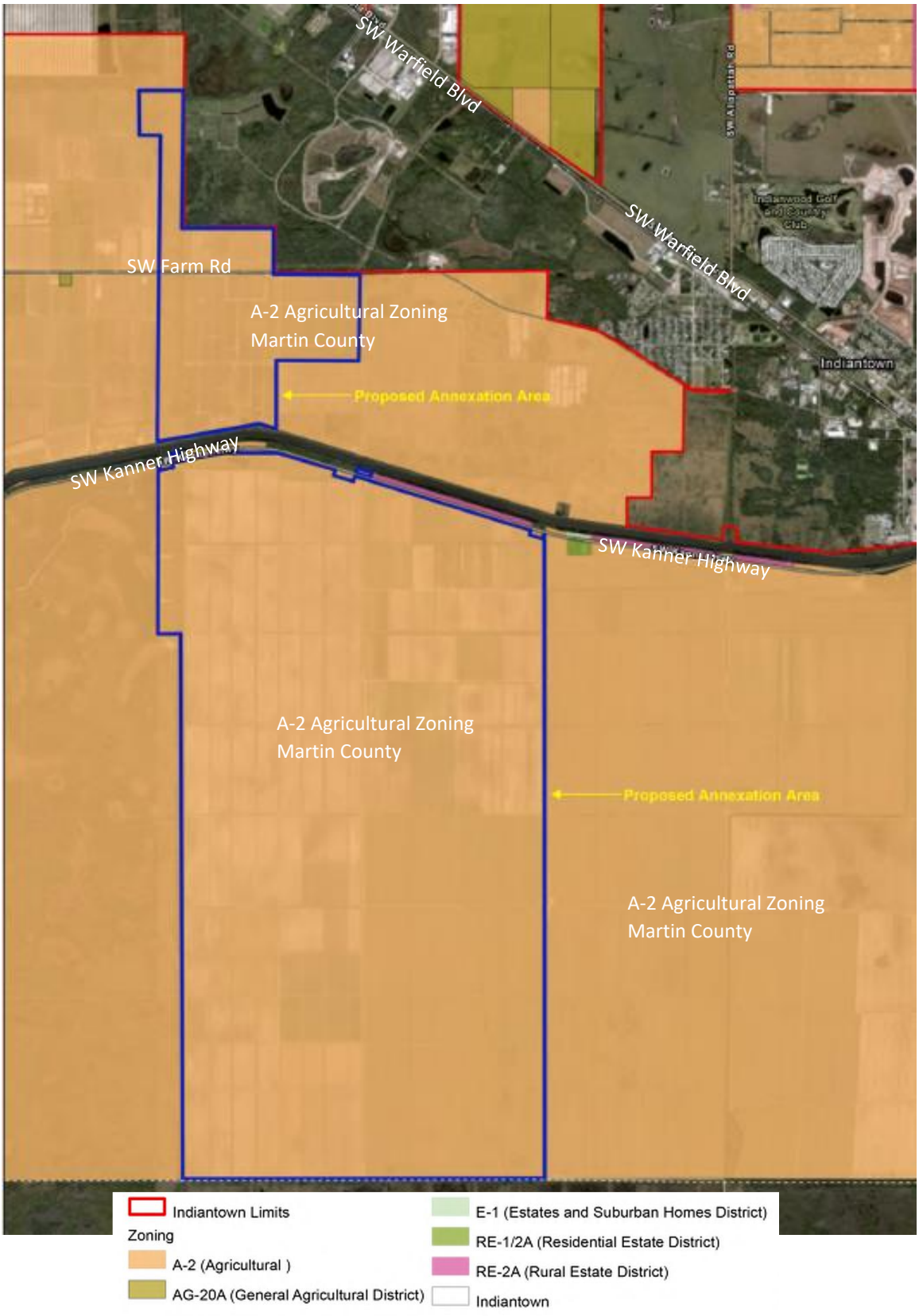
Palm Beach County – Land Use Map Extract: Property has a land use designation of Conservation and is used as conservation and recreational lands owned by SFWMD.



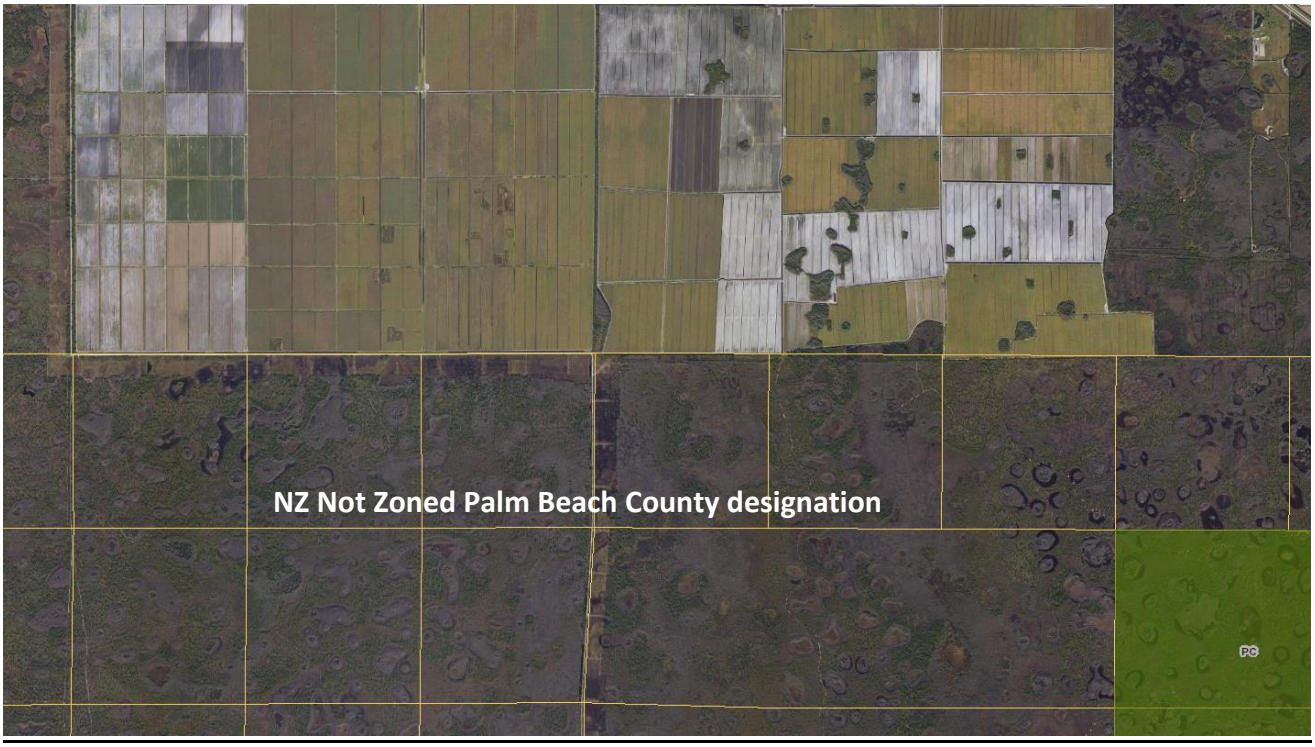
Proposed Future Land Use: Light Industrial



Existing Zoning Martin County jurisdiction: A-2, Agricultural category c zoning district



Existing Zoning Palm Beach County jurisdiction: NZ – Not zoned – unincorporated designation – Palm Beach County.



SECTION F: PLANNING ANALYSIS

Planning Analysis

This section of the report provides planning analysis on consistency with Chapters 163 and 171 Florida State Statutes, consistency with the Village of Indiantown Comprehensive Plan, and compliance with the land development regulations.

The property the subject of the request for Voluntary Annexation is contiguous to the Village of Indiantown's municipal boundaries, is compact, with no enclaves being created because of the annexation request.

"Contiguous" means that a substantial part of a boundary of the territory sought to be annexed by a municipality is coterminous with a part of the boundary of the municipality.

Summary of Staff response: The subject property is contiguous to the Village boundary along its northern border. With the lands south of SW Kanner Highway and the St. Lucie Canal not constituting any separation in planning terms when considering annexing a property.

"Compactness" means concentration of a piece of property in a single area and precludes any action which would create enclaves, pockets, or finger areas in

serpentine patterns. Any annexation proceeding in any county in the state shall be designed in such a manner as to ensure that the area will be reasonably compact.

Summary of Staff response: The subject property is a reasonably compact property where no enclaves, pockets, or finger areas will be created with the approval of the annexation.

Section 171.031(13), Florida Statutes, defines "enclave" for purposes of Chapter 171, Florida Statutes, the Municipal Annexation or Contraction Act. It provides that "enclave" means:

"(a) Any unincorporated improved or developed area that is enclosed within and bounded on all sides by a single municipality; or
(b) Any unincorporated improved or developed area that is enclosed within and bounded by a single municipality and a natural or manmade obstacle that allows the passage of vehicular traffic to that unincorporated area only through the municipality."

Summary of Staff response: The proposed annexation will not create any parcels completely bounded on all sides by a single municipality. No developed areas will be enclosed within and bounded by a single municipality or obstructed by a natural or manmade obstacle that prevents passage of vehicles to the property except through the municipality. The existence of right-of-way does not prevent the lands from being contiguous.

Surrounding Land Use, Zoning & Existing Use:

The property is mostly active and vacant agricultural uses, with the parcels of along the western edge of the proposed annexation containing power transmission infrastructure, and the northern parcels containing solar power generation facilities. No buildings exist on the subject property.

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

Direction	Future Land Use	Zoning	Existing Use
Site:	Major Power Generation Facility. Conservation. Agricultural – Martin County.	A-2, Agricultural, Martin County.	Power transmission infrastructure. Solar power generation facilities – FP&L. Agricultural and vacant agricultural lands.
North:	Power Generation uses – Martin County. Heavy Industrial & Light Industrial – Village of Indiantown. Agricultural – Martin County.	A-2, Agricultural, Martin County. Heavy Industrial & Light Industrial – Village of Indiantown.	FP&L multiple utility uses. Silver Fox – vacant industrial lands. Co-gen property. Cal-Maine Food facility – food manufacturing facility. I-Town Rail & Commerce – industrial park and former juice plant facility. Venture Industrial Park.
East:	Power Generation uses. Agricultural. Martin County.	A-2, Agricultural, Martin County.	Solar Energy FP&L. Agricultural Uses.
South:	Conservation – Palm Beach County.	Not zoned – unincorporated designation – Palm Beach County.	Conservation lands – Palm Beach County jurisdiction.
West:	Power Generation uses Conservation – Martin County.	A-2, Agricultural, Martin County.	SFWMD – conservation lands Agricultural Use.

Approval Evaluation Criteria

This application was reviewed by staff for compliance with the Village Comprehensive Plan Policy IC1.1.25 regarding noticing Martin County in accordance with Florida State Chapter 171.044. The request for Voluntary Annexation into the Village of Indiantown also satisfies the requirements of Policy IC1.1.26 – as a property contiguous to the Village's boundaries. The proposed annexation offers the Village of Indiantown the opportunity to unify the community and improve the quality of life for new and existing residents through the provision of additional lands to accommodate additional industrial development opportunities within the Village.

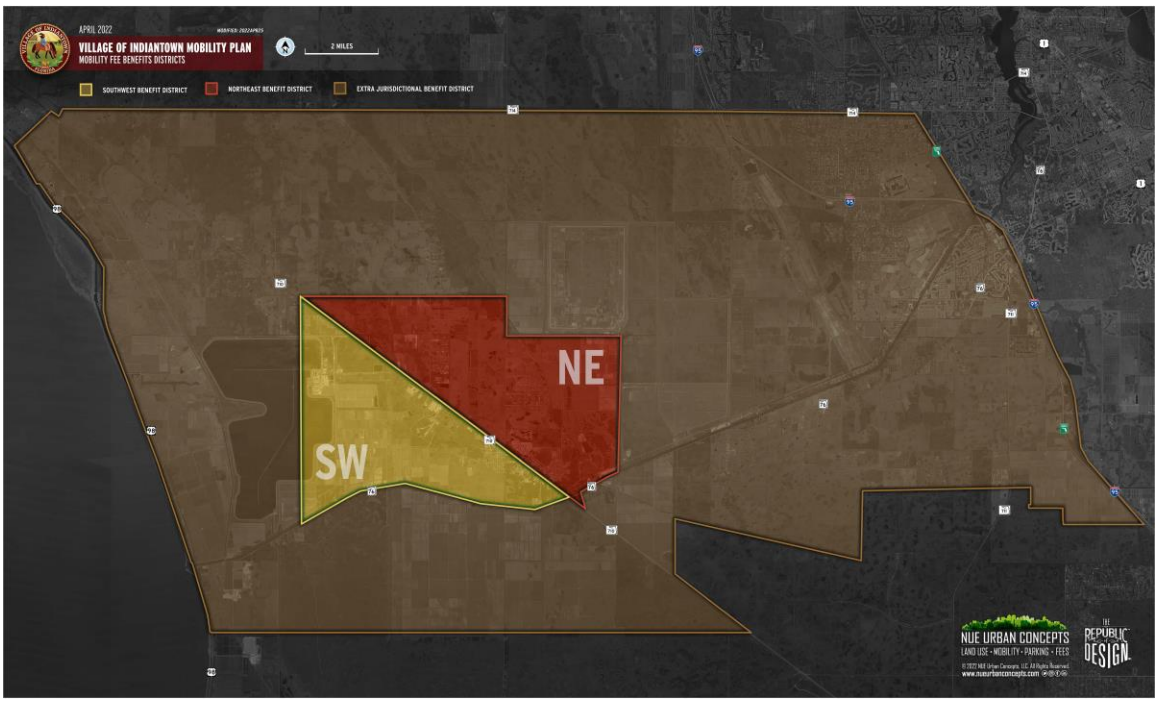
Land Development Regulations (LDRs), and Sec. 12-3. Annexation/contraction applications and the 2023 Florida Statutes Chapter 171.044.

LDR Sec. 12-3. Annexation/contraction applications.
For any annexation or contraction proposed by either the Village or owner(s) of real property in an unincorporated area which is contiguous to the Village the process and procedures found in F.S. ch. 171 — Local Government Boundaries Part 1 — Municipal Annexation or Contraction shall apply.

Summary of Staff response: The annexation has been reviewed in accordance with LDR Sec. 12-3. It has been found to be contiguous to the Village and consistent with F.S. ch. 171. The Applicant has satisfied the requirements of the LDR provisions and Florida State Statute Chapter 171.044.

LDR Sec. 8-2.11. Mobility Fee Benefit Districts.

(c) Mobility fee benefit districts are established northeast and southwest of SR 710 and shall extend to municipal boundaries on either side of SR 710. Geographic boundaries of the mobility fee benefit districts may expand or contract due to annexation or de-annexations.



Summary of Staff response: The annexation request will provide an opportunity to expand the geographic boundaries of the mobility fee district to include the additional lands to be within Village of Indiantown municipal boundaries. Adding opportunity to collect mobility fees and invest these funds back into improvements within the Village to benefit the existing and growing community.

Comprehensive Plan Policies:

Policy IC1.1.25 : The Village shall notify Martin County of proposed annexations as required by F.S. ch. 171.

Summary of Staff response: Staff has prepared notice to Martin County in accordance with the requirements of Comprehensive Plan Policy IC1.1.25 and F.S. ch. 171.

Policy IC1.1.26: The Village of Indiantown shall pursue annexation of lands located within unincorporated Martin County that are contiguous to the Village's boundaries. Emphasis shall be placed upon areas that will produce revenue surplus and ensure future fiscal solvency. Said annexation efforts shall seek to unify the community and improve the quality of life for the new and existing residents of the Village of Indiantown.

Summary of Staff response: The voluntary annexation request to include lands within unincorporated Martin County is contiguous to Village of Indiantown boundaries. The financial analysis has identified the positive fiscal benefits of adding the 5,722.30-acres of lands to within the Village of Indiantown's jurisdiction from a tax revenue and opportunity to expand the economic and employment base within the area. The opportunities to utilize additional revenues generated from the annexation, including taking the property out of agricultural tax exemption status with Martin County Tax collector and Property Appraiser current tax code classifications as agricultural, will provide significant additional revenue for the Village of Indiantown and Martin County. Impact fee/mobility fees to be collected from future use and development of the subject property will provide additional revenues to put back into infrastructure and services for Village residents and community wide.

The requested annexation also offers the Village the opportunity to allow annexation in an area that has established industrial areas abutting the subject property currently within its jurisdiction. Bringing in the unincorporated area under Village of Indiantown rules, while ensuring orderly expansion. To the immediate south and west of the subject property are lands designated Conservation within Martin County and Palm Beach County jurisdictions. These adjacent lands provide a clear distinction between urban and rural areas in relation to the Village of Indiantown's potential for growth. As a Voluntary Annexation request, the Village also can proactively manage and control impact of any new development on the subject property. The Village will be able to collect tax revenues and impact fees/mobility fees to offset the costs of expanding infrastructure that will be necessary to accommodate the growth.

Public Services & Facilities Analysis

Public services and facilities will be required to be available to serve the needs of the subject properties as part of the site plan review stage in the process. The applicant has addressed such provisions in their annexation narrative justification statement. Confirming the parcels may be initially served by on-site well and septic or a private

water and sewer treatment facility until such time as central services are made available. Staff have reviewed the applicant's intent and concurs that any future development application for site plan approval may likely initially include well and septic service provisions. However, when water and wastewater services are available to serve the subject property within the next few years, the property owners would be required to connect to the Village water and sewer service provisions.

The following is offered as additional information pertaining to capacity consideration regarding mandatory facilities:

Water & Sewer: The Village of Indiantown owns and operates the existing water and sewer plants located within the Village. Any future development on the subject property would require the applicant to commit to connecting to water and sewer as part of a site plan review and approval process. If a site plan application is submitted for the subject property water capacity issues would need to be addressed with provision for well water ahead of any expansions and improvements having been completed to the Village of Indiantown water treatment facilities.

Drainage: Review of soil maps, environmental considerations, and future design and development considerations were undertaken by Village Staff. Further extensive reviews and recommendations would be made by staff regarding proposed infrastructure, ensuring compliance with finished floor elevations, and other applicable local and state statutes at the site plan stage in the development of the property.

Transportation: The subject property is located on SW Kanner Highway, SR-76. The applicant provided a Traffic Study, reviewed, and accepted by staff as part of the review process. This confirmed the proposed land use amendment is not expected to result in any negative impacts to the area and no roadway improvements are required. Based on the Traffic Consultant's analyses conducted for each of the planning horizons (short-range and long-range), all significantly impacted links are projected to operate acceptably in 2031 and 2045 with the proposed FLU change and voluntary restriction. Therefore, the traffic associated with the proposed FLU change meets the requirements of the Village of Indiantown, Florida.

A more detailed review at the site plan stage would require specific numbers and data based on the actual development proposed. Impact and Mobility fee assessments will be applied to any future site plan proposal.

Sanitary Sewer Services: The Village owns and operates a Water Wastewater Treatment Plant within the Village's jurisdiction. Any existing and future use of the existing plant provisions will be reviewed and approved by the Village as part of a site plan review process. Construction plans will be required to be provided at the site plan stage in the review process to make a determination on accommodating any development proposed on the subject property.

Waste Management Services: Current and future capacity is served by Okeechobee landfill, which has 150-year capacity.

Stormwater Management: No objections at the policy review analysis stage. Any future development will be subject to detailed stormwater management plans, civil plans, and will be required to be designed and constructed in accordance with Florida State Statutes regarding finished floor elevations and stormwater events.

Parks – The proposed annexation into the Village of Indiantown provides access to parks within the jurisdiction, in addition to the developed active parklands within Martin County. The proposed annexation will not lead to an increase in residents as the proposed land use amendment is to a Light Industrial designation.

Fire Rescue: Provided by Martin County in accordance with an Interlocal Agreement with provision made to the Village. This agreement will remain in effect when the property is developed with impact and mobility fees being calculated to take into account any increase in service requirements. At the site plan stage in the review process the applicant will be required to accommodate any fire suppression needs to address life safety matters.

Schools: A School Impact Assessment will not be required as no residential units proposed. This would be submitted and reviewed as part of the site plan review process with any applicable impact fees being required to be paid to the Martin County School District at the building permit phase in the permit.

Beaches: The levels of service will remain dependent on calculations provision for the Village as part of Martin County.

Libraries: The levels of service will remain dependent on calculations provision for the Village as part of Martin County.

Electrical and Natural Gas: The location is adjacent to major transmission lines. A substation is intended to be constructed by FPL as phase one of the development of the subject property. This will ensure the availability of high-demand service necessary for industrial operations on the remaining phases of the project.

Financial Feasibility

Financial feasibility analysis has also been undertaken to assess the proposed annexation of the +/- 5,722.30-acre subject property. The current taxable value of the property is $7.9M. Should the application for annexation be approved, and future development on the land occur, the property could create a new source of ad-valorem tax revenue annually to the Village of Indiantown, depending on the millage rate per year, which is currently 1.8250. The expected tax revenue increase to the entire annexation area would be $469,944 (based upon the value of $45K/acre) if the annexation is approved.

By concentrating industrial development in areas such as the subject property, the amendment promotes the efficient and cost-effective provision of public infrastructure and services, which benefits the Village community at large by avoiding the need for new, redundant infrastructure elsewhere while generating additional tax revenue to be then reinvested to make much needed improvements elsewhere within the Village.

SECTION G: CONCLUSION & RECOMMENDATIONS

Staff Recommendation

The annexation has been reviewed in accordance with LDR Sec. 12-3. It has been found to be contiguous to the Village and consistent with F.S. ch. 171. The Applicant has satisfied the requirements of the LDR provisions and Florida State Statute Chapter 171.044.

Staff recommend approval of the Voluntary Annexation subject to a review and recommendation by the PZAB, ahead of consideration before the Village Council as two separate public hearings.

Attachments

Attachment A – Application Materials.
Attachment B – Draft Ordinance.
Attachment C – Public Notice Ad.
Attachment D – Public Notice Mail Out Letters & Posted Signage.
Attachment E – Copy of Certified Notice to Martin County Board of County Commissioners.

VILLAGE OF INDIANTOWN, FLORIDA

ORDINANCE NO. 01-2026

AN ORDINANCE OF THE VILLAGE OF INDIANTOWN, FLORIDA, ANNEXING BY VOLUNTARY PETITION CERTAIN REAL PROPERTY TOTALING 5,722.30 +/- ACRES IN SIZE, LOCATED NORTH AND SOUTH OF SW KANNER HIGHWAY AND WEST OF WARFIELD BLVD, AND IMMEDIATELY SOUTH OF THE EXISTING BOUNDARIES OF THE VILLAGE OF INDIANTOWN, PARCEL IDS 32-39-38-001-006-00000-7, 32-39-38-001-012-00000-5, 32-39-38-001-018-00001-1, 32-39-38-001-024-00010-8, 32-39-38-001-029-00010-7, 32-39-38-001-034-00011-6, 32-39-38-001-039-00001-7, 09-40-38-000-000-00030-1, 03-40-38-000-000-00050-9, 10-40-38-000-000-00020-1, 15-40-38-000-000-00010-2, 22-40-38-000-000-00010-8, 27-40-38-000-000-00010-7, 11-40-38-000-000-00020-9, 14-40-38-000-000-00010-5, 23-40-38-000-000-00010-6, 26-40-38-000-000-00010-9, 03-40-38-000-000-00011-0, WHICH PROPERTY IS CONTIGUOUS TO THE VILLAGE OF INDIANTOWN IN ACCORDANCE WITH THE VOLUNTARY ANNEXATION PROVISIONS OF SECTION 171.044, FLORIDA STATUTES, AND OTHER CONTROLLING LAW; REDEFINING THE BOUNDARIES OF THE VILLAGE OF INDIANTOWN TO INCLUDE SAID PROPERTY; PROVIDING FOR LEGAL DESCRIPTION AND A MAP; PROVIDING FOR IMPLEMENTATION AND NOTICE TO APPROPRIATE AGENCIES; AND PROVIDING FOR FINDINGS, CONFLICTS, NON-CODIFICATION, SEVERABILITY AND AN EFFECTIVE DATE.

WHEREAS, Florida Power & Light Company, owner of the property described and depicted in Exhibit "A" and Exhibit "B" attached hereto ("Subject Property") has petitioned the Village of Indiantown, pursuant to Section 171.044, Florida Statutes, for voluntary annexation of the Subject Property into the municipal limits of the Village of Indiantown; and

WHEREAS, Village staff have reviewed and recommended approval of the annexation of the Subject Property to the Village Council of the Village of Indiantown, and has accomplished all actions required under applicable Florida law; and

WHEREAS, the Village Council, upon the recommendation of Village staff and the Village Attorney, has determined that all of the Subject Property proposed to be annexed into the Village of Indiantown is within an unincorporated area of Martin County, is reasonably compact and contiguous to the corporate boundaries of the Village of Indiantown, and has further determined that the annexation of the Subject Property will not result in the creation of any enclave, and that the annexation of the Subject Property otherwise fully complies with the requirements of applicable Florida law; and

WHEREAS, the Village Council has taken all actions in accordance with the requirements and procedures mandated by Florida law with respect to the annexation of the Subject Property; and

WHEREAS, the Village Council, in the exercise of its legislative discretion, hereby determines that it is to the advantage of the Village of Indiantown and in the best interests of the health, peace, safety, and general welfare of the residents, businesses, and property owners of the Village to annex the Subject Property; and

WHEREAS, the provisions of Section 166.031(3), Florida Statutes, provide that a municipality may, by ordinance and without referendum, redefine its boundaries to include only those lands previously annexed and shall file said redefinition with the Florida Department of State; and

WHEREAS, the provisions of Section 171.091, Florida Statutes, provide as follows:

> Recording.—Any change in the municipal boundaries through annexation or contraction shall revise the charter boundary article and shall be filed as a revision of the charter with the Department of State within 30 days. A copy of such revision must be submitted to the Office of Economic and Demographic Research along with a statement specifying the population census effect and the affected land area.

and

WHEREAS, the metes and bounds legal description and the map attached hereto as Exhibits "A" and "B", respectively, show, describe, and depict the Subject Property which is hereby annexed into the Village of Indiantown.

NOW, THEREFORE, BE IT ORDAINED BY THE VILLAGE COUNCIL OF THE VILLAGE OF INDIANTOWN, FLORIDA AS FOLLOWS:

SECTION 1. RECITALS. The above recitals and "Whereas" clauses are hereby included as findings by the Village Council of the Village of Indiantown, and are otherwise fully incorporated herein.

SECTION 2. ANNEXATION OF SUBJECT PROPERTY AND CHANGE OF VILLAGE BOUNDARIES. The Subject Property, as defined herein, is hereby annexed into and made a part of the Village of Indiantown pursuant to the voluntary annexation provisions of Section 171.044, Florida Statutes, and other controlling law. The Village boundaries are hereby changed and redefined to include the Subject Property.

SECTION 3. EFFECT OF ANNEXATION. Upon this Ordinance becoming effective, the property owners of the Subject Property shall be entitled to all the rights and privileges and immunities as are from time-to-time granted to property owners of the Village of Indiantown as further provided in Chapter 171, Florida Statutes, and shall further be subject to the responsibilities of ownership as may from time-to-time be determined by the governing authority of the Village of Indiantown and the provisions of said Chapter 171, Florida Statutes.

SECTION 4. IMPLEMENTATION. The Village Manager, or designees, shall ensure that the Subject Property annexed by this Ordinance is incorporated into the Village of Indiantown Comprehensive Plan, the Official Zoning Map of the Village of Indiantown, and the map of the Village Limits of the Village of Indiantown in an expeditious manner. The Village Manager, or designees, are hereby authorized and directed to legally describe and map the revised Village Limits of the Village of Indiantown and to take any and all appropriate actions or propose actions to the Village Council as may be authorized in accordance with controlling law.

SECTION 5. NOTICE TO APPROPRIATE AGENCIES. Within seven (7) days after the adoption of this Ordinance, the Village Clerk shall file a copy of said Ordinance with the Clerk of the Circuit Court (Land Records/Recording), with the Chief Administrative Officer of Martin County (the County Administrator), with the Florida Department of State, with the Office of Economic and Demographic Research (along with a statement specifying the population census effect and the affected land area), and with such other agencies and entities as may be required by law or otherwise desirable.

SECTION 6. SEVERABILITY. The provisions of this Ordinance are deemed severable. In the event that any word(s), phrase(s), portion(s), sub-sub-section(s), sub-section(s), or section(s) of this Ordinance is for any reason whatsoever held to be invalid, illegal, unconstitutional, contrary to law, or against public policy, by any court, administrative agency, or other body with competent jurisdiction, such word(s), phrase(s), portion(s), sub-sub-section(s), sub-section(s), or section(s) of this Ordinance shall be null and void, and shall be deemed severed, and a separate, distinct, and independent provision from the remaining provisions of this Ordinance, and such holding shall in no manner affect the validity of the remaining words, phrases, portions, sub-sub-sections, sub-sections, or sections of this Ordinance, which shall remain in full force and effect. This Ordinance shall be construed in a manner to accomplish, to the greatest extent legally possible, the purposes of this Ordinance as expressed herein.

SECTION 7. NON-CODIFICATION. The provisions of this Ordinance shall not be codified, but the annexed Subject Property shall be incorporated and included in all appropriate maps of the Village Limits of the Village of Indiantown by the Village Manager, or designee, and the Village Manager, or designee, is hereby directed to take any and all appropriate actions relative to the land use planning documents of the Village pertaining to the Subject Property annexed pursuant to this Ordinance.

SECTION 8. CONFLICTS. All ordinances and parts of ordinances and all resolutions and parts of resolutions in conflict herewith, are hereby repealed.

SECTION 9. EFFECTIVE DATE. This Ordinance shall take effect immediately upon adoption.

PASSED on first reading on the _____ day of _____, 20_____.

ADOPTED on second reading on the _____ day of _____, 20_____.

ATTEST:

_____
LaRhonda McBride
Village Clerk

Village of Indiantown, Florida

_____
Carmine Dipaolo
Mayor

REVIEWED FOR FORM
AND CORRECTNESS:

_____

Wade C. Vose, Esq.
Village Attorney

EXHIBIT

A

LEGAL DESCRIPTION

TRACT 1

PORTIONS OF SECTIONS 33 AND 34, TOWNSHIP 39 SOUTH, RANGE 38 EAST, BEING PARCELS 4 THROUGH 8 AS DESCRIBED IN CORRECTIVE SPECIAL WARRANTY DEED AS RECORDED IN OFFICIAL RECORDS BOOK 3058, PAGE 348 OF THE PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF SECTION 33, TOWNSHIP 39 SOUTH, RANGE 38 EAST; THENCE SOUTH 00°00'06" EAST ON THE EAST LINE OF SAID SECTION 33, A DISTANCE OF 4001.08 FEET TO A POINT ON THE NORTH LINE OF THE SOUTH ONE-HALF (S-1/2) OF THE SOUTHWEST ONE-QUARTER (SW-1/4) OF SECTION 34, TOWNSHIP 39 SOUTH, RANGE 38 EAST; THENCE NORTH 89°39'07" EAST ON SAID NORTH LINE, A DISTANCE OF 2648.77 FEET TO A POINT ON THE EAST LINE OF SAID SOUTH ONE-HALF (S-1/2) OF THE SOUTHWEST ONE-QUARTER (SW-1/4) OF SECTION 34; THENCE SOUTH 00°00'20" WEST ON SAID EAST LINE, A DISTANCE OF 1278.17 FEET TO A POINT ON THE NORTH RIGHT-OF-WAY LINE OF SW FARM ROAD (100.00 FEET RIGHT-OF-WAY); THENCE SOUTH 89°31'57" WEST ON SAID NORTH RIGHT-OF-WAY LINE, SAID LINE ALSO BEING 50.00 FEET NORTH OF AND PARALLEL WITH THE SOUTH LINE OF SAID SECTION 34, A DISTANCE OF 2648.64 FEET; THENCE SOUTH 89°56'59" WEST ON SAID NORTH RIGHT-OF-WAY LINE, SAID LINE ALSO BEING 50.00 FEET NORTH OF AND PARALLEL WITH THE SOUTH LINE OF SECTION 33, TOWNSHIP 39 SOUTH, RANGE 38 EAST, A DISTANCE OF 700.00 FEET TO A POINT ON A LINE 700.00 FEET WEST OF AND PARALLEL WITH THE EAST LINE OF SAID SECTION 33; THENCE NORTH 00°00'06" WEST ON SAID PARALLEL LINE, A DISTANCE OF 3948.75 FEET TO A POINT ON THE SOUTH LINE OF THE NORTHEAST ONE-QUARTER (NE-1/4) OF THE NORTHEAST ON-QUARTER (NE-1/4) OF SAID SECTION 33; THENCE SOUTH 89°45'33" WEST ON SAID SOUTH LINE, A DISTANCE OF 624.97 FEET TO A POINT ON THE WEST LINE OF SAID NORTHEAST ONE-QUARTER (NE-1/4) OF THE NORTHEAST ONE-QUARTER (NE-1/4) OF SECTION 33; THENCE NORTH 00°02'09" WEST ON SAID WEST LINE, A DISTANCE OF 1332.22 FEET TO A POINT ON THE NORTH LINE OF SAID SECTION 33; THENCE NORTH 89°41'45" EAST ON SAID NORTH LINE, A DISTANCE OF 1325.77 FEET TO THE POINT OF BEGINNING.

CONTAINING 7,924,301 S.F.± OR 181.92 ACRES MORE OR LESS.

TOGETHER WITH:

TRACT 2

PARCELS 1 THROUGH 3 AND PARCELS 9 THROUGH 13 AS DESCRIBED IN CORRECTIVE SPECIAL WARRANTY DEED AS RECORDED IN OFFICIAL RECORDS BOOK 3058, PAGE 348

OF THE PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA LYING IN SECTIONS 3 AND 4, TOWNSHIP 40 SOUTH, RANGE 38 EAST, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SECTION 4, TOWNSHIP 40 SOUTH, RANGE 38 EAST; THENCE SOUTH 89°56'59" WEST ALONG THE NORTH LINE OF SECTION 4 TO A POINT ON THE WEST LINE OF THE EAST 700 FEET OF SAID SECTION, A DISTANCE OF 700.06 FEET, THENCE PARALLEL WITH THE AFOREMENTIONED EAST LINE OF SECTION 4 SOUTH 00°43'40" WEST, A DISTANCE OF 50.00 FEET TO A POINT ON THE SOUTH RIGHT-OF-WAY LINE OF SW FARM ROAD (100.00 FEET RIGHT-OF-WAY) AND THE POINT OF BEGINNING; THENCE FROM SAID BEGINNING, NORTH 89°56'59" EAST ON SAID SOUTH RIGHT-OF-WAY LINE, SAID LINE ALSO BEING 50.00 FEET SOUTHERLY OF AND PARALLEL WITH THE NORTH LINE OF SAID SECTION 4, A DISTANCE OF 700.06 FEET; THENCE CONTINUING ALONG SAID SOUTHERLY RIGHT-OF-WAY, NORTH 89°31'57" EAST, PARALLEL WITH THE NORTH LINE OF SAID SECTION 3, A DISTANCE OF 2552.68 FEET; THENCE SOUTH 00°39'21" WEST, A DISTANCE OF 96.02 FEET; THENCE NORTH 89°31'57" EAST, A DISTANCE OF 192.04 FEET TO A POINT 96.00 FEET EAST OF AND PARALLEL WITH THE WEST LINE OF THE EAST ONE-HALF (E-1/2) OF SAID SECTION 3; THENCE SOUTH 00°39'21" WEST, A DISTANCE OF 4437.31 FEET TO A POINT ON THE ARC OF A NON-TANGENT CURVE TO THE LEFT AT WHICH THE RADIUS POINT BEARS SOUTH 09°18'48" WEST, THENCE WESTERLY ON THE ARC OF SAID CURVE, HAVING A RADIUS OF 4020.62 FEET THROUGH A CENTRAL ANGLE OF 19°58'53" AN ARC DISTANCE OF 1402.15 FEET TO THE POINT OF TANGENCY; THENCE SOUTH 79°19'55" WEST, A DISTANCE OF 2096.50 FEET (THE LAST TWO COURSES BEING COINCIDENT WITH THE NORTH RIGHT-OF-WAY LINE OF THE ST. LUCIE CANAL) TO A POINT ON A LINE 700.00 FEET WEST OF AND PARALLEL WITH THE EAST LINE OF SECTION 04, TOWNSHIP 40 SOUTH, RANGE 38 EAST; THENCE NORTH 00°43'40" EAST ON SAID PARALLEL LINE, A DISTANCE OF 4915.02 FEET TO A POINT ON SAID SOUTH RIGHT-OF-WAY LINE OF SW FARM ROAD AND THE POINT OF BEGINNING;

CONTAINING 1,548,839.09 S.F.± OR 366.13 ACRES MORE OR LESS.

TOGETHER WITH

TRACT 3

A TRACT OF LAND LYING IN THE NORTH HALF (1/2) OF SECTION 3, TOWNSHIP 40 SOUTH, RANGE 38 EAST, MARTIN COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHWEST CORNER OF THE NORTHEAST QUARTER (1/4) OF SECTION 3, TOWNSHIP 40 SOUTH, RANGE 38 EAST; THENCE SOUTH 00 DEGREES 39

MINUTES 21 SECONDS WEST ON THE WEST LINE OF SAID NORTHEAST QUARTER (1/4), A DISTANCE OF 50.01 FEET TO THE POINT OF BEGINNING; FROM SAID POINT OF BEGINNING; THENCE, NORTH 89 DEGREES 31 MINUTES 57 SECONDS EAST ON THE SOUTH RIGHT-OF-WAY LINE OF SW FARM ROAD, A DISTANCE OF 2,506.20 FEET; THENCE, LEAVING SAID SW RIGHT-OF-WAY OF SW FARM ROAD, SOUTH 00 DEGREES 39 MINUTES 21 SECONDS WEST ON A LINE PARALLEL WITH SAID WEST LINE OF THE NORTHEAST QUARTER (1/4), A DISTANCE OF 2,526.84 FEET TO AN INTERSECTION WITH THE LINE AT 45 FEET NORTH OF, AND PARALLEL WITH THE SOUTH LINE OF SAID NORTHEAST QUARTER (1/4); THENCE, SOUTH 89 DEGREES 42 MINUTES 36 SECONDS WEST ON SAID LINE AT 45.00 FEET NORTH OF, AND PARALLEL WITH THE SOUTH LINE OF SAID NORTHEAST QUARTER (1/4), A DISTANCE OF 2,410.05 FEET TO AN INTERSECTION WITH A LINE 96.00 FEET EAST OF, AND PARALLEL WITH THE WEST LINE OF SAID NORTHEAST QUARTER (1/4); THENCE, NORTH 00 DEGREES 39 MINUTES 21 SECONDS EAST PARALLEL WITH SAID WEST LINE OF THE NORTHEAST QUARTER (1/4), A DISTANCE OF 2,423.35 FEET; THENCE SOUTH 89 DEGREES 31 MINUTES 57 SECONDS WEST ON A LINE 96.00 FEET SOUTH OF AND PARALLEL WITH SAID SOUTH RIGHT-OF-WAY OF SW FARM ROAD, A DISTANCE OF 192.04 FEET; THENCE, NORTH 00 DEGREES 39 MINUTES 21 SECONDS EAST PARALLEL WITH SAID WEST LINE OF THE NORTHEAST QUARTER (1/4), A DISTANCE OF 96.02 FEET TO THE INTERSECTION WITH SAID SOUTH RIGHT-OF-WAY LINE OF SW FARM ROAD; THENCE, NORTH 89 DEGREES 31 MINUTES 57 SECONDS EAST ON THE SOUTH RIGHT-OF-WAY LINE OF SW FARM ROAD, A DISTANCE OF 96.02 FEET TO THE POINT OF BEGINNING.

CONTAINING 6,098,401.87 S.F.± OR 140.00 ACRES MORE OR LESS.

TOGETHER WITH

PARCEL 2:

PORTIONS OF SECTION 10 AND 11, TOWNSHIP 40 SOUTH, RANGE 38 EAST, LYING BETWEEN THE NORTHERLY RIGHT-OF-WAY LINE OF STATE ROAD NO. 76, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 7 AT PAGE 47 AND THE SOUTHERLY RIGHT-OF-WAY OF THE ST. LUCIE CANAL, ACCORDING TO THE PLAT, AS RECORDED IN PLAT BOOK 2 AT PAGE 35, BOTH OF THE PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA; BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE NORTHEASTERLY CORNER OF SPILLWAY "D", AS SHOWN ON SHEET 3, OF THE AFORESAID PLAT OF THE ST. LUCIE CANAL; THENCE RUN SOUTH 73 DEGREES 07 MINUTES 38 SECONDS EAST, ALONG THE SAID SOUTHERLY RIGHT-OF-WAY, FOR A DISTANCE OF 430.06 FEET: THENCE RUN SOUTH 16 DEGREES 52 MINUTES 22 SECONDS

WEST, FOR A DISTANCE OF 133.00 FEET; THENCE RUN NORTH 73 DEGREES 07 MINUTES 38 SECONDS WEST, ALONG THE SAID NORTHERLY RIGHT-OF-WAY, FOR A DISTANCE OF 430.06 FEET; THENCE RUN NORTH 16 DEGREES 52 MINUTES 22 SECONDS EAST, ALONG THE SOUTHEASTERLY LINE OF SAID SPILLWAY "D", FOR A DISTANCE OF 133.00 FEET TO THE POINT OF BEGINNING.

CONTAINING 57,196.65 SQUARE FEET OR 1.31 ACRES

TOGETHER WITH

PARCEL 3

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

BEGIN AT THE NORTHEAST CORNER OF SECTION 9, TOWNSHIP 40 SOUTH, RANGE 38 EAST, BEING ALSO THE NORTHWEST CORNER OF SECTION 10, SAID CORNER BEING MARKED BY A 4" X 4" CONCRETE MONUMENT AS SHOWN ON CERTIFIED CORNER RECORD NUMBER 092879; THENCE SOUTH 00°04'04" EAST, ALONG THE EAST LINE OF SAID SECTION 9, A DISTANCE OF 128.61 FEET TO A POINT ON THE NORTH RIGHT-OF-WAY LINE OF STATE ROAD 76 AS SHOWN ON FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT-OF-WAY MAP SECTION 89060-2101, BEING A 100 FOOT RIGHT-OF-WAY AS LAID OUT AND IN USE, ALSO KNOWN AS SW KANNER HIGHWAY; THENCE SOUTH 79°19'55" WEST, ALONG SAID RIGHT-OF-WAY LINE, A DISTANCE OF 275.28 FEET TO THE INTERSECTION WITH THE EAST LINE OF SPILLWAY "C", ST. LUCIE CANAL, AS RECORDED IN PLAT BOOK 10, PAGE 84, PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA; THENCE NORTH 10°40'05" WEST, ALONG SAID EAST LINE, A DISTANCE OF 133.00 FEET TO A POINT ON THE SOUTH RIGHT OF WAY LINE OF SAID ST. LUCIE CANAL; THENCE NORTH 79°19'55" EAST, ALONG SAID SOUTH LINE, A DISTANCE OF 263.75 FEET TO A POINT ON THE NORTH LINE OF SAID SECTION 9; THENCE NORTH 89°56'02" EAST, ALONG SAID NORTH LINE, A DISTANCE OF 35.80 FEET TO THE POINT OF BEGINNING.

CONTAINING 38,147.76 S.F.± OR 0.88 ACRES MORE OR LESS.

TOGETHER WITH

PARCEL 4

A PARCEL OF LAND LYING WITHIN A PORTION OF SECTIONS 3, 4, 9, 10 AND 11, TOWNSHIP 40 SOUTH, RANGE 38 EAST AND ALL OF SECTIONS 14, 15, 22, 23, 26 AND 27,

TOWNSHIP 40 SOUTH, RANGE 38 EAST. SAID PARCEL BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT A POINT ON THE SOUTH RIGHT OF WAY LINE OF STATE ROAD 76 AS SHOWN ON FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT-OF-WAY MAP SECTION 89060-2101, A 100 FOOT RIGHT-OF-WAY AS LAID OUT AND IN USE, ALSO KNOWN AS SW KANNER HIGHWAY THAT INTERSECTS THE EAST LINE OF SAID SECTION 9; THENCE NORTH 79°19'55" EAST, ALONG THE SOUTH RIGHT-OF-WAY LINE, A DISTANCE OF 1276.15 FEET TO THE INTERSECTION WITH THE NORTH LINE OF SAID SECTION 10, BEING ALSO THE SOUTH LINE OF SECTION 3, TOWNSHIP 40 SOUTH, RANGE 38 EAST, MARTIN COUNTY FLORIDA; THENCE CONTINUE NORTH 79°19'55" EAST, ALONG SAID SOUTH RIGHT-OF-WAY LINE, A DISTANCE OF 136.80 FEET TO THE BEGINNING OF A CURVE CONCAVE TO THE SOUTHWEST HAVING A RADIUS OF 3770.33 FEET; THENCE ALONG THE ARC OF SAID CURVE, AND SAID SOUTH RIGHT-OF-WAY LINE, THROUGH A CENTRAL ANGLE OF 19°06'47" FOR A DISTANCE OF 1257.72 FEET TO THE INTERSECTION WITH A LINE THAT IS 15.13 FEET WEST OF AND PARALLEL WITH THE EAST LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 3; THENCE DEPARTING SAID RIGHT-OF-WAY LINE, SOUTH 00°39'18" WEST, ALONG SAID PARALLEL LINE, A DISTANCE OF 43.10 FEET TO A POINT ON THE SOUTH LINE OF SAID SECTION 3 SAID POINT IS SOUTH 89°43'51" WEST, A DISTANCE OF 2640 FEET, AS MEASURED ALONG SAID SOUTH LINE, FROM THE SOUTHWEST CORNER OF SAID SECTION 3; THENCE NORTH 89°43'51" EAST, ALONG THE SOUTH LINE OF SAID SECTION 3, BEING ALSO THE NORTH LINE OF SAID SECTION 10, A DISTANCE OF 232.99 FEET TO THE INTERSECTION WITH SAID SOUTH RIGHT-OF-WAY LINE OF SW KANNER HIGHWAY AND THE BEGINNING OF A NON-TANGENT CURVE CONCAVE TO THE SOUTHWEST HAVING A RADIUS OF 3770.33 FEET, A CHORD WHICH BEARS SOUTH 75°30'59" EAST, WITH A CHORD DISTANCE OF 322.03 FEET; THENCE ALONG THE ARC OF SAID CURVE AND SAID SOUTH RIGHT-OF-WAY LINE THROUGH A CENTRAL ANGLE OF 4°53'43" FOR A DISTANCE OF 322.13 FEET; THENCE SOUTH 73°07'29" EAST, ALONG THE SAID SOUTH RIGHT-OF-WAY LINE, A DISTANCE OF 1390.76 FEET TO THE WESTERLY LINE OF SPILLWAY "D" AS SHOWN ON THE DEPARTMENT OF THE ARMY, OKEECHOBEE WATERWAY, FLORIDA ST. LUCIE CANAL PORTION, SURVEY FOR LOCATION OF RIGHTS-OF-WAY SHEET 3 OF 53, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 10, PAGE 84 OF THE PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA ; THENCE SOUTH 16°52'31" WEST, ALONG SAID WESTERLY LINE, A DISTANCE OF 167.00 FEET TO THE SOUTHWEST CORNER OF SAID SPILLWAY "D"; THENCE SOUTH 73°07'29" EAST, ALONG THE SOUTHERLY LINE OF SPILLWAY "D", A DISTANCE OF 600.00 FEET TO THE SOUTHEAST CORNER OF SAID SPILLWAY "D"; THENCE NORTH 16°52'31" EAST, ALONG THE EASTERLY LINE OF SAID SPILLWAY "D", A DISTANCE OF 167.00 FEET TO THE INTERSECTION WITH

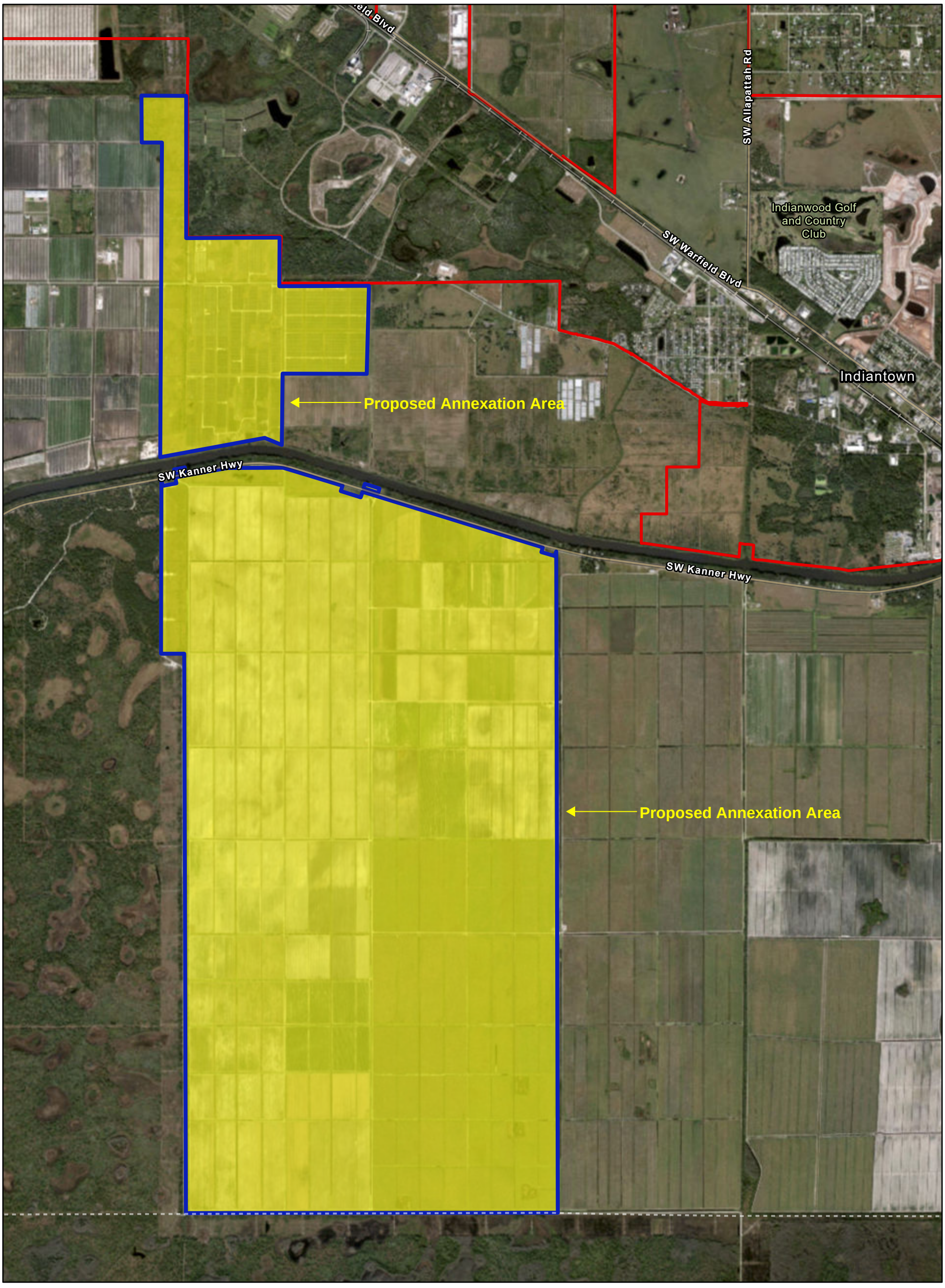
SAID SOUTH RIGHT-OF-WAY LINE OF SW KANNER HIGHWAY; THENCE SOUTH 73°07'29" EAST, ALONG SAID SOUTH RIGHT-OF-WAY LINE A DISTANCE OF 5388.76 FEET TO THE INTERSECTION WITH THE WESTERLY LINE OF SPILLWAY "E", AS RECORDED IN SAID PLAT BOOK 10, PAGE 84 OF THE PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA; THENCE SOUTH 16°52'31" WEST, ALONG SAID WESTERLY LINE, A DISTANCE OF 167.00 FEET TO THE SOUTHWEST CORNER OF SAID SPILLWAY "E"; THENCE SOUTH 73°07'29" EAST, ALONG THE SOUTHERLY LINE OF SPILLWAY "E", A DISTANCE OF 400.00 FEET TO THE SOUTHEAST CORNER OF SPILLWAY "E"; THENCE NORTH 16°52'31" EAST, ALONG THE EASTERLY LINE OF SPILLWAY "E", A DISTANCE OF 146.90 FEET TO A POINT ON THE EAST LINE OF SAID SECTION 11, TOWNSHIP 40 SOUTH, RANGE 38 EAST; THENCE SOUTH 00°37'52" EAST, ALONG SAID EAST LINE, A DISTANCE OF 2929.39 FEET TO THE SOUTHEAST CORNER OF SAID SECTION 11 BEING ALSO THE NORTHEAST CORNER OF SAID SECTION 14; THENCE SOUTH 00°32'21" EAST, ALONG THE EAST LINE OF SAID SECTION 14, A DISTANCE OF 5298.88 FEET TO THE SOUTHEAST CORNER OF SAID SECTION 14 BEING ALSO THE NORTHEAST CORNER OF SAID SECTION 23; THENCE SOUTH 00°18'31" EAST, ALONG THE EAST LINE OF THE NORTHEAST ONE-QUARTER (1/4) OF SAID SECTION 23, A DISTANCE OF 2639.65 FEET TO THE EAST ONE-QUARTER (1/4) CORNER OF SAID SECTION 23 BEING ALSO THE NORTHEAST CORNER OF SECTION 26; THENCE SOUTH 00°04'00" WEST ALONG THE EAST LINE OF THE NORTHEAST ONE-QUARTER (1/4) OF SAID SECTION 26, A DISTANCE OF 2639.58 FEET TO THE EAST ONE-QUARTER (1/4) CORNER OF SAID SECTION 26; THENCE SOUTH 00°04'42" WEST, ALONG THE EAST LINE OF THE SOUTHEAST ONE-QUARTER (1/4) OF SAID SECTION 26, A DISTANCE OF 2639.58 FEET TO THE SOUTHEAST TO THE SOUTHEAST CORNER OF SAID SECTION 26, BEING ALSO THE NORTHEAST CORNER OF SECTION 35, TOWNSHIP 40 SOUTH, RANGE 38 EAST; THENCE SOUTH 89°48'33" WEST, ALONG THE SOUTH LINE OF SAID SECTION 26, A DISTANCE OF 5311.60 FEET TO THE SOUTHWEST CORNER OF SAID SECTION 26, BEING ALSO THE SOUTHEAST CORNER OF SECTION 27, TOWNSHIP 40 SOUTH, RANGE 38 EAST, MARTIN COUNTY, FLORIDA; THENCE SOUTH 89°36'28" WEST, ALONG THE SOUTH LINE OF SAID SECTION 27, A DISTANCE OF 5300.26 FEET TO THE SOUTHWEST CORNER OF SAID SECTION 27; THENCE NORTH 00°19'09" WEST, ALONG THE WEST LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 27, A DISTANCE 2636.48 FEET TO THE WEST QUARTER CORNER OF SAID SECTION 27; THENCE NORTH 00°19'27" WEST, ALONG THE WEST LINE OF THE NORTHWEST QUARTER OF SAID SECTION 27, A DISTANCE OF 2636.60 FEET TO THE NORTHWEST CORNER OF SAID SECTION 27, BEING ALSO THE SOUTHWEST CORNER OF SECTION 22, TOWNSHIP 40 SOUTH, RANGE 38 EAST; THENCE NORTH 00°19'56" WEST, ALONG THE WEST LINE OF SAID SECTION 22, A DISTANCE OF 5319.39 FEET TO THE NORTHWEST CORNER OF SAID SECTION 22, BEING ALSO THE SOUTHWEST CORNER OF SECTION 15, TOWNSHIP 40 SOUTH, RANGE 38

EAST; THENCE NORTH 00°31'20" WEST, ALONG THE WEST LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 15, A DISTANCE OF 2657.77 FEET TO THE WEST QUARTER CORNER OF SAID SECTION 15; THENCE NORTH 00°31'08" WEST, ALONG THE WEST LINE OF THE NORTHWEST QUARTER OF SAID SECTION 15, A DISTANCE OF 2656.26 FEET TO THE NORTHWEST CORNER OF SAID SECTION 15, BEING ALSO THE SOUTHEAST CORNER OF SECTION 9, TOWNSHIP 40 SOUTH, RANGE 40 EAST, THENCE SOUTH 89°35'56" WEST, ALONG THE SOUTH LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 9, A DISTANCE OF 661.84 FEET TO THE INTERSECTION OF THE WEST LINE OF THE EAST QUARTER OF THE EAST HALF OF SAID SECTION 9; THENCE NORTH 00°07'11" WEST, ALONG SAID WEST LINE, A DISTANCE OF 4926.81 FEET TO THE INTERSECTION WITH THE SOUTH RIGHT-OF-WAY LINE OF SAID SW KANNER HIGHWAY; THENCE NORTH 79°19'55" EAST, ALONG SAID SOUTH RIGHT-OF-WAY LINE, A DISTANCE OF 20.79 FEET TO THE INTERSECTION OF THE WEST LINE OF SPILLWAY "C" AS RECORDED IN SAID PLAT BOOK 10, PAGE 84, PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA; THENCE SOUTH 10°40'05" EAST, ALONG SAID WEST LINE, A DISTANCE OF 167.00 FEET TO THE SOUTHWEST CORNER OF SAID SPILLWAY "C"; THENCE NORTH 79°19'55" EAST, ALONG THE SOUTH LINE OF SAID SPILLWAY "C", A DISTANCE OF 400.19 FEET TO THE SOUTHEAST CORNER OF SAID SPILLWAY "C"; THENCE NORTH 10°40'05" WEST, ALONG THE EAST LINE OF SAID SPILLWAY "C", A DISTANCE OF 167.00 FEET TO THE INTERSECTION OF THE SAID SOUTH RIGHT-OF-WAY LINE OF SW KANNER HIGHWAY; THENCE NORTH 79°19'55" EAST, ALONG SAID SOUTH RIGHT-OF-WAY, A DISTANCE OF 256.57 FEET TO THE EAST LINE OF SAID SECTION 9, BEING ALSO THE WEST LINE OF SAID SECTION 10 AND THE POINT OF BEGINNING.

CONTAINING 5,032.06 ACRES MORE OR LESS

TOTAL ACERAGE: 5722.30 ACRES MORE OR LESS.

Location Map



11/19/2025, 2:39:21 PM

Indiantown Limits

1:36,112

0 0.33 0.65 1.3 mi

0 0.5 1 2 km

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

EXHIBIT B

Printed using Village of Indiantown online mapping resource

Project Parrot
Florida Power & Light

Voluntary Annexation

No. ANX 25-001

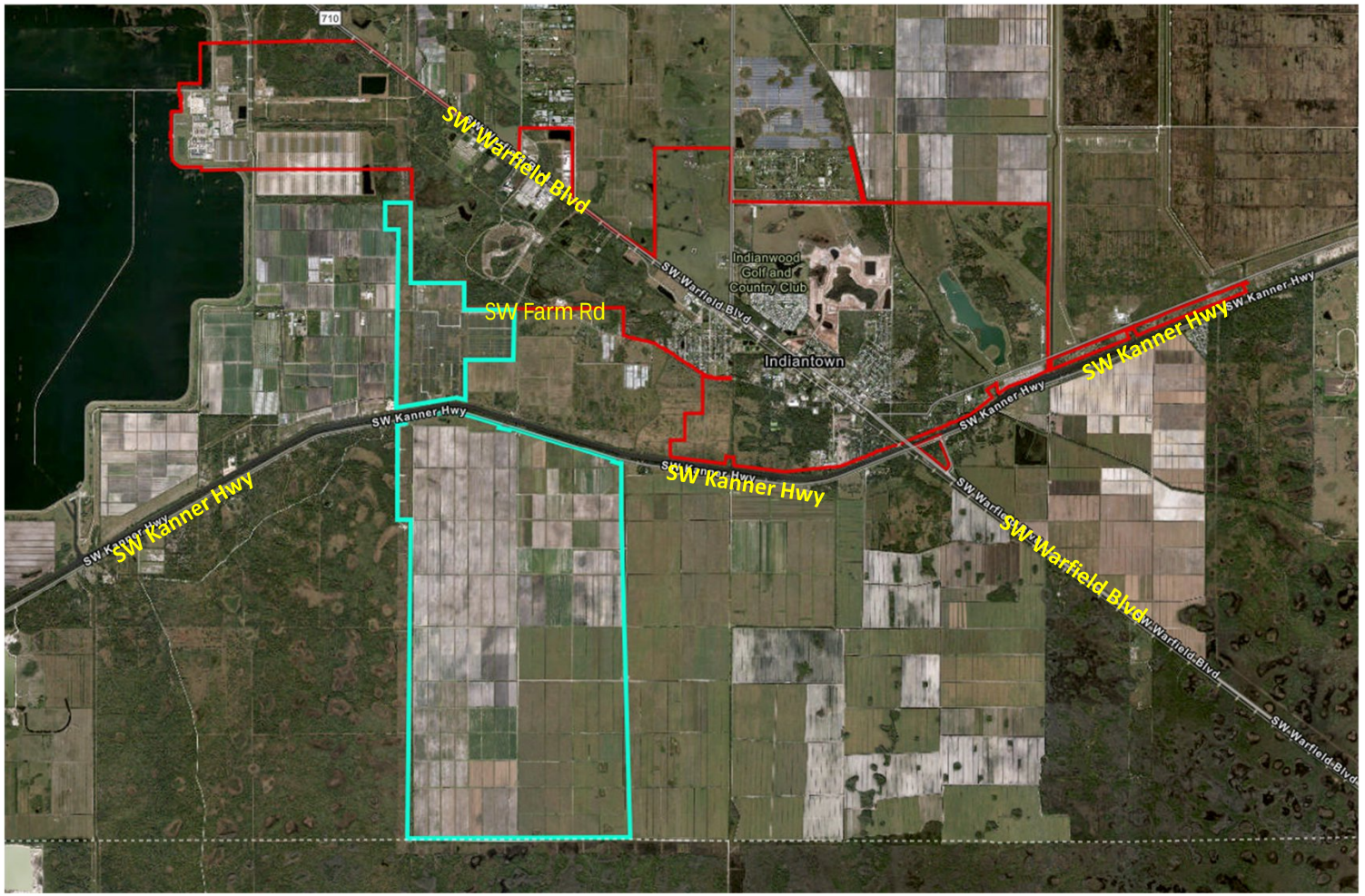
Village of Indiantown, Florida

PZAB Meeting 1-07-2026

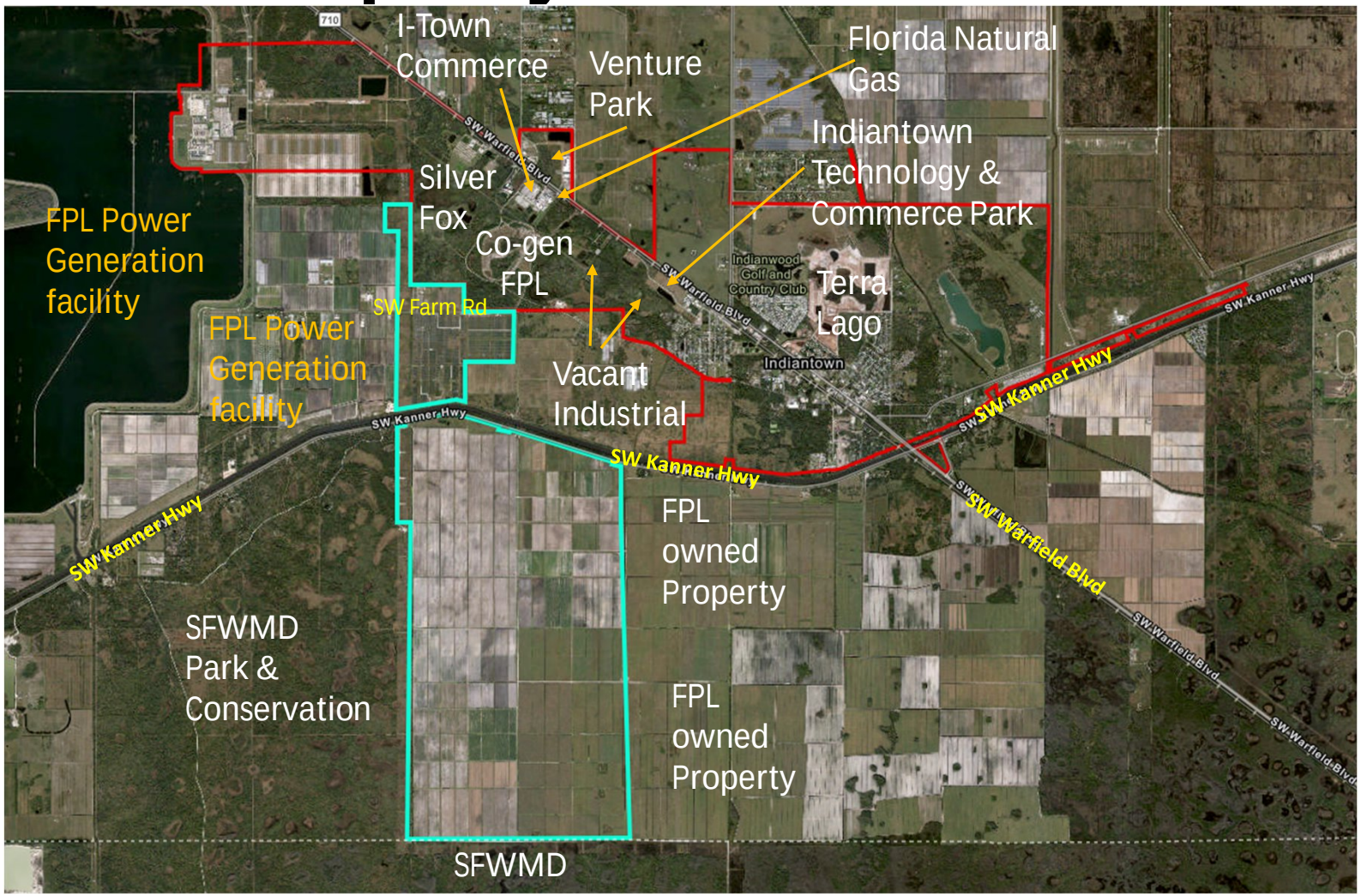
Applicant Request

Applicant request by Florida Power & Light Company for approval of approval of annexing by voluntary petition 5,722.30 +/- acre property, located north and south of SW Kanner Highway and west of SW Warfield Boulevard, and immediately south of the existing boundaries of the Village of Indiantown.

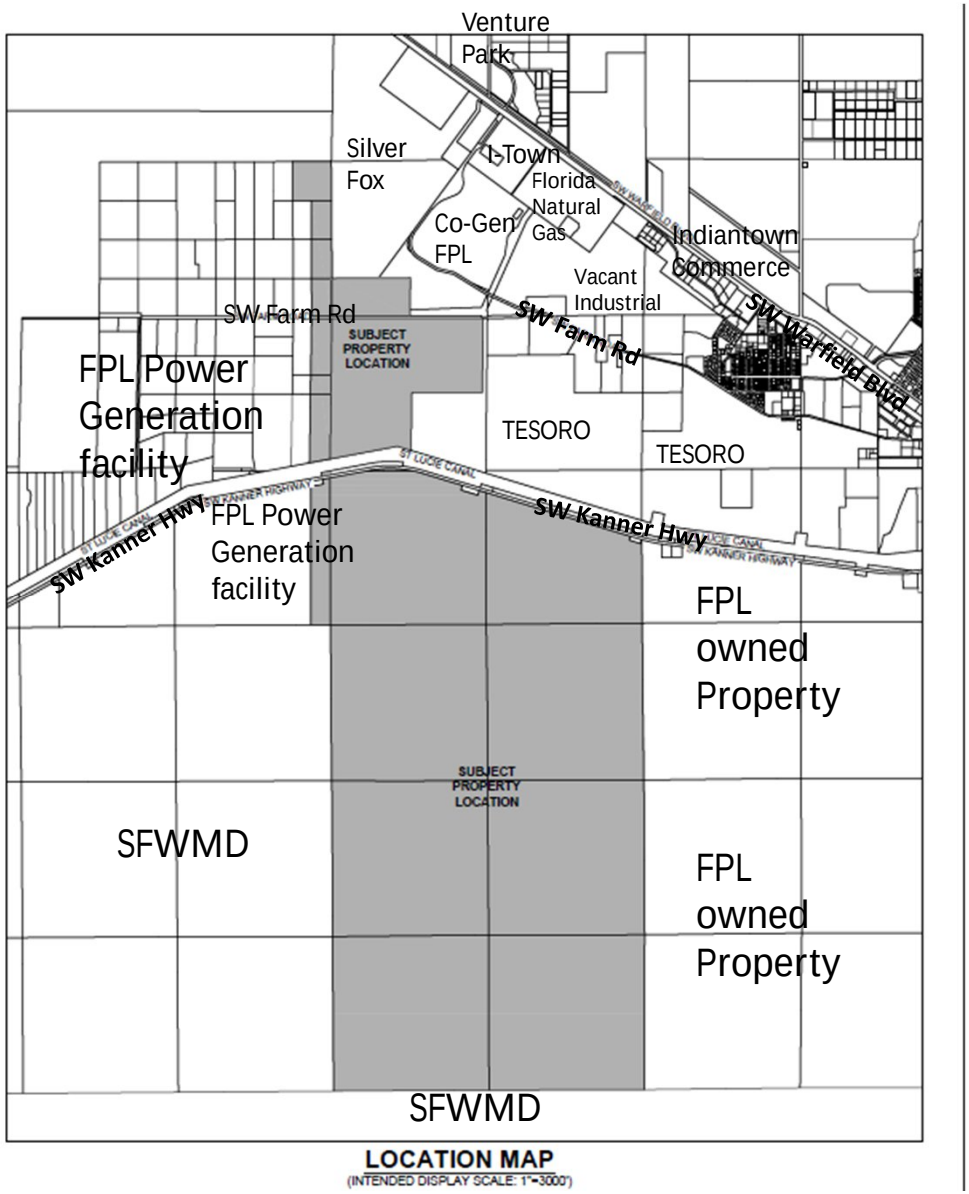
Property Location



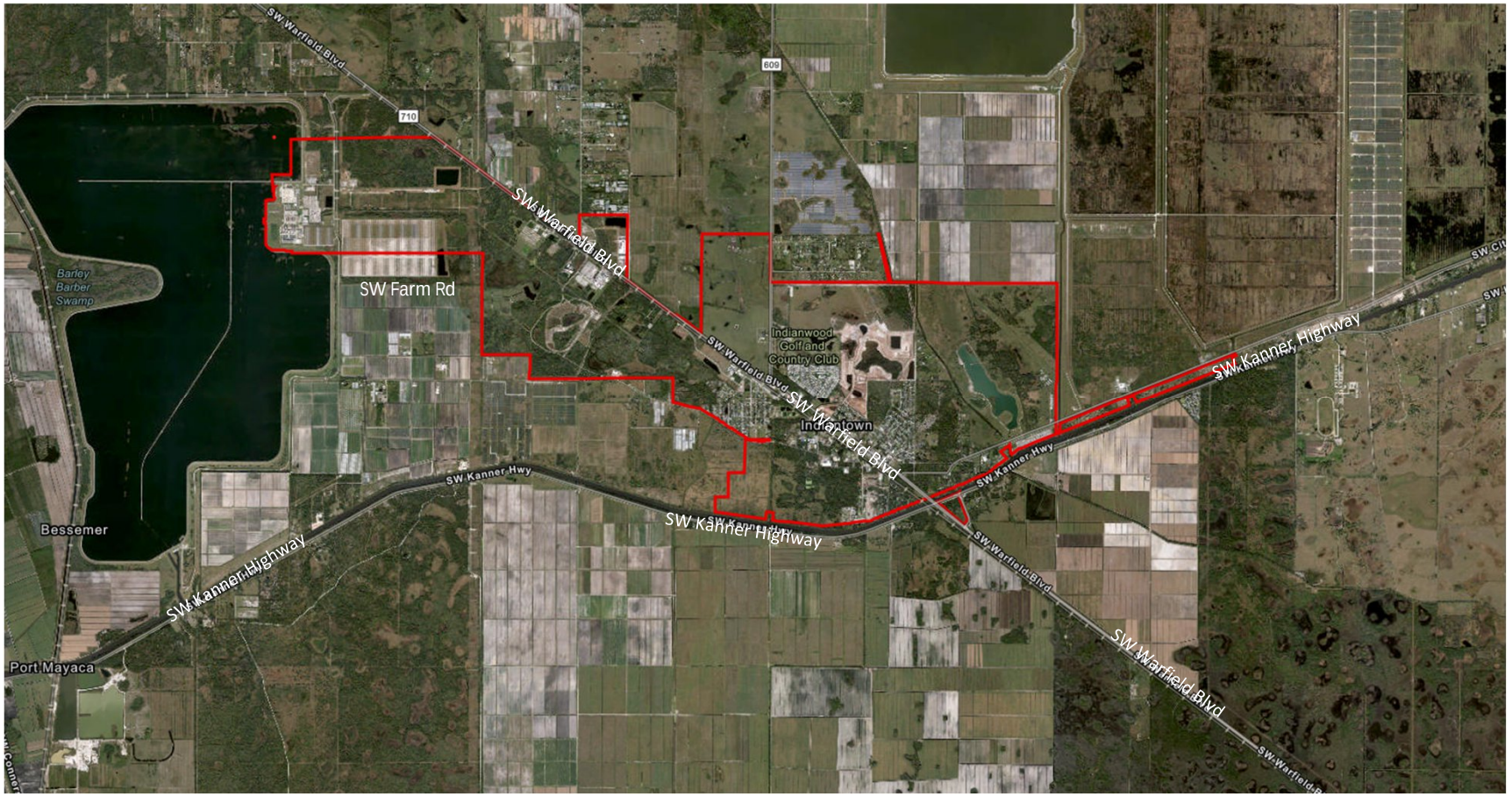
Property Location



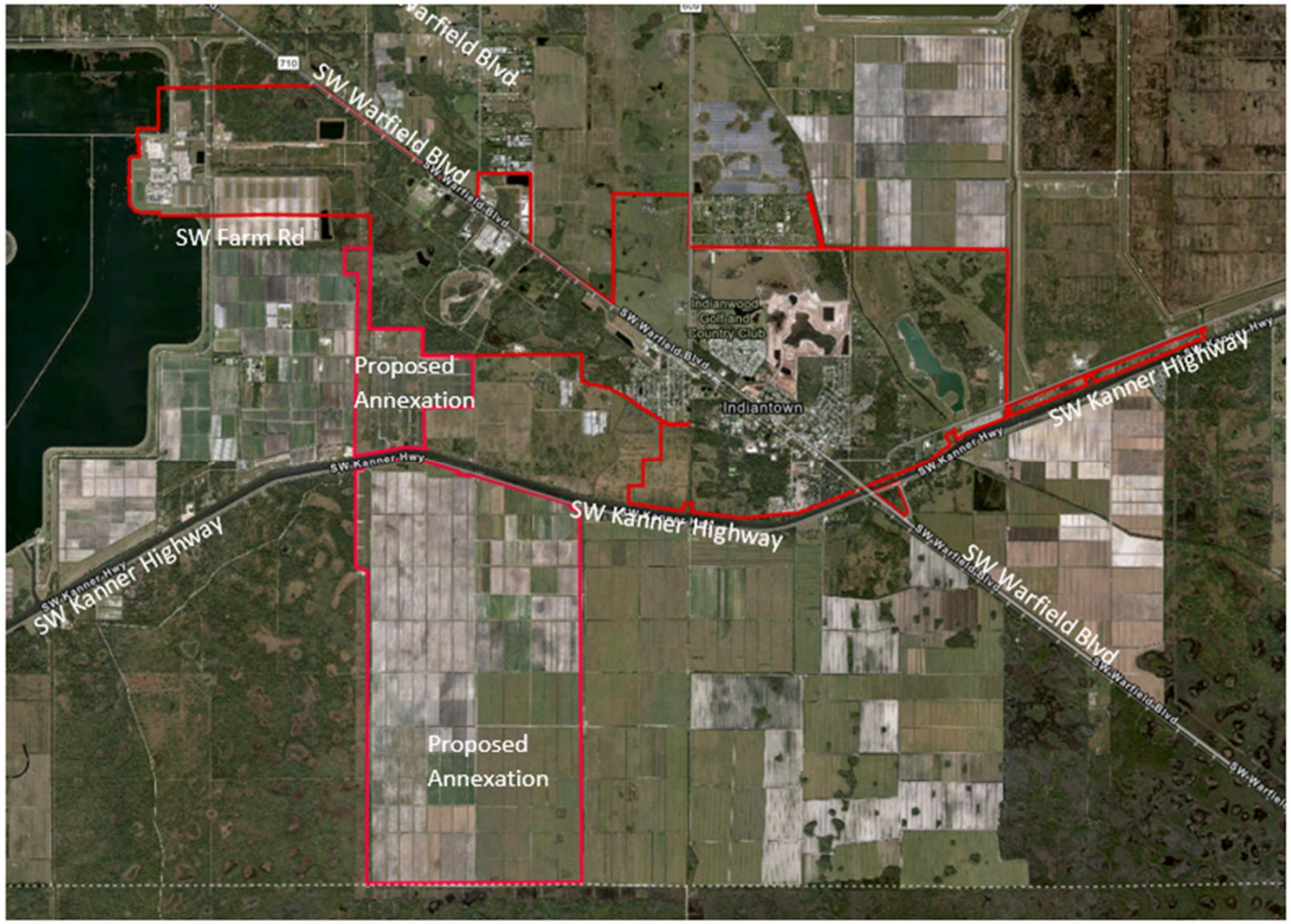
Property Location



Municipal Boundary - Existing



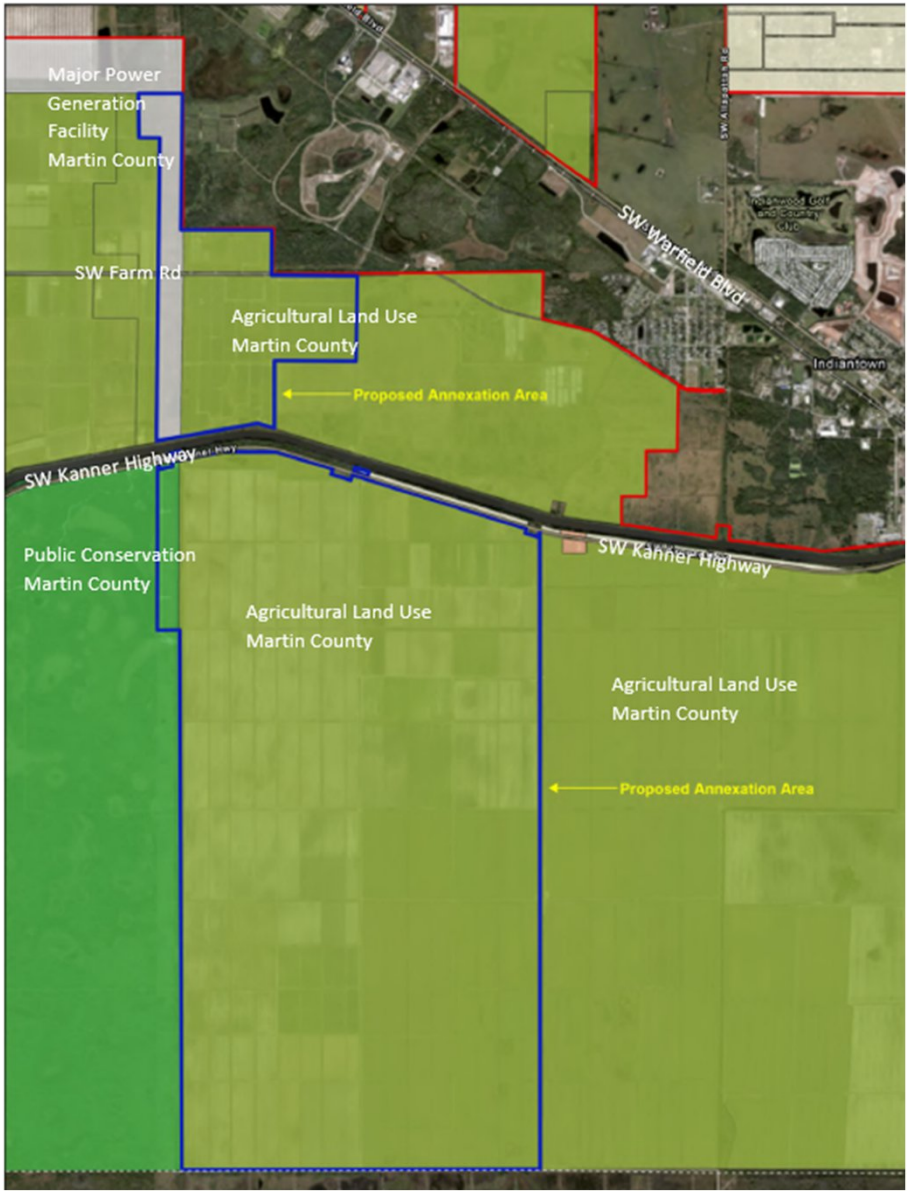
Municipal Boundary - Proposed



Existing Land Use - Village

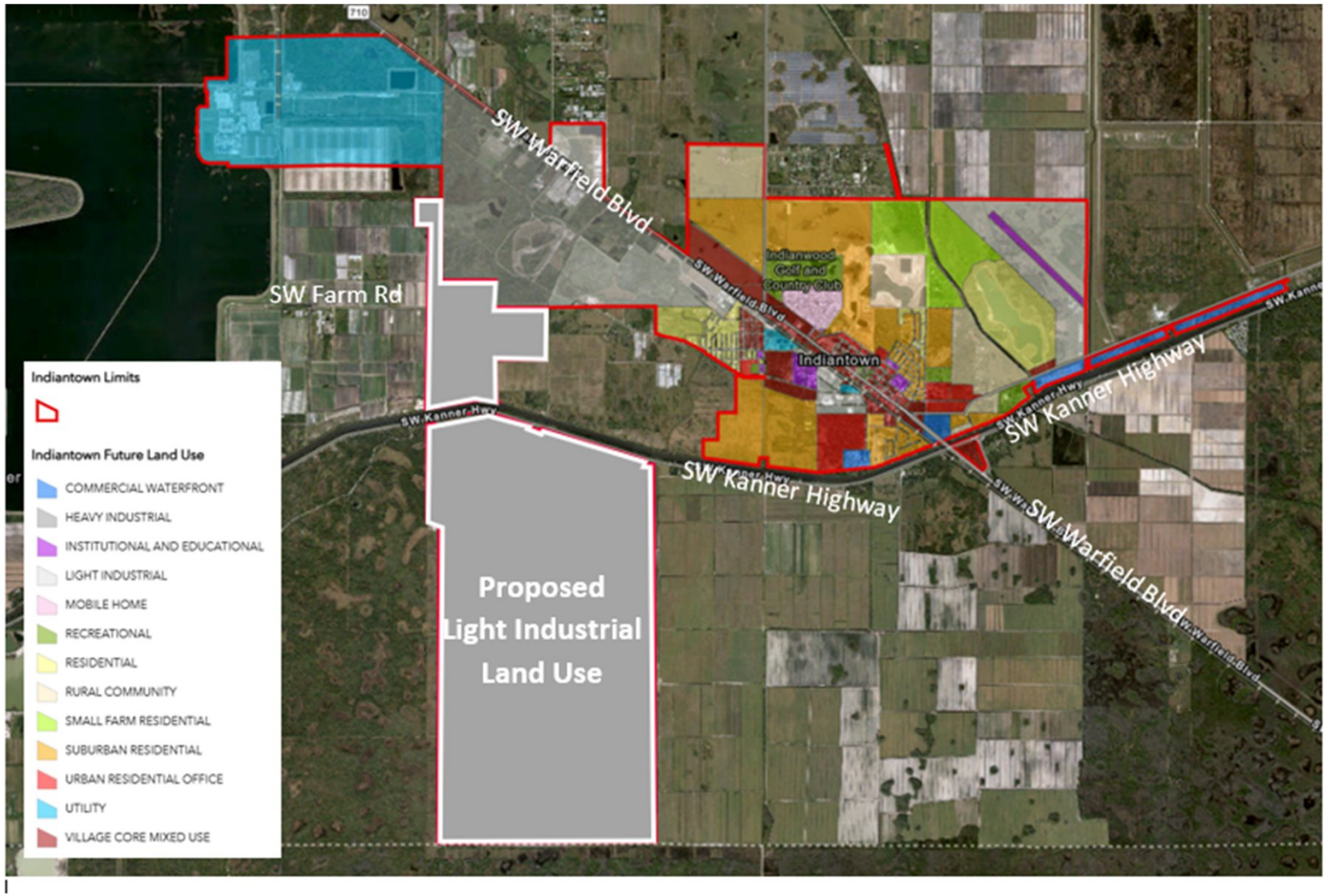


Existing Land Use – Martin County

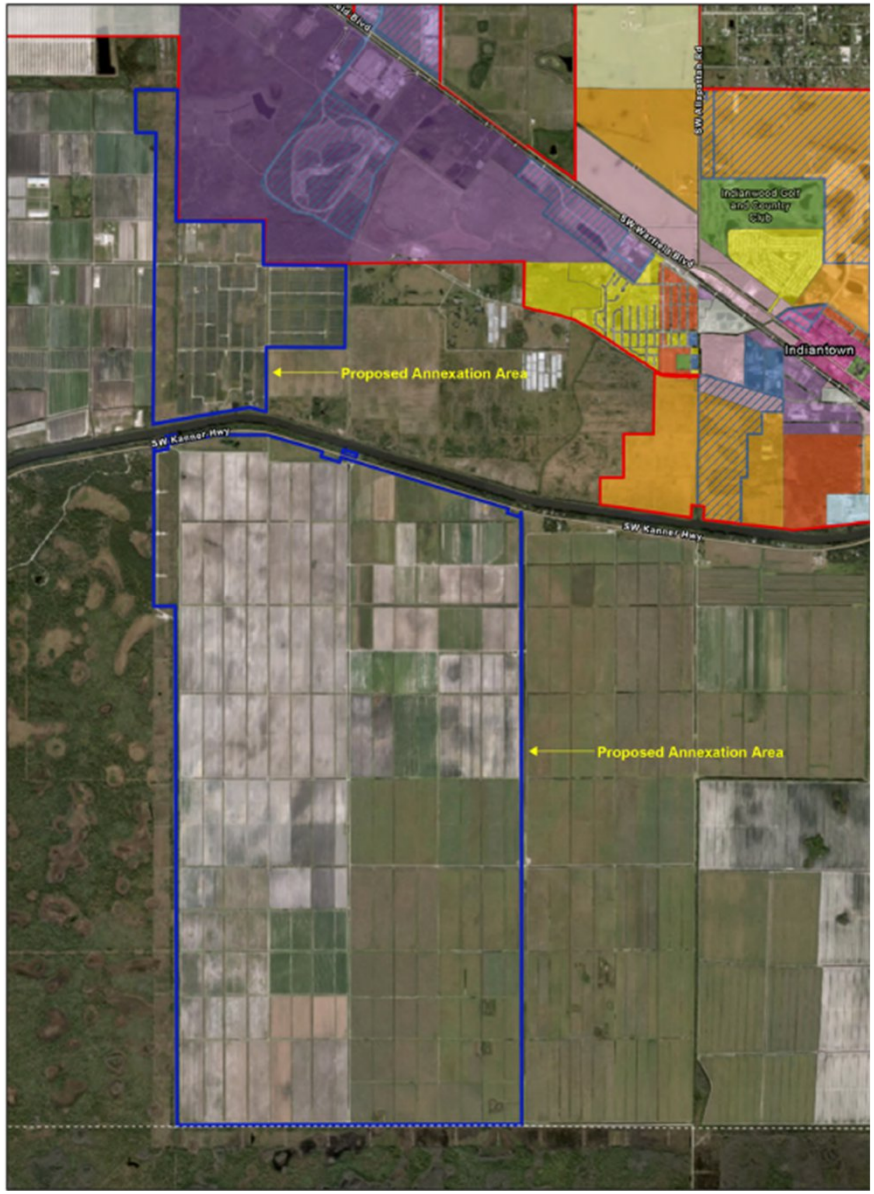


Indiantown Limits
Future Landuse
Agricultural Ranchette
Agricultural
Public Conservation Area
Estate Density -up to 2 UPA
No Data (May Include Incorporated Area)
Major Power Generation Facility
Rural Density -up to 0.5 UPA

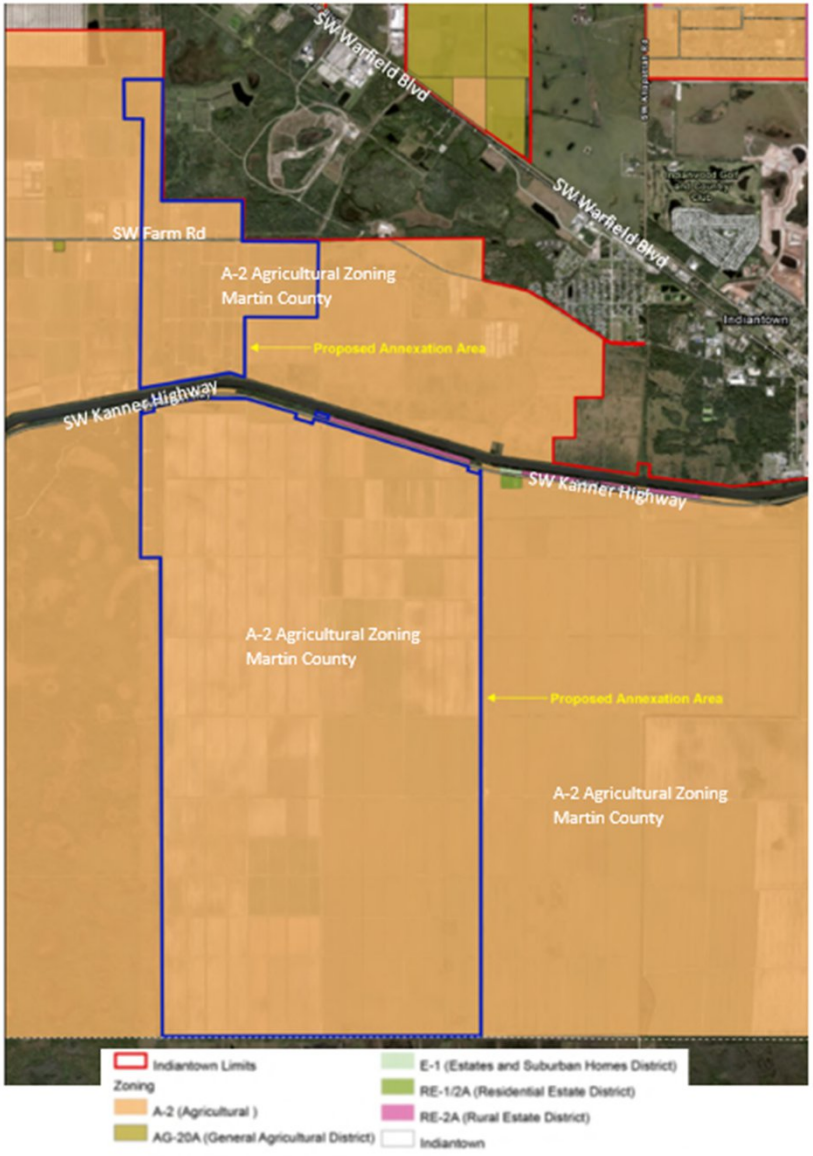
Proposed Land Use



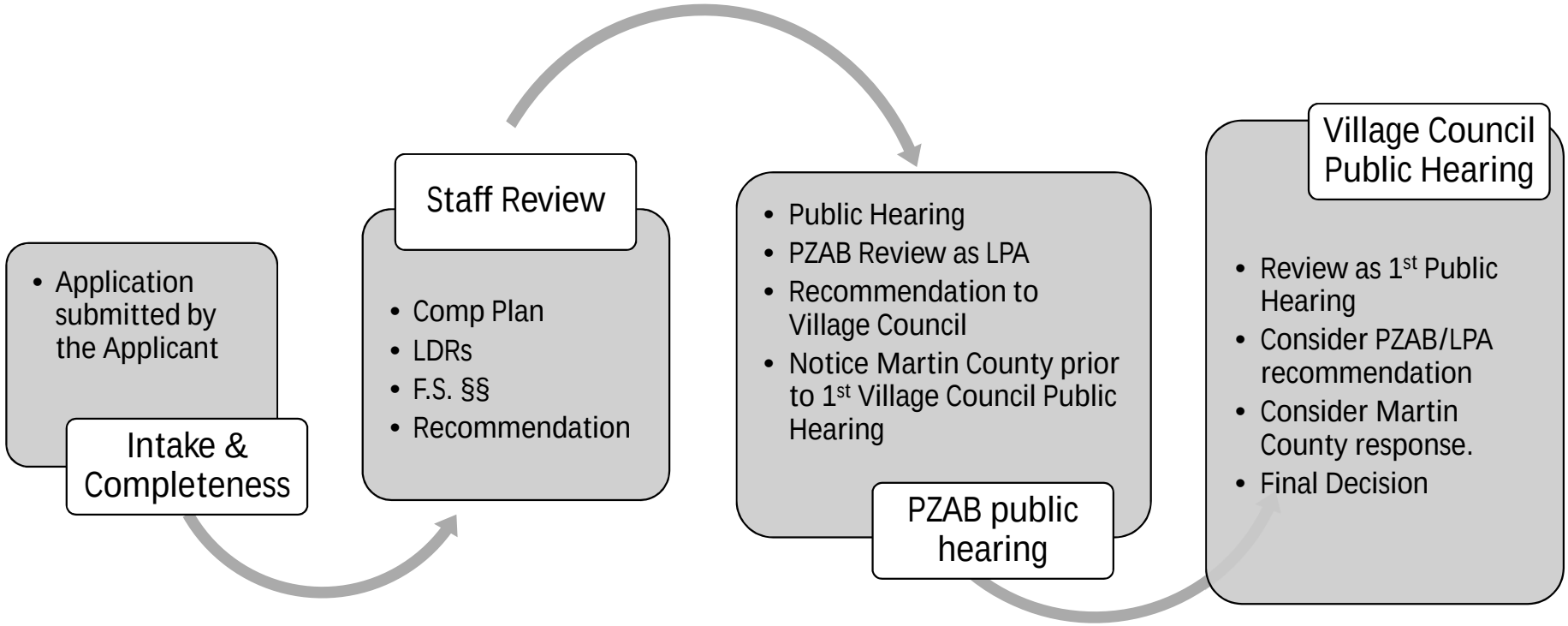
Existing Zoning – Village of Indiantown



Existing Zoning – Martin County



Voluntary Annexation Review Process



Voluntary Annexation Review

Village Comprehensive Plan Policy IC1.1.25 & Florida State Statutes Chapter 171.044.

The request for Voluntary Annexation into the Village of Indiantown satisfies the requirements of Policy IC1.1.26 – as a property contiguous to the Village's boundaries.

The Applicant has satisfied the requirements of the LDR provisions and Florida State Statute Chapter 171.044. and Land Development Regulations (LDRs), and Sec. 12-3. Annexation/contraction applications.

Recommendations

Village Staff recommends:

Approval of Application No. ANX-25-00 for the Voluntary Annexation subject to the review and recommendation by the PZAB as the LPA, ahead of consideration before Village Council as two separate public hearings.



QUESTIONS?

lucido & associates

Via Hand Delivery

TRANSMITTAL

December 18, 2025

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

Re: Project Parrot Post-Completeness Review Submittal – Voluntary Annexation Request
Village's Reference Number: ANX-25-0001
Our Reference Number: 25-210

Dear Mrs. Freeman,

We are in receipt of your Completeness Review letter dated November 25, 2025, wherein you stated that the Application as submitted was deemed "complete" and requested one (1) hardcopy of the digitally transmitted documents to be provided to the Village. Additionally, an invoice for review fees associated with the Application was also received on the same day; such invoice totaled $1,950.00. With that, please find enclosed herewith the following:

1. Application Fee Check in the amount of $1,950.00;
2. Application for Annexation;
3. Development Application;
4. List of Parcel Identification Numbers;
5. Legal Description (.pdf)

5a. Legal Description (.docx)

6. Recorded Property Deed #1
7. Recorded Property Deed #2
8. Narrative and Justification Statement;
9. Description of Surrounding Land Uses and Zoning;
10. Location Map;
11. Existing Future Land Use (Village);
12. Existing Zoning (Village);
13. Existing Future Land Use (County);
14. Existing Zoning (County);
15. Proposed Future Land Use (Village);
16. Proposed Zoning (Village), and;
17. Boundary Survey (Signed & Sealed).

We appreciate the opportunity to provide with the above plans and documents and look forward to your Completeness Review memo. Please do not hesitate to contact me directly with any questions or concerns you may have.

Respectfully,



Brian Nolan, AICP, ASLA
Partner

lucido & associates

Hand Delivery

TRANSMITTAL

November 25, 2025

Mrs. Lucia Mendoza, Office Coordinator
Community Development Department
Village of Indiantown
15516 SW Osceola Street, Ste. B
Indiantown, FL 34956

Re: Project Parrot Completeness Review Fee – Annexation
Our Reference Number: 25-210

Dear Mrs. Mendoza,

Please find enclosed herewith a **Completeness Review fee check in the amount of $290.00** to accompany the digital submittal of the above referenced Application.

Please do not hesitate to contact me directly with any questions or concerns you may have.

Respectfully,

Brian Nolan, AICP, ASLA
Partner

lucido & associates

Via Email: *lmendoza@indiantownfl.gov*

TRANSMITTAL

November 25, 2025

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

Re: Project Parrot Completeness Review Submittal – Voluntary Annexation Request
Our Reference Number: 25-210

Dear Mrs. Freeman,

On behalf of Florida Power & Light, it is with great pleasure that we present to you the proposed Project Parrot Annexation Request. Please find attached herewith the following applications, documents, and plans (enumerated to match digital file naming) for Completeness Review:

1. Annexation Application Package – Combined;
2. Application for Annexation;
3. Development Application;
4. List of Parcel Identification Numbers;
5. Legal Description (.pdf)

5a. Legal Description (.docx)

6. Recorded Property Deed #1
7. Recorded Property Deed #2
8. Narrative and Justification Statement;
9. Description of Surrounding Land Uses and Zoning;
10. Location Map;
11. Existing Future Land Use (Village);
12. Existing Zoning (Village);
13. Existing Future Land Use (County);
14. Existing Zoning (County);
15. Proposed Future Land Use (Village);
16. Proposed Zoning (Village), and;
17. Boundary Survey.

Additionally, the Completeness Review Fee check in the amount of $290.00 will be hand delivered under separate cover.

We appreciate the opportunity to provide with the above plans and documents and look forward to your Completeness Review memo. Please do not hesitate to contact me directly with any questions or concerns you may have.

Respectfully,



Brian Nolan, AICP, ASLA
Partner

ANNEXATION AND INITIAL ZONING APPLICATION

APPLICATION FOR ANNEXATION AND INITIAL ZONING

Development Services – Planning Division
15516 SW Osceola St. | Indiantown, FL 34956
Phone: (772)597-8269

Received Date – Office Use Only

PROJECT NAME: Project Parrot

PROPERTY LOCATION: North and south side of SW Kanner Hwy, west of Warfield Blvd. - see attached location map.

PROPERTY TAX ID. NO(S):

See attached

- LEGAL DESCRIPTION: ALL APPLICATIONS FOR SUBDIVISION OR SITE PLAN REVIEW MUST PROVIDE THREE (3) EXECUTED, CERTIFIED AND SEALED BOUNDARY SURVEYS FOR THE SUBJECT PARCEL, WHICH SHALL INCLUDE A METES-AND-BOUNDS LEGAL DESCRIPTION. ATTACH SURVEY WITH FULL LEGAL DESCRIPTION AS EXHIBIT.

PRESENT ZONING: A-2

PRESENT DESIGNATION ON FUTURE LAND USE MAP: Power Generation, Conservation, Agricultural

DEVELOPMENT HISTORY/OTHER INFORMATION: As more specifically described in the attached documents, much of the subject land is agricultural land, with the parcels along the western edge of the proposed annexation area containing power transmission infrastructure, and the northern parcels containing solar power generation facilities.

ACREAGE: 5,700 (+/-) # OF LOTS: N/A ZONING REQUESTED: Planned Unit Development

APPLICANT'S NAME: Timothy Oliver - VP of FP&L Development (Florida Power & Light Company)

APPLICANT'S ADDRESS: 700 Universe Blvd., Juno Beach, FL 33408

TELEPHONE NUMBER: (561) 762.8489 E-MAIL ADDRESS: timothy.oliver@fpl.com

OWNER OF RECORD: Florida Power & Light Company

ANNEXATION AND INITIAL ZONING APPLICATION

OWNER'S ADDRESS: 700 Universe Blvd., Juno Beach, FL 33408

PHONE NUMBER: 561.762.8489

NUMBER OF EXISTING BUILDINGS AND EXISTING LAND USE OF THE SUBJECT PARCEL:

No buildings exist upon the subject. Use of the subject is active and vacant agricultural uses with the parcels along the western edge of the proposed annexation area containing power transmission infrastructure and parcels in the northern portion consisting of solar power generation facilities.

HOW WILL THE FOLLOWING ESSENTIAL SERVICES BE PROVIDED?

A. POTABLE WATER: Village of Indiantown or on-site

B. WASTEWATER TREATMENT: Village of Indiantown or on-site

C. STORMWATER MANAGEMENT: Will meet applicable criteria at time of development

D. RECREATION: Not Applicable; no residential units are proposed

E. SCHOOLS AND PROJECTED NUMBER OF SCHOOL AGE CHILDREN:
Proposed Future Land Use of LI and Zoning of PUD will not result in any impacts to schools.
APPLICATION MADE TO MCPS? Not Applicable

F. TRANSPORTATION: (A traffic study may be required.)

Transportation will be analyzed as applicable to future land entitlement application(s)

- APPLICANT SHALL SUBMIT WITH APPLICATION FULLY EXECUTED AND NOTARIZED ANNEXATION LAND USE AMENDMENT AND ZONING **HOLD HARMLESS AGREEMENT**.
- APPLICANT SHALL SUBMIT AN OWNER'S AFFIDAVIT WITH APPLICATION.
- PROPERTY SURVEY DATED WITHIN THE LAST SIX MONTHS.
- SUBMIT A NARRATIVE RESPONSE TO *F.S. 171.043, CHARACTER OF THE AREA TO BE ANNEXED; 171.062 EFFECTS OF ANNEXATIONS OR CONTRACTIONS.*
- INCOMPLETE APPLICATIONS WILL BE DEEMED INSUFFICIENT AND MAY BE REJECTED WITHOUT REFUND OF THE APPLICATION FEE. THE VILLAGE MAY REQUIRE ADDITIONAL INFORMATION IF IN THE VILLAGE'S SOLE DISCRETION ADDITIONAL INFORMATION (INCLUDING, BUT NOT LIMITED TO, TRAFFIC STUDIES) IS NEEDED IN ORDER TO EVALUATE THE APPLICATION FOR COMPLIANCE WITH THE VILLAGE OF INDIANTOWN COMPREHENSIVE PLAN AND LAND DEVELOPMENT REGULATIONS.

ANNEXATION, LAND USE AMENDMENT, & ZONING APPLICATION

- **APPLICANT SHALL PAY SUCH ADDITIONAL DEVELOPMENT REVIEW FEES AS MAY BE REQUIRED BY THE LAND DEVELOPMENT REGULATION**. "REVIEW COSTS" SHALL MEAN AND REFER TO THE COSTS AND EXPENSES INCURRED BY THE VILLAGE IN CONNECTION WITH THE REVIEW AND PROCESSING OF AN APPLICATION, INCLUDING BUT NOT LIMITED TO VILLAGE ATTORNEY'S FEES AND COSTS AND LEGAL, CONSULTANT AND ENGINEERING FEES AND COSTS, AND ALL ADVERTISING COSTS; PROVIDED, HOWEVER, THAT REVIEW COSTS SHALL NOT, INCLUDE (I) THE COST OF VILLAGE STAFF FROM TIME DEDICATED TO THE REVIEW AND PROCESSING AN APPLICATION, AND (II) VILLAGE ATTORNEY, LEGAL, CONSULTANT AND ENGINEERING FEES AND COSTS INCURRED BY THE VILLAGE IN REVIEWING AND PROCESSING AN APPLICATION WHICH ARE EXPRESSLY INCLUDED WITHIN THE FLAT FEE PURSUANT TO THE PROVISIONS OF CHAPTER 12 OF THE LAND DEVELOPMENT REGULATION.

- BY SIGNING THIS APPLICATION, I AM PROVIDING MY WRITTEN CONSENT FOR THE SUBJECT PROPERTY TO BE ASSESSED FOR ANY AND ALL VILLAGE--WIDE NON--AD VALOREM ASSESSMENTS LEVIED BY THE VILLAGE OF INDIANTOWN AS OF THE DATE THIS PROPERTY IS ANNEXED INTO THE VILLAGE'S BOUNDARIES.

- I CERTIFY THAT THE ABOVE INFORMATION IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AT THE TIME OF APPLICATION:

Timothy Oliver 11/21/25

APPLICANT SIGNATURE DATE

NOTARIZATION

STATE OF FLORIDA /COUNTY OF PALM BEACH

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

this 21ST day of NOVEMBER, 2025, by TIMOTHY OLIVER (name of person acknowledging)

Angela Smith

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

NOTARY PUBLIC STATE OF FLORIDA
ANGELA SMITH
Commission # HH 677092
Expires June 5, 2026

Personally Known X OR Produced Identification N/A Type of Identification Produced N/A

ANNEXATION, LAND USE AMENDMENT, & ZONING APPLICATION

AGENT AUTHORIZATION FORM

Parcel Id(s) See attached Parcel ID memo

Subject Site Address Unaddressed. North and south side of Kanner Hwy., west of Warfield Blvd.

Property Owner Florida Power & Light Company

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

Brian Nolan, AICP, ASLA (Contractor / Agent), of Lucido & Associates (Name of consulting firm)

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

Agent Address 701 SE Ocean Blvd., Stuart, FL 34994

Business Phone 772.220.2100 Mobile

E-mail bnolan@lucidodesign.com

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

Pamela Rauch
Owner Signature

Agent Signature (to accept authorization)

STATE OF FLORIDA:
COUNTY OF PALM BEACH

Sworn and subscribed before me this 24th day of NOVEMBER, 2025.

Angela Smith
Signature of Notary Public
Notary Public for the State of Florida

ANGELA SMITH
Commission # HH 677092
Expires June 5, 2026

My Commission Expires
JUNE 5, 2025

ANNEXATION, LAND USE AMENDMENT, & ZONING APPLICATION

APPLICANT'S AFFIDAVIT FORM

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

OWNER OR TENANT AFFIDAVIT

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

Pamela Rauch
Signature and Date

Signature and Date

Sworn to and subscribed to before me this 24th day of NOVEMBER, 2025

Notary Public Angela Smith

Commission Expires JUNE 5, 2026

NOTARY PUBLIC STATE OF FLORIDA
ANGELA SMITH
Commission # HH 677092
Expires June 5, 2026

ANNEXATION, LAND USE AMENDMENT, & ZONING APPLICATION

CORPORATION AFFIDAVIT

(I/WE), Pamela Rauch, being first duly sworn, depose and say that (I am/We are) the ☐ President ☒ Vice-President ☐ Secretary ☐ Asst. Secretary of the aforesaid corporation, and as such, have been authorized by the corporation to file this application for public hearing; and that said corporation is the ☒ owner ☐ tenant of the property described herein and which is the subject matter of the proposed hearing.

Florida Power & Light Company
Name of Corporation

Attest: _____

Pamela Rauch
Authorized Signature

Vice President
Office Held

(Corp. Seal)

Sworn to and subscribed to before me this 24th day of November, 2025

Notary Public Angela Smith

ANGELA SMITH
Commission # HH 677092
Expires June 5, 2026

Commission Expires June 5, 2026

NOT APPLICABLE

ANNEXATION, LAND USE AMENDMENT, & ZONING APPLICATION

PARTNERSHIP AFFIDAVIT

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

_____
Name of Partnership

By_____ _____%

By _____ _____%

By _____ _____%

By _____ _____%

_____
Signature

STATE OF FLORIDA:
COUNTY OF_____

Sworn and subscribed before me this _____ day of _____, 20_____.___

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

My Commission Expires

_____

ANNEXATION, LAND USE AMENDMENT, & ZONING APPLICATION

ATTORNEY AFFIDAVIT

I, Robert S. Raynes Jr., being first duly sworn, depose and say that I am a State of Florida Attorney at Law, and I am the Attorney for the Owner of the property described and which is the subject matter of the proposed hearing.

Signature

STATE OF FLORIDA:
COUNTY OF Martin

Sworn and subscribed before me this 24th day of November 20 25.

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

My Commission Expires
9.16.2028

KIM M. BOYLE
MY COMMISSION # HH 576475
EXPIRES: September 16, 2028

ANNEXATION, LAND USE AMENDMENT, & ZONING APPLICATION

DISCLOSURE OF INTEREST FORM

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

Florida Power & Light Company
Corporation Name

Name, Address and Office	Percentage of stock
NextEra Energy, Inc.	100%
700 Universe Blvd., Juno Beach, FL 33408	
(Publicly owned and traded on the New York	
Stock Exchange. NYSE Symbol: NEE)	

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

Trust Name

Name, Address and Office	Percentage of stock

NOT APPLICABLE

ANNEXATION, LAND USE AMENDMENT, & ZONING APPLICATION

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

Name, Address and Office	Percentage of stock
_____	_____
_____	_____
_____	_____
_____	_____

_____
Signature

STATE OF FLORIDA:
COUNTY OF_____

Sworn and subscribed before me this _____ day of _____, 20_____.___

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

My Commission Expires

_____

ANNEXATION, LAND USE AMENDMENT, & ZONING APPLICATION

COST RECOVERY AFFIDAVIT

I hereby acknowledge and consent to the payment of **all applicable fees** involved as part of my application process. These fees include but are not limited to application fees, postage, advertising, attorney fees and any outside contractors, agents or consultants **regardless of the outcome of the public hearing**. [Sec. 12-2(8) Cost Recovery.]

Please type or print the following:

Date: 11/4/2025

Full Name: Timothy Oliver - VP of FP&L Development

Current Address: 700 Universe Blvd. City: Juno Beach

State: Florida Zip: 33408

Telephone Number (561) 762 8489 Email: timothy.oliver@fpl.com

Signature

STATE OF FLORIDA:
COUNTY OF PALM BEACH

Sworn and subscribed before me this 4th day of NOVEMBER, 2025.

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

ANGELA SMITH
Commission # HH 677092
Expires June 5, 2026

My Commission Expires
JUNE 5, 2026

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

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

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

APPLICANTS, PLEASE
----------DO NOT WRITE BELOW THIS LINE----------

Received Date:_____

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

Received by: _____

Application Number: AX-_____

Application Number: RZ-_____

Application Number: CP-_____

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

DEVELOPMENT APPLICATION

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

INITIALS _____

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

2 APPLICATION TYPE (Check all the applicable development applications)

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

3 PROJECT DESCRIPTION

Project Location — Parcel ID Number(s):

See attached Parcel ID memo.

Development / Project Name	Project Parrot
Development / Project Address	Unaddressed. North and south side of Kanner Hwy., west of Warfield Blvd.
Valuation of Proposed Development	
Current Use(s) of Property	Agricultural; solar power generation; electric transmission
Proposed Use(s) of Property	Light Industrial
Residential Use(s) / Unit Type(s)	Not Applicable
Number of Residential Units	Not Applicable
Non-residential Total Building Gross SF	
Site Area (SF & Acres)	5,700 ac. (+/-)

3 TEAM MEMBERS CONTACT INFORMATION (Combination of multiple titles is permitted, e.g. Agent & Architect)	
Select Title: Agent / Planner / Architect / Landscape Architect / Engineer / Land Use Attorney / Other:	
Name: Brian Nolan, AICP, ASLA	Company: Lucido & Associates
Telephone No.: 772.220.2100	E-mail: bnolan@lucidodesign.com
Select Title: Planner / Architect / Landscape Architect / Engineer / Land Use Attorney / Other:	
Name: Robert S. Raynes, Jr. / Christen Spake	Company: Gunster
Telephone No.: 772.288.1980	E-mail: rraynes@gunster.com / cspake@gunster.com
Select Title: Planner / Architect / Landscape Architect / Engineer / Land Use Attorney / Other:	
Name: Armando Lopez, P.E.	Company: Kimley-Horn
Telephone No.: 305.535.7764	E-mail: armando.lopez@kimley-horn.com
Select Title: Planner / Architect / Landscape Architect / Engineer / Land Use Attorney / Other: Surveyor	
Name: Lee Reumann, PSM	Company: Culpepper & Terpening, Inc.
Telephone No.: 772.464.3537	E-mail: lreumann@ct-eng.com
Select Title: Planner / Architect / Landscape Architect / Engineer / Land Use Attorney / Other:	
Name:	Company:
Telephone No.:	E-mail:
Select Title: Planner / Architect / Landscape Architect / Engineer / Land Use Attorney / Other:	
Name:	Company:
Telephone No.:	E-mail:

4 PROPERTY OWNER INFORMATION	
Name: Pamela M. Rauch - VP Florida Power & Light Corporation	Signature: Pamela Rauch
Telephone No.: 561.762.8489	E-mail: timothy.oliver@fpl.com (Timothy Oliver - VP FP&L Development)
Address: 700 Universe Blvd., Juno Beach, FL 33408	

NOTARIZATION

STATE OF FLORIDA /COUNTY OF PALM BEACH

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

this 24th day of NOVEMBER, 2025, by PAMELA RAUCH (name of person acknowledging)

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

NOTARY PUBLIC STATE OF FLORIDA
ANGELA SMITH
Commission # HH 677092
Expires June 5, 2026

Personally Known X OR Produced Identification N/A Type of Identification Produced N/A

AGENT AUTHORIZATION FORM

Parcel Id(s) See attached Parcel ID memo.

Subject Site Address Unaddressed. North and south side of Kanner Hwy., west of Warfield Blvd.

Property Owner Florida Power & Light

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

Brian Nolan, AICP, ASLA (Contractor / Agent), of Lucido & Associates (Name of consulting firm)

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

Agent Address 701 SE Ocean Blvd., Stuart, FL 34994

Business Phone 772.220.2100 Mobile

E-mail bnolan@lucidodesign.com

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

Owner Signature

Agent Signature (to accept authorization)

STATE OF FLORIDA:
COUNTY OF PALM BEACH

Sworn and subscribed before me this 24th day of NOVEMBER, 2025.

Signature of Notary Public
Notary Public for the State of Florida

ANGELA SMITH
Commission # HH 677092
Expires June 5, 2026

My Commission Expires
JUNE 5, 2026

APPLICANT'S AFFIDAVIT FORM

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

OWNER OR TENANT AFFIDAVIT

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

Pamela Rauch
Signature and Date

Signature and Date

Sworn to and subscribed to before me this 24th day of NOVEMBER, 2025

Notary Public Angela Smith

ANGELA SMITH
Commission # HH 677092
Expires June 5, 2026

Commission Expires JUNE 5, 2026

CORPORATION AFFIDAVIT

(I/WE), Pamela Rauch, being first duly sworn, depose and say that (I am/We are) the ☐ President ☒ Vice-President ☐ Secretary ☐ Asst. Secretary of the aforesaid corporation, and as such, have been authorized by the corporation to file this application for public hearing; and that said corporation is the ☒ owner ☐ tenant of the property described herein and which is the subject matter of the proposed hearing.

Florida Power & Light Company
Name of Corporation

Attest: _____

Pamela Rauch
Authorized Signature

Vice President
Office Held

(Corp. Seal)

Sworn to and subscribed to before me this 24th day of NOVEMBER, 2025

Notary Public Angela Smith

ANGELA SMITH
Commission # HH 677092
Expires June 5, 2026

Commission Expires JUNE 5, 2026

ANNEXATION, LAND USE AMENDMENT, & ZONING APPLICATION

ATTORNEY AFFIDAVIT

I, Robert S. Raynes Jr., being first duly sworn, depose and say that I am a State of Florida Attorney at Law, and I am the Attorney for the Owner of the property described and which is the subject matter of the proposed hearing.

Robert S. Raynes Jr.

Signature

STATE OF FLORIDA:
COUNTY OF Martin

Sworn and subscribed before me this 24th day of November, 20 25.

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

My Commission Expires
9.16.2028

KIM M. BOYLE
MY COMMISSION # HH 576475
EXPIRES: September 16, 2028

DISCLOSURE OF INTEREST FORM

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

Florida Power & Light Company

Corporation Name

Name, Address and Office	Percentage of stock
NextEra Energy, Inc.	100%
700 Universe Blvd., Juno Beach, FL 33408	
(Publicly owned and traded on the New York	
Stock Exchange. NYSE Symbol: NEE)	

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

Trust Name

Name, Address and Office	Percentage of stock

NOT APPLICABLE

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

Name, Address and Office	Percentage of stock
_____	_____
_____	_____
_____	_____
_____	_____

_____
Signature

STATE OF FLORIDA:
COUNTY OF_____

Sworn and subscribed before me this _____ day of _____, 20_____.___

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

My Commission Expires

_____

Sec. 12-2(8) Cost Recovery.

COST RECOVERY AFFIDAVIT

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

Please type or print the following:

Date: 11/4/2025

Full Name: Timothy Oliver - VP of FP&L Development

Current Address: 700 Universe Blvd. City: Juno Beach

State: Florida Zip: 33408

Telephone Number (561) 762 8489 Email: timothy.oliver@fpl.com

Signature

STATE OF FLORIDA:
COUNTY OF PALM BEACH

Sworn and subscribed before me this 4th day of NOVEMBER, 2025.

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

ANGELA SMITH
Commission # HH 677092
Expires June 5, 2026

My Commission Expires
JUNE 5, 2026

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

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

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

APPLICANTS, PLEASE

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

Received Date:_____

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

Received by: _____

Application Number: _____

Application Number: _____

Application Number: _____

Application Number: _____

Project Parrot
Annexation, Future Land Use Map Amendment, Planned Unit Development

Parcel Identification Numbers

323938001006000007

323938001012000005

323938001018000011

323938001024000108

323938001029000107

323938001034000116

323938001039000017

094038000000000301

034038000000000509

104038000000000201

154038000000000102

224038000000000108

274038000000000107

114038000000000209

144038000000000105

234038000000000106

264038000000000109

034038000000000110

AS-SURVEYED LEGAL DESCRIPTION

TRACT 1

PORTIONS OF SECTIONS 33 AND 34, TOWNSHIP 39 SOUTH, RANGE 38 EAST, BEING PARCELS 4 THROUGH 8 AS DESCRIBED IN CORRECTIVE SPECIAL WARRANTY DEED AS RECORDED IN OFFICIAL RECORDS BOOK 3058, PAGE 348 OF THE PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF SECTION 33, TOWNSHIP 39 SOUTH, RANGE 38 EAST; THENCE SOUTH 00°00'06" EAST ON THE EAST LINE OF SAID SECTION 33, A DISTANCE OF 4001.08 FEET TO A POINT ON THE NORTH LINE OF THE SOUTH ONE-HALF (S-1/2) OF THE SOUTHWEST ONE-QUARTER (SW-1/4) OF SECTION 34, TOWNSHIP 39 SOUTH, RANGE 38 EAST; THENCE NORTH 89°39'07" EAST ON SAID NORTH LINE, A DISTANCE OF 2648.77 FEET TO A POINT ON THE EAST LINE OF SAID SOUTH ONE-HALF (S-1/2) OF THE SOUTHWEST ONE-QUARTER (SW-1/4) OF SECTION 34; THENCE SOUTH 00°00'20" WEST ON SAID EAST LINE, A DISTANCE OF 1278.17 FEET TO A POINT ON THE NORTH RIGHT-OF-WAY LINE OF SW FARM ROAD (100.00 FEET RIGHT-OF-WAY); THENCE SOUTH 89°31'57" WEST ON SAID NORTH RIGHT-OF-WAY LINE, SAID LINE ALSO BEING 50.00 FEET NORTH OF AND PARALLEL WITH THE SOUTH LINE OF SAID SECTION 34, A DISTANCE OF 2648.64 FEET; THENCE SOUTH 89°56'59" WEST ON SAID NORTH RIGHT-OF-WAY LINE, SAID LINE ALSO BEING 50.00 FEET NORTH OF AND PARALLEL WITH THE SOUTH LINE OF SECTION 33, TOWNSHIP 39 SOUTH, RANGE 38 EAST, A DISTANCE OF 700.00 FEET TO A POINT ON A LINE 700.00 FEET WEST OF AND PARALLEL WITH THE EAST LINE OF SAID SECTION 33; THENCE NORTH 00°00'06" WEST ON SAID PARALLEL LINE, A DISTANCE OF 3948.75 FEET TO A POINT ON THE SOUTH LINE OF THE NORTHEAST ONE-QUARTER (NE-1/4) OF THE NORTHEAST ON-QUARTER (NE-1/4) OF SAID SECTION 33; THENCE SOUTH 89°45'33" WEST ON SAID SOUTH LINE, A DISTANCE OF 624.97 FEET TO A POINT ON THE WEST LINE OF SAID NORTHEAST ONE-QUARTER (NE-1/4) OF THE NORTHEAST ONE-QUARTER (NE-1/4) OF SECTION 33; THENCE NORTH 00°02'09" WEST ON SAID WEST LINE, A DISTANCE OF 1332.22 FEET TO A POINT ON THE NORTH LINE OF SAID SECTION 33; THENCE NORTH 89°41'45" EAST ON SAID

NORTH LINE, A DISTANCE OF 1325.77 FEET TO THE POINT OF BEGINNING.

CONTAINING 7,924,301 S.F.± OR 181.92 ACRES MORE OR LESS.

TOGETHER WITH:

TRACT 2

PARCELS 1 THROUGH 3 AND PARCELS 9 THROUGH 13 AS DESCRIBED IN CORRECTIVE SPECIAL WARRANTY DEED AS RECORDED IN OFFICIAL RECORDS BOOK 3058, PAGE 348 OF THE PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA LYING IN SECTIONS 3 AND 4, TOWNSHIP 40 SOUTH, RANGE 38 EAST, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SECTION 4, TOWNSHIP 40 SOUTH, RANGE 38 EAST; THENCE SOUTH 89°56'59" WEST ALONG THE NORTH LINE OF SECTION 4 TO A POINT ON THE WEST LINE OF THE EAST 700 FEET OF SAID SECTION, A DISTANCE OF 700.06 FEET, THENCE PARALLEL WITH THE AFOREMENTIONED EAST LINE OF SECTION 4 SOUTH 00°43'40" WEST, A DISTANCE OF 50.00 FEET TO A POINT ON THE SOUTH RIGHT-OF-WAY LINE OF SW FARM ROAD (100.00 FEET RIGHT-OF-WAY) AND THE POINT OF BEGINNING; THENCE FROM SAID BEGINNING, NORTH 89°56'59" EAST ON SAID SOUTH RIGHT-OF-WAY LINE, SAID LINE ALSO BEING 50.00 FEET SOUTHERLY OF AND PARALLEL WITH THE NORTH LINE OF SAID SECTION 4, A DISTANCE OF 700.06 FEET; THENCE CONTINUING ALONG SAID SOUTHERLY RIGHT-OF-WAY, NORTH 89°31'57" EAST, PARALLEL WITH THE NORTH LINE OF SAID SECTION 3, A DISTANCE OF 2552.68 FEET; THENCE SOUTH 00°39'21" WEST, A DISTANCE OF 96.02 FEET; THENCE NORTH 89°31'57" EAST, A DISTANCE OF 192.04 FEET TO A POINT 96.00 FEET EAST OF AND PARALLEL WITH THE WEST LINE OF THE EAST ONE-HALF (E-1/2) OF SAID SECTION 3; THENCE SOUTH 00°39'21" WEST, A DISTANCE OF 4437.31 FEET TO A POINT ON THE ARC OF A NON-TANGENT CURVE TO THE LEFT AT WHICH THE RADIUS POINT BEARS SOUTH 09°18'48" WEST, THENCE WESTERLY ON THE ARC OF SAID CURVE, HAVING A RADIUS OF 4020.62 FEET THROUGH A CENTRAL ANGLE OF 19°58'53" AN ARC DISTANCE OF 1402.15 FEET TO THE POINT OF TANGENCY; THENCE SOUTH 79°19'55" WEST, A DISTANCE OF 2096.50 FEET (THE LAST TWO COURSES BEING COINCIDENT WITH THE NORTH RIGHT-OF-WAY LINE OF THE ST. LUCIE CANAL)

TO A POINT ON A LINE 700.00 FEET WEST OF AND PARALLEL WITH THE EAST LINE OF SECTION 04, TOWNSHIP 40 SOUTH, RANGE 38 EAST; THENCE NORTH 00°43'40" EAST ON SAID PARALLEL LINE, A DISTANCE OF 4915.02 FEET TO A POINT ON SAID SOUTH RIGHT-OF-WAY LINE OF SW FARM ROAD AND THE POINT OF BEGINNING;

CONTAINING 1,548,839.09 S.F.± OR 366.13 ACRES MORE OR LESS.

TOGETHER WITH

TRACT 3

A TRACT OF LAND LYING IN THE NORTH HALF (1/2) OF SECTION 3, TOWNSHIP 40 SOUTH, RANGE 38 EAST, MARTIN COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCE AT THE NORTHWEST CORNER OF THE NORTHEAST QUARTER (1/4) OF SECTION 3, TOWNSHIP 40 SOUTH, RANGE 38 EAST; THENCE SOUTH 00 DEGREES 39 MINUTES 21 SECONDS WEST ON THE WEST LINE OF SAID NORTHEAST QUARTER (1/4), A DISTANCE OF 50.01 FEET TO THE POINT OF BEGINNING; FROM SAID POINT OF BEGINNING; THENCE, NORTH 89 DEGREES 31 MINUTES 57 SECONDS EAST ON THE SOUTH RIGHT-OF-WAY LINE OF SW FARM ROAD, A DISTANCE OF 2,506.20 FEET; THENCE, LEAVING SAID SW RIGHT-OF-WAY OF SW FARM ROAD, SOUTH 00 DEGREES 39 MINUTES 21 SECONDS WEST ON A LINE PARALLEL WITH SAID WEST LINE OF THE NORTHEAST QUARTER (1/4), A DISTANCE OF 2,526.84 FEET TO AN INTERSECTION WITH THE LINE AT 45 FEET NORTH OF, AND PARALLEL WITH THE SOUTH LINE OF SAID NORTHEAST QUARTER (1/4); THENCE, SOUTH 89 DEGREES 42 MINUTES 36 SECONDS WEST ON SAID LINE AT 45.00 FEET NORTH OF, AND PARALLEL WITH THE SOUTH LINE OF SAID NORTHEAST QUARTER (1/4), A DISTANCE OF 2,410.05 FEET TO AN INTERSECTION WITH A LINE 96.00 FEET EAST OF, AND PARALLEL WITH THE WEST LINE OF SAID NORTHEAST QUARTER (1/4); THENCE, NORTH 00 DEGREES 39 MINUTES 21 SECONDS EAST PARALLEL WITH SAID WEST LINE OF THE NORTHEAST QUARTER (1/4), A DISTANCE OF 2,423.35 FEET; THENCE SOUTH 89 DEGREES 31 MINUTES 57 SECONDS WEST ON A LINE 96.00 FEET SOUTH OF AND PARALLEL WITH SAID SOUTH RIGHT-OF-WAY OF SW FARM ROAD, A DISTANCE OF 192.04 FEET; THENCE, NORTH 00 DEGREES 39 MINUTES 21 SECONDS EAST PARALLEL WITH SAID WEST LINE OF THE

NORTHEAST QUARTER (1/4), A DISTANCE OF 96.02 FEET TO THE INTERSECTION WITH SAID SOUTH RIGHT-OF-WAY LINE OF SW FARM ROAD; THENCE, NORTH 89 DEGREES 31 MINUTES 57 SECONDS EAST ON THE SOUTH RIGHT-OF-WAY LINE OF SW FARM ROAD, A DISTANCE OF 96.02 FEET TO THE POINT OF BEGINNING.

CONTAINING 6,098,401.87 S.F.± OR 140.00 ACRES MORE OR LESS.

TOGETHER WITH

PARCEL 2:

PORTIONS OF SECTION 10 AND 11, TOWNSHIP 40 SOUTH, RANGE 38 EAST, LYING BETWEEN THE NORTHERLY RIGHT-OF-WAY LINE OF STATE ROAD NO. 76, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 7 AT PAGE 47 AND THE SOUTHERLY RIGHT-OF-WAY OF THE ST. LUCIE CANAL, ACCORDING TO THE PLAT, AS RECORDED IN PLAT BOOK 2 AT PAGE 35, BOTH OF THE PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA; BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE NORTHEASTERLY CORNER OF SPILLWAY "D", AS SHOWN ON SHEET 3, OF THE AFORESAID PLAT OF THE ST. LUCIE CANAL; THENCE RUN SOUTH 73 DEGREES 07 MINUTES 38 SECONDS EAST, ALONG THE SAID SOUTHERLY RIGHT-OF-WAY, FOR A DISTANCE OF 430.06 FEET: THENCE RUN SOUTH 16 DEGREES 52 MINUTES 22 SECONDS WEST, FOR A DISTANCE OF 133.00 FEET; THENCE RUN NORTH 73 DEGREES 07 MINUTES 38 SECONDS WEST, ALONG THE SAID NORTHERLY RIGHT-OF-WAY, FOR A DISTANCE OF 430.06 FEET; THENCE RUN NORTH 16 DEGREES 52 MINUTES 22 SECONDS EAST, ALONG THE SOUTHEASTERLY LINE OF SAID SPILLWAY "D", FOR A DISTANCE OF 133.00 FEET TO THE POINT OF BEGINNING.

CONTAINING 57,196.65 SQUARE FEET OR 1.31 ACRES

TOGETHER WITH

PARCEL 3

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

BEGIN AT THE NORTHEAST CORNER OF SECTION 9, TOWNSHIP 40 SOUTH, RANGE 38 EAST,

BEING ALSO THE NORTHWEST CORNER OF SECTION 10, SAID CORNER BEING MARKED BY A 4" X 4" CONCRETE MONUMENT AS SHOWN ON CERTIFIED CORNER RECORD NUMBER 092879; THENCE SOUTH 00°04'04" EAST, ALONG THE EAST LINE OF SAID SECTION 9, A DISTANCE OF 128.61 FEET TO A POINT ON THE NORTH RIGHT-OF-WAY LINE OF STATE ROAD 76 AS SHOWN ON FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT-OF-WAY MAP SECTION 89060-2101, BEING A 100 FOOT RIGHT-OF-WAY AS LAID OUT AND IN USE, ALSO KNOWN AS SW KANNER HIGHWAY; THENCE SOUTH 79°19'55" WEST, ALONG SAID RIGHT-OF-WAY LINE, A DISTANCE OF 275.28 FEET TO THE INTERSECTION WITH THE EAST LINE OF SPILLWAY "C", ST. LUCIE CANAL, AS RECORDED IN PLAT BOOK 10, PAGE 84, PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA; THENCE NORTH 10°40'05" WEST, ALONG SAID EAST LINE, A DISTANCE OF 133.00 FEET TO A POINT ON THE SOUTH RIGHT OF WAY LINE OF SAID ST. LUCIE CANAL; THENCE NORTH 79°19'55" EAST, ALONG SAID SOUTH LINE, A DISTANCE OF 263.75 FEET TO A POINT ON THE NORTH LINE OF SAID SECTION 9; THENCE NORTH 89°56'02" EAST, ALONG SAID NORTH LINE, A DISTANCE OF 35.80 FEET TO THE POINT OF BEGINNING.

CONTAINING 38,147.76 S.F.± OR 0.88 ACRES MORE OR LESS.

TOGETHER WITH

PARCEL 4

A PARCEL OF LAND LYING WITHIN A PORTION OF SECTIONS 3, 4, 9, 10 AND 11, TOWNSHIP 40 SOUTH, RANGE 38 EAST AND ALL OF SECTIONS 14, 15, 22, 23, 26 AND 27, TOWNSHIP 40 SOUTH, RANGE 38 EAST. SAID PARCEL BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT A POINT ON THE SOUTH RIGHT OF WAY LINE OF STATE ROAD 76 AS SHOWN ON FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT-OF-WAY MAP SECTION 89060-2101, A 100 FOOT RIGHT-OF-WAY AS LAID OUT AND IN USE, ALSO KNOWN AS SW KANNER HIGHWAY THAT INTERSECTS THE EAST LINE OF SAID SECTION 9; THENCE NORTH 79°19'55" EAST, ALONG THE SOUTH RIGHT-OF-WAY LINE, A DISTANCE OF 1276.15 FEET TO THE INTERSECTION WITH THE NORTH LINE OF SAID SECTION 10, BEING ALSO THE SOUTH LINE OF SECTION 3, TOWNSHIP 40 SOUTH, RANGE 38 EAST, MARTIN COUNTY FLORIDA; THENCE CONTINUE NORTH 79°19'55" EAST,

ALONG SAID SOUTH RIGHT-OF-WAY LINE, A DISTANCE OF 136.80 FEET TO THE BEGINNING OF A CURVE CONCAVE TO THE SOUTHWEST HAVING A RADIUS OF 3770.33 FEET; THENCE ALONG THE ARC OF SAID CURVE, AND SAID SOUTH RIGHT-OF-WAY LINE, THROUGH A CENTRAL ANGLE OF 19°06'47" FOR A DISTANCE OF 1257.72 FEET TO THE INTERSECTION WITH A LINE THAT IS 15.13 FEET WEST OF AND PARALLEL WITH THE EAST LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 3; THENCE DEPARTING SAID RIGHT-OF-WAY LINE, SOUTH 00°39'18" WEST, ALONG SAID PARALLEL LINE, A DISTANCE OF 43.10 FEET TO A POINT ON THE SOUTH LINE OF SAID SECTION 3 SAID POINT IS SOUTH 89°43'51" WEST, A DISTANCE OF 2640 FEET, AS MEASURED ALONG SAID SOUTH LINE, FROM THE SOUTHWEST CORNER OF SAID SECTION 3; THENCE NORTH 89°43'51" EAST, ALONG THE SOUTH LINE OF SAID SECTION 3, BEING ALSO THE NORTH LINE OF SAID SECTION 10, A DISTANCE OF 232.99 FEET TO THE INTERSECTION WITH SAID SOUTH RIGHT-OF-WAY LINE OF SW KANNER HIGHWAY AND THE BEGINNING OF A NON-TANGENT CURVE CONCAVE TO THE SOUTHWEST HAVING A RADIUS OF 3770.33 FEET, A CHORD WHICH BEARS SOUTH 75°30'59" EAST, WITH A CHORD DISTANCE OF 322.03 FEET; THENCE ALONG THE ARC OF SAID CURVE AND SAID SOUTH RIGHT-OF-WAY LINE THROUGH A CENTRAL ANGLE OF 4°53'43" FOR A DISTANCE OF 322.13 FEET; THENCE SOUTH 73°07'29" EAST, ALONG THE SAID SOUTH RIGHT-OF-WAY LINE, A DISTANCE OF 1390.76 FEET TO THE WESTERLY LINE OF SPILLWAY "D" AS SHOWN ON THE DEPARTMENT OF THE ARMY, OKEECHOBEE WATERWAY, FLORIDA ST. LUCIE CANAL PORTION, SURVEY FOR LOCATION OF RIGHTS-OF-WAY SHEET 3 OF 53, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 10, PAGE 84 OF THE PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA ; THENCE SOUTH 16°52'31" WEST, ALONG SAID WESTERLY LINE, A DISTANCE OF 167.00 FEET TO THE SOUTHWEST CORNER OF SAID SPILLWAY "D"; THENCE SOUTH 73°07'29" EAST, ALONG THE SOUTHERLY LINE OF SPILLWAY "D", A DISTANCE OF 600.00 FEET TO THE SOUTHEAST CORNER OF SAID SPILLWAY "D"; THENCE NORTH 16°52'31" EAST, ALONG THE EASTERLY LINE OF SAID SPILLWAY "D", A DISTANCE OF 167.00 FEET TO THE INTERSECTION WITH SAID SOUTH RIGHT-OF-WAY LINE OF SW KANNER HIGHWAY; THENCE SOUTH 73°07'29" EAST, ALONG SAID

SOUTH RIGHT-OF-WAY LINE A DISTANCE OF 5388.76 FEET TO THE INTERSECTION WITH THE WESTERLY LINE OF SPILLWAY “E”, AS RECORDED IN SAID PLAT BOOK 10, PAGE 84 OF THE PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA; THENCE SOUTH 16°52'31” WEST, ALONG SAID WESTERLY LINE, A DISTANCE OF 167.00 FEET TO THE SOUTHWEST CORNER OF SAID SPILLWAY “E”; THENCE SOUTH 73°07'29” EAST, ALONG THE SOUTHERLY LINE OF SPILLWAY “E”, A DISTANCE OF 400.00 FEET TO THE SOUTHEAST CORNER OF SPILLWAY “E”; THENCE NORTH 16°52'31” EAST, ALONG THE EASTERLY LINE OF SPILLWAY “E”, A DISTANCE OF 146.90 FEET TO A POINT ON THE EAST LINE OF SAID SECTION 11, TOWNSHIP 40 SOUTH, RANGE 38 EAST; THENCE SOUTH 00°37'52” EAST, ALONG SAID EAST LINE, A DISTANCE OF 2929.39 FEET TO THE SOUTHEAST CORNER OF SAID SECTION 11 BEING ALSO THE NORTHEAST CORNER OF SAID SECTION 14; THENCE SOUTH 00°32'21” EAST, ALONG THE EAST LINE OF SAID SECTION 14, A DISTANCE OF 5298.88 FEET TO THE SOUTHEAST CORNER OF SAID SECTION 14 BEING ALSO THE NORTHEAST CORNER OF SAID SECTION 23; THENCE SOUTH 00°18'31” EAST, ALONG THE EAST LINE OF THE NORTHEAST ONE-QUARTER (1/4) OF SAID SECTION 23, A DISTANCE OF 2639.65 FEET TO THE EAST ONE-QUARTER (1/4) CORNER OF SAID SECTION 23; THENCE SOUTH 00°18'15" WEST, ALONG THE EAST LINE OF THE SOUTHEAST ONE-QUARTER (1/4) OF SAID SECTION 23, A DISTANCE OF 2638.91 TO THE SOUTHEAST CONER OF SAID SECTION 23, BEING ALSO THE NORTHEAST CORNER OF SECTION 26; THENCE SOUTH 00°04'00” WEST ALONG THE EAST LINE OF THE NORTHEAST ONE-QUARTER (1/4) OF SAID SECTION 26, A DISTANCE OF 2639.58 FEET TO THE EAST ONE-QUARTER (1/4) CORNER OF SAID SECTION 26; THENCE SOUTH 00°04'42” WEST, ALONG THE EAST LINE OF THE SOUTHEAST ONE-QUARTER (1/4) OF SAID SECTION 26, A DISTANCE OF 2639.58 FEET TO THE SOUTHEAST TO THE SOUTHEAST CORNER OF SAID SECTION 26, BEING ALSO THE NORTHEAST CORNER OF SECTION 35, TOWNSHIP 40 SOUTH, RANGE 38 EAST; THENCE SOUTH 89°48'33” WEST, ALONG THE SOUTH LINE OF SAID SECTION 26, A DISTANCE OF 5311.60 FEET TO THE SOUTHWEST CORNER OF SAID SECTION 26, BEING ALSO THE SOUTHEAST CORNER OF SECTION 27, TOWNSHIP 40 SOUTH, RANGE 38 EAST, MARTIN COUNTY, FLORIDA; THENCE SOUTH 89°36'28” WEST, ALONG THE SOUTH LINE OF SAID

SECTION 27, A DISTANCE OF 5300.26 FEET TO THE SOUTHWEST CORNER OF SAID SECTION 27; THENCE NORTH 00°19'09" WEST, ALONG THE WEST LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 27, A DISTANCE 2636.48 FEET TO THE WEST QUARTER CORNER OF SAID SECTION 27; THENCE NORTH 00°19'27" WEST, ALONG THE WEST LINE OF THE NORTHWEST QUARTER OF SAID SECTION 27, A DISTANCE OF 2636.60 FEET TO THE NORTHWEST CORNER OF SAID SECTION 27, BEING ALSO THE SOUTHWEST CORNER OF SECTION 22, TOWNSHIP 40 SOUTH, RANGE 38 EAST; THENCE NORTH 00°19'56" WEST, ALONG THE WEST LINE OF SAID SECTION 22, A DISTANCE OF 5319.39 FEET TO THE NORTHWEST CORNER OF SAID SECTION 22, BEING ALSO THE SOUTHWEST CORNER OF SECTION 15, TOWNSHIP 40 SOUTH, RANGE 38 EAST; THENCE NORTH 00°31'20" WEST, ALONG THE WEST LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 15, A DISTANCE OF 2657.77 FEET TO THE WEST QUARTER CORNER OF SAID SECTION 15; THENCE NORTH 00°31'08" WEST, ALONG THE WEST LINE OF THE NORTHWEST QUARTER OF SAID SECTION 15, A DISTANCE OF 2656.26 FEET TO THE NORTHWEST CORNER OF SAID SECTION 15, BEING ALSO THE SOUTHEAST CORNER OF SECTION 9, TOWNSHIP 40 SOUTH, RANGE 40 EAST, THENCE SOUTH 89°36'03" WEST, ALONG THE SOUTH LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 9, A DISTANCE OF 661.99 FEET TO THE INTERSECTION OF THE WEST LINE OF THE EAST QUARTER OF THE EAST HALF OF SAID SECTION 9; THENCE NORTH 00°07'11" WEST, ALONG SAID WEST LINE, A DISTANCE OF 4926.81 FEET TO THE INTERSECTION WITH THE SOUTH RIGHT-OF-WAY LINE OF SAID SW KANNER HIGHWAY; THENCE NORTH 79°19'55" EAST, ALONG SAID SOUTH RIGHT-OF-WAY LINE, A DISTANCE OF 20.79 FEET TO THE INTERSECTION OF THE WEST LINE OF SPILLWAY "C" AS RECORDED IN SAID PLAT BOOK 10, PAGE 84, PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA; THENCE SOUTH 10°40'05" EAST, ALONG SAID WEST LINE, A DISTANCE OF 167.00 FEET TO THE SOUTHWEST CORNER OF SAID SPILLWAY "C"; THENCE NORTH 79°19'55" EAST, ALONG THE SOUTH LINE OF SAID SPILLWAY "C", A DISTANCE OF 400.19 FEET TO THE SOUTHEAST CORNER OF SAID SPILLWAY "C"; THENCE NORTH 10°40'05" WEST, ALONG THE EAST LINE OF SAID SPILLWAY "C", A DISTANCE OF 167.00 FEET TO THE INTERSECTION OF THE SAID SOUTH

RIGHT-OF-WAY LINE OF SW KANNER HIGHWAY; THENCE NORTH 79°19'55" EAST, ALONG SAID SOUTH RIGHT-OF-WAY, A DISTANCE OF 256.57 FEET TO THE EAST LINE OF SAID SECTION 9, BEING ALSO THE WEST LINE OF SAID SECTION 10 AND THE POINT OF BEGINNING.

CONTAINING 5,032.06 ACRES MORE OR LESS

TOTAL ACREAGE: 5722.30 ACRES MORE OR LESS.

Recorded in Martin County, FL 5/13/2019 2:19 PM
Carolyn Timmann, Clerk of the Circuit Court & Comptroller
Rec Fees: $52.50
CFN#2753993 BK 3058 PG 348 PAGE 1 of 6

This instrument prepared by or under the supervision of
(and after recording should be returned to):

Seth Sheitelman, Esq.
Florida Power & Light Company
700 Universe Boulevard (LAW/JB)
Juno Beach, Florida 33408

Parcel I.D. No.: 03-40-38-000-000-00021-0;
03-40-38-000-000-00020-6; 03-40-38-000-000-00030-4;
03-40-38-000-000-00040-2; 32-39-38-001-039-00001-7;
32-39-38-001-034-00011-6; 32-39-38-001-029-00010-7;
34-39-38-000-000-00020-3; 32-39-38-001-024-00010-8;
32-39-38-001-018-00001-1; 32-39-38-001-012-00000-5;
32-39-38-001-006-00000-7; and a portion of 03-40-38-000-000-00010-8

(Space Reserved for Clerk of Court)

NOTE TO CLERK: THIS CORRECTIVE SPECIAL WARRANTY DEED IS BEING RECORDED FOR THE PURPOSE OF CORRECTING THE LEGAL DESCRIPTION AS SHOWN IN THE ORIGINAL SPECIAL WARRANTY DEED RECORDED IN OFFICIAL RECORD BOOK 2975, PAGE 1715, PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA, CFN#2679177, AND ALL DOCUMENTARY STAMP TAXES HAVE BEEN PAID IN CONNECTION WITH THE RECORDING OF THAT DEED. IN THIS REGARD, NO DOCUMENTARY STAMP TAXES ARE DUE HEREON.

CORRECTIVE SPECIAL WARRANTY DEED

THIS CORRECTIVE SPECIAL WARRANTY DEED is made effective as of the 16th day of February, 2018 by Tesoro Groves Limited Partnership, a Delaware limited partnership ("**Grantor**"), whose mailing address is 3602 Colonial Court, Ft. Myers, Florida 33913, to Florida Power & Light Company, a Florida corporation ("**Grantee**"), whose mailing address is 700 Universe Boulevard, Juno Beach, Florida 33408, Attn: Corporate Real Estate Department. Wherever used herein, the terms "Grantor" and "Grantee" shall include all of the parties to this instrument and their heirs, personal representatives, and assigns.

W I T N E S S E T H:

GRANTOR, for and in consideration of Ten and No/100 Dollars ($10.00) and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, has granted, bargained and sold, and by these presents does hereby grant, bargain and sell to Grantee and Grantee's successors and/or assigns forever, the following described land situate and being in Martin County, Florida ("**Property**"), to wit:

SEE ATTACHED EXHIBIT A.

TOGETHER WITH all the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining.

THIS CONVEYANCE is subject to: (a) taxes and assessments for the year of closing and subsequent years which are not yet due and payable; (b) zoning, restrictions, prohibitions and other requirements imposed by governmental authority, (c) restrictions and matters appearing on the plat or otherwise common to the subdivision, and (d) all covenants, conditions, restrictions, rights of way, limitations, easements and similar matters of record, if any, but this reference shall not operate to reimpose same.

Copy Copy Copy

THIS CONVEYANCE is further subject to the restrictive covenant set forth on Exhibit B attached hereto and by this reference expressly made a part hereof.

TO HAVE and to hold the same in fee simple forever.

GRANTOR hereby covenants with Grantee that Grantor is lawfully seized of the Property in fee simple; that Grantor has good right and lawful authority to sell and convey the Property to Grantee; and, that Grantor hereby warrants the title to the Property and will defend the same against the lawful claims of all persons claiming by, through, or under Grantor.

[SIGNATURE ON FOLLOWING PAGE.]

Copy Copy Copy

IN WITNESS WHEREOF, Grantor has hereunto set his hand and seal as of the day and year first above written.

Signed, sealed and delivered
in the presence of:

Grantor:

Tesoro Groves Limited Partnership,
a Delaware limited partnership

By: Tesoro Groves Management, L.L.C.,
a Delaware limited liability company,
its general partner

By: KR Florida Operations, LLC,
a Delaware limited liability company,
its manager

Sign: _____
Print: MITCH HUTCHISON

Sign: _____
Print: JEFF KRUEGER

Name: Charles W. Lucas, President

Copy Copy Copy

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

Exhibit A

Legal Description

Parcel 1:

The West 15 acres of that part of the Southwest one-quarter (1/4) of Section 3, Township 40 South, Range 38 East, Martin County, Florida lying North of the Northerly right of way of the St. Lucie Canal.

Parcel 2:

All that part of the Southwest one-quarter (1/4) of Section 3, Township 40 South, Range 38 East, Martin County, Florida, lying North of the Northerly right of way of the St. Lucie Canal; less and excepting the West 15 acres thereof.

Parcel 3:

The West 96 feet of the East 1/2 of Section 3, Township 40 South, Range 38 East, Martin County, Florida, lying North of the Northerly right of way of the St. Lucie Canal, Martin County, Florida, less and excepting the North 50 feet thereof for County Road right of way.

Parcel 4:

The NE 1/4 of the NE 1/4 of Section 33, Township 39 South, Range 38 East, Martin County, Florida.

Parcel 5:

The East 700 feet of the Southeast quarter (SE 1/4) of the Northeast quarter (NE 1/4) of Section 33, Township 39 South, Range 38 East, Martin County, Florida.

Parcel 6:

The East 700 feet of the NE 1/4 of the SE 1/4 of Section 33, Township 39 South, Range 38 East, Martin County, Florida.

Parcel 7:

The East 700 feet of the SE 1/4 of the SE 1/4 of Section 33, Township 39 South, Range 38 East, Martin County, Florida.

Parcel 8:

South 1/2 of Southwest 1/4 (Less all Road Rights of Ways), Section 34, Township 39 South, Range 38 East, Martin County, Florida.

Parcel 9:

The East 700 feet of the Northeast quarter (NE 1/4) of the Northeast quarter (NE 1/4) of Section 4, Township 40 South, Range 38 East, Martin County, Florida.

Copy Copy Copy

Parcel 10:

The East 700 feet of the North half (N 1/2) of the Southeast quarter (SE 1/4) of the Northeast quarter (NE 1/4) of Section 4, Township 40 South, Range 38 East, Martin County, Florida.

Parcel 11:

The East 700 feet of the following described property:

Beginning at the Southeast corner of the NE 1/4 of Section 4, Township 40 South, Range 38 East, Thence proceed North 0 degrees 53 minutes 27 seconds East along the East line of Section 4 for 647.89 feet to a point; Thence proceed North 89 degrees 24 minutes 33 seconds West for 272.77 feet to a concrete monument, Thence continue North 89 degrees 24 minutes 33 seconds West for 508.63 feet to a concrete monument, Thence North 89 degrees 24 minutes 33 seconds West for 509.33 feet to a concrete monument, Thence continue North 89 degrees 24 minutes 33 seconds West to the West line of the East 1/2 of the NE 1/4 of Section 4, Thence proceed South along the West line of the East 1/2 of the NE 1/4 to the South line of the NE 1/4, Thence proceed East along the South line of the NE 1/4 to the Southeast corner of the NE 1/4 to the Point of Beginning.

Parcel 12:

The East 700 feet of the East 1/2 of the Southeast 1/4 of Section 4, Township 40 South, Range 38 East, Martin County, Florida, lying North of St. Lucie Canal.

Parcel 13:

Northwest 1/4 of Section 3, Township 40 South, Range 38 East, (Less the North 50 feet thereof), Martin County, Florida.

Less and Except:

The North 146.00 feet of the West 96.00 feet of the West One-Half (W 1/2) of the Northeast One-Quarter (NE 1/4) of Section 3, Township 40 South, Range 38 East, Martin County, Florida, together with The North 146.00 feet of the East 96.00 feet of the East One-Half (E 1/2) of the Northwest One-Quarter (NW 1/4) of Section 3, Township 40 South, Range 38 East, Martin County, Florida, less the North 50.00 feet for Right-of-Way of SW Farm Road and being more particularly described as follows:

Commence at the Northwest corner of the Northeast One-Quarter (NE 1/4) of Section 3, Township 40 South, Range 38 East; thence South 00°39'21" West on the West line of said Northeast One-Quarter (NE 1/4), a distance of 50.01 feet to the Point of Beginning; thence North 89°31'57" East on the South Right-of-Way of SW Farm Road, a distance of 96.02 feet; thence South 00°39'21" West on a line 96.00 feet East of and parallel with said West line of the Northeast One-Quarter (NE 1/4), a distance of 96.02 feet; thence South 89°31'57" West on a line 146.00 feet South of and parallel with the North line of Section 3, Township 40 South, Range 38 East, a distance of 192.04 feet; thence North 00°39'21" East Parallel with the said West line of the Northeast One-Quarter (NE 1/4), a distance of 96.02 feet , thence North 89°31'57" East on the South Right-of-Way of Said SW Farm Road, a distance of 96.02 feet to the Point of Beginning.

Said Parcel Contains 18,436 square feet, more or less.

Bearings are based on the North line of Section 3, Township 40 South, Range 38 East, having a bearing of North 89°31'57" East.

Copy Copy Copy

Exhibit B

Restrictive Covenant

In consideration of the conveyance made in this Corrective Special Warranty Deed, to which this restrictive covenant ("**Restrictive Covenant**") is attached, Grantor hereby establishes, declares and prescribes that the Property shall be owned, held, transferred and conveyed subject to this Restrictive Covenant, which shall apply to and be a covenant running with the land; Grantee, its successors and assignees, and every owner, present or past of the Property or any part thereof, including any purchaser at a judicial sale (by acceptance of a deed therefor, whether or not it shall be so expressed in such deed of conveyance) hereby covenants and agrees to covenant, to comply with, abide and be bound by the following Restrictive Covenant:

1. The Property shall not be used for a land fill, solid waste facility or any similar use, for surface application of sludge or waste, an animal slaughtering facility, swine, cattle, or other animal breeding facility.

2. These restrictions shall be enforceable by all available legal and equitable means by Grantor, its successors and such of its assignees to which Grantor specifically assigns its rights hereunder in a written instrument.

3. Violation or breach of any restriction, covenant, condition, obligation, reservation, right, power or charge herein set forth shall give the affected party, in addition to all other remedies, the right to proceed at law or in equity to compel compliance with the terms of such violated or breached covenant, condition, obligation, reservation, right, power or charge, and to prevent the violation or breach thereof; and the expenses of such litigation (inclusive of any such expenses incurred at all appellate levels), including, without limitation, reasonable attorneys' and paralegals' fees, shall be borne by the party losing such litigation.

4. The term of these Restrictive Covenants shall be for thirty (30) years, commencing from February 16, 2018, the date the initial Special Warranty Deed was recorded in the Public Records of Martin County, Florida and automatically terminating on the thirtieth (30th) anniversary of such date.

Copy Copy Copy

Recorded in Martin County, FL 5/26/2023 8:21 AM
Carolyn Timmann, Clerk of the Circuit Court & Comptroller
Rec Fees: $95.00Deed Tax: $653,795.10
CFN#3018281 BK 3376 PG 2547 PAGE 1 of 11

This instrument prepared by or under the supervision of
(and after recording should be returned to):

Seth S. Sheitelman, Esq.
Florida Power & Light Company
700 Universe Boulevard (Law/JB)
Juno Beach, Florida 33408

Parcel I.D. Nos.: 03-40-38-000-000-00050-9; a portion of 07-40-39-000-000-00040-1;
09-40-38-000-000-00030-1; 10-40-38-000-000-00020-1;
11-40-38-000-000-00020-9; 12-40-38-000-000-00050-0;
13-40-38-000-000-00010-7; 14-40-38-000-000-00010-5;
15-40-38-000-000-00010-2; 18-40-39-000-000-00010-4;
22-40-38-000-000-00010-8; 23-40-38-000-000-00010-6;
24-40-38-000-000-00010-4; 25-40-38-000-000-00010-1;
26-40-38-000-000-00010-9; and 27-40-38-000-000-00010-7 (Space Reserved for Clerk of Court)

SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY DEED is made effective as of the 26th day of May, 2023, by Tesoro Groves Limited Partnership, a Delaware limited partnership ("**Grantor**"), whose mailing address is Three Riverway, Suite 1600, Houston, Texas 77056, to Florida Power & Light Company, a Florida corporation ("**Grantee**"), whose mailing address is 700 Universe Boulevard, Juno Beach, Florida 33408, Attention: Corporate Real Estate Department. Wherever used herein, the terms "Grantor" and "Grantee" shall include all of the parties to this instrument and their heirs, personal representatives, and assigns.

W I T N E S S E T H:

GRANTOR, for and in consideration of Ten and No/100 Dollars ($10.00) and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, has granted, bargained and sold, and by these presents does hereby grant, bargain and sell to Grantee and Grantee's successors and/or assigns forever, the following described land situate and being in Martin County, Florida ("**Property**"), to wit:

SEE ATTACHED EXHIBIT A.

TOGETHER WITH all the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining.

THIS CONVEYANCE is subject to: (a) taxes and assessments for the year of closing and subsequent years which are not yet due and payable; (b) zoning, restrictions, prohibitions and other requirements imposed by governmental authority, (c) restrictions and matters appearing on the plat or otherwise common to the subdivision, and (d) all covenants, conditions, restrictions, rights of way, limitations, easements and similar matters of record, if any, but this reference shall not operate to reimpose same.

TO HAVE and to hold the same in fee simple forever.

GRANTOR hereby covenants with Grantee that Grantor is lawfully seized of the Property in fee simple; that Grantor has good right and lawful authority to sell and convey the Property to Grantee; and, that Grantor hereby warrants the title to the Property and will defend the same against the lawful claims of all persons claiming by, through or under the Grantor.

[Signature and acknowledgement appear on following page.]

Certified Copy

Recorded in Martin County, FL 5/26/2023 8:21 AM
Carolyn Timmann, Clerk of the Circuit Court & Comptroller
Rec Fees: $95.00Deed Tax: $653,795.10
CFN#3018281 BK 3376 PG 2547 PAGE 1 of 11

This instrument prepared by or under the supervision of
(and after recording should be returned to):

Seth S. Sheitelman, Esq.
Florida Power & Light Company
700 Universe Boulevard (Law/JB)
Juno Beach, Florida 33408

Parcel I.D. Nos.: 03-40-38-000-000-00050-9; a portion of 07-40-39-000-000-00040-1;
09-40-38-000-000-00030-1; 10-40-38-000-000-00020-1;
11-40-38-000-000-00020-9; 12-40-38-000-000-00050-0;
13-40-38-000-000-00010-7; 14-40-38-000-000-00010-5;
15-40-38-000-000-00010-2; 18-40-39-000-000-00010-4;
22-40-38-000-000-00010-8; 23-40-38-000-000-00010-6;
24-40-38-000-000-00010-4; 25-40-38-000-000-00010-1;
26-40-38-000-000-00010-9; and 27-40-38-000-000-00010-7 (Space Reserved for Clerk of Court)

Certified Copy

SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY DEED is made effective as of the 26th day of May, 2023, by Tesoro Groves Limited Partnership, a Delaware limited partnership ("**Grantor**"), whose mailing address is Three Riverway, Suite 1600, Houston, Texas 77056, to Florida Power & Light Company, a Florida corporation ("**Grantee**"), whose mailing address is 700 Universe Boulevard, Juno Beach, Florida 33408, Attention: Corporate Real Estate Department. Wherever used herein, the terms "Grantor" and "Grantee" shall include all of the parties to this instrument and their heirs, personal representatives, and assigns.

W I T N E S S E T H:

GRANTOR, for and in consideration of Ten and No/100 Dollars ($10.00) and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, has granted, bargained and sold, and by these presents does hereby grant, bargain and sell to Grantee and Grantee's successors and/or assigns forever, the following described land situate and being in Martin County, Florida ("**Property**"), to wit:

SEE ATTACHED EXHIBIT A.

TOGETHER WITH all the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining.

THIS CONVEYANCE is subject to: (a) taxes and assessments for the year of closing and subsequent years which are not yet due and payable; (b) zoning, restrictions, prohibitions and other requirements imposed by governmental authority, (c) restrictions and matters appearing on the plat or otherwise common to the subdivision, and (d) all covenants, conditions, restrictions, rights of way, limitations, easements and similar matters of record, if any, but this reference shall not operate to reimpose same.

TO HAVE and to hold the same in fee simple forever.

GRANTOR hereby covenants with Grantee that Grantor is lawfully seized of the Property in fee simple; that Grantor has good right and lawful authority to sell and convey the Property to Grantee; and, that Grantor hereby warrants the title to the Property and will defend the same against the lawful claims of all persons claiming by, through or under the Grantor.

[Signature and acknowledgement appear on following page.]

IN WITNESS WHEREOF, Grantor has hereunto set its hand and seal as of the day and year first above written.

Signed, sealed and delivered
in the presence of:

Grantor:

Tesoro Groves Limited Partnership, a Delaware limited partnership

By: Tesoro Groves Management, L.L.C., a Delaware limited liability company, its general partner

By: KR Florida Operations, LLC, a Delaware limited liability company, its manager

Sign: Kattwark Papetti
Print: Katrina Papetti

Sign: Lori A. Frances
Print: Lori A. Frances

By: M.L. M
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

Work Copy

A PARCEL OF LAND LYING IN A PORTION OF SECTION 12, TOWNSHIP 40 SOUTH, RANGE 38 EAST AND SECTION 7, TOWNSHIP 40 SOUTH, RANGE 39 EAST, MARTIN COUNTY, FLORIDA LYING BETWEEN THE NORTHERLY RIGHT-OF-WAY LINE OF STATE ROAD 76 AS SHOWN ON FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT-OF-WAY MAP SECTION 89060-2101, BEING A 100 FOOT RIGHT-OF-WAY AS LAID OUT AND IN USE, ALSO KNOWN AS SW KANNER HIGHWAY AND THE SOUTHERLY RIGHT-OF-WAY OF THE ST. LUCIE CANAL, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 10, PAGE 84, BOTH OF THE PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA; BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEASTERLY CORNER OF SPILLWAY "E" AS SHOWN ON SAID PLAT OF ST. LUCIE CANAL; THENCE SOUTH 73°07'29" EAST, ALONG SOUTH RIGHT-OF-WAY LINE OF SAID ST. LUCIE CANAL, A DISTANCE OF 403.49 FEET; THENCE CONTINUING ALONG SAID RIGHT-OF-WAY LINE SOUTH 82°24'15" EAST, A DISTANCE OF 4572.39 FEET; THENCE SOUTH 82°24'26" EAST, A DISTANCE OF 220.84 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE SOUTH 82°24'26" EAST, ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE, A DISTANCE OF 335.86 FEET; THENCE SOUTH 07°35'34" WEST, A DISTANCE OF 133.00 FEET TO A POINT ON THE NORTHERLY RIGHT OF WAY LINE OF SAID STATE ROAD 76; THENCE NORTH 82°24'26" WEST, ALONG SAID NORTHERLY RIGHT-OF-WAY LINE, A DISTANCE OF 335.86 FEET; THENCE NORTH 07°35'34" EAST, A DISTANCE OF 133.00 FEET TO THE POINT OF BEGINNING.

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Project Parrot
Annexation Narrative and Justification Statement

The Owner of the subject property is requesting the voluntary annexation of (17) contiguous parcels of land, totaling approximately 5,700 ac., into the municipal boundary of the Village of Indiantown, Martin County, FL. Such parcels are contiguous to the Village's municipal boundary, are compact, are not located within the municipal boundary of another municipality and will not create an enclave should the proposed voluntary annexation be adopted. The proposed annexation will provide for an orderly expansion of the Village's municipal boundary, and the proposed annexation is consistent with relevant Goals, Objectives, and Policies of the Village of Indiantown's Comprehensive Plan; including, Policies, *L4.1.1, L6.1.13, IC1.1.14,* and *IC1.1.26*. The proposed annexation will result in additional employment, investment, and economic development opportunities for the Village and an increase in property tax revenue upon development - a majority of the annexation area has an active agricultural use property tax exemption; however, upon development such land will be reassessed and applicable ad valorem taxes will be applied, thereby resulting in an increase in property tax revenue for the Village of Indiantown.

Some of the subject parcels are currently agricultural lands with electric transmission uses on the western edge and solar power generation in the northern portion of the subject. Subject parcels lie on the north and south side of Kanner Highway (SR 76) and are located west and south of the Village's urban core, adjacent to existing power generation facilities, agricultural uses and conservation lands. More specifically, power generation uses lie to the north, east and west of the northern extent of the proposed annexation area, with vacant agricultural and conservation lands lying east, west and south of the remainder of the subject.

Concurrent with the Annexation request is a request to amend the Future Land Use Map of the Village of Indiantown to assign the LI -Light Industrial Future Land Use classification to the subject parcels. As outlined in the Traffic Impact Analysis provided with the Future Land Use Map Amendment, such Light Industrial uses will be limited to 2,000,000 square feet. The northern extent of the proposed annexation area lies immediately adjacent to lands currently assigned the Village's Heavy Industrial classification and Martin County's Major Power Generation classification. Additionally, a concurrent request to assign the Planned Unit Development (PUD) zoning district to the annexation area will also be filed with the Village.

Proposed uses for the annexation area include, but are not limited to: data processing, storage, hosting and related services; information technology and related services; technology research and development and related services; power generation and energy storage; solar electric power generation; electric substations; water and wastewater facilities; agricultural uses and related services; supporting infrastructure, and other related uses to be determined and included in the proposed PUD.

Adequate services to support future development will be available or made available commensurate with development. The subject parcels may be initially served by on-site well and septic or a private water and sewer treatment facility (i.e., package plant) for a period when such facilities can accommodate development until such time municipal services are made available to the subject.

Project Parrot
Description of Surrounding Land Uses and Zoning

General Location and Description of Subject Parcels: Subject parcels front and lie on the north and south side of Kanner Highway (SR 76) approximately 3.5 miles southwest of the Village's urban core and approximately 6 miles east of Lake Okeechobee. The southern extent of the annexation area abuts the Martin/Palm Beach County line while the northern extent of the annexation area abuts and is contiguous to the municipal boundary of the Village of Indiantown. Subject parcels are assigned Martin County's Major Power Generation Facility Future Land Use classification and Agricultural zoning district with a majority of the land consisting of vacant and active agricultural uses and the northwestern portion consisting of electric transmission uses.

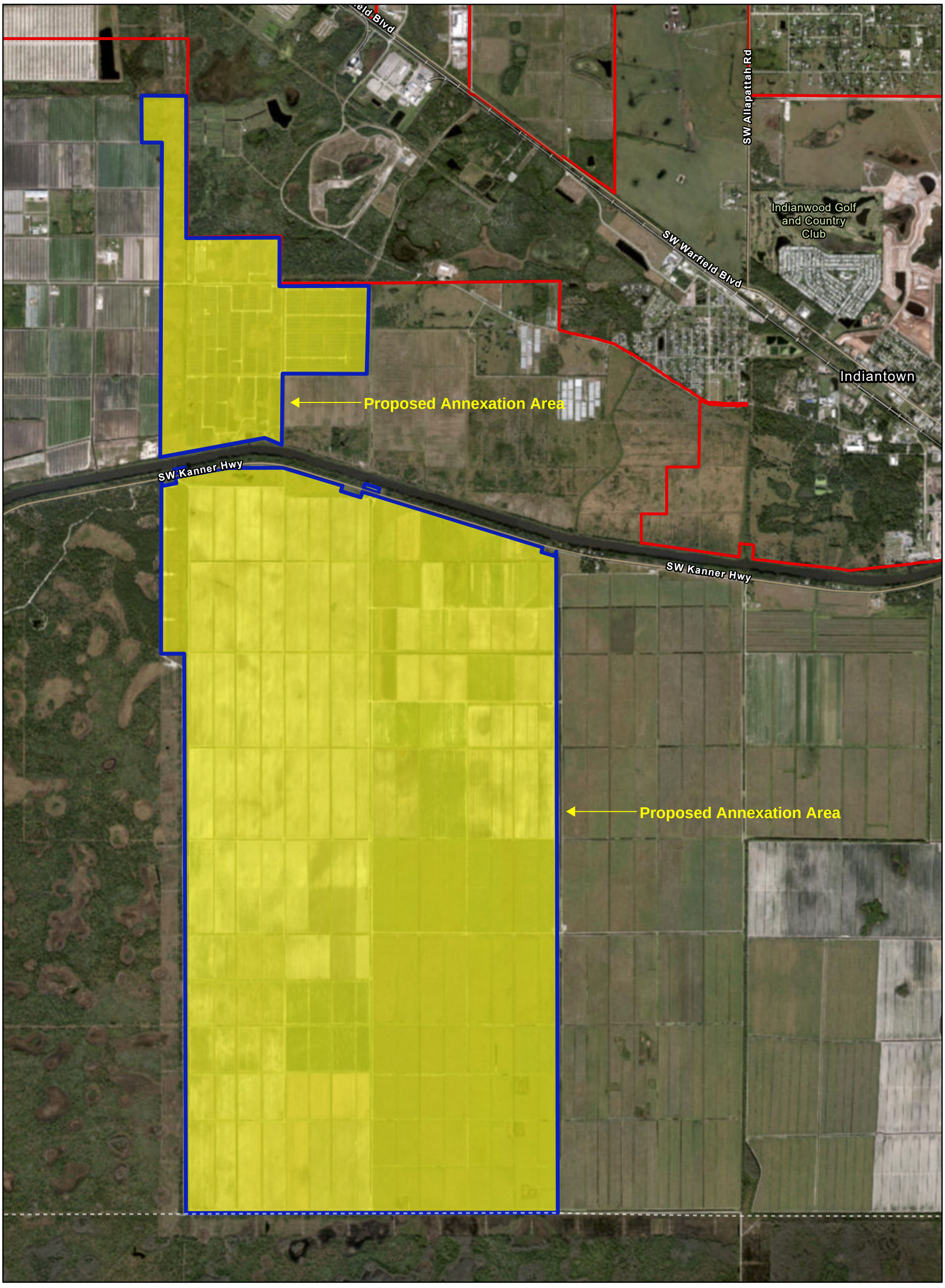
North: Power Generation and agricultural uses.

South: Conservation lands (Palm Beach County).

East: Solar energy and agricultural uses.

West: Conservation and agricultural uses.

Location Map



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Indiantown Limits

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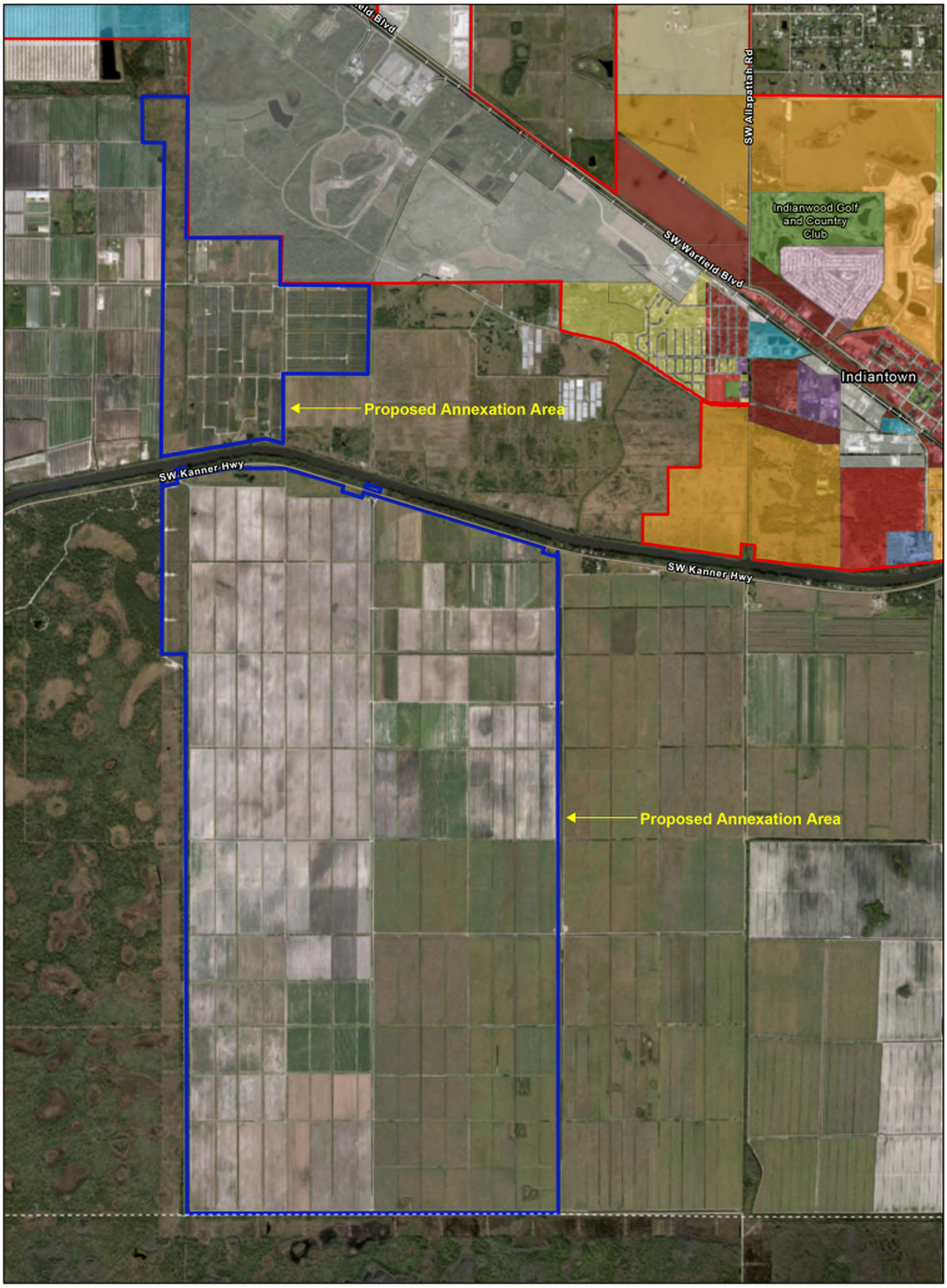
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Sources: Esri, TomTom, Garmin, FAO, NOAA, USGS, © OpenStreetMap contributors, and the GIS User Community

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Existing Future Land Use - Village



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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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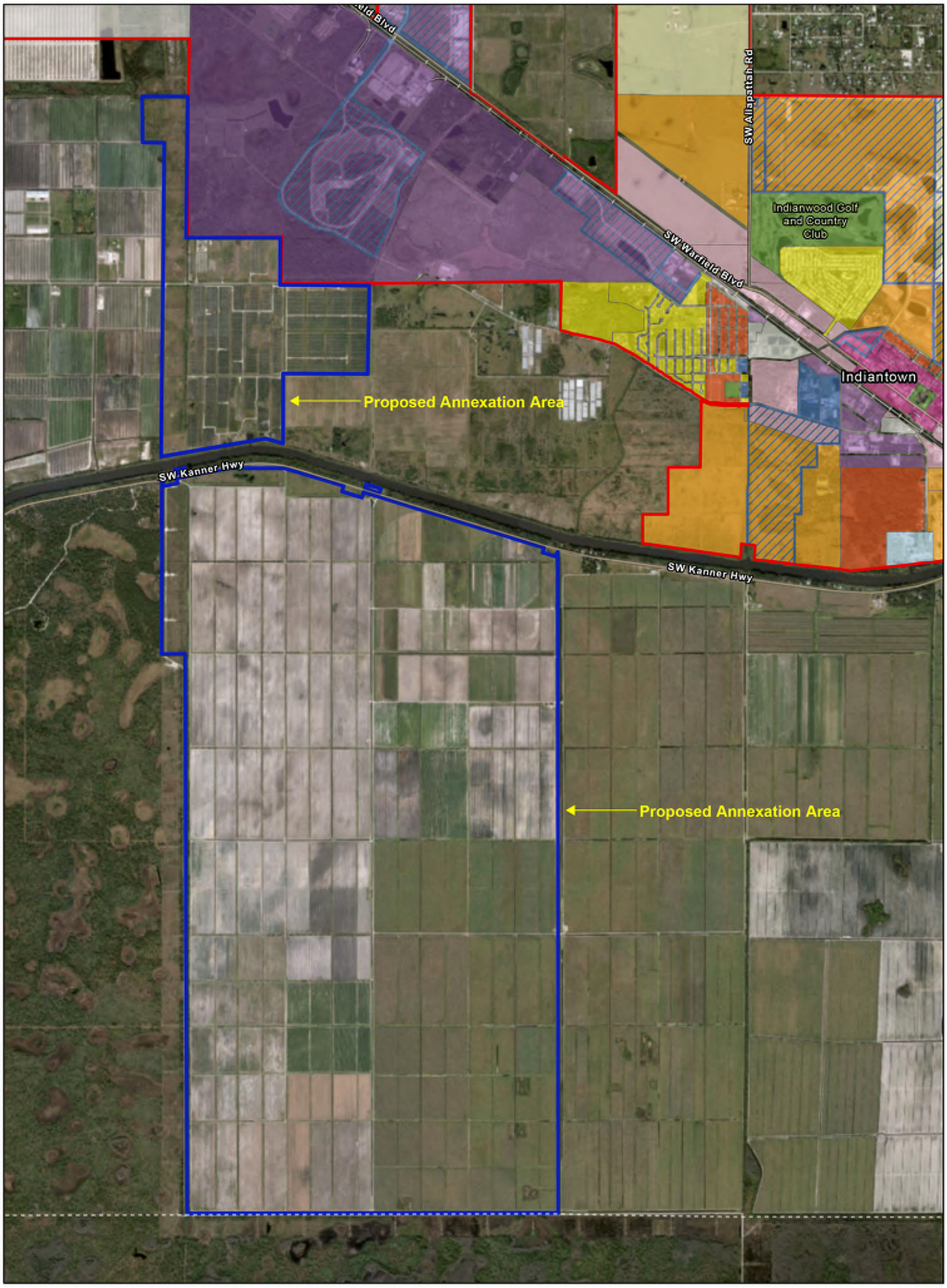
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Existing Zoning - Village



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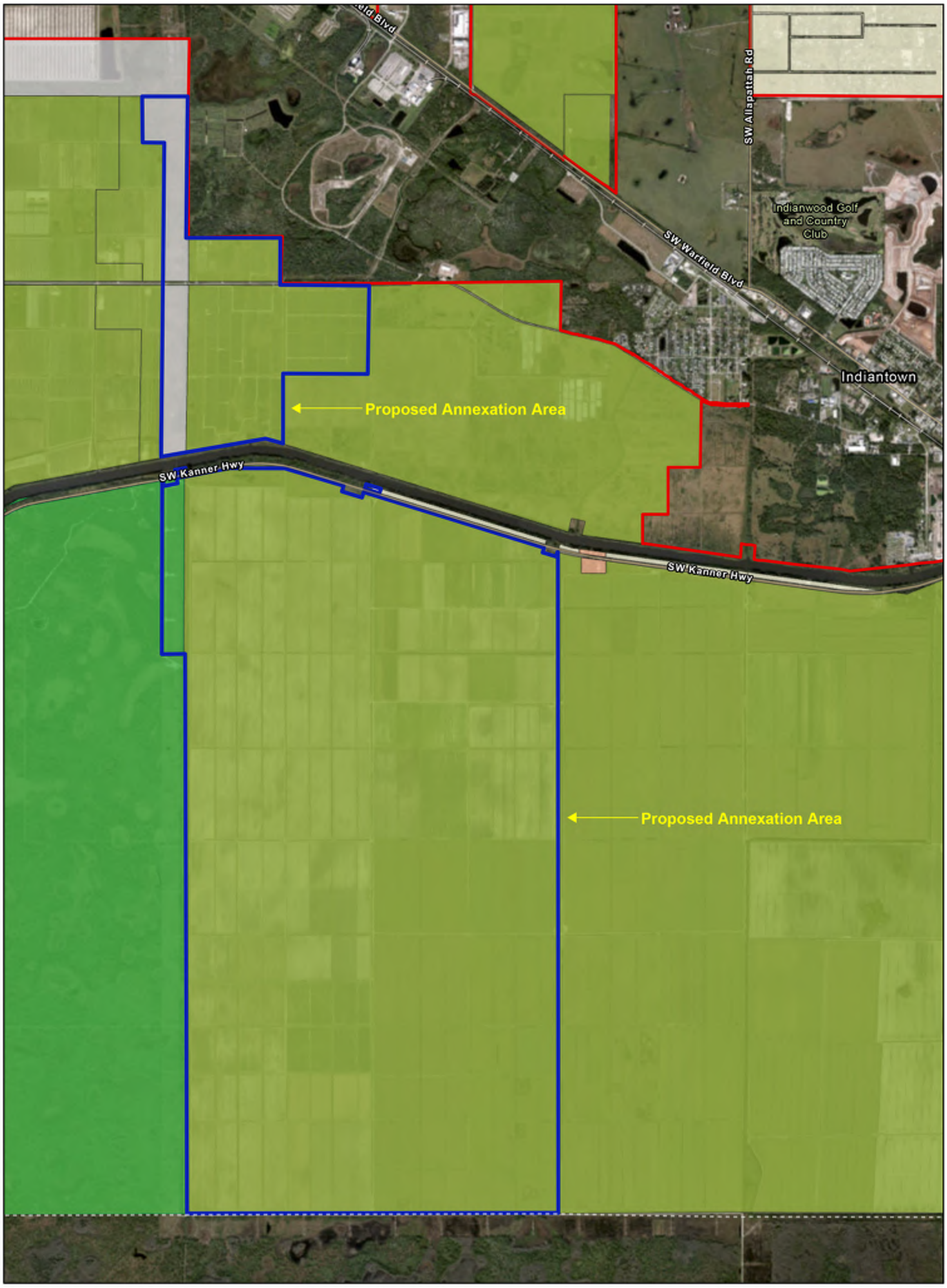
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Sources: Esri, TomTom, Garmin, FAO, NOAA, USGS, © OpenStreetMap contributors, and the GIS User Community

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Existing Future Land Use - County



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Indiantown Limits

Future Landuse

- Agricultural Ranchette
- Agricultural
- Public Conservation Area
- Estate Density -up to 2 UPA
- No Data (May Include Incorporated Area)
- Major Power Generation Facility
- Rural Density -up to 0.5 UPA

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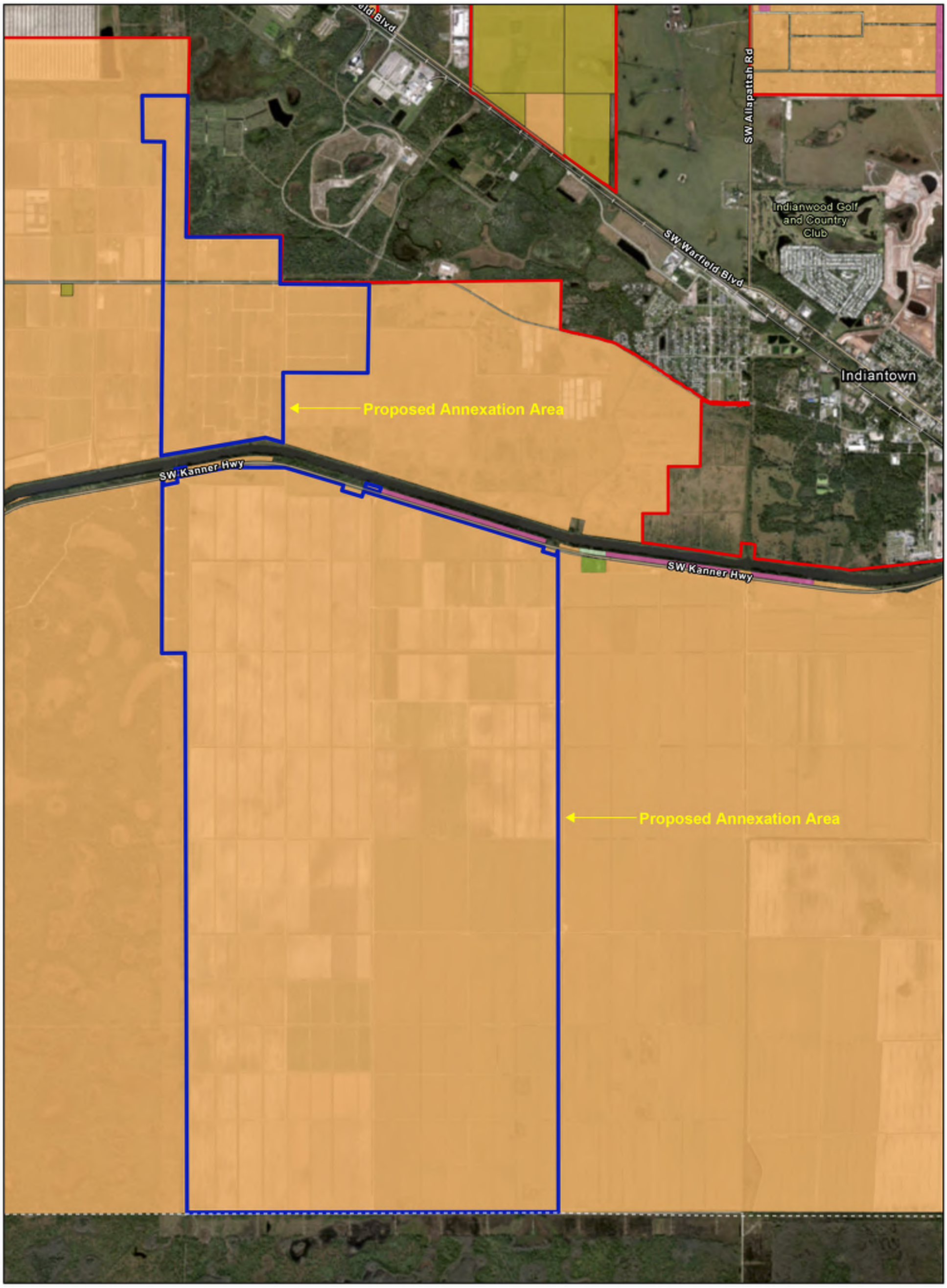
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Existing Zoning - County



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Indiantown Limits

Zoning

A-2 (Agricultural)

AG-20A (General Agricultural District)

E-1 (Estates and Suburban Homes District)

RE-1/2A (Residential Estate District)

RE-2A (Rural Estate District)

Indiantown

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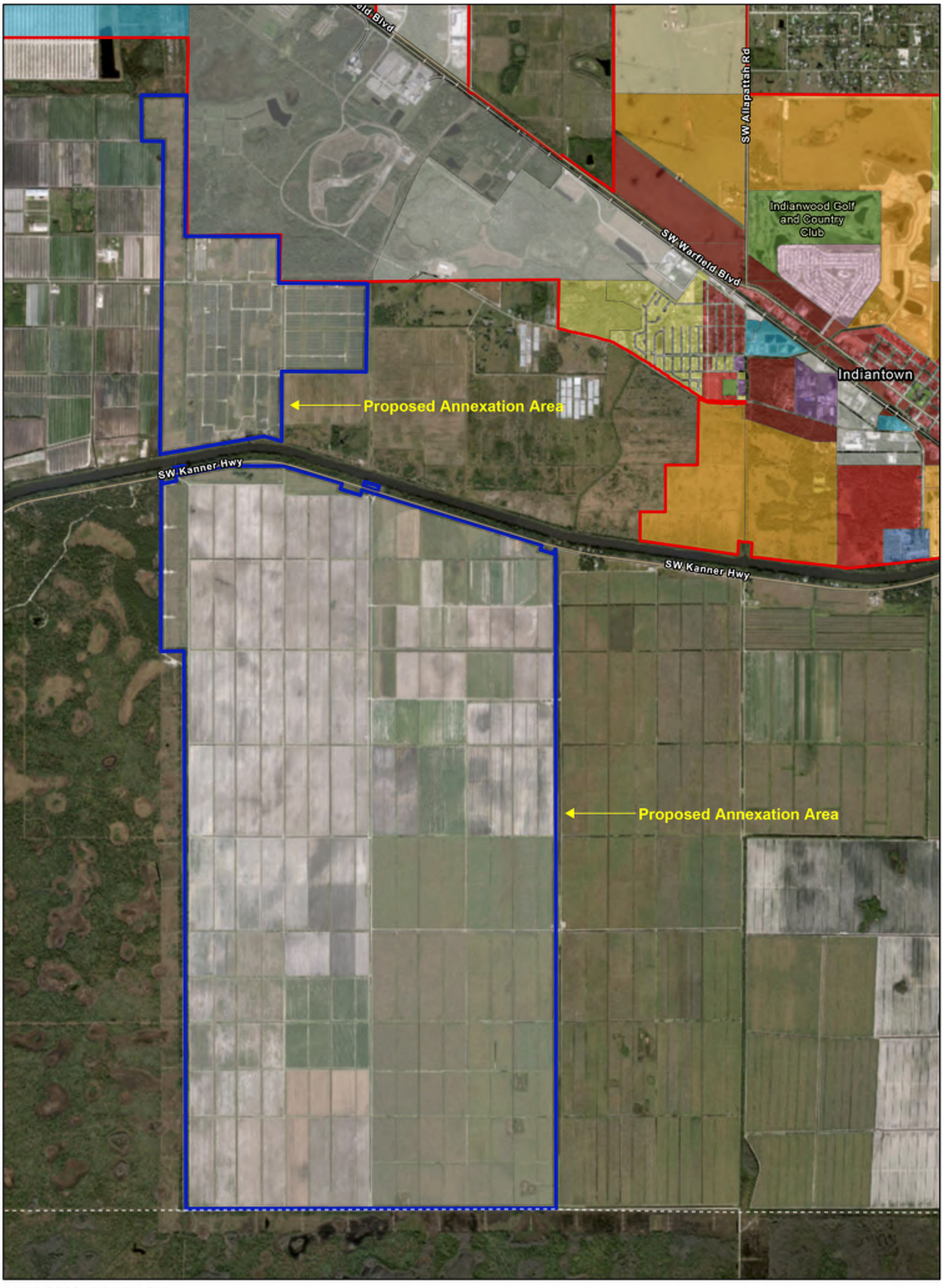
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Proposed Future Land Use - Village



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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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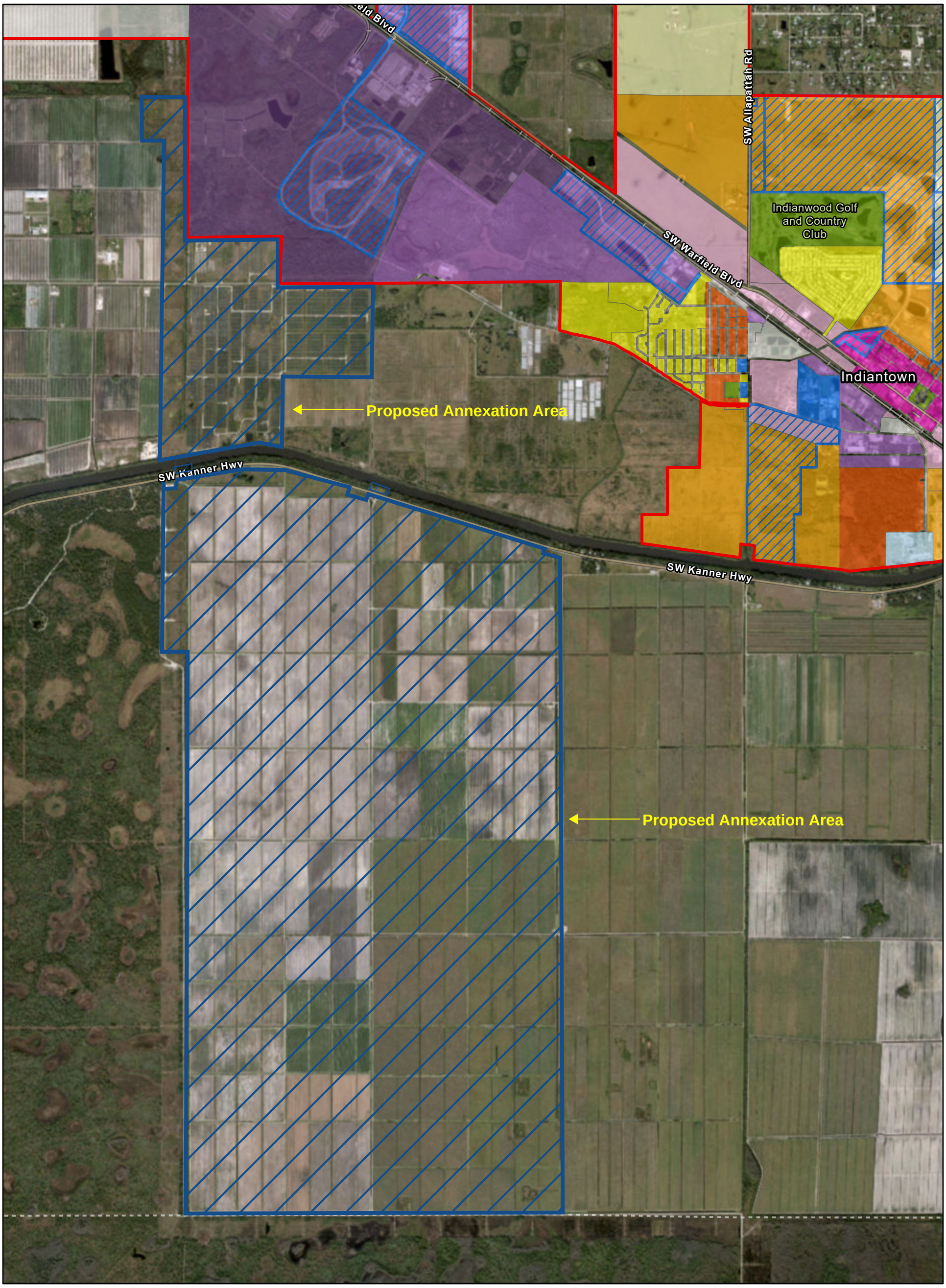
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Proposed Zoning - Village



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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)

1:36,112

0 0.33 0.65 1.3 mi

0 0.5 1 2 km

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

Printed using Village of Indiantown online mapping resource

BOUNDARY SURVEY

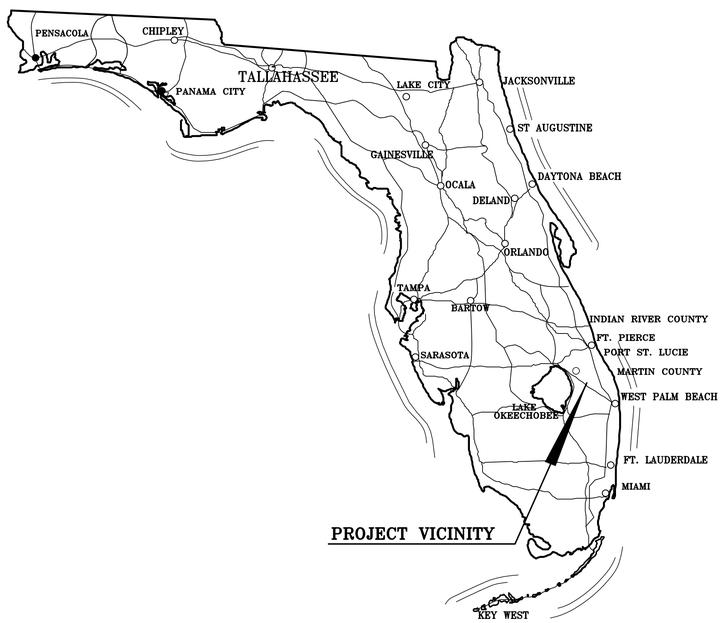
PREPARED FOR

FLORIDA POWER & LIGHT

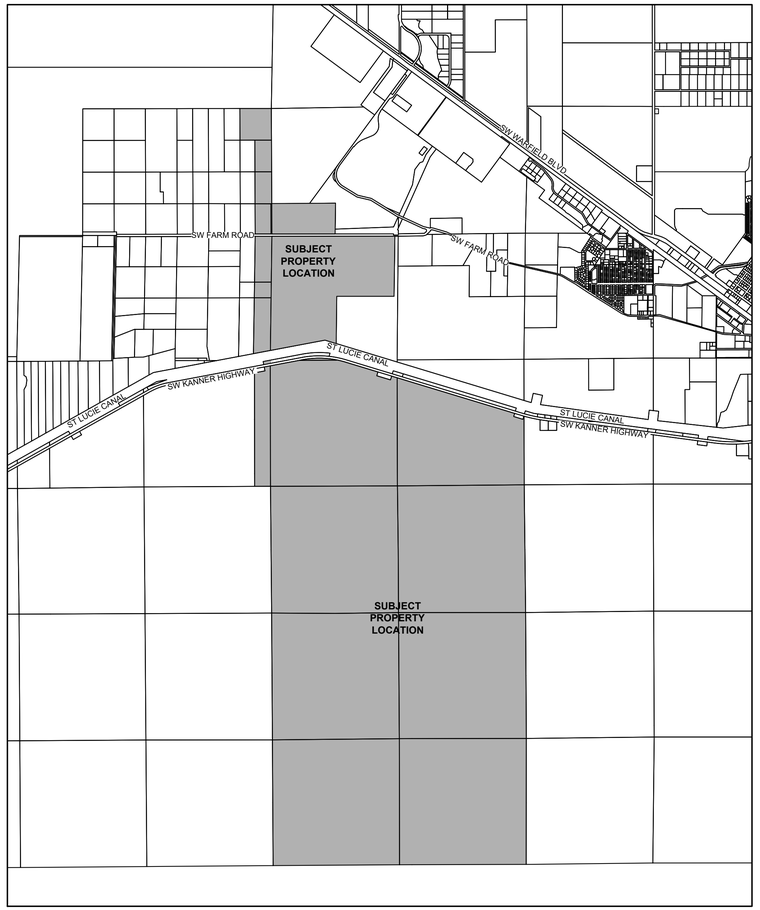
OF A PARCEL OF LAND LYING WITHIN A PORTION OF SECTIONS 33 AND 34, TOWNSHIP 39 SOUTH, RANGE 38 EAST AND PORTIONS OF SECTIONS 3, 4, 9, 10 AND 11, TOWNSHIP 40 SOUTH, RANGE 38 EAST AND ALL OF SECTIONS 14, 15, 22, 23, 26, AND 27, TOWNSHIP 40 SOUTH, RANGE 38 EAST.
MARTIN COUNTY, FLORIDA

SURVEYOR'S NOTES:

1. THE LAST DATE OF DATA ACQUISITION WAS 11-13-25.
2. THIS SURVEY WAS PREPARED IN ACCORDANCE WITH THE "STANDARDS OF PRACTICE", AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN RULE 5J-17.050 THROUGH 5J-17.053, OF THE FLORIDA ADMINISTRATIVE CODE.
3. THIS SURVEY MAP AND/OR REPORT OR THE COPIES THEREOF ARE NOT VALID WITHOUT THE ORIGINAL SIGNATURE AND THE RAISED SEAL OR DIGITAL SIGNATURE OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
4. ADDITIONS OR DELETIONS TO SURVEY MAPS OR REPORTS BY OTHER THAN THE SIGNING PARTY OR PARTIES IS PROHIBITED WITHOUT WRITTEN CONSENT OF THE SIGNING PARTY OR PARTIES.
5. THE BEARINGS SHOWN HEREON ARE BASED ON GRID NORTH, AND ARE REFERENCED TO THE FLORIDA STATE PLANE COORDINATE SYSTEM, EAST ZONE, NORTH AMERICAN DATUM OF 1983(2011). THE BASIS OF BEARING FOR THIS SURVEY IS THE SOUTH RIGHT-OF-WAY LINE OF SW KANNER HIGHWAY AS SHOWN ON SHEET 13, HAVING A BEARING OF NORTH 79°19'55" EAST AND ALL OTHER BEARINGS ARE RELATIVE THERETO.
6. THE FEATURES SHOWN HEREON ARE REFERENCED TO THE FLORIDA STATE PLAN COORDINATE SYSTEM, EAST ZONE, NORTH AMERICAN VERTICAL DATUM OF 1983(2011 ADJUSTMENT), AS ESTABLISHED USING FLORIDA DEPARTMENT OF TRANSPORTATION FPRN.
7. ALL DISTANCES SHOWN HEREON ARE IN U.S. SURVEY FEET.
8. THE DESCRIPTION OF OF THE LAND CONTAINED IN THIS BOUNDARY SURVEY WAS PREPARED FOR THE CLIENT.
9. THIS SURVEY DELINEATES THE BOUNDARY LOCATION ACCORDING TO THE LEGAL DESCRIPTION, BUT DOES NOT DETERMINE OWNERSHIP OR PROPERTY RIGHTS.
10. UNDERGROUND IMPROVEMENTS, IF ANY, WERE NOT LOCATED EXCEPT AS SHOWN.
11. INTERIOR IMPROVEMENTS, IF ANY WERE NOT LOCATED EXCEPT AS SHOWN.
12. SYMBOLS SHOWN HEREON ARE NOT TO SCALE.
13. THE FEATURES SHOWN HEREON WERE ACQUIRED USING RTK GPS AND TRIGONOMETRIC METHODS AND WERE VERIFIED THROUGH A REDUNDANCY OF MEASUREMENTS FOR AN EXPECTED HORIZONTAL ACCURACY OF 0.10'.
14. NO JURISDICTIONAL OR WETLANDS WERE DETERMINED OR LOCATED AS PART OF THIS SURVEY.
15. THE PROPERTY SHOWN HEREON IS LOCATED WITHIN AREAS HAVING FLOOD ZONE DESIGNATIONS OF "X" AS SHOWN ON FLOOD INSURANCE RATE MAP NUMBERS 12085C0250G, 12085C0435G, 12085C0265G, AND 12085C0475G, MAPS REVISED 3/16/2015, MARTIN COUNTY, STATE OF FLORIDA, WHICH IS THE CURRENT FLOOD INSURANCE RATE MAPS FOR THE COMMUNITY IN WHICH SAID PREMISES IS SITUATED.
16. ALL PARCELS COMPRISING THE SUBJECT PROPERTY LYING SOUTH OF THE RIGHT OF WAY OF STATE ROAD 76 ARE CONTIGUOUS ALONG THEIR COMMON BOUNDARY LINES WITHOUT GAPS, GORES OR HIATUSES. THE THREE PARCELS LYING BETWEEN THE STATE ROAD 76 RIGHT OF WAY AND THE ST. LUCIE CANAL RIGHT OF WAY ARE STAND ALONE PARCELS.
17. THE LANDS LYING NORTH OF THE ST. LUCIE CANAL, AS SHOWN ON SHEET 3, WERE FURNISHED BY THE CLIENT AS A ALTA/NSPS SURVEY PERFORMED BY PETE DIAZ, PROFESSIONAL SURVEYOR AND MAPPER, LICENSE NUMBER 6052 FOR THE COMPANY ARDURRA; WITH A JOB NO. 2022-0518-00; DATED APRIL 21, 2022 AND WITH A LAST REVISION DATE OF SEPTEMBER 14, 2022. ONLY HORIZONTAL CONTROLS WERE FIELD CHECKED FOR THIS AREA. THE SOUTH LINE OF THE PROPERTY THAT IS COINCIDENT WITH THE NORTH LINE OF THE ST. LUCIE CANAL HAS BEEN REVISED TO BE 400 FEET (THE WIDTH OF THE CANAL) NORTH OF AND PARALLEL WITH THE SOUTH LINE OF THE ST. LUCIE CANAL RIGHT-OF-WAY THAT WAS DETERMINED BY AND SHOWN ON THE SURVEY FROM CULPEPPER AND TERPENING, INC. THE EAST AND WEST LINES OF THE LANDS LYING NORTH OF THE CANAL WERE EXTENDED OR SHORTENED TO INTERSECT WITH THE REVISED SOUTH LINE OF THOSE LANDS LYING NORTH OF THE ST. LUCIE CANAL.



VICINITY MAP
(NOT TO SCALE)



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

CERTIFICATION:

THE UNDERSIGNED HEREBY CERTIFIES THAT THIS SURVEY MEETS THE STANDARDS OF PRACTICE RECOGNIZED BY FLORIDA BOARD OF PROFESSIONAL LAND SURVEYORS, AS SET FORTH IN CHAPTER [DOACS 5J-17.050, 051, 052 AND CHAPTER 177.041 061] AND ESTABLISHED PURSUANT TO CH 472, F.S., AS AMENDED.

DATE OF PLAT OR MAP: 11/20/2025

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

PREPARED BY
CULPEPPER & TERPENING INC
CONSULTING ENGINEERS | LAND SURVEYORS
2980 SOUTH 25th STREET
FORT PIERCE, FLORIDA 34981
PHONE 772-464-3537 | FAX 772-464-9497
www.ct-eng.com
STATE OF FLORIDA BOARD OF PROFESSIONAL
ENGINEERS AUTHORIZATION NO. 4286

P:\Proj-2022\22-152.001 FPL Tesoro Groves Update\Survey\22-152.001 Boundary Revised.dwg Plotted: 12/8/2025 1:17 PM By: JOHN YANCY

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

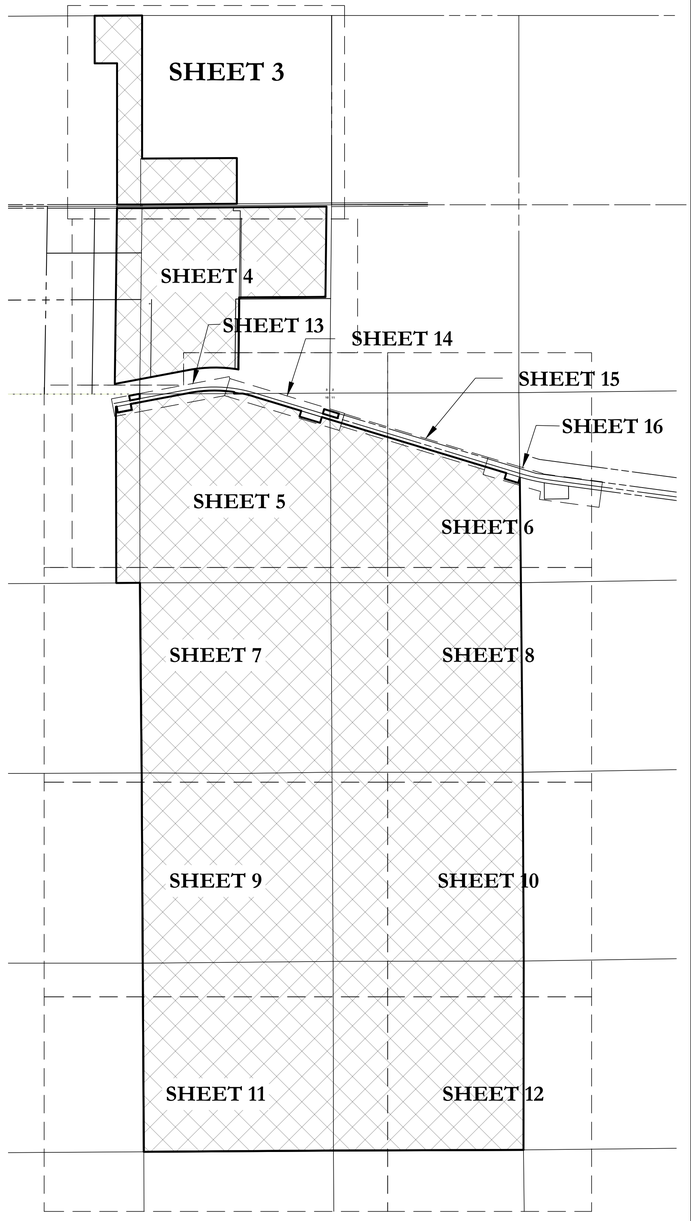
PARCEL 3
A PARCEL OF LAND LYING IN SECTION 9 TOWNSHIP 40 SOUTH, RANGE 38 EAST, MARTIN COUNTY, FLORIDA; BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

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')

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LEGAL DESCRIPTION & SHEET INDEX

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

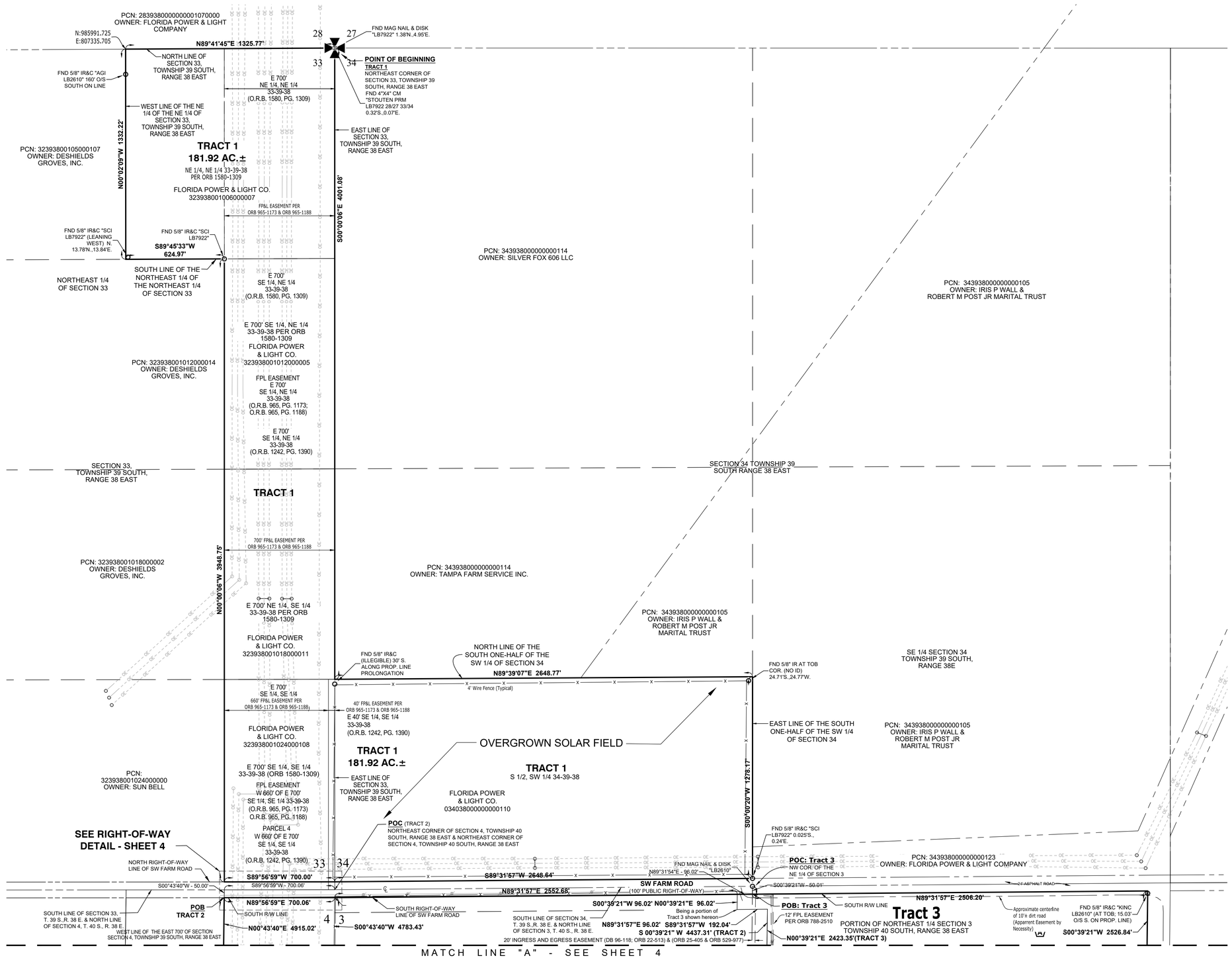
CULPEPPER & TERPENING INC
2980 SOUTH 25th STREET • FORT PIERCE, FLORIDA 34981
PHONE 772-464-3537 • FAX 772-464-9497 • www.ct-eng.com
STATE OF FLORIDA BOARD OF PROFESSIONAL ENGINEERS AUTHORIZATION NO. 4286

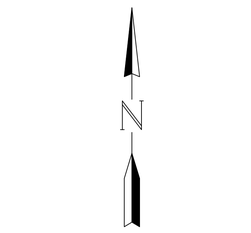
– REVISIONS –	BY	DATE

	BY	DATE
FIELD	SG	10–16–2025
CALCS.		.
DRAWN	JHY	10–15–2025
DETAILED		.
CHECKED	JDJ	10–15–2025
APPROVED	LBR	.

BOUNDARY SURVEY
PREPARED FOR
FLORIDA POWER AND LIGHT COMPANY

DATE: 10/20/2025
HORIZ. SCALE: AS SHOWN
VERT. SCALE: N/A
JOB No. 22–152.001
SHEET 2 of 16





LEGEND

(C)	= CALCULATED MEASUREMENT
(D)	= DEED MEASUREMENT
(M)	= FIELD MEASUREMENT
(P)	= PLAT MEASUREMENT
CB	= CHORD BEARING
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R	= RADIUS
R/W	= RIGHT OF WAY
RCP	= REINFORCED CONCRETE PIPE
SRD	= STATE ROAD
TOB	= TOP OF BANK
--OE--	= OVERHEAD ELECTRIC LINE
-x-	= BARBED WIRE FENCE
○	= SET IRON ROD & CAP STAMPED "LB 4286" UNLESS LABELED OTHERWISE
BS	= BELL SOUTH PEDESTAL
	= GATE POST
	= CONCRETE UTILITY POLE
	= ELECTRICAL JUNCTION BOX
	= WOOD UTILITY POLE
	= GUY ANCHOR

Possible Apparent Physical Use:

(A) Apparent physical use over 10' dirt road along the Northerly portion of Tract 3 by the adjoiner for access and shown hereon as being an apparent easement by necessity. No additional information regarding said access was provided to the surveyor at the time of survey.

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GRAPHICS

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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 3 of 16

MATCH LINE "A" - SEE SHEET 3

PCN: 323938001029000009
OWNER: O RONALD HATAWAY AND DOROTHY H HATAWAY

FPL EASEMENT
E 700'
NE 1/4, NE 1/4 OF 4-40-38
(O.R.B. 965, PG. 1173)
O.R.B. 965, PG. 1188)

EAST LINE OF SECTION 4, TOWNSHIP 40 SOUTH, RANGE 38 EAST

E 700'
NE 1/4, NE 1/4
4-40-38
(ORB 1242, PG 1390)

TRACT 2
FLORIDA POWER & LIGHT CO.
323938001029000107

E 700'
N 1/2, SE 1/4, NE 1/4 OF 4-40-38
(O.R.B. 1580, PG. 1309)
(O.R.B.1242, PG. 1390)

PCN: 323938001029000009
OWNER: O RONALD HATAWAY AND DOROTHY H HATAWAY

E 700' N 1/2, SE 1/4, NE 1/4 4-40-38
(ORB 1580-1309)

FND 5/8" IR (NO ID)

E 700' S 1/2, SE 1/4, NE 1/4 4-40-38
(ORB 1580-1309)

PCN: 323938001034000107
OWNER: O RONALD HATAWAY AND DOROTHY H HATAWAY

FLORIDA POWER & LIGHT CO.
323938001034000116

N00°43'40"E 4915.02'

S00°43'40"W 4763.43'

16' x 30' Barn

110.1'

35.9'

TRACT 2
FLORIDA POWER & LIGHT CO.
323938001039000017

EAST 700' EAST 1/2, SOUTHEAST 1/4 SECTION 4, TOWNSHIP 40 SOUTH, RANGE 38 EAST (ORB 1580-1309)

WEST 15 ACRES OF THE SW 1/4 LYING NORTH OF ST. LUCIE CANAL

4' Wire Fence (Typical)

SE 1/4, SECTION 4 TOWNSHIP 40 SOUTH RANGE 38 EAST LESS SLC R/W DB 33, PG 617

ORB 336, PG 1088

ORB 909, PG 917

PCN: 323938001039000008
OWNER: O RONALD HATAWAY AND DOROTHY H HATAWAY

TRACT 2
FLORIDA POWER & LIGHT CO.
323938001039000017

FND 5/8" IR&C "LBFH LB959" 0.19'S,.0.06'E.

FND 3" BRASS DISK IN CONC "ARMY CORPS OF ENGINEERS SLC N R/W 306+29.50 LS1834"

FND 5/8" IR&C (ILLEGIBLE) O/S 19.0' NORTH ON LINE

FND BROKEN TOP 4" X 4" CM (BROKEN TOP) "1985 SLC R/W 312+00 RLS 1834"

571.05'

S79°19'55"W 2096.50'

FND BENT IP (NO ID) 0.23'N,.0.14'E.

S00°43'45"W 414.31'

NORTH RIGHT-OF-WAY OF ST. LUCIE CANAL

499.91'

309.15'

Zone X (Unshaded)
Zone X (Shaded)

FND 3" ALUM. DISK IN CONC "CORPS OF ENGINEERS 2016 OWW R/W 317+00"

MATCH LINE "B" - SEE SHEET 5

FLORIDA POWER & LIGHT CO.
034038000000000110

TRACT 2
NORTHWEST 1/4 OF SECTION 3, TOWNSHIP 40 SOUTH, RANGE 38 EAST

SOLAR FIELD

WEST LINE OF THE EAST 1/2 OF SECTION 3

96'

SOLAR FIELD

TRACT 3
PORTION OF NORTHEAST 1/4 SECTION 3 TOWNSHIP 40 SOUTH, RANGE 38 EAST

N00°39'21"E 2423.35'(TRACT 3)

S00°39'21"W 2626.84'

PCN: 024038000000000220
OWNER: TRUST OF MATHEW LYTELL & CARROL SLAY

96'

20' INGRESS AND EGRESS EASEMENT PER DB 96-118; ORB 22-513 ORB 25-405 & ORB 529-977 (Shaded Cross-Hatch Area)

12' FPL EASEMENT PER ORB 788-2510

WEST LINE OF THE NE 1/4 OF SECTION 3, TOWNSHIP 40 SOUTH, RANGE 38 EAST

S00°39'21"W - 1437.31'(TRACT 2)

FND 5/8" IR&C "KINC LB2610" 0.12'S,.0.03'E.

FND 5/8" IR&C "AGI LB2610" (AT TOB)

S89°42'36"W 2410.05'

65'

SOUTH LINE OF THE NE 1/4 OF SECTION 3, TOWNSHIP 40 SOUTH, RANGE 38 EAST

Barbwire Fence 18.1' W

W 96' OF E 1/2

S00°39'21"W 2013.96'

TRACT 2
SOUTHWEST 1/4 SECTION 3 TOWNSHIP 40 SOUTH, RANGE 38 EAST, LYING NORTH OF ST. LUCIE CANAL EXCEPT THE WEST 15 ACRES

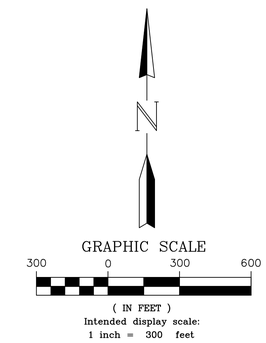
FLORIDA POWER & LIGHT CO.
034038000000000110

SOLAR FIELD

PCN: 034038000000000108
OWNER: TESORO GROVES LTD PARTNERSHIP

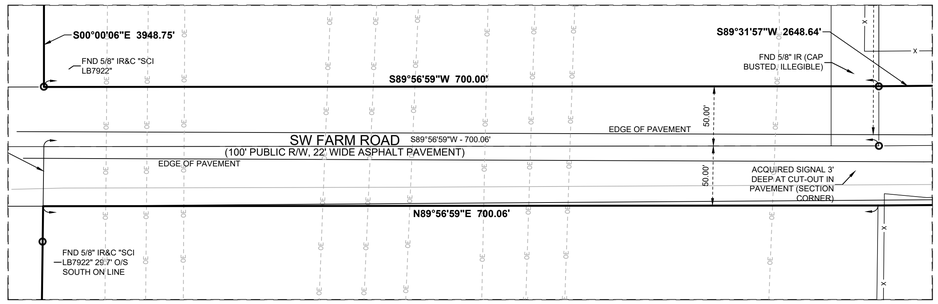
SE 1/4 SECTION 3 TOWNSHIP 40 SOUTH, RANGE 38 EAST

MATCH LINE "B" - SEE SHEET 5



LEGEND

(C)	= CALCULATED MEASUREMENT
(D)	= DEED MEASUREMENT
(M)	= FIELD MEASUREMENT
(P)	= PLAT MEASUREMENT
CB	= CHORD BEARING
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TOB	= TOP OF BANK
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-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



RIGHT-OF-WAY DETAIL
(INTENDED DISPLAY SCALE: 1"=60')

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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 4 of 16

MATCH LINE "B" - SEE SHEET 4

MATCH LINE "B" - SEE SHEET 4

TOWNSHIP 40 SOUTH, RANGE 38 EAST

Zone X (Unshaded)
Zone X (Shaded)

5' FP&L EASEMENT PER ORB 164-448, ORB 164-449, ORB 164-450 & ORB 166-378

TRACT 2

FND 3" BRASS DISK IN CONC. "CORPS OF ENG. SLC N R/W 332+30.75 RLS 1834"

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"

S19°19'45"E

FND 5/8"-IR&C "AGI LB2610" 0.05'S.,0.10'E.

SEE DETAIL SHEET 13

SEE DETAIL SHEET 14

NORTH R/W OF ST. LUCIE CANAL

EASEMENT FOR ST. LUCIE CANAL TO U.S.A. WITH RESERVATIONS BENEFITING B.O.C.E.D.D. FOR USE WITHOUT INTERFERENCE AND REVERSION FOR CANAL PROJECT ABANDONMENT AND/OR CEASING TO OPERATE OR MAINTAIN CANAL DB 28, PG 273

S00°43'45"W 414.31'

N79°18'39"E(C) N79°19'14.5"E(PB 10, PG 84)

SEE DETAIL SHEET 13

SW KANNER HIGHWAY (STATE ROAD 76)
FDOT SECTION 89060-2101 (100' R/W)

PARCEL 3
0.88 ACRES±

S.S.L.T.C. CONVEYS LAND TO B.O.C.E.D.D. WITH RESERVATIONS BENEFITING S.S.L.T.C. FOR DRAINAGE, ACCESS, DOCKING & LOADING REVERT ON NON-COMPLETION OF MINIMUM 200' WIDE DRAINAGE CANAL
(32) DB 110, PG 139; NORTH 1/2 OF SECTION 9

SEE DETAIL SHEET 14

SEE DETAIL SHEET 15

S.S.L.T.C. CONVEYS LAND TO B.O.C.E.D.D. WITH RESERVATIONS BENEFITING S.S.L.T.C. FOR DRAINAGE, ACCESS, DOCKING & LOADING REVERT ON NON-COMPLETION OF MINIMUM 200' WIDE DRAINAGE CANAL
(32) DB 110, PG 139; NE 1/4 OF NE 1/4 OF SECTION 10

NE 1/4 OF NE 1/4 OF SECTION 10

N 1/2 OF NW 1/4 OF SECTION 11

EASEMENT FOR ST. LUCIE CANAL TO U.S.A. WITH RESERVATIONS BENEFITING B.O.C.E.D.D. FOR USE WITHOUT INTERFERENCE AND REVERSION FOR CANAL PROJECT ABANDONMENT AND/OR CEASING TO OPERATE OR MAINTAIN CANAL DB 28, PG 273

CURRENT OWNER:
SOUTH FLORIDA WATER MANAGEMENT DISTRICT
PIN: 09-40-38-000-000-00030-1

S.S.L.T.C. CONVEYS LAND TO B.O.C.E.D.D. WITH RESERVATIONS BENEFITING S.S.L.T.C. FOR DRAINAGE, ACCESS, DOCKING & LOADING REVERT ON NON-COMPLETION OF MINIMUM 200' WIDE DRAINAGE CANAL
(32) DB 110, PG 139; NORTH 1/2 OF SECTION 9

N00°04'04"W 2,638.96'

FLORIDA POWER & LIGHT CO.
10-40-38-000-000-00020-1

RESERVATIONS FOR 400' R/W FROM LAKE OKEECHOBEE TO ST. LUCIE INLET (ST. LUCIE CANAL) & RESERVATIONS STATED IN DB 110, PG 139; NE 1/4 OF NE 1/4 OF SECTION 10; DB 219, PG 266

EASEMENT FOR ST. LUCIE CANAL TO U.S.A. WITH RESERVATIONS BENEFITING B.O.C.E.D.D. FOR USE WITHOUT INTERFERENCE AND REVERSION FOR CANAL PROJECT ABANDONMENT AND/OR CEASING TO OPERATE OR MAINTAIN CANAL DB 28, PG 273
NE 1/4 OF NE 1/4 OF SECTION 10

EASEMENT FOR ST. LUCIE CANAL WITH RESERVATION FOR USE WITHOUT INTERFERENCE AND REVERSION FOR CANAL PROJECT ABANDONMENT AND/OR CEASING TO OPERATE OR MAINTAIN CANAL
N 1/2 OF NW 1/4 OF SEC. 11
(DB 28, PG 273)

S.S.L.T.C. CONVEYS LAND TO B.O.C.E.D.D. WITH RESERVATIONS BENEFITING S.S.L.T.C. FOR DRAINAGE, ACCESS, DOCKING & LOADING REVERT ON NON-COMPLETION OF MINIMUM 200' WIDE DRAINAGE CANAL; DB 110, PG 139;
N. 1/2 OF NW 1/4 OF SECTION 11

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
(32)

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

PARCEL 4
5,032.06 ACRES±

SECTION 9, TOWNSHIP 40 SOUTH, RANGE 38 EAST

SECTION 10, TOWNSHIP 40 SOUTH, RANGE 38 EAST

FOUND 4"X4" CM (NO ID)

N00°07'11"W 4926.81'

12' FP&L EASEMENT ORB 198, PG 289

CURRENT OWNER: SOUTH FLORIDA WATER MANAGEMENT DISTRICT
PIN: 09-40-38-000-000-00040-9

FLORIDA POWER & LIGHT CO.
10-40-38-000-000-00020-1

EAST 1/2 OF SECTION 9, TOWNSHIP 40 SOUTH, RANGE 38 EAST

WEST LINE OF THE EAST 1/4 OF THE EAST 1/2 OF SECTION 9

N00°04'04"W 2,638.96'

N00°36'57"W 2,646.34'

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

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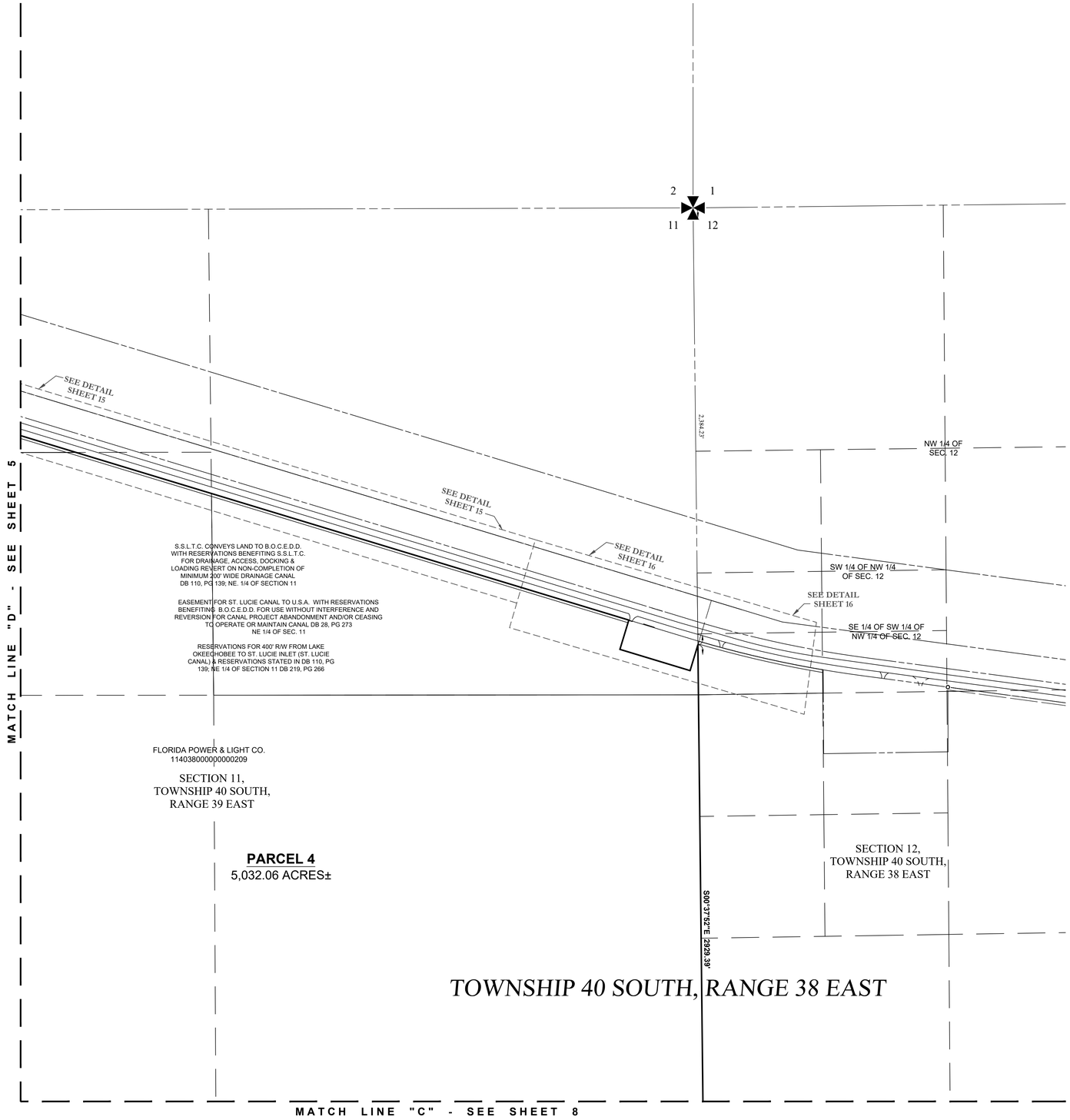
– REVISIONS –	BY	DATE

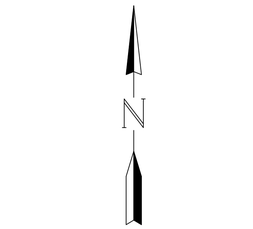
	BY	DATE
FIELD	SG	10-16-2025
CALCS.		
DRAWN	JHY	10-15-2025
DETAILED		
CHECKED	JDJ	10-15-2025
APPROVED	LBR	

BOUNDARY SURVEY

PREPARED FOR
FLORIDA POWER AND LIGHT COMPANY

DATE: 10/20/2025
HORIZ. SCALE: 1"=300'
VERT. SCALE: N/A
JOB No. 22-152.001
SHEET 5 of 16





LEGEND

(C)	= CALCULATED MEASUREMENT
(D)	= DEED MEASUREMENT
(M)	= FIELD MEASUREMENT
(P)	= PLAT MEASUREMENT
CB	= CHORD BEARING
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
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

P:\Proj-2022\22-152.001 FPL Tesoro Groves Update\Survey\22-152.001 Boundary Revl.dwg Plotted: 12/8/2025 1:17 PM By: JOHN YANCY

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

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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 6 of 16

MATCH LINE "C" - SEE SHEET 5

N00°07'11"W 4926.81'

FOUND 4"X4" CM (TOP BROKEN)

1,329.20'

666.89'

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

N00°33'49"W 2,649.58'

SOUTH LINE OF THE N. 1/2 OF THE N. 1/2 OF SECTION 15

N00°31'08"W 2656.26'

WEST LINE OF THE NORTHWEST 1/4

LEGEND

(C)	= CALCULATED MEASUREMENT
(D)	= DEED MEASUREMENT
(M)	= FIELD MEASUREMENT
(P)	= PLAT MEASUREMENT
CB	= CHORD BEARING
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LB	= LAND SURVEYING BUSINESS
MES	= MITERED END SECTION
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B.O.C.E.D.D.	= BOARD OF COMMISSIONERS OF EVERGLADES DRAINAGE DISTRICT

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R	= RADIUS
R/W	= RIGHT OF WAY
RCP	= REINFORCED CONCRETE PIPE
SRD	= STATE ROAD
-E- -E-	= OVERHEAD ELECTRIC LINE
-x-	= BARBED WIRE FENCE
	= SET IRON ROD & CAP STAMPED "LB 4286" UNLESS LABELED OTHERWISE
	= BELL SOUTH PEDESTAL
	= GATE POST
	= CONCRETE UTILITY POLE
	= ELECTRICAL JUNCTION BOX
	= WOOD UTILITY POLE
	= GUY ANCHOR

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°31'20"W 2657.77'

N00°15'50"W 2,650.24'

GRAPHIC SCALE
300 0 300 600
(IN FEET)
Intended display scale:
1 inch = 300 feet

WEST LINE OF THE SOUTHWEST 1/4

FOUND 4"X4" CM (NO ID)

SOUTH FLORIDA WATER MANAGEMENT DISTRICT
21-40-38-000-000-00010-0

BARBED WIRE FENCE CORNER 3.0' WEST OF 1/4 SECTION CORNER

NORTHWEST CORNER OF SECTION 22 AND SOUTHWEST CORNER OF SECTION 15

N89°39'34"W 2,659.05'

N89°13'52"E 2,660.82'

N89°59'38"W 2,665.51'

FLORIDA POWER & LIGHT CO.
234038000000000106

MATCH LINE "D" - SEE SHEET 8

MATCH LINE "E" - SEE SHEET 9

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GRAPHICS

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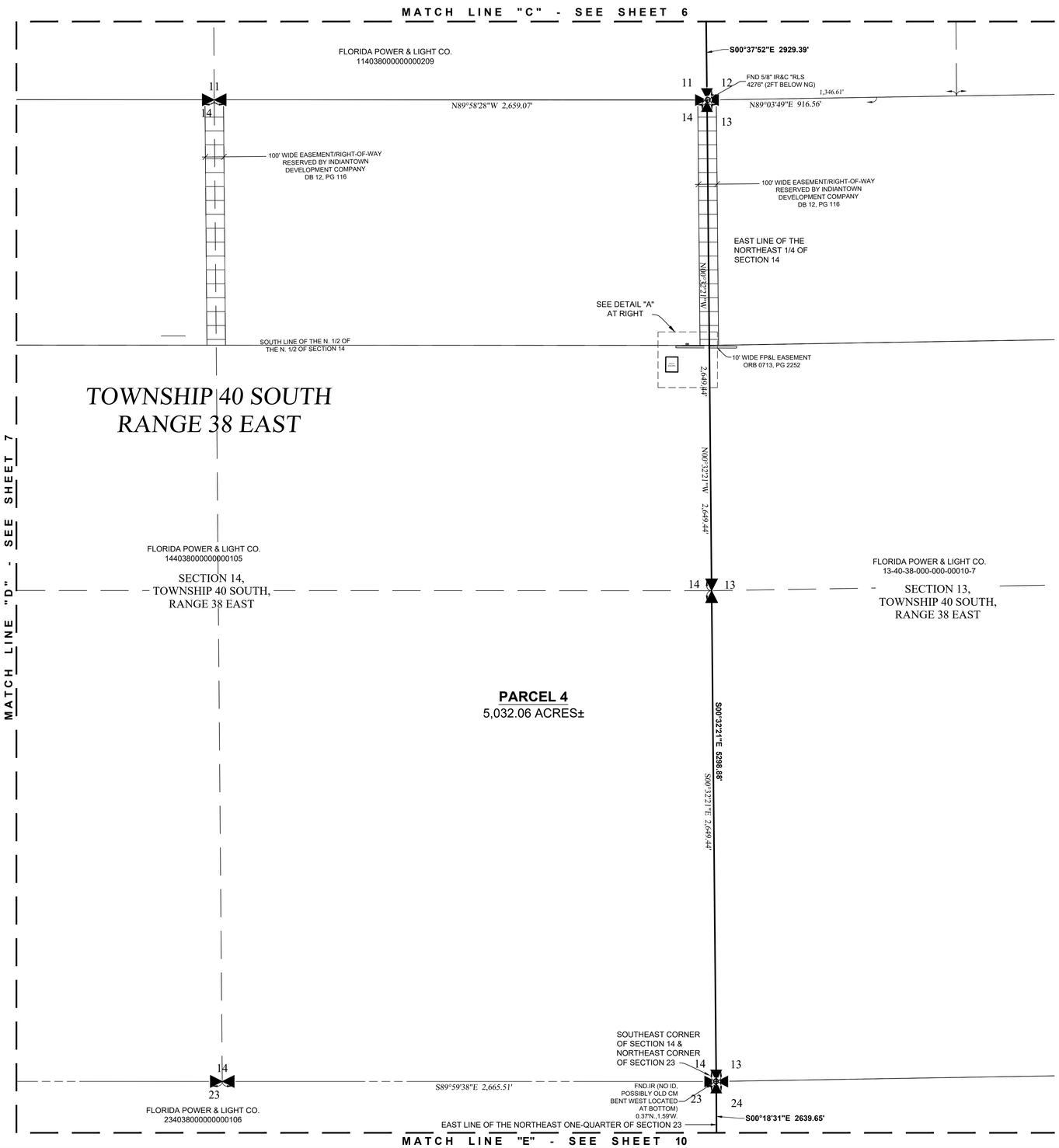
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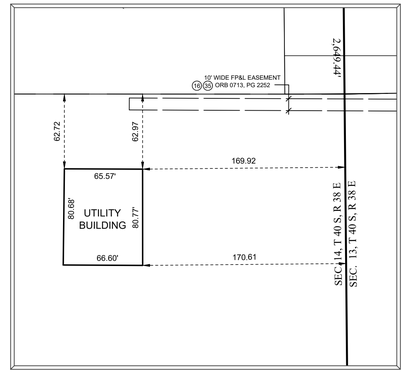
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CALCS.		
DRAWN	JHY	10-15-2025
DETAILED		
CHECKED	JDJ	10-15-2025
APPROVED	LBR	

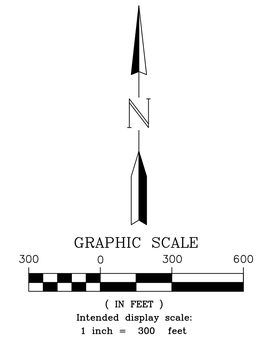
BOUNDARY SURVEY

PREPARED FOR
FLORIDA POWER AND LIGHT COMPANY

DATE: 10/20/2025
HORIZ. SCALE: 1"=300'
VERT. SCALE: N/A
JOB No. 22-152.001
SHEET 7 of 16







LEGEND

(C)	= CALCULATED MEASUREMENT	ORB	= OFFICIAL RECORDS BOOK
(D)	= DEED MEASUREMENT	PB	= PLAT BOOK
(M)	= FIELD MEASUREMENT	PG	= PAGE
(P)	= PLAT MEASUREMENT	PIN	= PARCEL IDENTIFICATION NUMBER
CB	= CHORD BEARING	R	= RADIUS
CD	= CHORD DISTANCE	R/W	= RIGHT OF WAY
CM	= CONCRETE MONUMENT	RCP	= REINFORCED CONCRETE PIPE
CMP	= CORRUGATED METAL PIPE	SRD	= STATE ROAD
CONC.	= CONCRETE	--OE--	= OVERHEAD ELECTRIC LINE
Δ	= DELTA	--x--	= BARBED WIRE FENCE
DB	= DEED BOOK	○	= SET IRON ROD & CAP STAMPED "LB 4286" UNLESS LABELED OTHERWISE
ESMT	= EASEMENT	(BS)	= BELL SOUTH PEDESTAL
FND	= FOUND		= GATE POST
ID	= IDENTIFICATION		= CONCRETE UTILITY POLE
IP	= IRON PIPE & CAP		= ELECTRICAL JUNCTION BOX
IRC	= IRON ROD & CAP		= WOOD UTILITY POLE
L	= ARC LENGTH		= GUY ANCHOR
LB	= LAND SURVEYING BUSINESS		
MES	= MITERED END SECTION		
S.S.L.T.C.	= SOUTHERN STATES LAND & TIMBER COMPANY		
B.O.C.E.D.D.	= BOARD OF COMMISSIONERS OF EVERGLADES DRAINAGE DISTRICT		

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CHECKED	JDJ	10–15–2025
APPROVED	LBR	

BOUNDARY SURVEY

PREPARED FOR

FLORIDA POWER AND LIGHT COMPANY

DATE: 10/20/2025
HORIZ. SCALE: 1"=300'
VERT. SCALE: N/A
JOB No. 22–152.001
SHEET 8 of 16

P:\Proj-2022\22-152.001 FPL Tesoro Groves Update\Survey\22-152.001 Boundary Rev1.dwg Plotted: 12/8/2025 1:17 PM By: JOHN YANCY

MATCH LINE "E" - SEE SHEET 7

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

FLORIDA POWER & LIGHT CO.
224038000000000108

SECTION 22,
TOWNSHIP 40 SOUTH,
RANGE 38 EAST

PARCEL 4
5,032.06 ACRES±

SOUTH FLORIDA WATER MANAGEMENT DISTRICT
21-40-38-000-000-00010-0

SECTION 21,
TOWNSHIP 40 SOUTH,
RANGE 38 EAST

WEST LINE OF SECTION 22

N00°19'56"W 5319.39'

N00°21'12"W 2,644.01'

FLORIDA POWER & LIGHT CO.
23-40-38-000-000-00010-6

SECTION 23,
TOWNSHIP 40 SOUTH,
RANGE 38 EAST

22 23

TOWNSHIP 40 SOUTH, RANGE 38 EAST

N00°20'19"W 2,644.10'

LEGEND

(C)	= CALCULATED MEASUREMENT
(D)	= DEED MEASUREMENT
(M)	= FIELD MEASUREMENT
(P)	= PLAT MEASUREMENT
CB	= CHORD BEARING
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CM	= CONCRETE MONUMENT
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CONC.	= CONCRETE
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DB	= DEED BOOK
ESMT	= EASEMENT
FND	= FOUND
ID	= IDENTIFICATION
IP	= IRON PIPE & CAP
IRC	= IRON ROD & CAP
L	= ARC LENGTH
LB	= LAND SURVEYING BUSINESS
MES	= MITERED END SECTION
S.S.L.T.C.	= SOUTHERN STATES LAND & TIMBER COMPANY
B.O.C.E.D.D.	= BOARD OF COMMISSIONERS OF EVERGLADES DRAINAGE DISTRICT

ORB	= OFFICIAL RECORDS BOOK
PB	= PLAT BOOK
PG	= PAGE
PIN	= PARCEL IDENTIFICATION NUMBER
R	= RADIUS
R/W	= RIGHT OF WAY
RCP	= REINFORCED CONCRETE PIPE
SRD	= STATE ROAD
-OE-OE-	= OVERHEAD ELECTRIC LINE
-x-	= BARBED WIRE FENCE
○	= SET IRON ROD & CAP STAMPED "LB 4286" UNLESS LABELED OTHERWISE
BS	= BELL SOUTH PEDESTAL
	= GATE POST
	= CONCRETE UTILITY POLE
	= ELECTRICAL JUNCTION BOX
	= WOOD UTILITY POLE
	= GUY ANCHOR

BARBED WIRE FENCE CORNER 0.7' WEST OF SECTION CORNER

FOUND 4"X4" CM (NO ID, BENT)

21 22 28 27

N89°26'47"E 2,660.78'

22 27

N89°27'03"E 2,660.14'

22 27

FND. 4"X4" CM (TOP BROKEN)

23 26

N89°54'39"E 2,664.10'

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'

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

N00°06'38"W 2,643.94'

FLORIDA POWER & LIGHT CO.
274038000000000107

MATCH LINE "D" - SEE SHEET 10

MATCH LINE "F" - SEE SHEET 11

P:\Proj-2022\22-152.001 FPL Tesoro Groves Update\Survey\22-152.001 Boundary Revf.dwg Plotted: 12/8/2025 1:17 PM By: JOHN YANCY

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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

MATCH LINE "E" - SEE SHEET 7

MATCH LINE "D" - SEE SHEET 9

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±

FLORIDA POWER & LIGHT
24-40-38-000-000-00010-4

SECTION 24,
TOWNSHIP 40 SOUTH,
RANGE 38 EAST

S00°18'31"E 2,639.65'
S00°18'31"E 2639.65'

EAST LINE OF
THE NORTHEAST
ONE-QUARTER
OF SECTION 23

EAST 1/4
CORNER OF
SECTION 23

23 24

N00°18'15"W 2,638.91'
S00°18'15"E 2638.91'

EAST LINE OF
THE SOUTHEAST
ONE-QUARTER
OF SECTION 23

N89°54'39"E 2,664.10'

23
26

N89°53'49"E 2,663.22'

SOUTHEAST CORNER
OF SECTION 23 &
NORTHEAST CORNER
OF SECTION 26

23 24
26 25

FND. 4"X4" CM (NO ID)

S00°04'00"W 2639.58'

FLORIDA POWER & LIGHT CO.
25-40-38-000-000-00010-1

EAST LINE OF
THE NORTHEAST
ONE-QUARTER
OF SECTION 26

MATCH LINE "F" - SEE SHEET 12

GRAPHIC SCALE
300 0 300 600
(IN FEET)
Intended display scale:
1 inch = 300 feet

LEGEND

(C)	= CALCULATED MEASUREMENT
(D)	= DEED MEASUREMENT
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DETAILED		
CHECKED	JDJ	10–15–2025
APPROVED	LBR	10–19–25

BOUNDARY SURVEY

PREPARED FOR

FLORIDA POWER AND LIGHT COMPANY

DATE: 10/20/2025
HORIZ. SCALE: 1"=300'
VERT. SCALE: N/A
JOB No. 22–152.001
SHEET 10 of 16

MATCH LINE "F" - SEE SHEET 9

LEGEND

(C)	= CALCULATED MEASUREMENT
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- - - OE - - - OE - - -	= OVERHEAD ELECTRIC LINE
——— x ———	= BARBED WIRE FENCE
O	= 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'

N00°19'09"W 2636.48'

WEST LINE OF THE SOUTHWEST 1/4

SOUTHWEST CORNER OF SECTION 27

28 27

FENCE CORNER 0.8'S, 0.9'W. OF PROPERTY CORNER

33 34

SEARCHED FOR AND DID NOT FIND 4"X4" CM AS DEPICTED IN CCR# 59029. FOUND REFERENCE NAIL & TIN-TAB (NO ID) TOP OF WOOD POST. USED CCR COORDINATES TO CALCULATE CORNER. COULD NOT SET. SET 5/8" IRON ROD & CAP STAMPED " LB 4286" WITNESS 25.0' EAST ON SOUTH LINE

MARTIN COUNTY

PALM BEACH COUNTY

SOUTH LINE OF SECTION 27

S89°36'28"W 5300.26'(M) N89°45'40"E - 5301.2'(D)

GRAPHIC SCALE
300 0 300 600
(IN FEET)
Intended display scale:
1 inch = 300 feet

FOUND 4"X4" CM (TOP BROKEN) CCR# 87083

27 26

SOUTH LINE OF SECTION 26

S89°48'33"W 5311.60'(M) N89°58'50"E - 5313.1'(D)

34 35

FENCE 9.7'S. OF PROPERTY CORNER

SOUTHWEST CORNER OF SECTION 26 AND THE SOUTHEAST CORNER OF SECTION 27

SOUTH FLORIDA WATER MANAGEMENT DISTRICT
00-38-40-33-00-000-9000

SECTION 33,
TOWNSHIP 40 SOUTH,
RANGE 38 EAST

SOUTH FLORIDA WATER MANAGEMENT DISTRICT
00-38-40-34-00-000-9000

SECTION 34,
TOWNSHIP 40 SOUTH,
RANGE 38 EAST

SOUTH FLORIDA WATER MANAGEMENT DISTRICT
00-38-40-35-00-000-9000

SECTION 35,
TOWNSHIP 40 SOUTH,
RANGE 38 EAST

MATCH LINE "D" - SEE SHEET 12

P:\Proj-2022\22-152.001 FPL Tesoro Groves Update\Survey\22-152.001 Boundary Rev1.dwg Plotted: 12/8/2025 1:17 PM By: JOHN YANCY

GRAPHICS

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

CULPEPPER & TERPENING INC
2980 SOUTH 25th STREET • FORT PIERCE, FLORIDA 34981
PHONE 772-464-3537 • FAX 772-464-9497 • www.ct-eng.com
STATE OF FLORIDA BOARD OF PROFESSIONAL ENGINEERS AUTHORIZATION NO. 4286

– REVISIONS –	BY	DATE

	BY	DATE
FIELD	SG	10-16-2025
CALCS.		
DRAWN	JHY	10-15-2025
DETAILED		
CHECKED	JDJ	10-15-2025
APPROVED	LBR	

BOUNDARY SURVEY

PREPARED FOR

FLORIDA POWER AND LIGHT COMPANY

DATE: 10/20/2025
HORIZ. SCALE: 1"=300'
VERT. SCALE: N/A
JOB No. 22-152.001
SHEET 11 of 16

MATCH LINE "F" - SEE SHEET 10

MATCH LINE "D" - SEE SHEET 11

FLORIDA POWER & LIGHT CO.
264038000000000109

SECTION 26,
TOWNSHIP 40 SOUTH,
RANGE 38 EAST

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

PARCEL 4
5,032.06 ACRES±

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

35 36

FENCE ON PROPERTY LINE

MARTIN COUNTY
PALM BEACH COUNTY

SOUTHEAST CORNER OF
SECTION 26 AND THE
NORTHEAST CORNER
OF SECTION 35

SOUTH FLORIDA WATER MANAGEMENT DISTRICT
00-38-40-35-00-000-9000

SECTION 35,
TOWNSHIP 40 SOUTH,
RANGE 38 EAST

SOUTH FLORIDA WATER MANAGEMENT DISTRICT
00-38-40-35-00-000-9000

SECTION 36,
TOWNSHIP 40 SOUTH,
RANGE 38 EAST

LEGEND

(C)	= CALCULATED MEASUREMENT
(D)	= DEED MEASUREMENT
(M)	= FIELD MEASUREMENT
(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

P:\Proj-2022\22-152.001 FPL Tesoro Groves Update\Survey\22-152.001 Boundary Revt.dwg Plotted: 12/8/2025 1:17 PM By: JOHN YANCY

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STATE OF FLORIDA BOARD OF PROFESSIONAL ENGINEERS AUTHORIZATION NO. 4286

– REVISIONS –	BY	DATE

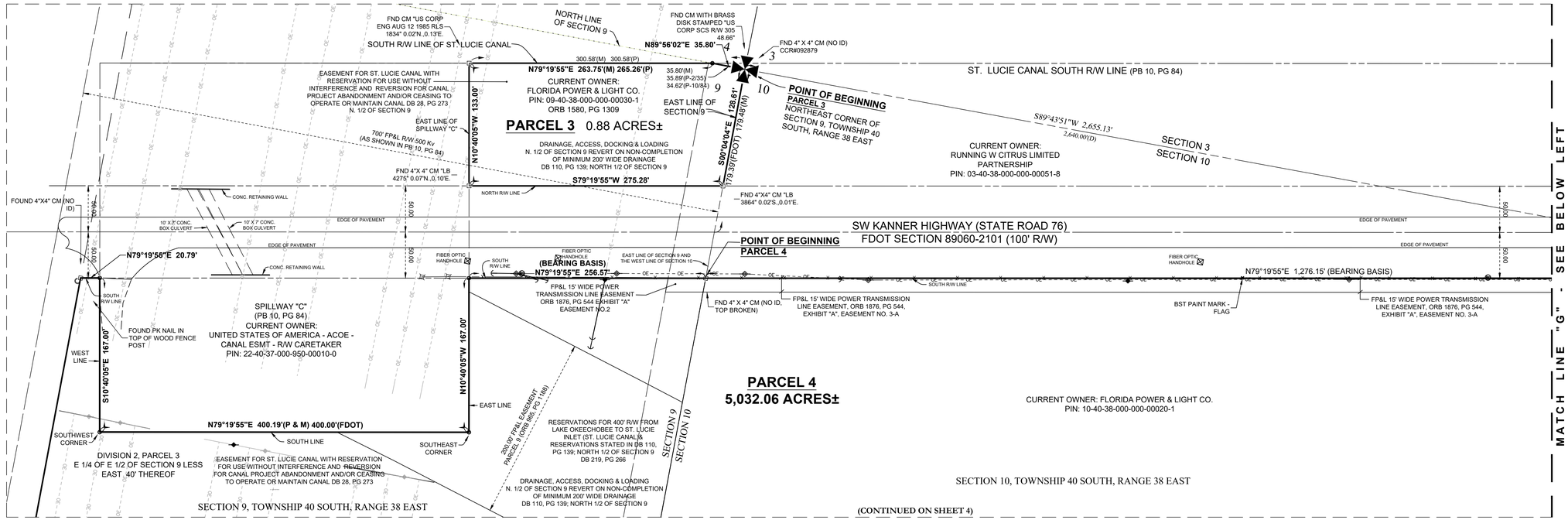
	BY	DATE
FIELD	SG	10–16–2025
CALCS.		
DRAWN	JHY	10–15–2025
DETAILED		
CHECKED	JDJ	10–15–2025
APPROVED	LBR	10–19–25

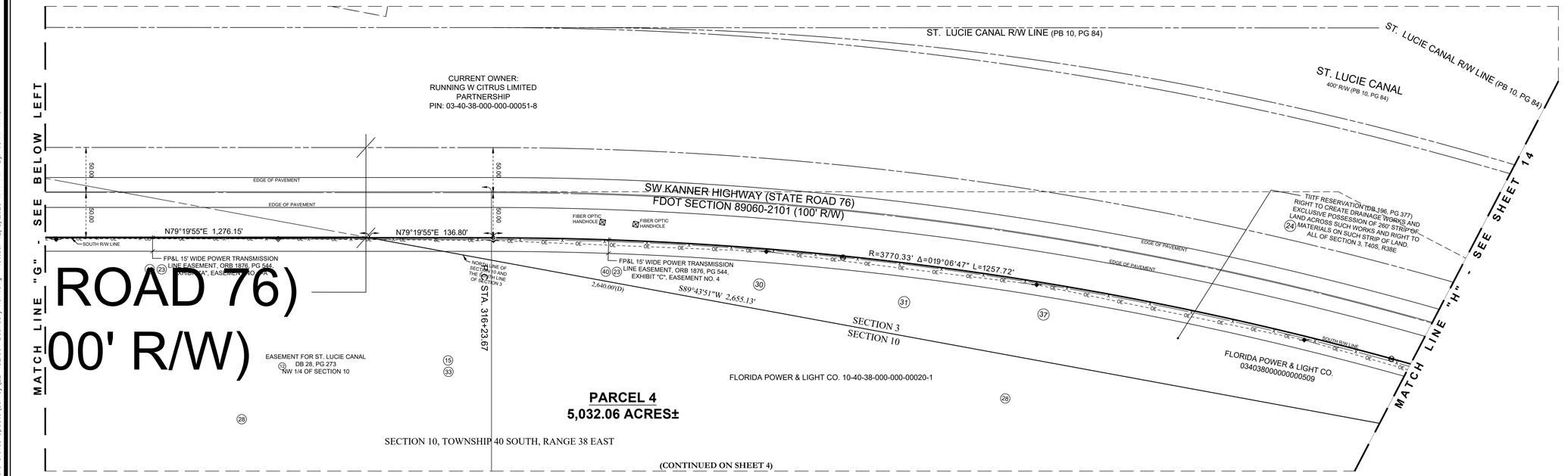
BOUNDARY SURVEY

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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----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

GRAPHICS

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SEE PLOT STAMP AT LEFT	

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CALCS.		
DRAWN	JHY	10–15–2025
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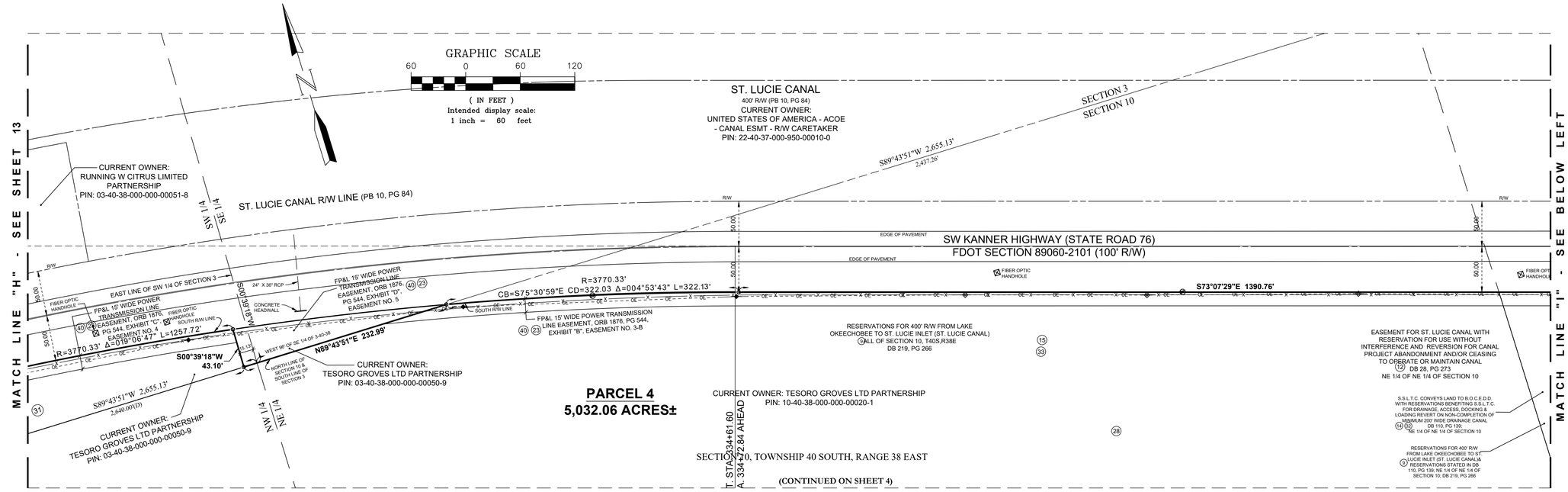
BOUNDARY SURVEY

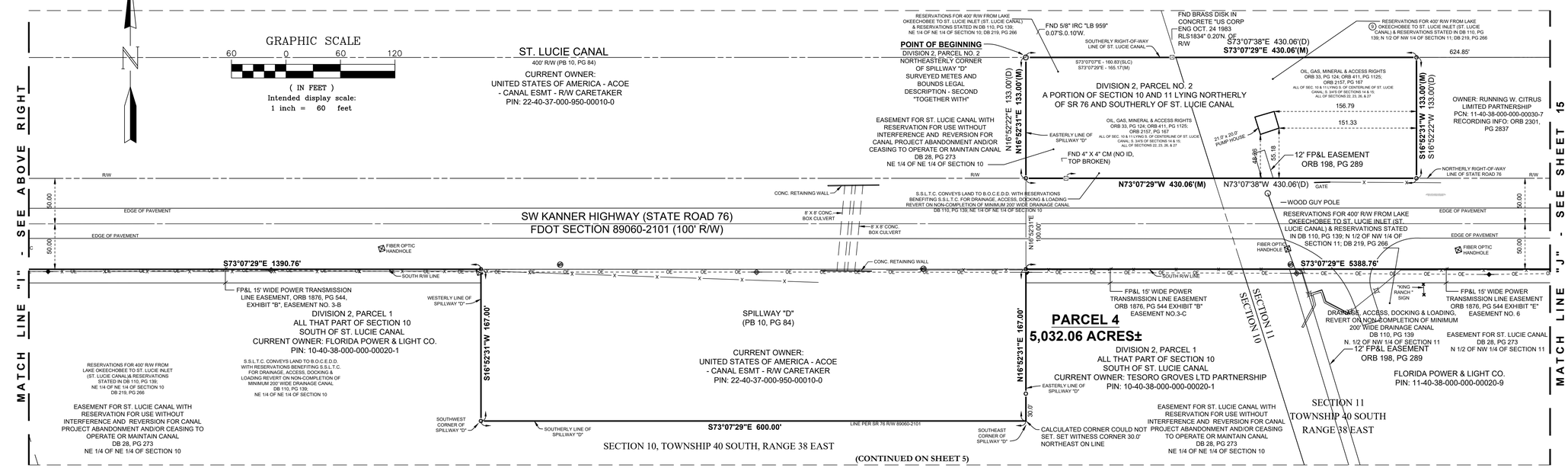
PREPARED FOR

FLORIDA POWER AND LIGHT COMPANY

DATE: 10/20/2025
HORIZ. SCALE: 1"=60'
VERT. SCALE: N/A
JOB No. 22–152.001
SHEET 13 of 16

P:\Proj-2022\22-152.001 FPL Tesero Groves Update\Survey\22-152.001 Boundary Rev1.dwg Plotted: 12/8/2025 1:17 PM By: JOHN YANCY





LEGEND

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GRAPHICS

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	BY	DATE
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CALCS.		
DRAWN	JHY	10–15–2025
DETAILED		
CHECKED	JDJ	10–15–2025
APPROVED	LBR	

BOUNDARY SURVEY

PREPARED FOR

FLORIDA POWER AND LIGHT COMPANY

DATE: 10/20/2025
HORIZ. SCALE: 1"=60'
VERT. SCALE: N/A
JOB No. 22–152.001
SHEET 14 of 16

MATCH LINE "J" - SEE SHEET 14

ST. LUCIE CANAL
400' R/W (PB 10, PG 84)

ST. LUCIE CANAL R/W LINE (PB 10, PG 84)

OWNER: RUNNING W. CITRUS LIMITED PARTNERSHIP
PCN: 11-40-38-000-000-00030-7
RECORDING INFO: ORB 2301, PG 2837

R/W — R/W — R/W

50.00 — EDGE OF PAVEMENT — EDGE OF PAVEMENT — 50.00

SW KANNER HIGHWAY (STATE ROAD 76)
FDOT SECTION 89060-2101 (100' R/W)

50.00 — EDGE OF PAVEMENT — EDGE OF PAVEMENT — 50.00

FIBER OPTIC HANDHOLE — FIBER OPTIC HANDHOLE — FIBER OPTIC HANDHOLE

S73°07'29"E 5388.76'

OE — SOUTH R/W LINE — OE — SOUTH R/W LINE — OE

FP&L 15' WIDE POWER TRANSMISSION LINE EASEMENT ORB 1876, PG 544 EXHIBIT "E" EASEMENT NO. 6 (40) (23)

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 (12)
DB 28, PG 273
N 1/2 OF NW 1/4 OF SECTION 11

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 (14) (32)
DB 110, PG 139;
N. 1/2 OF NW 1/4 OF SECTION 11

PARCEL 4
5,032.06 ACRES±
FLORIDA POWER & LIGHT
11-40-38-000-000-00020-9

(28) (15) (33)

FP&L 15' WIDE POWER TRANSMISSION LINE EASEMENT ORB 1876, PG 544 EXHIBIT "E" EASEMENT NO. 6 (40) (23)

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 (5)

NORTH 1/2 OF NORTHWEST 1/4
SOUTH 1/2 OF NORTHWEST 1/4

SECTION 11, TOWNSHIP 40 SOUTH, RANGE 38 EAST (CONTINUED ON SHEET 5)

MATCH LINE "K" - SEE BELOW LEFT

MATCH LINE "K" - SEE ABOVE RIGHT

ST. LUCIE CANAL
400' R/W (PB 10, PG 84)

ST. LUCIE CANAL R/W LINE (PB 10, PG 84)

NE 1/4 OF SEC. 11
NW 1/4 OF SEC. 11

OWNER: RUNNING W. CITRUS LIMITED PARTNERSHIP
PCN: 11-40-38-000-000-00030-7
RECORDING INFO: ORB 2301, PG 2837

S73°07'29"E - 5744.09'

R/W — R/W

50.00 — EDGE OF PAVEMENT — EDGE OF PAVEMENT — 50.00

SW KANNER HIGHWAY (STATE ROAD 76)
FDOT SECTION 89060-2101 (100' R/W)

50.00 — EDGE OF PAVEMENT — EDGE OF PAVEMENT — 50.00

FIBER OPTIC HANDHOLE (5) — FIBER OPTIC HANDHOLE — FIBER OPTIC HANDHOLE

S73°07'29"E 5388.76'

OE — SOUTH R/W LINE — OE — SOUTH R/W LINE — OE

FP&L 15' WIDE POWER TRANSMISSION LINE EASEMENT ORB 1876, PG 544 EXHIBIT "E" EASEMENT NO. 6 (40) (23)

DIVISION 2, PARCEL 1
ORB 786, PG 1600
FLORIDA POWER & LIGHT CO.
11-40-38-000-000-00020-9

OIL, GAS, MINERAL & ACCESS RIGHTS
ORB 153, PG 557
SW 1/4 OF SECTION 3 SOUTH OF CANAL EXTENDING FROM THE SOUTHWEST CORNER ALONG THE SOUTH BOUNDARY EASTWARD NOT TO EXCEED 2640 FEET; ALL OF THE E. 1/2 OF THE E. 1/2 OF THE E. 1/2 OF SECTION 9 LYING SOUTH OF THE ST. LUCIE CANAL; **ALL OF SEC.** 10 & **11 LYING S. OF ST. LUCIE CANAL;** ALL OF SECTIONS 14, 15, 22, 23, 26, & 27

(15) (33)

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 (12)
DB 28, PG 273; NE 1/4 OF SECTION 11

FLORIDA POWER & LIGHT
11-40-38-000-000-00020-9

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 (14) (32) MINIMUM 200' WIDE DRAINAGE CANAL
DB 110, PG 139; NE 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 (5)

SECTION 11, TOWNSHIP 40 SOUTH, RANGE 38 EAST (CONTINUED ON SHEET 5)

FP&L 15' WIDE POWER TRANSMISSION LINE EASEMENT ORB 1876, PG 544 EXHIBIT "E" EASEMENT NO. 6 (40) (23)

OIL, GAS, MINERAL & ACCESS RIGHTS
ORB 153, PG 557
SW 1/4 OF SECTION 3 SOUTH OF CANAL EXTENDING FROM THE SOUTHWEST CORNER ALONG THE SOUTH BOUNDARY EASTWARD NOT TO EXCEED 2640 FEET; ALL OF THE E. 1/2 OF THE E. 1/2 OF THE E. 1/2 OF SECTION 9 LYING SOUTH OF THE ST. LUCIE CANAL; **ALL OF SEC.** 10 & **11** LYING S. OF ST. LUCIE CANAL; ALL OF SECTIONS 14, 15, 22, 23, 26, & 27

MATCH LINE "L" - SEE BELOW LEFT

MATCH LINE "L" - SEE ABOVE RIGHT

ST. LUCIE CANAL
400' R/W (PB 10, PG 84)

ST. LUCIE CANAL R/W LINE (PB 10, PG 84)

OWNER: RUNNING W. CITRUS LIMITED PARTNERSHIP
PCN: 11-40-38-000-000-00030-7
RECORDING INFO: ORB 2301, PG 2837

R/W — R/W

50.00 — EDGE OF PAVEMENT — EDGE OF PAVEMENT — 50.00

SW KANNER HIGHWAY (STATE ROAD 76)
FDOT SECTION 89060-2101 (100' R/W)

50.00 — EDGE OF PAVEMENT — EDGE OF PAVEMENT — 50.00

(5) — FIBER OPTIC HANDHOLE — FIBER OPTIC HANDHOLE

S73°07'29"E 5388.76'

OE — SOUTH R/W LINE — OE — SOUTH R/W LINE — OE

FP&L 15' WIDE POWER TRANSMISSION LINE EASEMENT ORB 1876, PG 544 EXHIBIT "E" EASEMENT NO. 6 (40) (23)

PARCEL 4
5,032.06 ACRES±
FLORIDA POWER & LIGHT
11-40-38-000-000-00020-9

RESERVATIONS FOR 400' R/W FROM LAKE OKEECHOBEE TO ST. LUCIE INLET (ST. LUCIE CANAL)& RESERVATIONS STATED IN DB 110, PG 139; NE 1/4 OF SECTION 11; DB 219, PG 266 (5)

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 (12)
DB 28, PG 273; NE 1/4 OF SECTION 11

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 (14) (32)
DB 110, PG 139; NE 1/4 OF SECTION 11

(15) (33)

PARCEL 4
5,032.06 ACRES±

FP&L 15' WIDE POWER TRANSMISSION LINE EASEMENT ORB 1876, PG 544 EXHIBIT "E" EASEMENT NO. 6 (40) (23)

TOWNSHIP 40 SOUTH, RANGE 38 EAST (CONTINUED ON SHEET 5)

MATCH LINE "M" - SEE SHEET 16

LEGEND

(C)	= CALCULATED MEASUREMENT
(D)	= DEED MEASUREMENT
(M)	= FIELD MEASUREMENT
(P)	= PLAT MEASUREMENT
CB	= CHORD BEARING
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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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PG	= PAGE
PIN	= PARCEL IDENTIFICATION NUMBER
R	= RADIUS
R/W	= RIGHT OF WAY
RCP	= REINFORCED CONCRETE PIPE
SRD	= STATE ROAD
OE	= OVERHEAD ELECTRIC LINE
x	= BARBED WIRE FENCE
O	= SET IRON ROD & CAP STAMPED "LB 4286" UNLESS LABELED OTHERWISE
(69)	= BELL SOUTH PEDESTAL
	= GATE POST
	= CONCRETE UTILITY POLE
	= ELECTRICAL JUNCTION BOX
	= WOOD UTILITY POLE
	= GUY ANCHOR

N

GRAPHIC SCALE
60 0 60 120
(IN FEET)
Intended display scale:
1 inch = 60 feet

P:\Proj-2022\22-152.001 FPL Tesoro Groves Update\Survey\22-152.001 Boundary Rev1.dwg Plotted: 12/8/2025 1:18 PM By: JOHN YANCY

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SEE PLOT STAMP AT LEFT	

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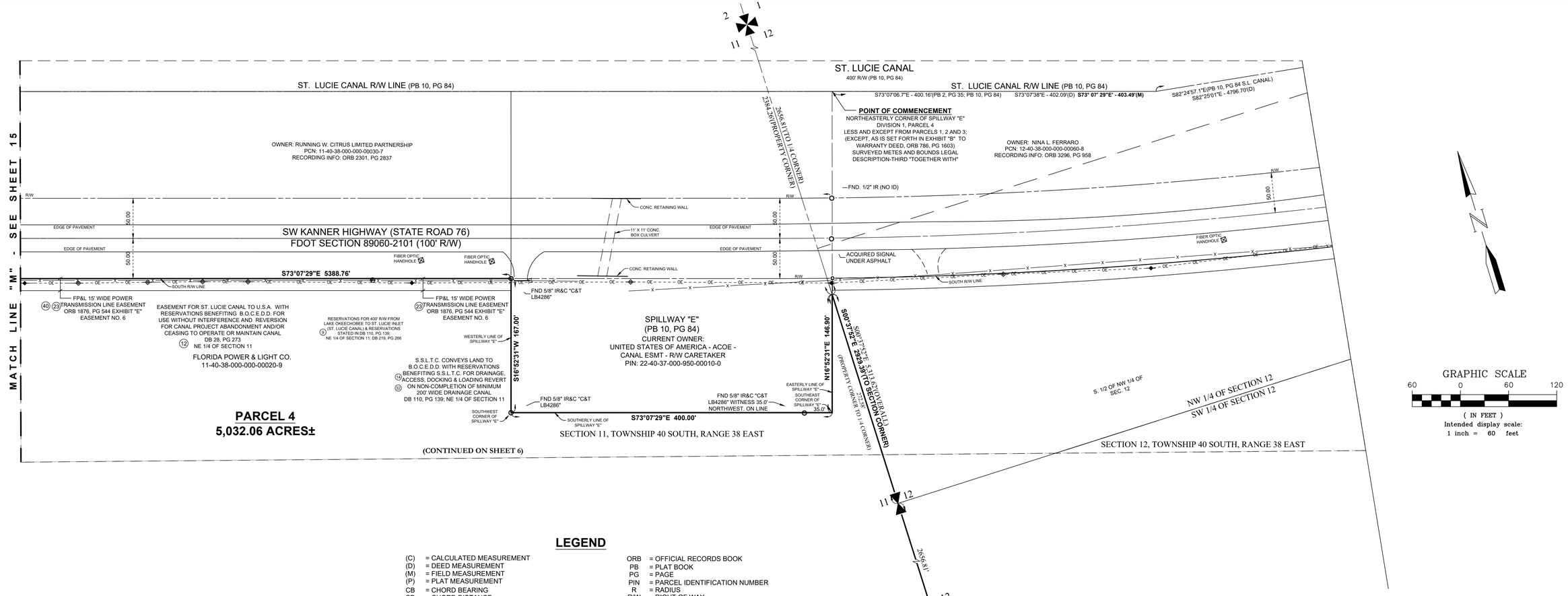
	BY	DATE
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CALCS.		
DRAWN	JHY	10–15–2025
DETAILED		
CHECKED	JDJ	10–15–2025
APPROVED	LBR	

BOUNDARY SURVEY

PREPARED FOR

FLORIDA POWER AND LIGHT COMPANY

DATE: 10/20/2025
HORIZ. SCALE: 1"=60'
VERT. SCALE: N/A
JOB No. 22–152.001
SHEET 15 of 16



LEGEND

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R/W	= RIGHT OF WAY
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	= WOOD UTILITY POLE
	= GUY ANCHOR

P:\Proj-2022\22-152.001 FPL Tesoro Groves Update\Survey\22-152.001 Boundary Revt.dwg Plotted: 12/8/2025 1:17 PM By: JOHN YANCY

GRAPHICS

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

CULPEPPER & TERPENING INC
2980 SOUTH 25th STREET • FORT PIERCE, FLORIDA 34981
PHONE 772-464-3537 • FAX 772-464-9497 • www.ct-eng.com
STATE OF FLORIDA BOARD OF PROFESSIONAL ENGINEERS AUTHORIZATION NO. 4286

– REVISIONS –	BY	DATE

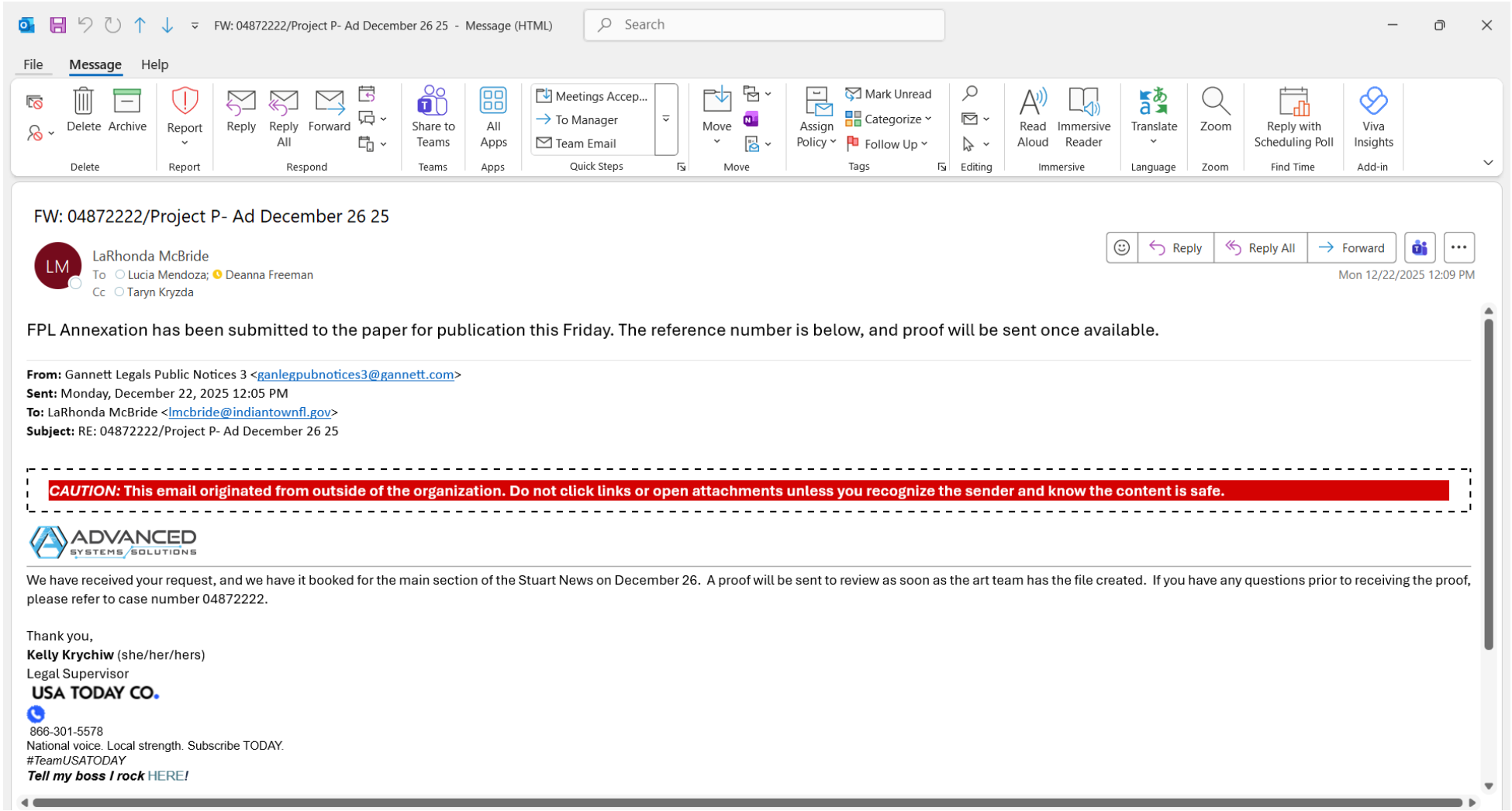
	BY	DATE
FIELD	SG	10-16-2025
CALCS.		
DRAWN	JHY	10-15-2025
DETAILED		
CHECKED	JDJ	10-15-2025
APPROVED	LBR	

BOUNDARY SURVEY

PREPARED FOR

FLORIDA POWER AND LIGHT COMPANY

DATE: 10/20/2025
HORIZ. SCALE: 1"=60'
VERT. SCALE: N/A
JOB No. 22-152.001
SHEET 16 of 16



FW: 04872222/Project P- Ad December 26 25

LM

LaRhonda McBride
To Lucia Mendoza; Deanna Freeman
Cc Taryn Kryzda

Reply | Reply All | Forward

Mon 12/22/2025 12:09 PM

FPL Annexation has been submitted to the paper for publication this Friday. The reference number is below, and proof will be sent once available.

From: Gannett Legals Public Notices 3 <ganlegpubnotices3@gannett.com>
Sent: Monday, December 22, 2025 12:05 PM
To: LaRhonda McBride <lmcbride@indiantownfl.gov>
Subject: RE: 04872222/Project P- Ad December 26 25

CAUTION: **This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.**

ADVANCED SYSTEMS SOLUTIONS

We have received your request, and we have it booked for the main section of the Stuart News on December 26. A proof will be sent to review as soon as the art team has the file created. If you have any questions prior to receiving the proof, please refer to case number 04872222.

Thank you,
Kelly Krychiw (she/her/hers)
Legal Supervisor
USA TODAY CO.
866-301-5578
National voice. Local strength. Subscribe TODAY.
#TeamUSATODAY
Tell my boss I rock HERE*!*

N O T I C E

PUBLIC MEETING OF THE VILLAGE OF INDIANTOWN

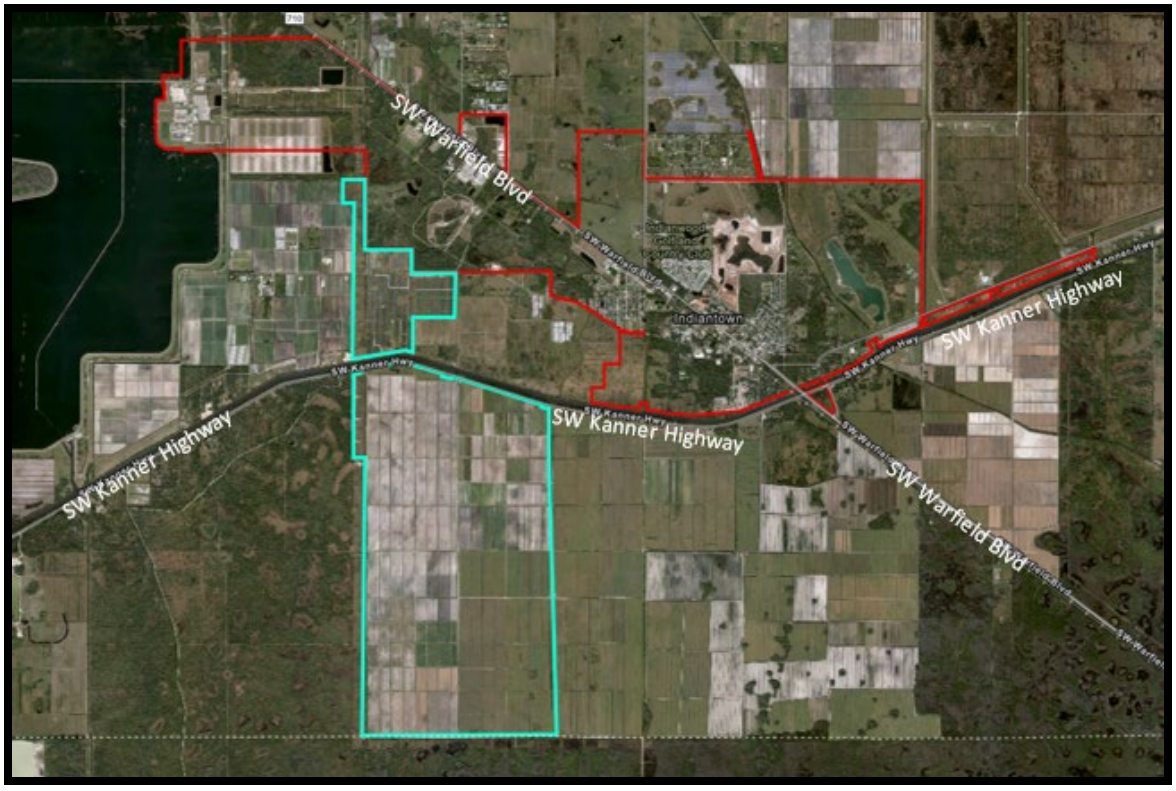
PLANNING ZONING & APPEALS BOARD/LPA PUBLIC HEARING: January 7, 2026–6:00 PM

VILLAGE COUNCIL PUBLIC HEARING: January 8, 2026 – 6:00 PM

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

CASE NUMBER:	ANX-25-001 & CPA-25-002
CASE NAME:	Project Parrot
CASE TYPE:	Voluntary Annexation and Assign Village Land Use Designation
APPLICANT:	Florida Power & Light Company
PROPERTY LOCATION:	Generally located on the north and south of S.W. Kanner Highway and west of Warfield Boulevard.
REQUESTS:	Applicant is requesting approval of Voluntary Annexation of contiguous parcels of land approximately 5,722.30+/- acres into the municipal boundaries of the Village of Indiantown, amending the official boundary map of the Village of Indiantown. Additionally, a Large- Scale Comprehensive Plan Amendment to the Future Land Use to the Village of Indiantown Light Industrial Land Use Designation.

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



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

◆◆◆


Village of Indiantown
NOTICE OF PUBLIC HEARING
For Application: Project Parrot (ANX-25-001 & CPA-25-002)
Planning, Zoning and Appeals Board
Date: January 7, 2026 Time: 6:00 PM
Village Council
Date: January 8, 2026 Time: 6:00 PM
at 15516 SW Osceola Street, Suite C
FOR QUESTIONS CONCERNING THIS APPLICATION
Please call Indiantown Community & Economic
Development Department at 772-597-8269
2025.12.23 09:57


Village of Indiantown
NOTICE OF PUBLIC HEARING
For Application: Project Parrot (ANX-25-001 & CPA-25-002)
Planning, Zoning and Appeals Board
Date: January 7, 2026 Time: 6:00 PM
Village Council
Date: January 8, 2026 Time: 6:00 PM
at 15516 SW Osceola Street, Suite C
FOR QUESTIONS CONCERNING THIS APPLICATION
Please call Indiantown Community & Economic
Development Department at 772-597-8269
2025.12.23 10:02


Village of Indiantown
NOTICE OF PUBLIC HEARING
For Application: Project Parrot (ANX-25-001 & CPA-25-002)
Planning, Zoning and Appeals Board
Date: January 7, 2026 Time: 6:00 PM
Village Council
Date: January 8, 2026 Time: 6:00 PM
at 15516 SW Osceola Street, Suite C
FOR QUESTIONS CONCERNING THIS APPLICATION
Please call Indiantown Community & Economic
Development Department at 772-597-8269
2025.12.23 10:05


Village of Indiantown
NOTICE OF PUBLIC HEARING
For Application: Project Parrot (ANX-25-001 & CPA-25-002)
Planning, Zoning and Appeals Board
Date: January 7, 2026 Time: 6:00 PM
Village Council
Date: January 8, 2026 Time: 6:00 PM
at 15516 SW Osceola Street, Suite C
FOR QUESTIONS CONCERNING THIS APPLICATION
Please call Indiantown Community & Economic
Development Department at 772-597-8269


Village of Indiantown
NOTICE OF PUBLIC HEARING
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Development Department at 772-597-8269


Village of Indiantown
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at 15516 SW Osceola Street, Suite C
FOR QUESTIONS CONCERNING THIS APPLICATION
Please call Indiantown Community & Economic
Development Department at 772-597-8269

MAILING/POSTING
PUBLIC NOTICE AFFIDAVIT

Application No. : **Project Parrot (ANX-25-001 & CPA-25-002)**

Date of Planning, Zoning, and Appeals Board / Village Council Meeting:
Planning Zoning and Appeals Board- January 7, 2026 & Village Council- January 8, 2026

Mailing Date: prior to the Public Hearing/Meeting: **December 22, 2025.**

In accordance with the requirements of Section 12-2 – General Requirements for Applications, of the Village of Indiantown, Florida, I Lauren McClellan hereby certify that I have posted or caused to be posted zoning change notification sign(s) on the property subject to zoning change, in accordance with the attached exhibit. Posting of said sign(s) was accomplished on **December 23, 2025**.

The sign(s) meet the criteria in Section 12-2 and was placed on **SW Farm Road and SW Kanner Highway**.

Posted notice.

1. A sign shall be prepared and posted on the subject property by the Village setting forth a notice of public hearing at least five business days before the Village Council meeting in which the item is scheduled to be heard. This notice shall remain posted on the subject property through the date of the public hearing and shall be removed within five business days following the Village Council's approval or denial of the application, or upon the application's withdrawal.

2. Posted notice shall be in a manner established by the Director.

Courtesy mailed notice.

1. The applicant shall be responsible for mailing notice of hearing to property owners of record within a 300-foot radius of the subject property scheduled for a public hearing before the Village Council. The failure to receive such courtesy notice shall not affect any action or proceedings taken by the Village Council.

2. The current ad valorem tax rolls of Martin County shall be used to mail required notice to owners of neighboring property.

I further certify that this affidavit was filed with the Community and Economic Development Department of the Village of Indiantown on December 23, 20 2025.

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 23rd day of December, 20 25.

Jamie Gentile

Signature of Applicant or Authorized Agent

STATE OF FLORIDA:

COUNTY OF: PALM BEACH

BEFORE ME, a Notary Public, on this day personally appeared JAMIE GENTILE (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 23RD day of DECEMBER 20 25.

angela Smith

ANGELA SMITH
Commission # HH 677092
Expires June 5, 2026

Notary Public in and for the State of Florida

STAFF USE:

12/23/25 @ 11:50am.
Date/Time submitted: _____ Verified by: L. Mendoza.

RECEIVED
DEC 23 2025
VILLAGE OF INDIANTOWN

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)

December 26, 2025

Mr. Don Donaldson,
County Administrator
Martin County Administrative Center
2401 SE Monterey Road
Stuart, FL 34996
Certified Mail

Re: **Florida Power & Light Company – Project Parrot Annexation Application**
Project No.: Application No. ANX 25-001

Dear Mr. Donaldson,

In accordance with Florida State Statutes, 171.044(6), please find attached a request for approval of an annexing by voluntary petition certain real property totaling +/- 5,722.30-acres in size, located north and south of SW Kanner Highway and west of SW Warfield Blvd, and immediately south of the existing boundaries of the Village of Indiantown. The property is owned by Florida Power and Light Company.

The Village of Indiantown is also considering a request for a large-scale comprehensive plan amendment to change the future land use designation from Agricultural, Public Utilities – Major Power Generation Facilities, and Institutional Development – Public Conservation to Light Industrial.

The proposal is scheduled for Planning, Zoning & Appeals Board acting as the Village of Indiantown Local Planning Agency on January 7, 2026. The first reading before Village Council is scheduled for January 8, 2026.

You may contact Deanna Freeman, Community & Economic Development Director at 772 485 7095 or dfreeman@indiantownfl.gov if any clarification or additional information is needed.

Sincerely,

Deanna Freeman
Community & Economic Development Director

Enclosures:

Exhibit A, Legal Description
Exhibit B, Location Map
Exhibit C, Maps

EXHIBIT
A

LEGAL DESCRIPTION

TRACT 1

PORTIONS OF SECTIONS 33 AND 34, TOWNSHIP 39 SOUTH, RANGE 38 EAST, BEING PARCELS 4 THROUGH 8 AS DESCRIBED IN CORRECTIVE SPECIAL WARRANTY DEED AS RECORDED IN OFFICIAL RECORDS BOOK 3058, PAGE 348 OF THE PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF SECTION 33, TOWNSHIP 39 SOUTH, RANGE 38 EAST; THENCE SOUTH 00°00'06" EAST ON THE EAST LINE OF SAID SECTION 33, A DISTANCE OF 4001.08 FEET TO A POINT ON THE NORTH LINE OF THE SOUTH ONE-HALF (S-1/2) OF THE SOUTHWEST ONE-QUARTER (SW-1/4) OF SECTION 34, TOWNSHIP 39 SOUTH, RANGE 38 EAST; THENCE NORTH 89°39'07" EAST ON SAID NORTH LINE, A DISTANCE OF 2648.77 FEET TO A POINT ON THE EAST LINE OF SAID SOUTH ONE-HALF (S-1/2) OF THE SOUTHWEST ONE-QUARTER (SW-1/4) OF SECTION 34; THENCE SOUTH 00°00'20" WEST ON SAID EAST LINE, A DISTANCE OF 1278.17 FEET TO A POINT ON THE NORTH RIGHT-OF-WAY LINE OF SW FARM ROAD (100.00 FEET RIGHT-OF-WAY); THENCE SOUTH 89°31'57" WEST ON SAID NORTH RIGHT-OF-WAY LINE, SAID LINE ALSO BEING 50.00 FEET NORTH OF AND PARALLEL WITH THE SOUTH LINE OF SAID SECTION 34, A DISTANCE OF 2648.64 FEET; THENCE SOUTH 89°56'59" WEST ON SAID NORTH RIGHT-OF-WAY LINE, SAID LINE ALSO BEING 50.00 FEET NORTH OF AND PARALLEL WITH THE SOUTH LINE OF SECTION 33, TOWNSHIP 39 SOUTH, RANGE 38 EAST, A DISTANCE OF 700.00 FEET TO A POINT ON A LINE 700.00 FEET WEST OF AND PARALLEL WITH THE EAST LINE OF SAID SECTION 33; THENCE NORTH 00°00'06" WEST ON SAID PARALLEL LINE, A DISTANCE OF 3948.75 FEET TO A POINT ON THE SOUTH LINE OF THE NORTHEAST ONE-QUARTER (NE-1/4) OF THE NORTHEAST ON-QUARTER (NE-1/4) OF SAID SECTION 33; THENCE SOUTH 89°45'33" WEST ON SAID SOUTH LINE, A DISTANCE OF 624.97 FEET TO A POINT ON THE WEST LINE OF SAID NORTHEAST ONE-QUARTER (NE-1/4) OF THE NORTHEAST ONE-QUARTER (NE-1/4) OF SECTION 33; THENCE NORTH 00°02'09" WEST ON SAID WEST LINE, A DISTANCE OF 1332.22 FEET TO A POINT ON THE NORTH LINE OF SAID SECTION 33; THENCE NORTH 89°41'45" EAST ON SAID NORTH LINE, A DISTANCE OF 1325.77 FEET TO THE POINT OF BEGINNING.

CONTAINING 7,924,301 S.F.± OR 181.92 ACRES MORE OR LESS.

TOGETHER WITH:

TRACT 2

PARCELS 1 THROUGH 3 AND PARCELS 9 THROUGH 13 AS DESCRIBED IN CORRECTIVE SPECIAL WARRANTY DEED AS RECORDED IN OFFICIAL RECORDS BOOK 3058, PAGE 348

OF THE PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA LYING IN SECTIONS 3 AND 4, TOWNSHIP 40 SOUTH, RANGE 38 EAST, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SECTION 4, TOWNSHIP 40 SOUTH, RANGE 38 EAST; THENCE SOUTH 89°56'59" WEST ALONG THE NORTH LINE OF SECTION 4 TO A POINT ON THE WEST LINE OF THE EAST 700 FEET OF SAID SECTION, A DISTANCE OF 700.06 FEET, THENCE PARALLEL WITH THE AFOREMENTIONED EAST LINE OF SECTION 4 SOUTH 00°43'40" WEST, A DISTANCE OF 50.00 FEET TO A POINT ON THE SOUTH RIGHT-OF-WAY LINE OF SW FARM ROAD (100.00 FEET RIGHT-OF-WAY) AND THE POINT OF BEGINNING; THENCE FROM SAID BEGINNING, NORTH 89°56'59" EAST ON SAID SOUTH RIGHT-OF-WAY LINE, SAID LINE ALSO BEING 50.00 FEET SOUTHERLY OF AND PARALLEL WITH THE NORTH LINE OF SAID SECTION 4, A DISTANCE OF 700.06 FEET; THENCE CONTINUING ALONG SAID SOUTHERLY RIGHT-OF-WAY, NORTH 89°31'57" EAST, PARALLEL WITH THE NORTH LINE OF SAID SECTION 3, A DISTANCE OF 2552.68 FEET; THENCE SOUTH 00°39'21" WEST, A DISTANCE OF 96.02 FEET; THENCE NORTH 89°31'57" EAST, A DISTANCE OF 192.04 FEET TO A POINT 96.00 FEET EAST OF AND PARALLEL WITH THE WEST LINE OF THE EAST ONE-HALF (E-1/2) OF SAID SECTION 3; THENCE SOUTH 00°39'21" WEST, A DISTANCE OF 4437.31 FEET TO A POINT ON THE ARC OF A NON-TANGENT CURVE TO THE LEFT AT WHICH THE RADIUS POINT BEARS SOUTH 09°18'48" WEST, THENCE WESTERLY ON THE ARC OF SAID CURVE, HAVING A RADIUS OF 4020.62 FEET THROUGH A CENTRAL ANGLE OF 19°58'53" AN ARC DISTANCE OF 1402.15 FEET TO THE POINT OF TANGENCY; THENCE SOUTH 79°19'55" WEST, A DISTANCE OF 2096.50 FEET (THE LAST TWO COURSES BEING COINCIDENT WITH THE NORTH RIGHT-OF-WAY LINE OF THE ST. LUCIE CANAL) TO A POINT ON A LINE 700.00 FEET WEST OF AND PARALLEL WITH THE EAST LINE OF SECTION 04, TOWNSHIP 40 SOUTH, RANGE 38 EAST; THENCE NORTH 00°43'40" EAST ON SAID PARALLEL LINE, A DISTANCE OF 4915.02 FEET TO A POINT ON SAID SOUTH RIGHT-OF-WAY LINE OF SW FARM ROAD AND THE POINT OF BEGINNING;

CONTAINING 1,548,839.09 S.F.± OR 366.13 ACRES MORE OR LESS.

TOGETHER WITH

TRACT 3

A TRACT OF LAND LYING IN THE NORTH HALF (1/2) OF SECTION 3, TOWNSHIP 40 SOUTH, RANGE 38 EAST, MARTIN COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHWEST CORNER OF THE NORTHEAST QUARTER (1/4) OF SECTION 3, TOWNSHIP 40 SOUTH, RANGE 38 EAST; THENCE SOUTH 00 DEGREES 39

MINUTES 21 SECONDS WEST ON THE WEST LINE OF SAID NORTHEAST QUARTER (1/4), A DISTANCE OF 50.01 FEET TO THE POINT OF BEGINNING; FROM SAID POINT OF BEGINNING; THENCE, NORTH 89 DEGREES 31 MINUTES 57 SECONDS EAST ON THE SOUTH RIGHT-OF-WAY LINE OF SW FARM ROAD, A DISTANCE OF 2,506.20 FEET; THENCE, LEAVING SAID SW RIGHT-OF-WAY OF SW FARM ROAD, SOUTH 00 DEGREES 39 MINUTES 21 SECONDS WEST ON A LINE PARALLEL WITH SAID WEST LINE OF THE NORTHEAST QUARTER (1/4), A DISTANCE OF 2,526.84 FEET TO AN INTERSECTION WITH THE LINE AT 45 FEET NORTH OF, AND PARALLEL WITH THE SOUTH LINE OF SAID NORTHEAST QUARTER (1/4); THENCE, SOUTH 89 DEGREES 42 MINUTES 36 SECONDS WEST ON SAID LINE AT 45.00 FEET NORTH OF, AND PARALLEL WITH THE SOUTH LINE OF SAID NORTHEAST QUARTER (1/4), A DISTANCE OF 2,410.05 FEET TO AN INTERSECTION WITH A LINE 96.00 FEET EAST OF, AND PARALLEL WITH THE WEST LINE OF SAID NORTHEAST QUARTER (1/4); THENCE, NORTH 00 DEGREES 39 MINUTES 21 SECONDS EAST PARALLEL WITH SAID WEST LINE OF THE NORTHEAST QUARTER (1/4), A DISTANCE OF 2,423.35 FEET; THENCE SOUTH 89 DEGREES 31 MINUTES 57 SECONDS WEST ON A LINE 96.00 FEET SOUTH OF AND PARALLEL WITH SAID SOUTH RIGHT-OF-WAY OF SW FARM ROAD, A DISTANCE OF 192.04 FEET; THENCE, NORTH 00 DEGREES 39 MINUTES 21 SECONDS EAST PARALLEL WITH SAID WEST LINE OF THE NORTHEAST QUARTER (1/4), A DISTANCE OF 96.02 FEET TO THE INTERSECTION WITH SAID SOUTH RIGHT-OF-WAY LINE OF SW FARM ROAD; THENCE, NORTH 89 DEGREES 31 MINUTES 57 SECONDS EAST ON THE SOUTH RIGHT-OF-WAY LINE OF SW FARM ROAD, A DISTANCE OF 96.02 FEET TO THE POINT OF BEGINNING.

CONTAINING 6,098,401.87 S.F.± OR 140.00 ACRES MORE OR LESS.

TOGETHER WITH

PARCEL 2:

PORTIONS OF SECTION 10 AND 11, TOWNSHIP 40 SOUTH, RANGE 38 EAST, LYING BETWEEN THE NORTHERLY RIGHT-OF-WAY LINE OF STATE ROAD NO. 76, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 7 AT PAGE 47 AND THE SOUTHERLY RIGHT-OF-WAY OF THE ST. LUCIE CANAL, ACCORDING TO THE PLAT, AS RECORDED IN PLAT BOOK 2 AT PAGE 35, BOTH OF THE PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA; BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE NORTHEASTERLY CORNER OF SPILLWAY "D", AS SHOWN ON SHEET 3, OF THE AFORESAID PLAT OF THE ST. LUCIE CANAL; THENCE RUN SOUTH 73 DEGREES 07 MINUTES 38 SECONDS EAST, ALONG THE SAID SOUTHERLY RIGHT-OF-WAY, FOR A DISTANCE OF 430.06 FEET: THENCE RUN SOUTH 16 DEGREES 52 MINUTES 22 SECONDS

WEST, FOR A DISTANCE OF 133.00 FEET; THENCE RUN NORTH 73 DEGREES 07 MINUTES 38 SECONDS WEST, ALONG THE SAID NORTHERLY RIGHT-OF-WAY, FOR A DISTANCE OF 430.06 FEET; THENCE RUN NORTH 16 DEGREES 52 MINUTES 22 SECONDS EAST, ALONG THE SOUTHEASTERLY LINE OF SAID SPILLWAY "D", FOR A DISTANCE OF 133.00 FEET TO THE POINT OF BEGINNING.

CONTAINING 57,196.65 SQUARE FEET OR 1.31 ACRES

TOGETHER WITH

PARCEL 3

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

BEGIN AT THE NORTHEAST CORNER OF SECTION 9, TOWNSHIP 40 SOUTH, RANGE 38 EAST, BEING ALSO THE NORTHWEST CORNER OF SECTION 10, SAID CORNER BEING MARKED BY A 4" X 4" CONCRETE MONUMENT AS SHOWN ON CERTIFIED CORNER RECORD NUMBER 092879; THENCE SOUTH 00°04'04" EAST, ALONG THE EAST LINE OF SAID SECTION 9, A DISTANCE OF 128.61 FEET TO A POINT ON THE NORTH RIGHT-OF-WAY LINE OF STATE ROAD 76 AS SHOWN ON FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT-OF-WAY MAP SECTION 89060-2101, BEING A 100 FOOT RIGHT-OF-WAY AS LAID OUT AND IN USE, ALSO KNOWN AS SW KANNER HIGHWAY; THENCE SOUTH 79°19'55" WEST, ALONG SAID RIGHT-OF-WAY LINE, A DISTANCE OF 275.28 FEET TO THE INTERSECTION WITH THE EAST LINE OF SPILLWAY "C", ST. LUCIE CANAL, AS RECORDED IN PLAT BOOK 10, PAGE 84, PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA; THENCE NORTH 10°40'05" WEST, ALONG SAID EAST LINE, A DISTANCE OF 133.00 FEET TO A POINT ON THE SOUTH RIGHT OF WAY LINE OF SAID ST. LUCIE CANAL; THENCE NORTH 79°19'55" EAST, ALONG SAID SOUTH LINE, A DISTANCE OF 263.75 FEET TO A POINT ON THE NORTH LINE OF SAID SECTION 9; THENCE NORTH 89°56'02" EAST, ALONG SAID NORTH LINE, A DISTANCE OF 35.80 FEET TO THE POINT OF BEGINNING.

CONTAINING 38,147.76 S.F.± OR 0.88 ACRES MORE OR LESS.

TOGETHER WITH

PARCEL 4

A PARCEL OF LAND LYING WITHIN A PORTION OF SECTIONS 3, 4, 9, 10 AND 11, TOWNSHIP 40 SOUTH, RANGE 38 EAST AND ALL OF SECTIONS 14, 15, 22, 23, 26 AND 27,

TOWNSHIP 40 SOUTH, RANGE 38 EAST. SAID PARCEL BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT A POINT ON THE SOUTH RIGHT OF WAY LINE OF STATE ROAD 76 AS SHOWN ON FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT-OF-WAY MAP SECTION 89060-2101, A 100 FOOT RIGHT-OF-WAY AS LAID OUT AND IN USE, ALSO KNOWN AS SW KANNER HIGHWAY THAT INTERSECTS THE EAST LINE OF SAID SECTION 9; THENCE NORTH 79°19'55" EAST, ALONG THE SOUTH RIGHT-OF-WAY LINE, A DISTANCE OF 1276.15 FEET TO THE INTERSECTION WITH THE NORTH LINE OF SAID SECTION 10, BEING ALSO THE SOUTH LINE OF SECTION 3, TOWNSHIP 40 SOUTH, RANGE 38 EAST, MARTIN COUNTY FLORIDA; THENCE CONTINUE NORTH 79°19'55" EAST, ALONG SAID SOUTH RIGHT-OF-WAY LINE, A DISTANCE OF 136.80 FEET TO THE BEGINNING OF A CURVE CONCAVE TO THE SOUTHWEST HAVING A RADIUS OF 3770.33 FEET; THENCE ALONG THE ARC OF SAID CURVE, AND SAID SOUTH RIGHT-OF-WAY LINE, THROUGH A CENTRAL ANGLE OF 19°06'47" FOR A DISTANCE OF 1257.72 FEET TO THE INTERSECTION WITH A LINE THAT IS 15.13 FEET WEST OF AND PARALLEL WITH THE EAST LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 3; THENCE DEPARTING SAID RIGHT-OF-WAY LINE, SOUTH 00°39'18" WEST, ALONG SAID PARALLEL LINE, A DISTANCE OF 43.10 FEET TO A POINT ON THE SOUTH LINE OF SAID SECTION 3 SAID POINT IS SOUTH 89°43'51" WEST, A DISTANCE OF 2640 FEET, AS MEASURED ALONG SAID SOUTH LINE, FROM THE SOUTHWEST CORNER OF SAID SECTION 3; THENCE NORTH 89°43'51" EAST, ALONG THE SOUTH LINE OF SAID SECTION 3, BEING ALSO THE NORTH LINE OF SAID SECTION 10, A DISTANCE OF 232.99 FEET TO THE INTERSECTION WITH SAID SOUTH RIGHT-OF-WAY LINE OF SW KANNER HIGHWAY AND THE BEGINNING OF A NON-TANGENT CURVE CONCAVE TO THE SOUTHWEST HAVING A RADIUS OF 3770.33 FEET, A CHORD WHICH BEARS SOUTH 75°30'59" EAST, WITH A CHORD DISTANCE OF 322.03 FEET; THENCE ALONG THE ARC OF SAID CURVE AND SAID SOUTH RIGHT-OF-WAY LINE THROUGH A CENTRAL ANGLE OF 4°53'43" FOR A DISTANCE OF 322.13 FEET; THENCE SOUTH 73°07'29" EAST, ALONG THE SAID SOUTH RIGHT-OF-WAY LINE, A DISTANCE OF 1390.76 FEET TO THE WESTERLY LINE OF SPILLWAY "D" AS SHOWN ON THE DEPARTMENT OF THE ARMY, OKEECHOBEE WATERWAY, FLORIDA ST. LUCIE CANAL PORTION, SURVEY FOR LOCATION OF RIGHTS-OF-WAY SHEET 3 OF 53, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 10, PAGE 84 OF THE PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA ; THENCE SOUTH 16°52'31" WEST, ALONG SAID WESTERLY LINE, A DISTANCE OF 167.00 FEET TO THE SOUTHWEST CORNER OF SAID SPILLWAY "D"; THENCE SOUTH 73°07'29" EAST, ALONG THE SOUTHERLY LINE OF SPILLWAY "D", A DISTANCE OF 600.00 FEET TO THE SOUTHEAST CORNER OF SAID SPILLWAY "D"; THENCE NORTH 16°52'31" EAST, ALONG THE EASTERLY LINE OF SAID SPILLWAY "D", A DISTANCE OF 167.00 FEET TO THE INTERSECTION WITH

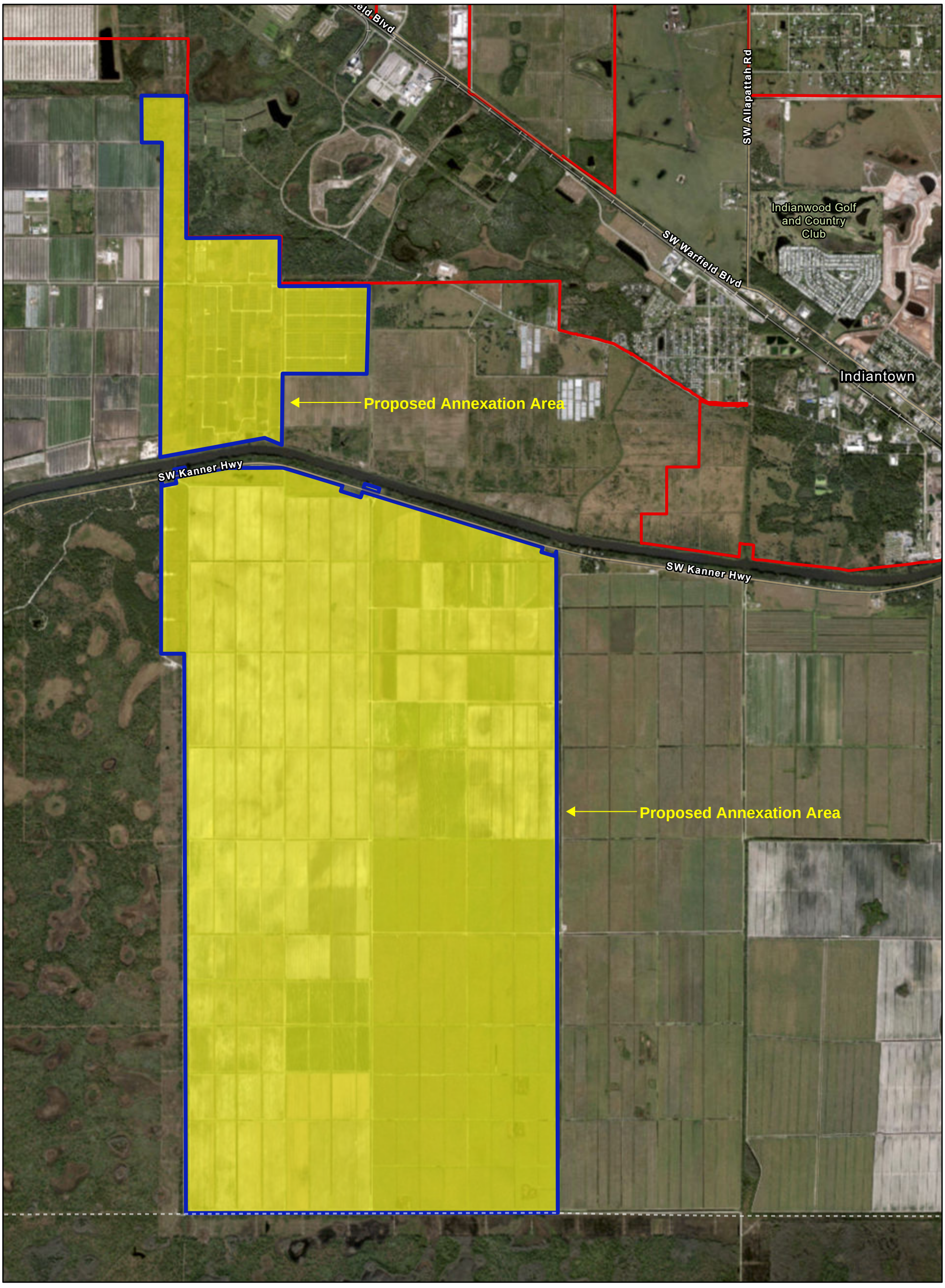
SAID SOUTH RIGHT-OF-WAY LINE OF SW KANNER HIGHWAY; THENCE SOUTH 73°07'29" EAST, ALONG SAID SOUTH RIGHT-OF-WAY LINE A DISTANCE OF 5388.76 FEET TO THE INTERSECTION WITH THE WESTERLY LINE OF SPILLWAY "E", AS RECORDED IN SAID PLAT BOOK 10, PAGE 84 OF THE PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA; THENCE SOUTH 16°52'31" WEST, ALONG SAID WESTERLY LINE, A DISTANCE OF 167.00 FEET TO THE SOUTHWEST CORNER OF SAID SPILLWAY "E"; THENCE SOUTH 73°07'29" EAST, ALONG THE SOUTHERLY LINE OF SPILLWAY "E", A DISTANCE OF 400.00 FEET TO THE SOUTHEAST CORNER OF SPILLWAY "E"; THENCE NORTH 16°52'31" EAST, ALONG THE EASTERLY LINE OF SPILLWAY "E", A DISTANCE OF 146.90 FEET TO A POINT ON THE EAST LINE OF SAID SECTION 11, TOWNSHIP 40 SOUTH, RANGE 38 EAST; THENCE SOUTH 00°37'52" EAST, ALONG SAID EAST LINE, A DISTANCE OF 2929.39 FEET TO THE SOUTHEAST CORNER OF SAID SECTION 11 BEING ALSO THE NORTHEAST CORNER OF SAID SECTION 14; THENCE SOUTH 00°32'21" EAST, ALONG THE EAST LINE OF SAID SECTION 14, A DISTANCE OF 5298.88 FEET TO THE SOUTHEAST CORNER OF SAID SECTION 14 BEING ALSO THE NORTHEAST CORNER OF SAID SECTION 23; THENCE SOUTH 00°18'31" EAST, ALONG THE EAST LINE OF THE NORTHEAST ONE-QUARTER (1/4) OF SAID SECTION 23, A DISTANCE OF 2639.65 FEET TO THE EAST ONE-QUARTER (1/4) CORNER OF SAID SECTION 23 BEING ALSO THE NORTHEAST CORNER OF SECTION 26; THENCE SOUTH 00°04'00" WEST ALONG THE EAST LINE OF THE NORTHEAST ONE-QUARTER (1/4) OF SAID SECTION 26, A DISTANCE OF 2639.58 FEET TO THE EAST ONE-QUARTER (1/4) CORNER OF SAID SECTION 26; THENCE SOUTH 00°04'42" WEST, ALONG THE EAST LINE OF THE SOUTHEAST ONE-QUARTER (1/4) OF SAID SECTION 26, A DISTANCE OF 2639.58 FEET TO THE SOUTHEAST TO THE SOUTHEAST CORNER OF SAID SECTION 26, BEING ALSO THE NORTHEAST CORNER OF SECTION 35, TOWNSHIP 40 SOUTH, RANGE 38 EAST; THENCE SOUTH 89°48'33" WEST, ALONG THE SOUTH LINE OF SAID SECTION 26, A DISTANCE OF 5311.60 FEET TO THE SOUTHWEST CORNER OF SAID SECTION 26, BEING ALSO THE SOUTHEAST CORNER OF SECTION 27, TOWNSHIP 40 SOUTH, RANGE 38 EAST, MARTIN COUNTY, FLORIDA; THENCE SOUTH 89°36'28" WEST, ALONG THE SOUTH LINE OF SAID SECTION 27, A DISTANCE OF 5300.26 FEET TO THE SOUTHWEST CORNER OF SAID SECTION 27; THENCE NORTH 00°19'09" WEST, ALONG THE WEST LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 27, A DISTANCE 2636.48 FEET TO THE WEST QUARTER CORNER OF SAID SECTION 27; THENCE NORTH 00°19'27" WEST, ALONG THE WEST LINE OF THE NORTHWEST QUARTER OF SAID SECTION 27, A DISTANCE OF 2636.60 FEET TO THE NORTHWEST CORNER OF SAID SECTION 27, BEING ALSO THE SOUTHWEST CORNER OF SECTION 22, TOWNSHIP 40 SOUTH, RANGE 38 EAST; THENCE NORTH 00°19'56" WEST, ALONG THE WEST LINE OF SAID SECTION 22, A DISTANCE OF 5319.39 FEET TO THE NORTHWEST CORNER OF SAID SECTION 22, BEING ALSO THE SOUTHWEST CORNER OF SECTION 15, TOWNSHIP 40 SOUTH, RANGE 38

EAST; THENCE NORTH 00°31'20" WEST, ALONG THE WEST LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 15, A DISTANCE OF 2657.77 FEET TO THE WEST QUARTER CORNER OF SAID SECTION 15; THENCE NORTH 00°31'08" WEST, ALONG THE WEST LINE OF THE NORTHWEST QUARTER OF SAID SECTION 15, A DISTANCE OF 2656.26 FEET TO THE NORTHWEST CORNER OF SAID SECTION 15, BEING ALSO THE SOUTHEAST CORNER OF SECTION 9, TOWNSHIP 40 SOUTH, RANGE 40 EAST, THENCE SOUTH 89°35'56" WEST, ALONG THE SOUTH LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 9, A DISTANCE OF 661.84 FEET TO THE INTERSECTION OF THE WEST LINE OF THE EAST QUARTER OF THE EAST HALF OF SAID SECTION 9; THENCE NORTH 00°07'11" WEST, ALONG SAID WEST LINE, A DISTANCE OF 4926.81 FEET TO THE INTERSECTION WITH THE SOUTH RIGHT-OF-WAY LINE OF SAID SW KANNER HIGHWAY; THENCE NORTH 79°19'55" EAST, ALONG SAID SOUTH RIGHT-OF-WAY LINE, A DISTANCE OF 20.79 FEET TO THE INTERSECTION OF THE WEST LINE OF SPILLWAY "C" AS RECORDED IN SAID PLAT BOOK 10, PAGE 84, PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA; THENCE SOUTH 10°40'05" EAST, ALONG SAID WEST LINE, A DISTANCE OF 167.00 FEET TO THE SOUTHWEST CORNER OF SAID SPILLWAY "C"; THENCE NORTH 79°19'55" EAST, ALONG THE SOUTH LINE OF SAID SPILLWAY "C", A DISTANCE OF 400.19 FEET TO THE SOUTHEAST CORNER OF SAID SPILLWAY "C"; THENCE NORTH 10°40'05" WEST, ALONG THE EAST LINE OF SAID SPILLWAY "C", A DISTANCE OF 167.00 FEET TO THE INTERSECTION OF THE SAID SOUTH RIGHT-OF-WAY LINE OF SW KANNER HIGHWAY; THENCE NORTH 79°19'55" EAST, ALONG SAID SOUTH RIGHT-OF-WAY, A DISTANCE OF 256.57 FEET TO THE EAST LINE OF SAID SECTION 9, BEING ALSO THE WEST LINE OF SAID SECTION 10 AND THE POINT OF BEGINNING.

CONTAINING 5,032.06 ACRES MORE OR LESS

TOTAL ACERAGE: 5722.30 ACRES MORE OR LESS.

Location Map



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Indiantown Limits

1:36,112

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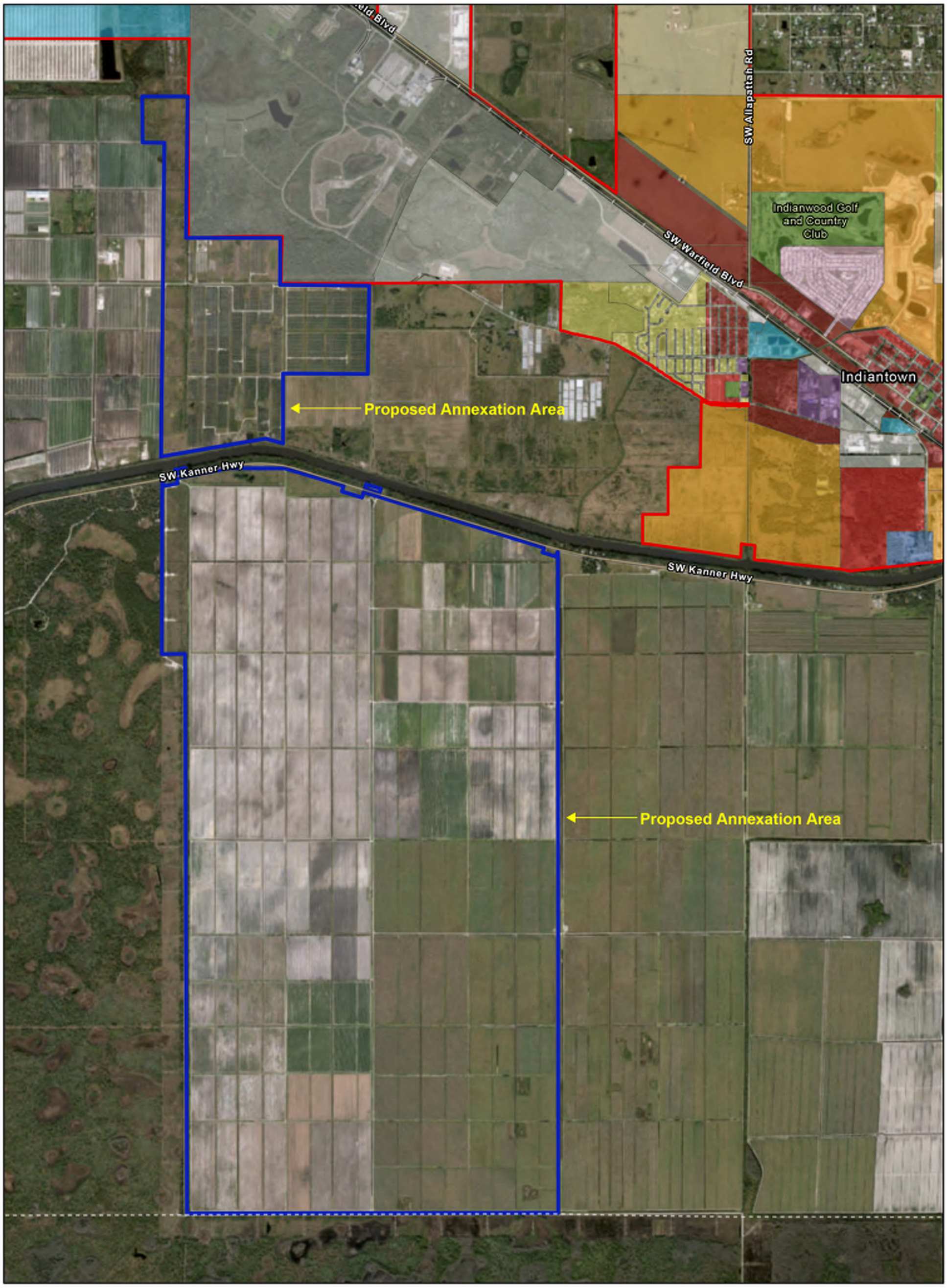
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Sources: Esri, TomTom, Garmin, FAO, NOAA, USGS, © OpenStreetMap contributors, and the GIS User Community

EXHIBIT B

Printed using Village of Indiantown online mapping resource

Existing Future Land Use - Village



11/19/2025, 2:05:57 PM

Indiantown Limits

Indiantown Future Land Use

- COMMERCIAL WATERFRONT
- HEAVY INDUSTRIAL
- INSTITUTIONAL AND EDUCATIONAL
- LIGHT INDUSTRIAL
- MOBILE HOME
- RECREATIONAL
- RESIDENTIAL
- RURAL COMMUNITY
- SMALL FARM RESIDENTIAL
- SUBURBAN RESIDENTIAL
- URBAN RESIDENTIAL OFFICE
- UTILITY
- VILLAGE CORE MIXED USE

1:36,112

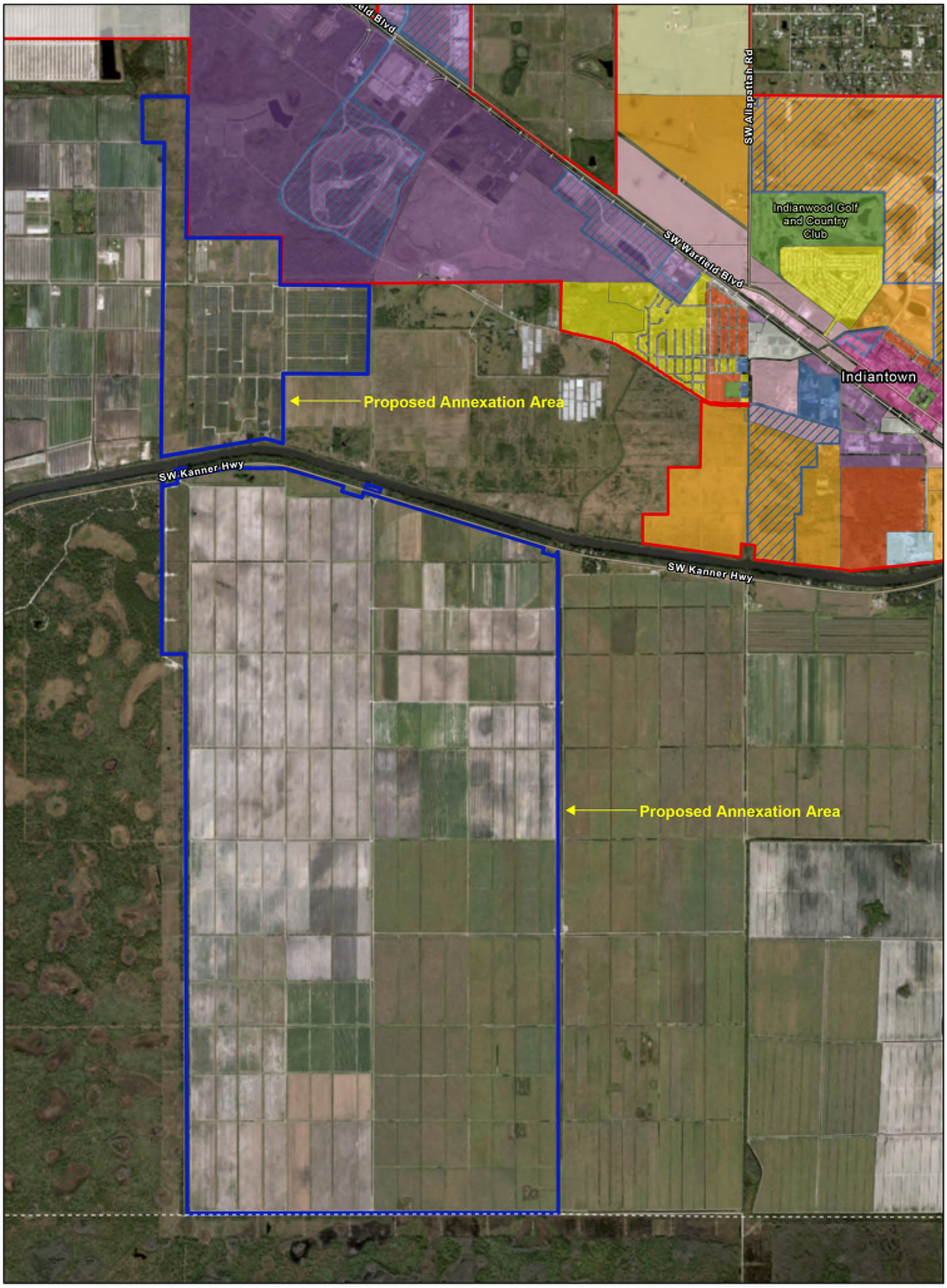
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Sources: Esri, TomTom, Garmin, FAO, NOAA, USGS, © OpenStreetMap contributors, and the GIS User Community

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Existing Zoning - Village



11/19/2025, 3:00:33 PM

Indiantown Limits

Indiantown Zoning

- CANAL MIXED USE (CM)
- CIVIC FACILITIES (CF)
- DOWNTOWN (D)
- HEAVY INDUSTRIAL (HI)
- LIGHT INDUSTRIAL (LI)
- LIMITED RESIDENTIAL (LR)
- NEIGHBORHOOD MIXED USE (NM)
- PARKS AND OPEN SPACE (P)
- PLANNED UNIT DEVELOPMENT (PUD)
- RURAL RESIDENTIAL (RR)
- SINGLE-FAMILY RESIDENTIAL (SR)
- UTILITY (U)
- VILLAGE MIXED USE (V)

1:36,112

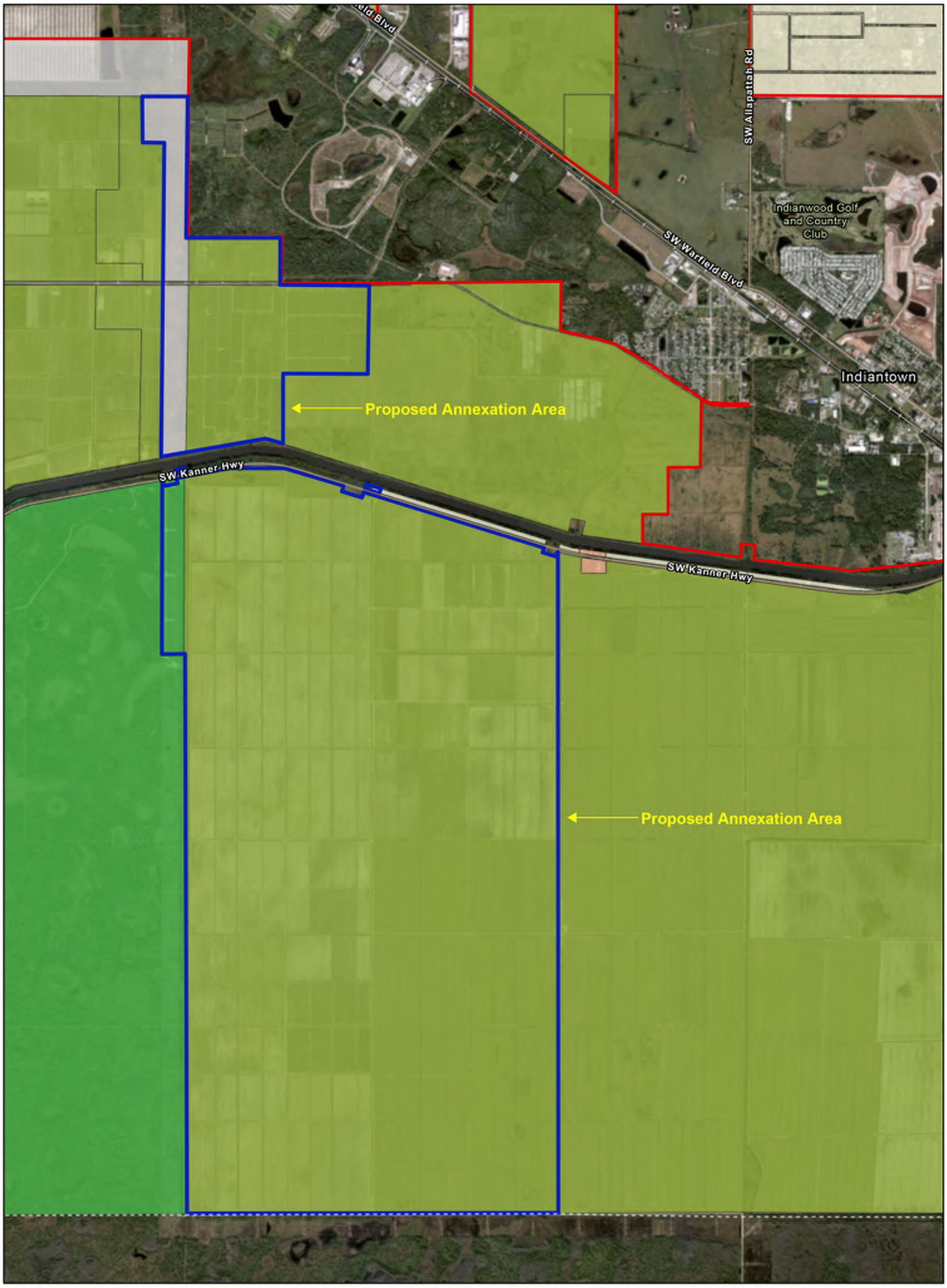
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Sources: Esri, TomTom, Garmin, FAO, NOAA, USGS, © OpenStreetMap contributors, and the GIS User Community

Printed using Village of Indiantown online mapping resource

Existing Future Land Use - County



11/19/2025, 2:03:05 PM

Indiantown Limits

Future Landuse

- Agricultural Ranchette
- Agricultural
- Public Conservation Area
- Estate Density -up to 2 UPA
- No Data (May Include Incorporated Area)
- Major Power Generation Facility
- Rural Density -up to 0.5 UPA

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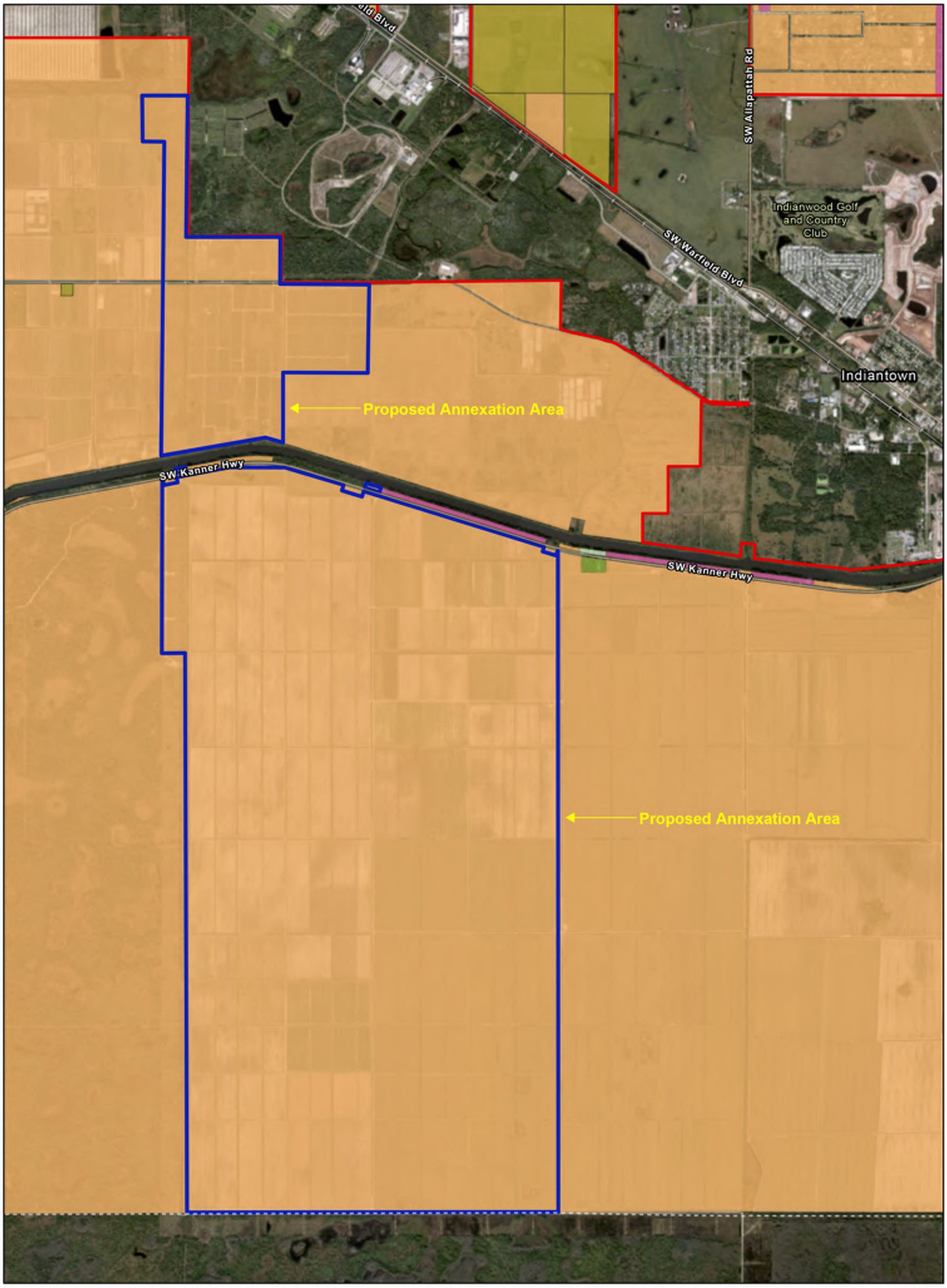
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Sources: Esri, TomTom, Garmin, FAO, NOAA, USGS, © OpenStreetMap contributors, and the GIS User Community

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Existing Zoning - County



11/19/2025, 2:10:36 PM

Indiantown Limits

Zoning

A-2 (Agricultural)

AG-20A (General Agricultural District)

E-1 (Estates and Suburban Homes District)

RE-1/2A (Residential Estate District)

RE-2A (Rural Estate District)

Indiantown

1:36,112

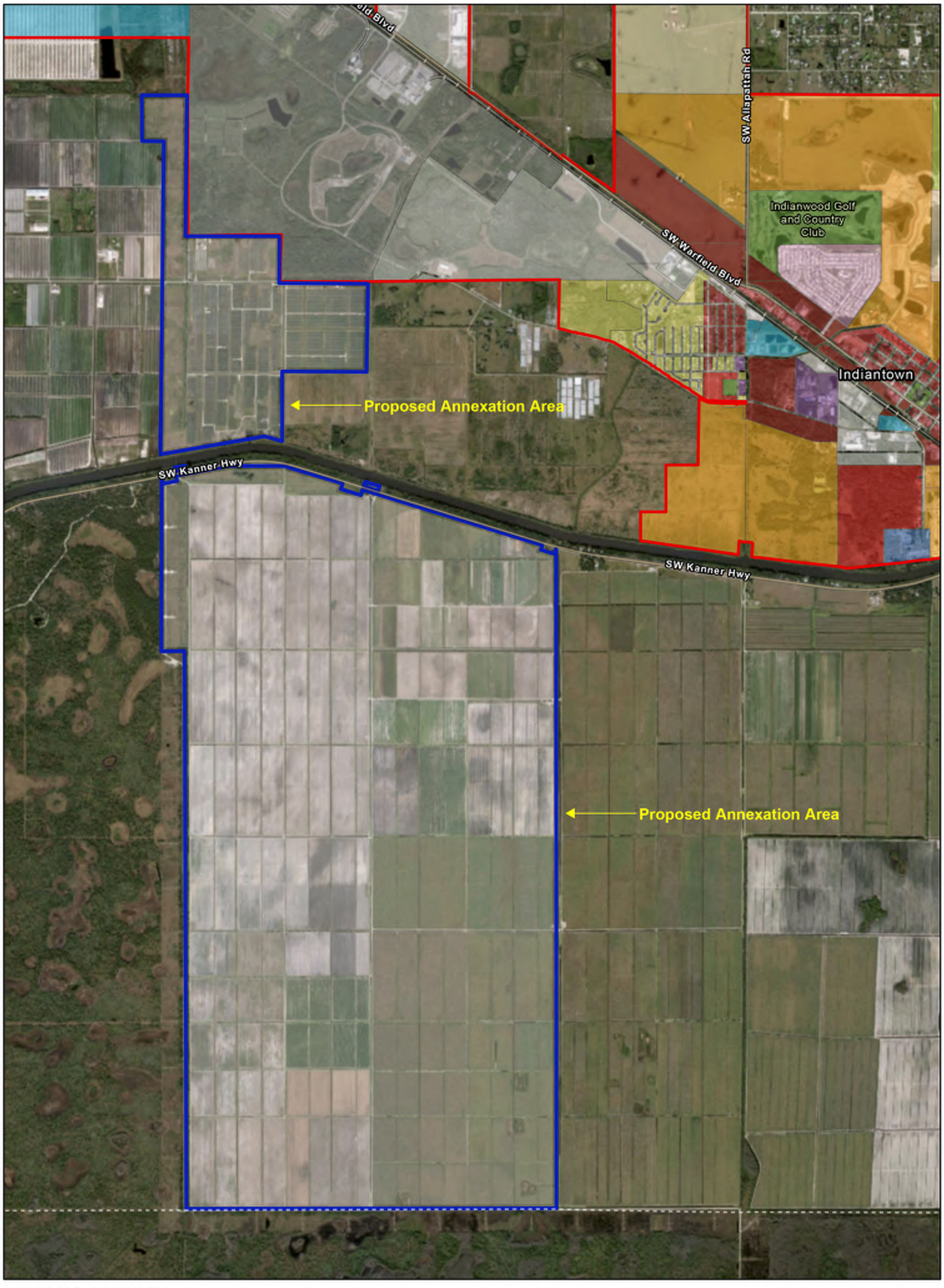
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Sources: Esri, TomTom, Garmin, FAO, NOAA, USGS, © OpenStreetMap contributors, and the GIS User Community

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Proposed Future Land Use - Village



11/19/2025, 2:21:04 PM

Indiantown Limits

Indiantown Future Land Use

- COMMERCIAL WATERFRONT
- HEAVY INDUSTRIAL
- INSTITUTIONAL AND EDUCATIONAL
- LIGHT INDUSTRIAL
- MOBILE HOME
- RECREATIONAL
- RESIDENTIAL
- RURAL COMMUNITY
- SMALL FARM RESIDENTIAL
- SUBURBAN RESIDENTIAL
- URBAN RESIDENTIAL OFFICE
- UTILITY
- VILLAGE CORE MIXED USE

1:36,112

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

Printed using Village of Indiantown online mapping resource

Business Impact Estimate Form

This Business Impact Estimate Form is provided to document compliance with and exemption from the requirements of Sec. 166.041(4), Fla. Stat. If one or more boxes are checked below under "Applicable Exemptions", this indicates that the Village of Indiantown has determined that Sec. 166.041(4), Fla. Stat., does not apply to the proposed ordinance and that a business impact estimate is not required by law. If no exemption is identified, a business impact estimate required by Sec. 166.041(4), Fla. Stat. will be provided in the "Business Impact Estimate" section below. In addition, even if one or more exemptions are identified, the Village of Indiantown may nevertheless choose to provide information concerning the proposed ordinance in the "Business Impact Estimate" section below. This Business Impact Estimate Form may be revised following its initial posting.

Proposed ordinance's title/reference:

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.

Applicable Exemptions:

- ☐ The proposed ordinance is required for compliance with Federal or State law or regulation;
- ☐ The proposed ordinance relates to the issuance or refinancing of debt;
- ☐ The proposed ordinance relates to the adoption of budgets or budget amendments, including revenue sources necessary to fund the budget;

Note to Staff: *This form should be completed and included in the agenda packet for the item under which the proposed ordinance is to be considered and must be posted on the Village's website by the time notice of the proposed ordinance is published.*

☐ The proposed ordinance is required to implement a contract or an agreement, including, but not limited to, any Federal, State, local, or private grant, or other financial assistance accepted by the municipal government;
☐ The proposed ordinance is an emergency ordinance;
☐ The ordinance relates to procurement; or
☐ The proposed ordinance is enacted to implement the following:
  ☐ Development orders and development permits, as those terms are defined in s. 163.3164 and development agreements, as authorized by the Florida Local Government Development Agreement Act under ss. 163.3220-163.3243;
  ☐ Comprehensive plan amendments and land development regulation amendments initiated by an application by a private party other than the municipality;
  ☐ Sections 190.005 and 190.046, Florida Statutes, regarding community development districts;
  ☐ Section 553.73, Florida Statutes, relating to the Florida Building Code; or
  ☐ Section 633.202, Florida Statutes, relating to the Florida Fire Prevention Code.

Business Impact Estimate:

The Village of Indiantown hereby publishes the following information:

1. A summary of the proposed ordinance (must include a statement of the public purpose, such as serving the public health, safety, morals and welfare):

Florida Power & Light Company, owner of the property described and depicted in Exhibit "A" and Exhibit "B" attached hereto ("Subject Property") has petitioned the Village of Indiantown, pursuant to Section 171.044, Florida Statutes, for voluntary annexation of the Subject Property into the municipal limits of the Village of Indiantown.

Village staff have reviewed and recommended approval of the annexation of the Subject Property to the Village Council of the Village of Indiantown, and has accomplished all actions required under applicable Florida law.

The Village Council, upon the recommendation of Village staff and the Village Attorney, has determined that all of the Subject Property proposed to be annexed into the Village of Indiantown is within an unincorporated area of Martin County, is reasonably compact and contiguous to the corporate boundaries of the Village of Indiantown, and has further determined that the annexation of the Subject Property will not result in the creation of any enclave, and that the annexation of the Subject Property otherwise fully complies with the requirements of applicable Florida law.

The Village Council has taken all actions in accordance with the requirements and

procedures mandated by Florida law with respect to the annexation of the Subject Property.

The Village Council, in the exercise of its legislative discretion, hereby determines that it is to the advantage of the Village of Indiantown and in the best interests of the health, peace, safety, and general welfare of the residents, businesses, and property owners of the Village to annex the Subject Property.

2. An estimate of the direct economic impact of the proposed ordinance on private, for-profit businesses in the municipality, including the following, if any:

(a) An estimate of direct compliance costs that businesses may reasonably incur if the ordinance is enacted:

None at present, as the property is undeveloped. This is a voluntary annexation.

(b) Identification of any new charge or fee on businesses subject to the proposed ordinance, or for which businesses will be financially responsible:

None at present, as the property is undeveloped. This is a voluntary annexation.

(c) An estimate of the municipality's regulatory costs, including an estimate of revenues from any new charges or fees that will be imposed on businesses to cover such costs:

Negligible at present, as the property is undeveloped. This is a voluntary annexation.

3. A good faith estimate of the number of businesses likely to be impacted by the ordinance:

None at present, as the property is undeveloped. This is a voluntary annexation.

4. Additional information the governing body determines may be useful (if any):

Note: *The Village's provision of information in the Business Impact Estimate section above, notwithstanding an applicable exemption, shall not constitute a waiver of the exemption or an admission that a business impact estimate is required by law for the proposed ordinance. The Village's failure to check one or more exemptions below shall not constitute a waiver of the omitted exemption or an admission that the omitted exemption does not apply to the proposed ordinance under Sec. 166.041(4), Fla. Stat., Sec. 166.0411, Fla. Stat., or any other relevant provision of law.*

VILLAGE OF INDIANTOWN, FLORIDA
AGENDA MEMORANDUM

MEETING DATE:	January 7, 2026
MEETING TYPE:	Planning, Zoning, and Appeals Board
AGENDA ITEM TITLE:	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.
SUMMARY OF ITEM:	Florida Power and Light (“Applicant”) is seeking a recommendation of approval from the Planning, Zoning and Appeals Board (“PZAB”) for a large-scale Comprehensive Plan Amendment to change the future land use designation on 5,722.30 +/- acres of property to Light Industrial.
FISCAL IMAPCT STATEMENT:	See attached Staff Report.
RECOMMENDATION:	Staff recommends that the PZAB recommend approval of the large-scale Comprehensive Plan Amendment changing the future land use designation of the Subject Property to Light Industrial, ahead of consideration by the Village Council at two public hearings.

PREPARED BY: Deanna Freeman DATE: 12/26/25

ATTACHMENTS:
Description
A. PZAB Staff Report.docx
B. Ordinance No. 02-2026.pdf
C. Business Impact Estimate Form - Ord. 02-2026.pdf
D. CPA Presentation latest.pptx
E. CPA Application.pdf
E. Newspaper Ad.pdf
F. Mailing Notice Project Parrot PZAB and VC.pdf
G. Sign Photos.pdf
H. Notice of Affidavit.pdf
VOI - Business Impact Estimate Form - Ord. 02-2026 - FPL 5722.30 ac FLUM Amendment Ordinance (Expedited - FS 163.3184(3)).pdf

Village of Indiantown
Planning, Zoning & Appeals Board
Staff Report
Project Parrot

SECTION A: APPLICATION INFORMATION

Application Number	CPA 25-002 Project Parrot
Hearing Date	January 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
Applicant Representative	Brian Nolan, AICP, ASLA, Lucido & Associates 701 SE Ocean Blvd, Stuart, FL, 34994
Village Coordinator	Deanna Freeman, Community & Economic Development Director

SECTION B: PROJECT DESCRIPTION/DETAILS

Applicant Request

APPLICATION NO: CPA 25-002, REQUEST FOR APPROVAL OF A LARGE-SCALE COMPREHENSIVE PLAN AMENDMENT (CPA) OF EIGHTEEN PARCELS OF LAND TOTALING +/- 5,722.30-ACRES IN SIZE, LOCATED NORTH OF SW KANNER HIGHWAY AND WEST OF SW WARFIELD BOULEVARD, AND IMMEDIATELY SOUTH AND WEST OF THE EXISTING BOUNDARIES OF THE VILLAGE OF INDIANTOWN.

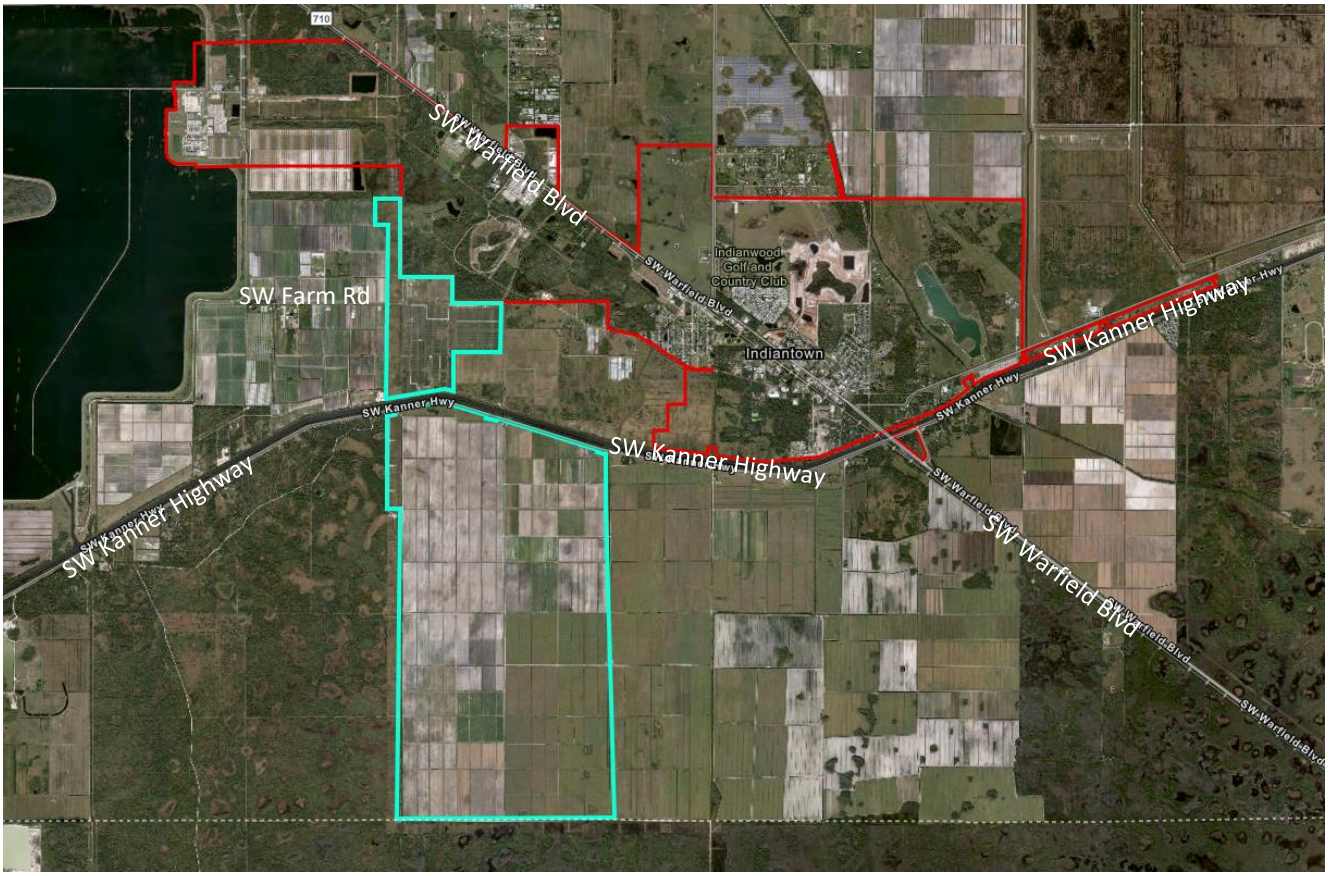
Florida Power and Light ("Applicant") are seeking a recommendation of approval from the Planning, Zoning and Appeals Board ("PZAB") for a Large-Scale Comprehensive Plan Amendment (CPA) of 18 parcels of land pursuant to Land Development Regulation Sec. 12-4. – Comprehensive Plan text and map amendment applications and F.S. §§ 163.3184.

A request to amend the future land use map designation from Martin County land use designations Agricultural, Public Utilities - Major Power Generation Facilities, and Institutional Development – Public Conservation to an appropriate Village of Indiantown land use designation is required following any approval of the concurrent request for a Voluntary Annexation into the Village.

Property Information

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

Location Map:



Legal Description: Refer to the attached exhibit.

Parcel ID Numbers: Refer to the attached exhibit and following table summary:

Parcel Number	Acreage	Use Code/Property Classification
32-39-38-001-006-00000-7	40.57	9100 Utility Gas Electric Telep
32-39-38-001-012-00000-5	21.21	9100 Utility Gas Electric Telep
32-39-38-001-018-00001-1	21.21	9100 Utility Gas Electric Telep
32-39-38-001-024-00010-8	19.25	9100 Utility Gas Electric Telep
32-39-38-001-029-00010-7	30.18	9100 Utility Gas Electric Telep
32-39-38-001-034-00011-6	10.6	9100 Utility Gas Electric Telep
32-39-38-001-039-00001-7	37	9100 Utility Gas Electric Telep
09-40-38-000-000-00030-1	75	5300 - 5300 Cropland Soil Cpcty CLIII
03-40-38-000-000-00050-9	2.0949	5300 - 5300 Cropland Soil Cpcty CLIII
10-40-38-000-000-00020-1	622.3	5300 - 5300 Cropland Soil Cpcty CLIII
22-40-38-000-000-00010-8	641	5300 - 5300 Cropland Soil Cpcty CLIII
27-40-38-000-000-00010-7	641	5300 - 5300 Cropland Soil Cpcty CLIII
11-40-38-000-000-00020-9	451.1	5300 - 5300 Cropland Soil Cpcty CLIII
14-40-38-000-000-00010-5	641	5300 - 5300 Cropland Soil Cpcty CLIII
23-40-38-000-000-00010-6	642	5300 - 5300 Cropland Soil Cpcty CLIII
26-40-38-000-000-00010-9	642	5300 - 5300 Cropland Soil Cpcty CLIII
03-40-38-000-000-00011-0	505.06	9100 Utility Gas Electric Telep
15-40-38-000-000-00010-2	641	5300 - 5300 Cropland Soil Cpcty CLIII

SECTION C: VILLAGE REVIEWERS

The following reviewers, as Development Review Colleagues, have reviewed the request for a large-scale comprehensive plan amendment. At the time the report was completed, all reviewers had completed their reviews and had no outstanding issues requiring a response from the applicant in relation to the applicant's request.

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

SECTION D: APPLICATION THRESHOLDS & MATERIALS SUBMITTED

In accordance with the provisions of LDR Chapter 11. Reviewers and Decisionmakers, the large-scale comprehensive plan amendment application requires review and recommendation by the Development Review Colleagues (DRC), a recommendation by the Planning, Zoning & Appeals Board (PZAB) as a public hearing, and the review and decision making by the Village Council at two separate public hearings ahead of the draft Ordinance being signed and recorded.

The application will continue to follow public noticed procedures in accordance with the provisions and requirements of F.S. §§ 163.3184. This request requires review and recommendation by the Development Review Colleagues (DRC), a recommendation by the PZAB as a public hearing, and the review and decision making by the Village Council at two separate public hearings ahead of the draft Ordinance being signed and recorded. Prior to the second Village Council public hearing consultation comments are requested from reviewing agencies. Within 10 working days after 2nd Village Council public hearing transmit to the State. The State responds with comments ahead of the amendment becoming effective.

The application has been noticed in accordance with the provisions and requirements of 2023 Florida Statutes Chapter 171.044.

Application Materials Submittals Include:

1. CPA Application.
2. Development application.
3. Parcel ID Numbers.
4. Legal Description.
5. Deeds.
6. Justification Statement.
7. Surrounding Land Uses & Zoning Analysis.
8. Maps.
9. Traffic Analysis.
10. Boundary Survey.
11. Soil Maps & Narrative.

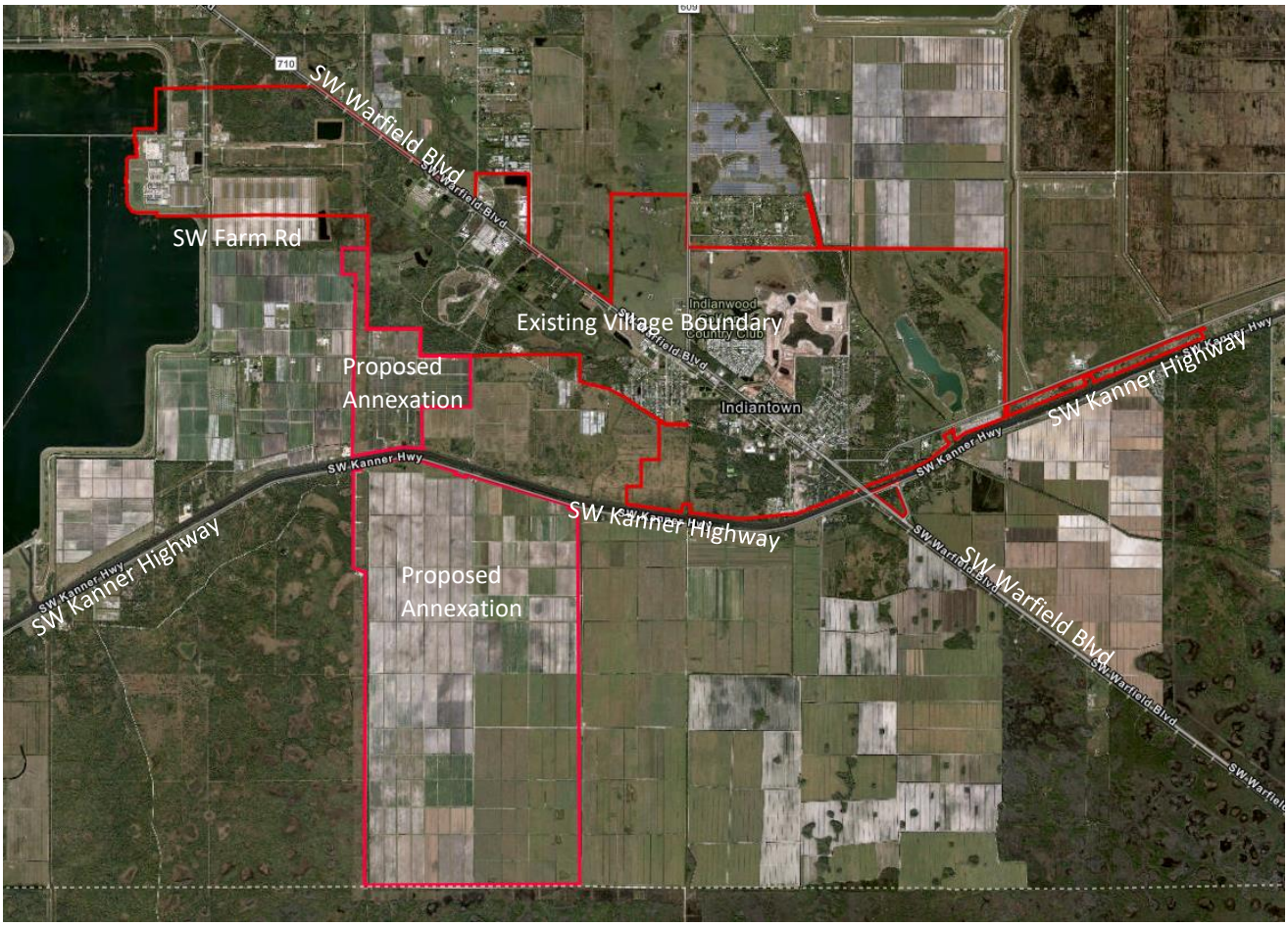
SECTION E: LOCATION AND SITE INFORMATION

Subject Property Parcel Size: +/- 5,722.30-acres

Parcel Ownership: The property is owned by Florida Power & Light as applicant for the large-scale comprehensive plan amendment of eighteen parcels of land.

Existing conditions/use: The property is mostly active and vacant agricultural uses, with the parcels of along the western edge of the proposed large-scale comprehensive plan amendment containing power transmission infrastructure, and the northern parcels containing solar power generation facilities. The property lies within Martin County jurisdiction, contiguous and abutting the existing boundary of the Village of Indiantown to the west. No buildings exist on the subject property.

Municipal Boundary Map & Proposed Expansion:

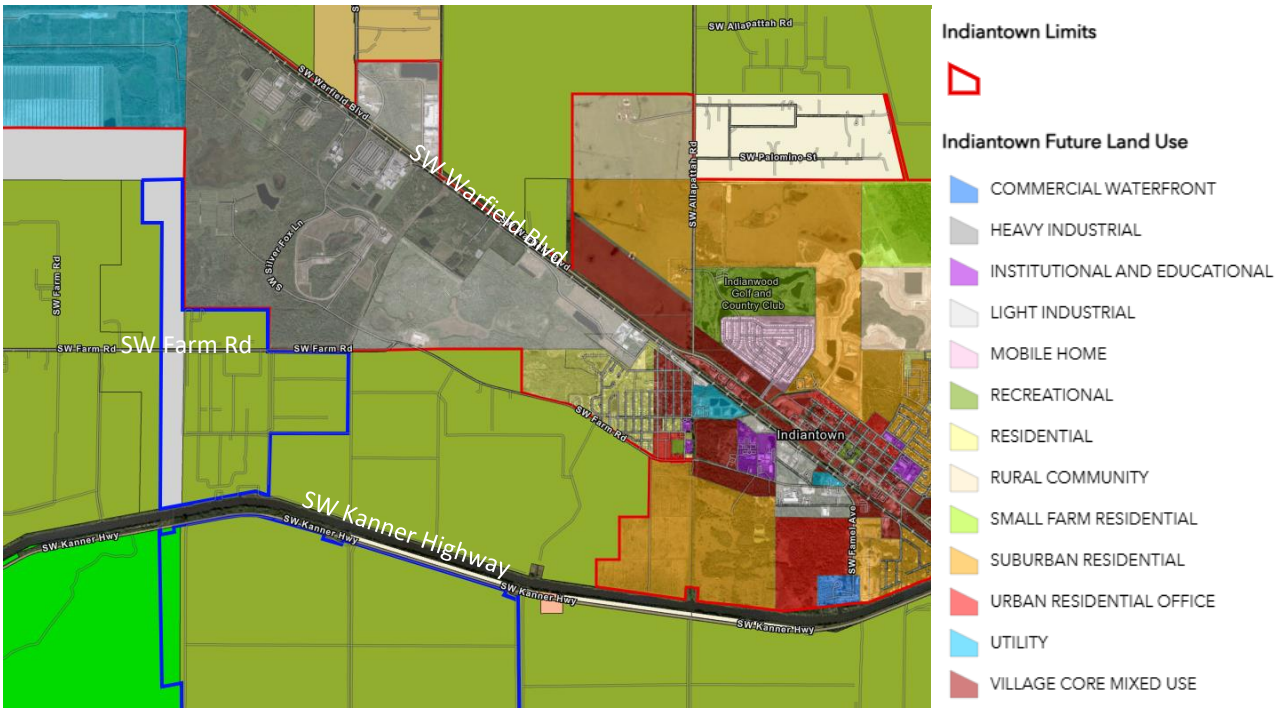


Future Land Use & Zoning

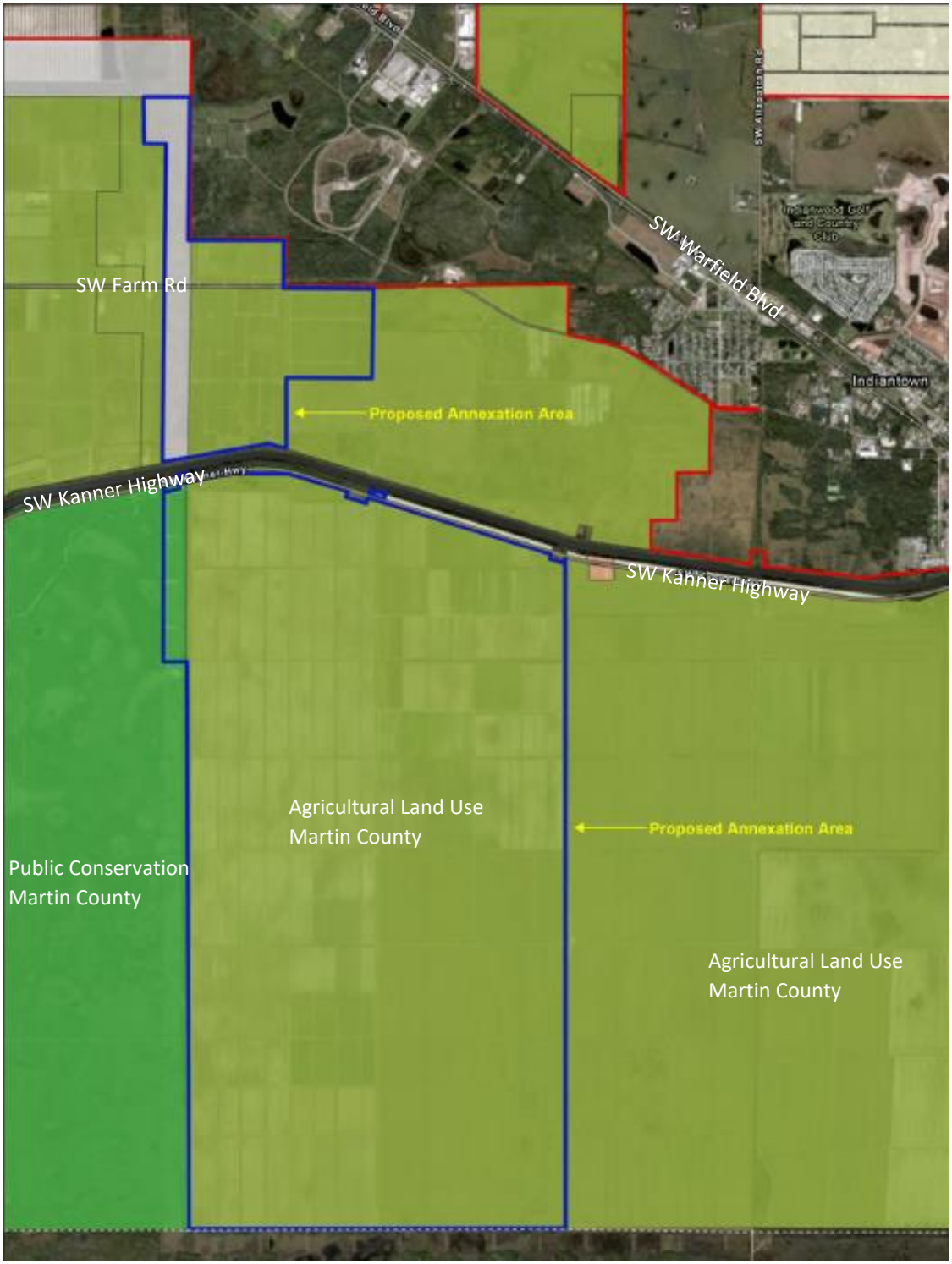
The subject property has a Martin County Future Land Use designation Agricultural, Public Utilities - Major Power Generation Facilities, and Institutional Development – Public Conservation. A request to amend the future land use map designation from Martin County Agricultural, Public Utilities - Major Power Generation Facilities, and Institutional Development – Public Conservation to an appropriate Village of Indiantown land use designation is required following any approval of the concurrent request for a Voluntary Annexation into the Village. The property currently is zoned A-2, Agriculture. This is an old category C Martin County zoning district, inconsistent with the future land uses currently designated on the subject property.

The applicant has a concurrent application filed with the Village of Indiantown for a Voluntary Annexation of lands from Martin County into the Village of Indiantown. The applicant has indicated a request to change the zoning from A-2, Agriculture to a Planned Unit Development to accommodate a phased project and timetable for development will be submitted. This is a requirement to ensure consistency with the Village of Indiantown Light Industrial land use policy designation.

Current Future Land Use Martin County: Agricultural, Conservation, & Major Power Generation Facility.



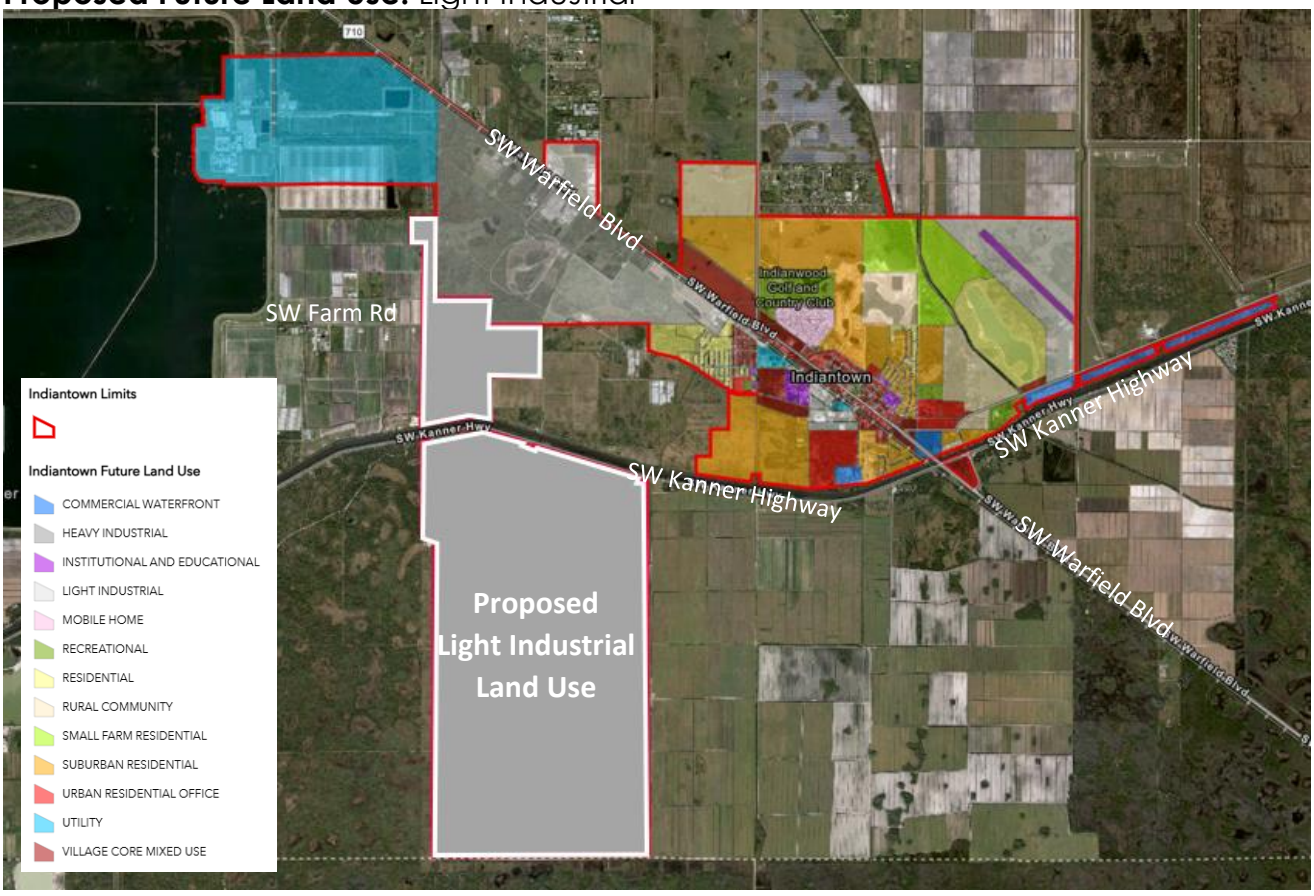



SW Farm Rd
SW Warfield Blvd
Indiantown
Proposed Annexation Area
SW Kanner Highway
SW Kanner Highway
Agricultural Land Use
Martin County
Proposed Annexation Area
Public Conservation
Martin County
Agricultural Land Use
Martin County
Indiantown Limits
Future Landuse
Agricultural Ranchette
Agricultural
Public Conservation Area
Estate Density -up to 2 UPA
No Data (May Include Incorporated Area)
Major Power Generation Facility
Rural Density -up to 0.5 UPA

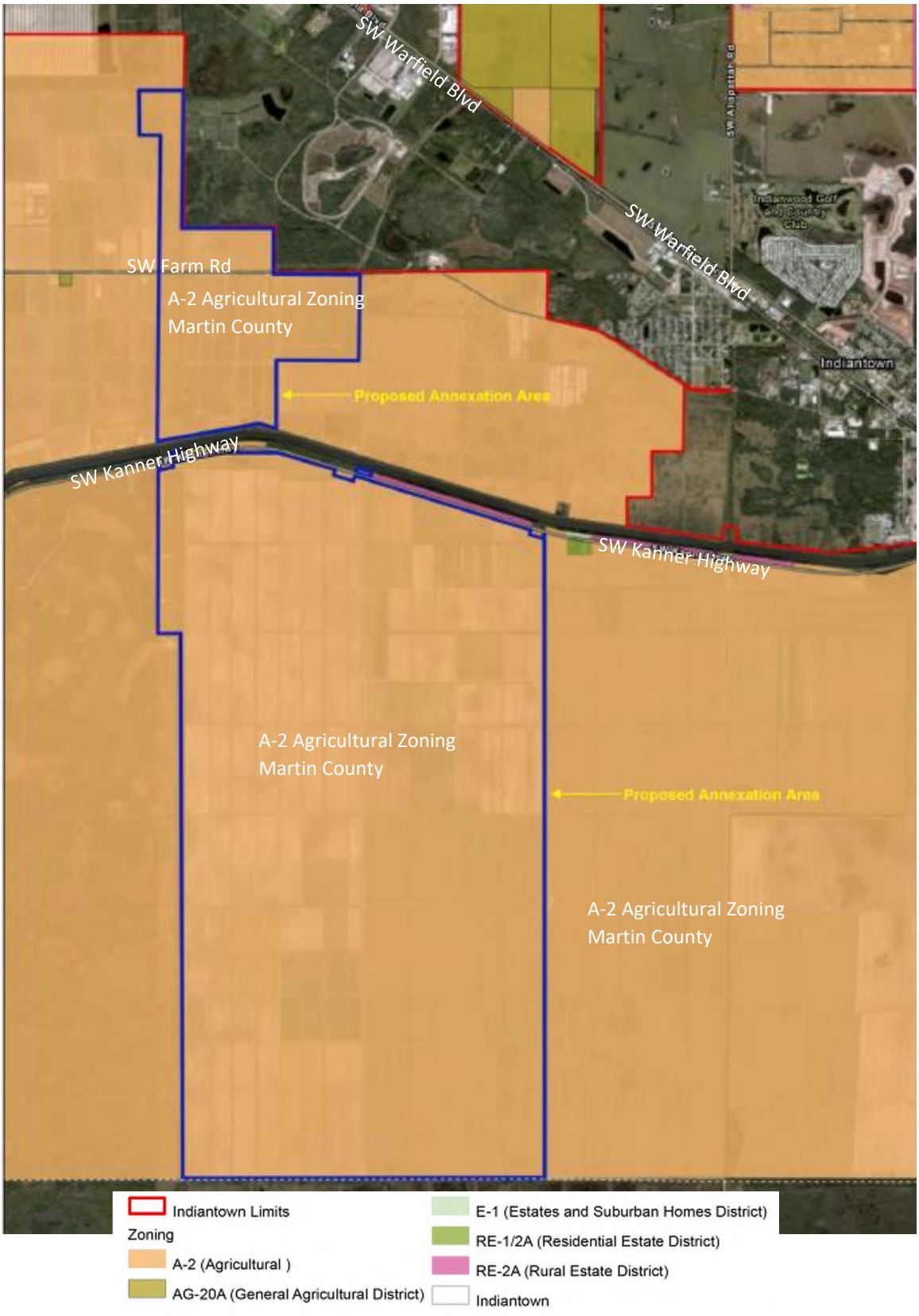
Palm Beach County – Land Use Map Extract: Property has a land use designation of Conservation and is used as conservation and recreational lands owned by SFWMD.



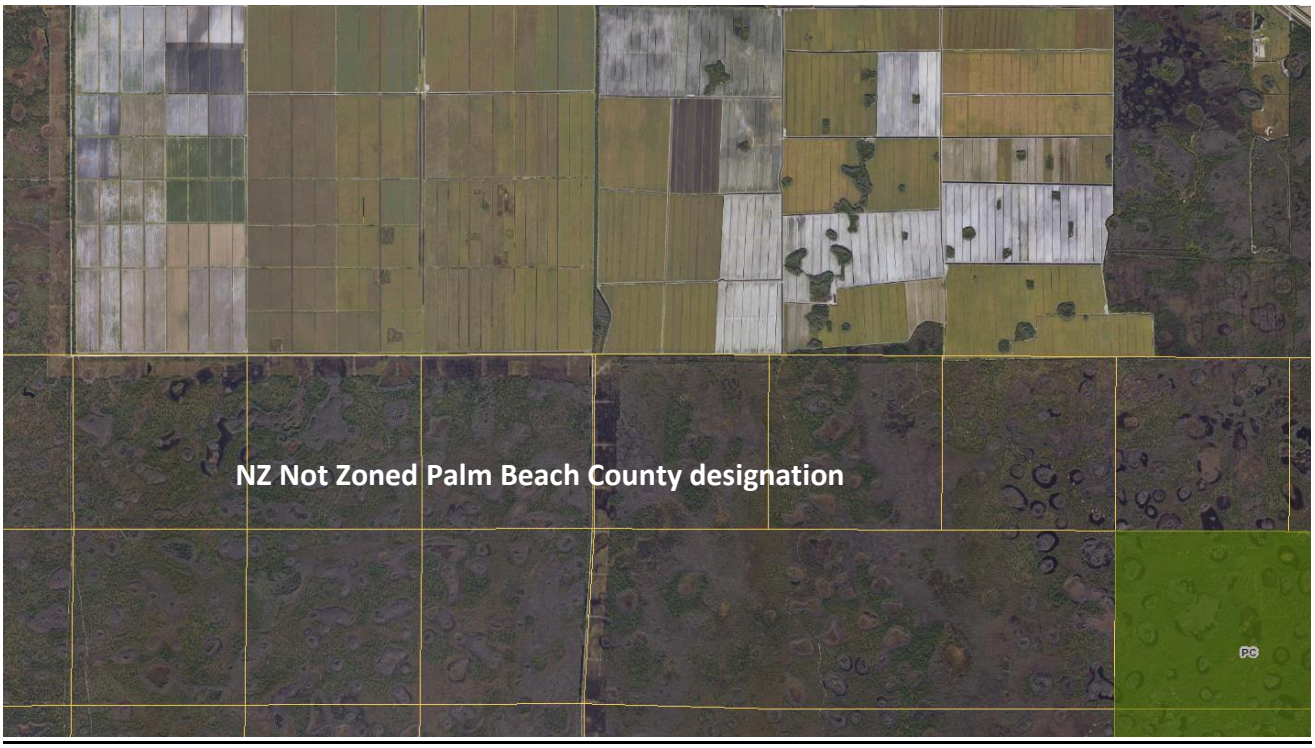
Proposed Future Land Use: Light Industrial



Existing Zoning Martin County jurisdiction: A-2, Agricultural category c zoning district



Existing Zoning Palm Beach County jurisdiction: NZ – Not zoned – unincorporated designation – Palm Beach County.



SECTION F: PLANNING ANALYSIS

Surrounding Land Use, Zoning & Existing Use:

The property is mostly active and vacant agricultural uses, with the parcels of along the western edge of the proposed annexation containing power transmission infrastructure, and the northern parcels containing solar power generation facilities. Currently, the northern portion of the subject, 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. There are also 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 and 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. Now, rows of solar panels stretch out, harnessing the abundant Florida sunlight and transforming it into reliable electricity.

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 proposed annexation, future land use map amendment, and a rezoning are all required ahead of accommodating FPL utilizing the property to its fullest potential in energy and economic development terms.

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

Direction	Future Land Use	Zoning	Existing Use
Site:	Major Power Generation Facility. Conservation. Agricultural – Martin County.	A-2, Agricultural, Martin County.	Power transmission infrastructure. Solar power generation facilities – FP&L. Agricultural and vacant agricultural lands.
North:	Major Power Generation uses – Martin County. Heavy Industrial & Light Industrial – Village of Indiantown. Agricultural – Martin County.	A-2, Agricultural, Martin County. Heavy Industrial & Light Industrial – Village of Indiantown.	FP&L multiple utility uses. Silver Fox – vacant industrial lands. Co-gen property. Cal-Maine Food facility – food manufacturing facility. I-Town Rail & Commerce – industrial park and former juice plant facility. Venture Industrial Park.
East:	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.

Why is the proposed change to the FLUM needed?

The applicant has submitted a Voluntary Annexation request to expand Village of Indiantown jurisdictional boundaries to include the +/- 5,722.30-acres subject property currently within Martin County. The applicant has concurrently submitted a Large-Scale Comprehensive Plan Amendment application requesting to change the future land use map designations from Agricultural, Conservation and Major Power

Generation Uses to Light Industrial, a Village of Indiantown land use designation. A request to change the zoning from A-2, Agricultural (Martin County zoning district designation) to Planned Unit Development (PUD) will be submitted as a separate application to follow. The applicant intends to submit a separate application requesting the property be rezoned from A-2, Agricultural to a Planned Unit Development, (PUD) zoning agreement. If the application is not submitted ahead of the processing of the request for a large-scale comprehensive plan amendment to change the future land use designation, staff will apply an interim zoning designation of Light Industrial, to the subject property. This is consistent with the proposed Light Industrial land use designation, and Florida State Statutes regarding assigning a zoning district designation as the current zoning will not be consistent with the proposed future land use as a Martin County designation.

Approval Evaluation Criteria

This application was reviewed for compliance with the Village Land Development Regulations (LDRs). Submittal requirements for a Comprehensive Plan map amendment are included in Sec. 12-4. (3). The Applicant has satisfied the requirements of the LDR provisions. Pursuant to Sec. 12-4. – Comprehensive Plan text and map amendments and subsection (4) Procedure and Florida State Statue F.S. §§ 163.3184 as a Large-scale comprehensive plan amendment.

Analysis & Review of Comprehensive Plan Policies

Comprehensive Plan OBJECTIVE L1.1 PLANNING LAND FOR THE VILLAGE VISION
The Village of Indiantown Comprehensive Plan shall protect and enhance the quality of life and include policies to capitalize on existing infrastructure, discourage a sprawl development pattern and provide educational, cultural, recreational, commercial, industrial and employment opportunities for the citizens.

Staff Review & Analysis: The request has been reviewed against the Comprehensive Plan Policy L1.2.3 Discourage Urban Sprawl Through Amendments with detailed responses to address each of the discouragement of the proliferation of urban sprawl through amendments. Based on satisfying those criteria, including the subject properties proximity to existing Village of Indiantown boundaries and adjacent to lands currently within the Village with a Heavy Industrial and Light Industrial designation, staff have found the request to comply with discouraging urban sprawl.

Comprehensive Plan Policy L1.2.2 - Future Land Use Mapping Compatibility with Surrounding Lands: *The adopted Future Land Use Map and any amendments will be appropriate to the location, access and surrounding land use.*

Staff Review & Analysis: The adopted Future Land Use Map and any amendments will be appropriate to the location, access, and adjacent land uses to the north that are designated Heavy Industrial and Light Industrial on the Village of Indiantown future

land use map. The property will remain well-served by SW Kanner Highway as State Road 76 with access available to serve the subject property both north and south property.

Existing uses further north include the established re-purposed juice plant, I-Town Rail & Commerce with a multitude of established heavy industrial uses, and recently approved Yellow Pine Truss Company, and close to approval for Sedron Technologies facility. Venture Park, a light industrial subdivision, is further north with a multitude of newly established industrial end users.

To the north of the subject property and part of the property the subject of this application includes lands of the former Co-gen property, currently used by Florida Power & Light to accommodate a solar energy center, including a battery storage facility on several acres of land. Silver Fox, vacant 700 +/- vacant Heavy Industrial zoned lands have been the subject of proposed data center, pending development application submission early in 2026. Co-gen property. The existing Cal-Maine Food, food manufacturing facility is also north of the subject property and zoned Heavy Industrial.

On the western edge of the subject property is the existing power general facilities on an expansive amount of land. To the west and south of the subject property are lands owned by South Florida Water Management District within Martin County jurisdiction to the west and Palm Beach County to the south. To the east are large expanses of lands mainly owned by Florida Power and Light & Tesoro Grove, with mainly Agricultural and Conservation designations on the land use map. Any future development of the subject property would require consideration of adjacent uses when considering site layout, design, and buffer and landscape provisions to take into consideration existing adjacent agricultural, recreation, and conservation uses.

Comprehensive Plan Policy L1.2.5 Development Orders and Level of Service*: Before a development order or permit is issued, the Village of Indiantown shall seek to ensure that the adopted level of service standards for the affected public facilities will be maintained in accordance with the established concurrency management system defined in the Comprehensive Plan and Land Development Regulations.*

Staff Review & Analysis: Levels of service and an adequate public facilities reservation will be required as part of the application submission and review by the Village's Development Review Colleagues prior to approval of a site plan for the subject property. The applicant has indicated in their justification statement that the subject property may initially be served by on-site well and septic or a private water and sewer treatment facility for a period when such facilities can accommodate development until such a time when services are made available by the Village. No site plan will be approved on the subject property without a successful reservation of capacity, including water, sewer, and fire suppression requirements having been met.

Section 163.3177(6)(a)9., Florida Statutes *states the future land use element and any amendment to the future land use element shall discourage the proliferation of urban sprawl. The primary indicators that a plan or plan amendment does not discourage the proliferation of urban sprawl are listed below. The evaluation of the presence of these indicators shall consist of an analysis of the plan or plan amendment within the context of features and characteristics unique to each locality to determine whether the plan or plan amendment:*

(I) Promotes, allows, or designates for development substantial areas of the jurisdiction to develop as low-intensity, low-density, or single-use development or uses.

No. The request to amend the future land use to Light Industrial will provide economic development within the Village of Indiantown, where a multitude of uses are available to accommodate/serve existing and future residents. The subject property is located off SW Kanner Highway, and SW Farm Road, adjacent to established industrial lands currently within the Village. The subject property is owned by Florida Power & Light, with established solar fields and operations associated with operating the company already actively occurring on site. Adjacent to the subject property, Florida Power & Light owns a substantial amount of existing established power plant facilities, with a land use of Major Power Gen Facility on 11,510-acres. This is an energy related land use designation to ensure public facility adequacy, allowing large-scale development on significant acreage for energy.

(II) Promotes, allows, or designates significant amounts of urban development to occur in rural areas at substantial distances from existing urban areas while not using undeveloped lands that are available and suitable for development.

No. The subject property is located within the municipal boundary of the Village of Indiantown in an area that is not rural. The location of the subject property adjacent to property with a Heavy Industrial and Light Industrial Future land use designations, the existing power generation facility to the west, with property north and south of SW Kanner Highway as a major arterial road, and with the solar fields and existing FP&L owned and operated lands, does not place the subject property in what may be described as a rural area. The undeveloped lands are available and suitable for development on the subject property and adjacent properties pending a property owner/applicant preparing and submitting a site plan application for approval. FP&L has indicated the initial phase of the development will be to construct a substation. Subsequent phases of development may include, but not be limited to, data processing, storage, hosting and related services; information technology and related services; technology research and development and related services; power generation and energy storage; solar electric power generation; electric substations; water and wastewater facilities; agricultural uses and related services; supporting infrastructure, and other related uses to be determined and included in the proposed PUD. The potential uses provided are also consistent with what is allowed were the property to be zoned Light Industrial.

(III) Promotes, allows, or designates urban development in radial, strip, isolated, or ribbon patterns generally emanating from existing urban developments.

No. The location of the subject property offers a continuation of established development patterns further north, with lands designated Heavy Industrial and Light Industrial, and further west with the existing large power generation facility. Lands to the west and south are owned by SFWMD and will remain conservation, agricultural, and parkland in accordance with the established ownership and management of these lands. The subject property is not isolated and will not create a ribbon pattern of radial strip of development. General development patterns include a mix of land uses as per the detailed breakdown included in the staff report.

(IV) Fails to adequately protect and conserve natural resources, such as wetlands, floodplains, native vegetation, environmentally sensitive areas, natural groundwater aquifer recharge areas, lakes, rivers, shorelines, beaches, bays, estuarine systems, and other significant natural systems.

No. Any protection measures required will be in accordance with Comprehensive Plan Policies, Land Development Regulations and third-party reviews included SFWMD and FDEP. The proposed land use amendment will not impact any wetlands or environmentally sensitive areas, lakes, rivers, shorelines, beaches, bays estuarine systems or other nature systems. The subject site is not located within a wellfield projection zone.

(V) Fails to adequately protect adjacent agricultural areas and activities, including silviculture, active agricultural and silvicultural activities, passive agricultural activities, and dormant, unique, and prime farmlands and soils.

No. Adjacent agricultural areas or activities will not be impacted by the proposed land use amendment. Existing lands used for agriculture on adjacent properties will be factored into any site plan design and layout of the subject property, including stormwater management, buffers, berms, and landscape requirements. The scale and size of the subject property afford careful consideration of siting of future development in relation to adjacent properties to prevent any adverse impacts. The property owner will be subject to FDEP, SFWMD, and Village of Indiantown environmental protection and design considerations as part of any site plan review process.

(VI) Fails to maximize use of existing public facilities and services.

No. Development of the site would utilize existing available facilities and services within the Village of Indiantown as available and part of reservation of capacity at site plan stages in the process. The applicant will be required to connect to services and make payments as proportionate fair share, impact and mobility fees, and building permit fees, in accordance with State Statutes and local policy requirements. Any future connections made available to water and sewer facilities would also be a requirement of any development of the property, replacing any initial plans to accommodate servicing the property with well and septic facilities.

(VII) Fails to maximize use of future public facilities and services.

No. The site will be within the Village of Indiantown where public facilities and services are available.

(VIII) Allows for land use patterns or timing which disproportionately increase the cost in time, money, and energy of providing and maintaining facilities and services, including roads, potable water, sanitary sewer, stormwater management, law enforcement, education, health care, fire and emergency response, and general government.

No. The subject property would accommodate future development located within proximity to existing services including roads, stormwater management, law enforcement, education, healthcare, fire and emergency response and general governmental services.

(IX) Fails to provide a clear separation between rural and urban uses.

No. The subject property will be located within the Village of Indiantown municipal boundary where lands are not clearly separated as rural or urban uses. Lands to the south and west of the subject property are owned by SFWMD, with a clear distinction to remain as established agricultural, conservation, and parklands.

(X) Discourages or inhibits infill development or the redevelopment of existing neighborhoods and communities.

No. The property will be within the Village of Indiantown boundary.

(XI) Fails to encourage a functional mix of uses.

No. Development of the subject property would be in accordance with the Light Industrial land use designation and either Light Industrial zoning or a Planned Unit Development zoning agreement governing development of the property. Allowable uses for property with a Light Industrial land use and zoning, or PUD includes a wide array of industrial uses. The subject property is located within proximity to established developed areas with a multitude of uses existing or attainable in accordance with the land use and zoning district designations offering heavy and light industrial scales of existing and potential development within proximity to the site.

(XII) Results in poor accessibility among linked or related land uses.

No. Approval of the requested land use to Light Industrial strengthens accessibility with linked and related land uses within proximity to the subject property. The surrounding road network and development pattern will not change accessibility. SW Kanner Highway as a State Road, will continue to serve the subject property and wider area.

(XIII) Results in the loss of significant amounts of functional open space.

No. The subject property is owned by Florida Power & Light and is not classified as functional open space. Future development of the subject property would require retention of open space as part of any development plan approval.

Staff analysis finds this amendment discourages the proliferation of urban sprawl under all the criteria listed above.

Florida Statutes and Comprehensive Plan Policy L1.2.3 Discourage Urban Sprawl Through Amendments requires:

The future land use element or plan amendment shall be determined to discourage the proliferation of urban sprawl if it incorporates a development pattern or urban form that achieves four or more of the following:

(I) Directs or locates economic growth and associated land development to geographic areas of the community in a manner that does not have an adverse impact on and protects natural resources and ecosystems.

Staff Review & Analysis: Natural resources and ecosystems will not be negatively impacted. Any development on the subject property will require site plan approval by the Village and further review and approval by third parties including SFWMD and FDEP to ensure protection of adjacent natural resources and ecosystems.

(II) Promotes the efficient and cost-effective provision or extension of public infrastructure and services.

Staff Review & Analysis: The subject property is proposed to be located within the Village of Indiantown jurisdiction where provision of public infrastructure and services is established. Any additional provision or extension would be the subject of review and approval of revisions at Site Plan approval where reservation of capacity is required to be identified and committed to prior to a development order being issued for construction. Water capacity provisions to serve potable water and address any fire suppression requirements, would all need to be identified and addressed as part of the site plan approval process. Mobility/impact fees and any proportionate fair share of contributions required of the property owner would need to be calculated and collected at the stage of any development application review and approval process.

(III) Promotes walkable and connected communities and provides for compact development and a mix of uses at densities and intensities that will support a range of housing choices and a multimodal transportation system, including pedestrian, bicycle, and transit, if available.

Staff Review & Analysis: At the site plan stage in the development review process, provision of sidewalks, and connectivity will be assessed in relation to the overall layout and design of the subject property. Connectivity to existing sidewalks and infrastructure will also be considered.

Development of the subject property would be in accordance with the Light Industrial land use designation and either the Light Industrial zoning district designation or a Planned Unit Development Zoning Agreement.

(IV) Promotes conservation of water and energy.

Staff Review & Analysis: The property is owned by Florida Power & Light, with part of the property already utilized as an extensive solar energy center, including a battery storage facility to the north on several acres of land. Future development of the subject property has been indicated to include the construction of a substation by Florida Power & Light.

(V) Preserves agricultural areas and activities, including silviculture (the growing and cultivation of trees), and dormant, unique, and prime farmlands and soils.

Staff Review & Analysis: The applicant has provided a narrative soil analysis and soil survey maps as an inventory of the existing soils. Of the soils noted in the results of the query, soils classified as "Farmland of unique importance" make up approximately 1,730 ac. of the approximately 5,700 ac.; this includes, but is not limited to, soils such as Oldsmar, Wabasso, Winder, Pineda and Floridana. As illustrated on the attached soil maps, such soils exist sporadically throughout the subject rather than consolidated into relatively large contiguous areas. Currently, the northern portion of the subject (north of Kanner Hwy.) is comprised of overhead electric transmission infrastructure (approximately 190 ac.) and a solar power generation facility (approximately 510 ac.). The southern portion of the subject (south of Kanner Hwy.) is comprised of agricultural land approximately 4,925 ac.) and overhead electric transmission infrastructure (approximately 75 ac). Agricultural operations on the southern portion consist chiefly of sugarcane, with a relatively small area for sod and miscellaneous crop production.

The applicant has confirmed the proposed future Land Use Classification of Light Industrial (LI) will not adversely affect adjacent agricultural areas, and agricultural uses will be a permitted use within the Planned Unit Development. Any future development on the subject property will require an Environmental Assessment, review and approval by FDEP and SFWMD, in addition to Village staff review. Further consideration of environmental factors will be undertaken at each stage in the planning and development review processes.

(VI) Preserves open space and natural lands and provides for public open space and recreation needs.

Staff Review & Analysis: The subject property is not designated as lands to be retained to accommodate open space and natural lands. ***The applicant is required to provide environmental information to confirm the status of the property from a natural lands provision.***

(VII) Creates a balance of land uses based upon demands of the residential population for the nonresidential needs of an area.

Staff Review & Analysis: The proposed Land Use Map amendment provides the opportunity to incorporate additional industrial designated property within the

Village's jurisdiction. Provision of additional industrial property within the Village will help accommodate existing and recently approved residences within Indiantown and beyond. With the recent approval of such projects as Terra Lago Phases 1A & 1B, Seminole Crossings, River Oak, and Osceola Pines, over 1,200 homes have been approved. The estimated population projections, based on an average household size of 3.66 are potentially 4,475 new residents to the Village, with full build out and occupancy. Within the last few years there has also been a net gain of 3,740 jobs over the past 15-years, averaging 250 jobs per year. With additional phases of Terra Lago approved as a master plan totaling 2,488 units and 4,562 residential units within the approval or under construction stages, the rooftop growth in resident/population/households is continuing to generate demand for industrial development and job creation.

(VIII) Provides uses, densities, and intensities of use and urban form that would remediate an existing or planned development pattern in the vicinity that constitutes sprawl or if it provides for an innovative development pattern such as transit-oriented developments.

Staff Review & Analysis: Not applicable. The proposal does not correct a pattern of development that constitutes sprawl. The location of the subject property in relation to the established commercial and employment areas of the Village offers future residents' amenities within proximity to the site. There is no clear distinction between urban and rural development patterns within the Village. Several vacant lots within the Village that have an agricultural exemption with the Martin County Property Tax Collector and Martin County Property Appraiser office are in place pending the development afforded to properties as entitlements in relation to Future Land Use and Zoning District designations.

Policy L3.2.1 Future Land Use Map Amendments

The Future Land Use Map and any amendments to the Future Land Use Map shall be evaluated based upon the provision of urban services that are coordinated by Village of Indiantown to assure the natural resources are maintained, natural systems are not degraded, and that the fiscal health of the Village is maintained. This shall be accomplished by a planned, timed, and cost-effective capital improvement program.

Staff Review & Analysis: The subject property will be located within the Village of Indiantown, as an established urban area with services available. Development of the subject property will require site plan approval, including any applicable review by SFWMD and DEP regarding environmental matters. Development of the subject property will also require the property owner/applicant to request adequate public facilities reservation. This will ensure any development of the property identifies

capacity at the site plan review stage ahead of any potential approvals ahead of construction on the property.

Policy L3.2.2 Future Land Use Map Amendments: Facility Evaluation

The Future Land Use Map and any amendments to the Future Land Use Map shall be evaluated by an analysis of the availability of facilities and services.

Staff Review & Analysis: Accommodating a future land use map amendment to Light Industrial will accommodate light industrial uses in an area of the Village well served by existing roadways, public parks, commercial facilities, and the established development patterns within the Village of Indiantown. The site plan review stage development would be designed to provide pedestrian, vehicle, and bicycle access. A summary of the findings regarding capacity is provided within this staff report.

Policy L4.1.2 Facilitate Economic Growth

The Village of Indiantown shall consider the need for job creation, capital investment, and economic development that will strengthen and diversify the community's economy when developing the Future Land Use Map or when evaluating amendments to the Future Land Use map.

Staff Review & Analysis: Amending the future land use map to Light Industrial provides an opportunity to accommodate additional employment opportunities within the Village. Changing the land use designation to Light Industrial is anticipated to increase the tax base to approximately $500,000, not including any additional revenues generated by vertical construction of any development on the property. Additional taxes, mobility/impact fees, infrastructure improvement contributions, connection fees to public utilities, and business tax revenues, will be created because of development being accommodated on the property. Job opportunities, both locally, regionally, and on a State, level are anticipated to be extensive based on the scale of the subject property and Florida, Power & Light being the property owner.

Summary of Impact Analysis

Review of existing and available capacity was undertaken based on a concurrent request for a large-scale comprehensive plan amendment within the Village of Indiantown. Staff considered the request for a large-scale comprehensive plan amendment in relation to existing land use and zoning map designation patterns within proximity to the subject property, with emphasis on existing development

activities and availability of existing and future infrastructure, including roads, to serve future development.

Some 1,730-acres of the approximately +/- 5,722.30-acres of the subject property parcels are currently used as agricultural lands, with electric transmission uses on the western edge and solar power generation in the northern portion of the subject. The subject property lies on the north and south side of Kanner Highway (SR 76) and is located west and south of the Village's urban core, adjacent to existing power generation facilities, agricultural uses and conservation lands. More specifically, power generation uses lies to the north, east and west of the northern extent of the proposed annexation area, with vacant agricultural and conservation lands lying east, west and south of the remainder of the subject.

Land use patterns include Indiantown is classified as a rural community, with a predominantly urban environment, and with no distinction of primary or secondary urban service areas. Connection to existing services and utilities, access to parks and amenities, are available. Reservation of capacity, including potable water and fire suppression provisions, are required to be accommodated at the site plan stage in the development review and approval processes. Although at the time this review was undertaken, the Village of Indiantown has issues regarding water capacity provisions, the property owner/applicant has the option of providing well water at any initial stage in the process. Such details are not reviewed and approved as part of a request for a comprehensive plan amendment. Recognizing infrastructure is in place and/or options available to address capacity are considered sufficient for the review of a large-scale comprehensive plan amendment.

Existing Land Use – Analysis of Thresholds for Development

Agricultural Martin County Future Land Use: Policy 4.13A.1. Intent of agricultural designation. The FLUM identifies those lands in Martin County that are allocated for agricultural development. This designation is intended to protect and preserve agricultural soils for agriculturally related uses, realizing that production of food and commodities is an essential industry and basic to the County's economic diversity. Most agricultural lands are far removed from urban service districts and cannot be converted to urban use without substantial increases in the cost of providing, maintaining and operating dispersed services.

Development of the property in accordance with the Agricultural future land use designation allows for developing 1 unit per 20 acres on the +/- 5,722.30-acre property. This equates to a maximum of 286 residential homes based on the existing land use designation. A mandatory zoning change would be required ahead of the review and approval of any site plan were the land to remain within Martin County's jurisdiction.

The subject property lies adjacent to the Village Boundary where services are available. This property is not remote and far removed from urban services and established facilities to serve any future needs generated by future development. Costs associated with accommodating any development on the property would include payments from the applicant for impact fees/mobility fees, taxes, proportionate fair share for any investments/improvements required towards infrastructure, utility connection fees, and ongoing taxes paid based on the change in land use designation and again once the end uses are implemented based on the value of the construction/project. The applicant has indicated there will continue to be agricultural activities on the subject property to be recognized and included in the PUD zoning agreement when the zoning change is requested to master site plan the property.

Public Utilities – Major Power Generation Facilities Martin County Future Land Use: Policy 4.13A.12. Public Utilities - major public power generation facilities. Land uses in this category are confined to major public power generation sites and related facilities. Currently, the only such designated area is the Florida Power and Light Martin Plant site near the Village of Indiantown. Major public power generation sites are those owned by utilities regulated by the Public Service Commission and that own and operate the public utility electrical distribution systems. This designation is required for all public power generation sites that contribute electricity to the power grid in Martin County. Such systems are traditional electrical power facilities that convert nonrenewable energy to electricity and are regional, intense industrial type uses. Such land uses are subject to the same locational and compatibility considerations as required of industrial development. The minimum open space shall be 20 percent; maximum building coverage shall be 50 percent and maximum building height shall be 40 feet. Electrical power facilities solely utilizing solar, wind or other renewable energy fuel or energy source may be permitted in any other Future Land Use Designation, consistent with the Land Development Regulations.

Florida Power & Light will continue to provide electrical power from its major power generation site after the land use designation has changed. The proposed Light Industrial land use designation lists a power plant as a permitted use.

Institutional Development – Public Conservation Future Land Use: *Public Conservation.* The Public Conservation category recognizes publicly owned areas designed for conservation uses. In addition, privately owned land subject to perpetual easements as provided under Objective 4.5F may be designated Institutional Public Conservation. Only development compatible with conservation and passive recreation uses shall be permitted in the Public Conservation category. This may include access, parking and other facilities that enable the management of the resource and the public's enjoyment of it. Conservation areas include the DuPuis Preserve in south Martin County and the Savannas in north Martin County. Environmentally sensitive lands acquired by the County shall be reclassified to the Institutional-Conservation land use designation during the next plan amendment

cycle. Property with such land use is ordinarily designated Public Conservation (PC) on the zoning map with a permitted use of public parks and recreation areas, passive the only use listed as permitted.

The boundary survey provided by the applicant describes the parcel of land designed Institutional Development - Public Conservation is an easement for St. Lucie Canal to U.S.A. with reservations benefitting the B.O.C.E.D.D. for use without interference and reversion for canal project abandonment ad/or ceasing to operate or maintain canal OB 28, PG 273. In addition, the S.S.L.T.C. conveyed land to B.O.C.E.D.D. with reservations benefitting S.S.L.T.C. for drainage, access, docking and loading revert on non-completion of minimum 200' wide drainage canal, recorded in OB 110, PG 139.

Any approval of a request to change the current future land use of Institutional Development – Public Conservation Future Land Use: Public Conservation to Light Industrial would not alter/amend or remove the underlying commitments included to protect underlying legal rights to protect such property. Removal of the Institutional Development – Public Conservation Future Land Use: Public Conservation future land use designation would not remove the protections in place to accommodate access, drainage, docking and loading., for example.

Proposed Future Land Use

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.
Intensity and Density: This is a mixed use land use category. The maximum Floor Area Ratio (FAR) is 2.0 for Light Industrial Future Land Use. Residential uses shall be allowed in the Light Industrial Future Land Use designation as part of a mixed-use project. For mixed use projects, the residential density shall not exceed 20 units per gross acre. Site plans for mixed use projects in the Light Industrial Future Land Use will demonstrate adequate buffers to protect surrounding residential uses. Location: This land use is located west and east of the urban area of Indiantown.

The subject property is located west of 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. However, were the

property to be developed as a mixed use project, a maximum density of 20 units per acre is the threshold to apply to the property. The applicant has indicated the request to rezone is forthcoming and will include uses consistent with the Light Industrial land use designation, with no housing indicated as being part of the future development of the subject property. This may be added as language to any forthcoming PUD zoning agreement pertaining to uses permitted specific to the subject property rather than allowed by right through the straight zoning district Light Industrial. Any future development of the subject property will require site plan review and approval.

The applicant submitted a traffic study and was required to plan for development scenarios afforded to the subject property with the existing land uses and proposed Light Industrial future land use designation. The site is currently designated Agricultural under the Martin County Future Land Use (FLU) map. This Agricultural designation permits one single family residence per 20-acre tract. Therefore, 286 single family residences are permitted on the 5,722.30-acre site. The subject site is proposed to be annexed into the Village of Indiantown, Florida. Following annexation, the applicant is proposing a Future Land Use change to the Village of Indiantown Light Industrial FLU designation. The Light Industrial designation would allow 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 general light industrial uses.
However, the applicant is proposing a voluntary restriction of site intensity of 2,000,000 square feet of general light industrial use on the 5,722.30-acre site. Therefore, any permitted uses under the Light Industrial FLU designation will be allowed on the site, provided they generate traffic equivalent to, or less than, the trips associated with 2,000,000 square feet of general light industrial use. 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 FLU designation will be allowed on the site, provided they generate traffic equivalent to, or less than, the trips associated with 2,000,000 square feet of general light industrial use. The project site is located on the north and south side of Kanner Highway, just east of US Route 98, in the Village of Indiantown, Florida.

Based on the Traffic Consultant's analyses conducted for each of the planning horizons (short-range and long-range), all significantly impacted links are projected to operate acceptably in 2031 and 2045 with the proposed FLU change and voluntary restriction. Therefore, the traffic associated with the proposed FLU change meets the requirements of the Village of Indiantown, Florida.

Staff review of capacity was also based on additional steps and provisions required at the site plan design and construction stages in a project. The applicant is required to prepare and submit any future site plan application for any proposed use and development thresholds, a request for adequate public facilities reservation to accommodate any proposal, and detailed traffic study specific to the proposal, would be required. Payment for connection to water (ERC'S) and calculation and payment of impact fees would also be required during site plan review and approval

and collected at the building permit stage. Development scenarios were therefore considered as a policy exercise at the land use map amendment stage and included practical elements such as proximity to existing water and sewer lines, access to all other utilities. Proximity to existing established services and development patterns within the Village have all been taken into consideration.

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.

Financial Feasibility

Financial feasibility analysis has also been undertaken to assess the proposed annexation of the +/- 5,722.30-acre subject property. The current taxable value of the property is $7.9M. Should the application for annexation be approved, and future development on the land occur, the property could create a new source of ad-valorem tax revenue annually to the Village of Indiantown, depending on the millage rate per year, which is currently 1.8250. The expected tax revenue increase to the entire annexation area would be $466,764 (based upon the value of $45K/acre) if the annexation is approved.

By concentrating industrial development in areas such as the subject property, the amendment promotes the efficient and cost-effective provision of public infrastructure and services, which benefits the Village community at large by avoiding the need for new, redundant infrastructure elsewhere while generating additional tax revenue to be then reinvested to make much needed improvements elsewhere within the Village.

Public Services & Facilities Analysis

A request to amend the future land use map to accommodate industrial uses makes more efficient use of existing and planned utility infrastructure along major corridors such as SW Kanner Highway, compared to potentially extensive and costly infrastructure extensions needed for new residential areas.

Public services and facilities will be required to be available to serve the needs of the subject properties as part of the site plan review stage in the process. The applicant has addressed such provisions in their annexation narrative justification statement. Confirming the parcels may be initially served by on-site well and septic or a private water and sewer treatment facility until such time as central services are made available. Staff have reviewed the applicant's intent and concurs that any future development application for site plan approval may likely initially include well and septic service provisions. However, when water and wastewater services are available to serve the subject property within the next few years, the property owners would be required to connect to the Village water and sewer service provisions.

The following is offered as additional information pertaining to capacity consideration regarding mandatory facilities:

Water & Sewer: The Village of Indiantown owns and operates the existing water and sewer plants located within the Village. Any future development on the subject property would require the applicant to commit to connecting to water and sewer as part of a site plan review and approval process. If a site plan application is submitted for the subject property water capacity issues would need to be addressed with provision for well water ahead of any expansions and improvements having been completed to the Village of Indiantown water treatment facilities.

Drainage: Review of soil maps, environmental considerations, and future design and development considerations were undertaken by Village Staff. Further extensive reviews and recommendations would be made by staff regarding proposed infrastructure, ensuring compliance with finished floor elevations, and other applicable local and state statutes at the site plan stage in the development of the property.

Transportation: The subject property is located on the off SW Kanner Highway, SR-76. The applicant provided a Traffic Study, reviewed, and accepted by staff as part of the review process. This confirmed the proposed land use amendment is not expected to result in any negative impacts to the area and no roadway improvements are required. Based on the Traffic Consultant's analyses conducted for each of the planning horizons (short-range and long-range), all significantly impacted links are projected to operate acceptably in 2031 and 2045 with the proposed FLU change and voluntary restriction. Therefore, the traffic associated with the proposed FLU change meets the requirements of the Village of Indiantown, Florida.

A more detailed review at the site plan stage would require specific numbers and data based on the actual development proposed. Impact and Mobility fee assessments will be applied to any future site plan proposal.

Sanitary Sewer Services: The Village owns and operates a Water Wastewater Treatment Plant within the Village's jurisdiction. Any existing and future use of the existing plant provisions will be reviewed and approved by the Village as part of a site plan review process. Construction plans will be required to be provided at the site plan stage in the review process to make a determination on accommodating any development proposed on the subject property.

Waste Management Services: Current and future capacity is served by Okeechobee landfill, which has 150-year capacity.

Stormwater Management: No objections at the policy review analysis stage. Any future development will be subject to detailed stormwater management plans, civil

plans, and will be required to be designed and constructed in accordance with Florida State Statutes regarding finished floor elevations and stormwater events.

Parks – The proposed annexation into the Village of Indiantown provides access to parks within the jurisdiction, in addition to the developed active parklands within Martin County. The proposed annexation will not lead to an increase in residents as the proposed land use amendment is to a Light Industrial designation.

Fire Rescue: Provided by Martin County in accordance with an Interlocal Agreement with provision made to the Village. This agreement will remain in effect when the property is developed with impact and mobility fees being calculated to take into account any increase in service requirements. At the site plan stage in the review process the applicant will be required to accommodate any fire suppression needs to address life safety matters.

Schools: A School Impact Assessment will not be required as no residential units proposed. This would be submitted and reviewed as part of the site plan review process with any applicable impact fees being required to be paid to the Martin County School District at the building permit phase in the permit.

Beaches: The levels of service will remain dependent on calculations provision for the Village as part of Martin County.

Libraries: The levels of service will remain dependent on calculations provision for the Village as part of Martin County.

Electrical and Natural Gas: The location is adjacent to major transmission lines. A substation is intended to be constructed by FPL as phase one of the development of the subject property. This will ensure the availability of high-demand service necessary for industrial operations on the remaining phases of the project.

SECTION G: CONCLUSION & RECOMMENDATIONS

Overall Staff Findings

The request to consider a large-scale Comprehensive Plan from the Martin County land use designations Agricultural, Public Utilities - Major Power Generation Facilities, and Institutional Development – Public Conservation to Village of Indiantown Light Industrial land use designation is considered consistent with the adjacent and abutting land use pattern to the north and north-eastern areas of the subject property where lands are designated Heavy Industrial and Light Industrial and are currently within the Village's jurisdiction, or are owned by FP&L and utilized as a major power generation facility. The proposed Light Industrial future land use on the subject property is strategically located to capitalize on the existing and planned FP&L utility infrastructure already established on the property and lands within the

Staff Recommendation

Village staff, as the Development Review Colleagues team, identify no outstanding issues to address ahead of the scheduled public hearings and public noticing and consultation procedures, and recommend approval of the request for a large-scale Comprehensive Plan Amendment future land use designation to Light Industrial.

PZAB Recommendation

TBD

Village Council Recommendation – 1st Reading

TBD

Village Council Decision – 2nd Reading

TBD

Attachments

Attachment A – Application Materials
Attachment B – Draft Ordinance.
Attachment C – Public Notice Ad.
Attachment D – Public Notice Mail Out Letters & Posted Signage.
Attachment E – Copy of Certified Notice to Martin County Board of County Commissioners.

VILLAGE OF INDIANTOWN, FLORIDA

ORDINANCE NO. 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.

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 for a comprehensive plan future land use map amendment pursuant to Section 163.3184, Florida Statutes, concerning the Subject Property from the current 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

WHEREAS, Village planning staff has reviewed and recommended approval of the proposed comprehensive plan amendment to the Planning, Zoning & Appeals Board and Village Council; and

WHEREAS, Village planning staff's report concerning the proposed comprehensive plan amendment, related agenda memoranda and materials, and the application for the proposed comprehensive plan amendment, are hereby adopted and incorporated herein; and

WHEREAS, the Planning, Zoning & Appeals Board held a duly advertised public hearing on January 7, 2026, to consider the proposed comprehensive plan amendment, and thereafter recommended approval of the proposed comprehensive plan amendment to the Village Council; and

WHEREAS, the Village Council has conducted duly advertised public hearings concerning the proposed comprehensive plan amendment relating to the Subject Property; 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 comprehensive plan amendment 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 by the Village Council of the Village of Indiantown and are otherwise fully incorporated herein.

SECTION 2. AMENDMENT OF OFFICIAL FUTURE LAND USE MAP. The Subject Property is hereby redesignated from the 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 the Future Land Use Map of the Village of Indiantown Comprehensive Plan is hereby amended to reflect such redesignation.

SECTION 3. 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 4. 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 5. CODIFICATION. This Ordinance shall not be codified in the Village of Indiantown Code of Ordinances or Land Development Regulations, but the comprehensive plan amendment effectuated herein shall be depicted and memorialized on the Future Land Use Map of the Village of Indiantown Comprehensive Plan.

SECTION 6. EFFECTIVE DATE. In accordance with Section 163.3184(3)(c)(4), Florida Statutes, the comprehensive plan amendment set forth herein shall not become effective until 31 days after the state land planning agency notifies the City that the plan amendment package is complete. If timely challenged, the comprehensive plan amendment set forth in this Ordinance shall not become effective until the state land planning agency or the Administration Commission enters a final order determining the adopted comprehensive plan amendment to be in compliance with controlling state 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

TRACT 1

PORTIONS OF SECTIONS 33 AND 34, TOWNSHIP 39 SOUTH, RANGE 38 EAST, BEING PARCELS 4 THROUGH 8 AS DESCRIBED IN CORRECTIVE SPECIAL WARRANTY DEED AS RECORDED IN OFFICIAL RECORDS BOOK 3058, PAGE 348 OF THE PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF SECTION 33, TOWNSHIP 39 SOUTH, RANGE 38 EAST; THENCE SOUTH 00°00'06" EAST ON THE EAST LINE OF SAID SECTION 33, A DISTANCE OF 4001.08 FEET TO A POINT ON THE NORTH LINE OF THE SOUTH ONE-HALF (S-1/2) OF THE SOUTHWEST ONE-QUARTER (SW-1/4) OF SECTION 34, TOWNSHIP 39 SOUTH, RANGE 38 EAST; THENCE NORTH 89°39'07" EAST ON SAID NORTH LINE, A DISTANCE OF 2648.77 FEET TO A POINT ON THE EAST LINE OF SAID SOUTH ONE-HALF (S-1/2) OF THE SOUTHWEST ONE-QUARTER (SW-1/4) OF SECTION 34; THENCE SOUTH 00°00'20" WEST ON SAID EAST LINE, A DISTANCE OF 1278.17 FEET TO A POINT ON THE NORTH RIGHT-OF-WAY LINE OF SW FARM ROAD (100.00 FEET RIGHT-OF-WAY); THENCE SOUTH 89°31'57" WEST ON SAID NORTH RIGHT-OF-WAY LINE, SAID LINE ALSO BEING 50.00 FEET NORTH OF AND PARALLEL WITH THE SOUTH LINE OF SAID SECTION 34, A DISTANCE OF 2648.64 FEET; THENCE SOUTH 89°56'59" WEST ON SAID NORTH RIGHT-OF-WAY LINE, SAID LINE ALSO BEING 50.00 FEET NORTH OF AND PARALLEL WITH THE SOUTH LINE OF SECTION 33, TOWNSHIP 39 SOUTH, RANGE 38 EAST, A DISTANCE OF 700.00 FEET TO A POINT ON A LINE 700.00 FEET WEST OF AND PARALLEL WITH THE EAST LINE OF SAID SECTION 33; THENCE NORTH 00°00'06" WEST ON SAID PARALLEL LINE, A DISTANCE OF 3948.75 FEET TO A POINT ON THE SOUTH LINE OF THE NORTHEAST ONE-QUARTER (NE-1/4) OF THE NORTHEAST ON-QUARTER (NE-1/4) OF SAID SECTION 33; THENCE SOUTH 89°45'33" WEST ON SAID SOUTH LINE, A DISTANCE OF 624.97 FEET TO A POINT ON THE WEST LINE OF SAID NORTHEAST ONE-QUARTER (NE-1/4) OF THE NORTHEAST ONE-QUARTER (NE-1/4) OF SECTION 33; THENCE NORTH 00°02'09" WEST ON SAID WEST LINE, A DISTANCE OF 1332.22 FEET TO A POINT ON THE NORTH LINE OF SAID SECTION 33; THENCE NORTH 89°41'45" EAST ON SAID NORTH LINE, A DISTANCE OF 1325.77 FEET TO THE POINT OF BEGINNING.

CONTAINING 7,924,301 S.F.± OR 181.92 ACRES MORE OR LESS.

TOGETHER WITH:

TRACT 2

PARCELS 1 THROUGH 3 AND PARCELS 9 THROUGH 13 AS DESCRIBED IN CORRECTIVE SPECIAL WARRANTY DEED AS RECORDED IN OFFICIAL RECORDS BOOK 3058, PAGE 348

OF THE PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA LYING IN SECTIONS 3 AND 4, TOWNSHIP 40 SOUTH, RANGE 38 EAST, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SECTION 4, TOWNSHIP 40 SOUTH, RANGE 38 EAST; THENCE SOUTH 89°56'59" WEST ALONG THE NORTH LINE OF SECTION 4 TO A POINT ON THE WEST LINE OF THE EAST 700 FEET OF SAID SECTION, A DISTANCE OF 700.06 FEET, THENCE PARALLEL WITH THE AFOREMENTIONED EAST LINE OF SECTION 4 SOUTH 00°43'40" WEST, A DISTANCE OF 50.00 FEET TO A POINT ON THE SOUTH RIGHT-OF-WAY LINE OF SW FARM ROAD (100.00 FEET RIGHT-OF-WAY) AND THE POINT OF BEGINNING; THENCE FROM SAID BEGINNING, NORTH 89°56'59" EAST ON SAID SOUTH RIGHT-OF-WAY LINE, SAID LINE ALSO BEING 50.00 FEET SOUTHERLY OF AND PARALLEL WITH THE NORTH LINE OF SAID SECTION 4, A DISTANCE OF 700.06 FEET; THENCE CONTINUING ALONG SAID SOUTHERLY RIGHT-OF-WAY, NORTH 89°31'57" EAST, PARALLEL WITH THE NORTH LINE OF SAID SECTION 3, A DISTANCE OF 2552.68 FEET; THENCE SOUTH 00°39'21" WEST, A DISTANCE OF 96.02 FEET; THENCE NORTH 89°31'57" EAST, A DISTANCE OF 192.04 FEET TO A POINT 96.00 FEET EAST OF AND PARALLEL WITH THE WEST LINE OF THE EAST ONE-HALF (E-1/2) OF SAID SECTION 3; THENCE SOUTH 00°39'21" WEST, A DISTANCE OF 4437.31 FEET TO A POINT ON THE ARC OF A NON-TANGENT CURVE TO THE LEFT AT WHICH THE RADIUS POINT BEARS SOUTH 09°18'48" WEST, THENCE WESTERLY ON THE ARC OF SAID CURVE, HAVING A RADIUS OF 4020.62 FEET THROUGH A CENTRAL ANGLE OF 19°58'53" AN ARC DISTANCE OF 1402.15 FEET TO THE POINT OF TANGENCY; THENCE SOUTH 79°19'55" WEST, A DISTANCE OF 2096.50 FEET (THE LAST TWO COURSES BEING COINCIDENT WITH THE NORTH RIGHT-OF-WAY LINE OF THE ST. LUCIE CANAL) TO A POINT ON A LINE 700.00 FEET WEST OF AND PARALLEL WITH THE EAST LINE OF SECTION 04, TOWNSHIP 40 SOUTH, RANGE 38 EAST; THENCE NORTH 00°43'40" EAST ON SAID PARALLEL LINE, A DISTANCE OF 4915.02 FEET TO A POINT ON SAID SOUTH RIGHT-OF-WAY LINE OF SW FARM ROAD AND THE POINT OF BEGINNING;

CONTAINING 1,548,839.09 S.F.± OR 366.13 ACRES MORE OR LESS.

TOGETHER WITH

TRACT 3

A TRACT OF LAND LYING IN THE NORTH HALF (1/2) OF SECTION 3, TOWNSHIP 40 SOUTH, RANGE 38 EAST, MARTIN COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHWEST CORNER OF THE NORTHEAST QUARTER (1/4) OF SECTION 3, TOWNSHIP 40 SOUTH, RANGE 38 EAST; THENCE SOUTH 00 DEGREES 39

MINUTES 21 SECONDS WEST ON THE WEST LINE OF SAID NORTHEAST QUARTER (1/4), A DISTANCE OF 50.01 FEET TO THE POINT OF BEGINNING; FROM SAID POINT OF BEGINNING; THENCE, NORTH 89 DEGREES 31 MINUTES 57 SECONDS EAST ON THE SOUTH RIGHT-OF-WAY LINE OF SW FARM ROAD, A DISTANCE OF 2,506.20 FEET; THENCE, LEAVING SAID SW RIGHT-OF-WAY OF SW FARM ROAD, SOUTH 00 DEGREES 39 MINUTES 21 SECONDS WEST ON A LINE PARALLEL WITH SAID WEST LINE OF THE NORTHEAST QUARTER (1/4), A DISTANCE OF 2,526.84 FEET TO AN INTERSECTION WITH THE LINE AT 45 FEET NORTH OF, AND PARALLEL WITH THE SOUTH LINE OF SAID NORTHEAST QUARTER (1/4); THENCE, SOUTH 89 DEGREES 42 MINUTES 36 SECONDS WEST ON SAID LINE AT 45.00 FEET NORTH OF, AND PARALLEL WITH THE SOUTH LINE OF SAID NORTHEAST QUARTER (1/4), A DISTANCE OF 2,410.05 FEET TO AN INTERSECTION WITH A LINE 96.00 FEET EAST OF, AND PARALLEL WITH THE WEST LINE OF SAID NORTHEAST QUARTER (1/4); THENCE, NORTH 00 DEGREES 39 MINUTES 21 SECONDS EAST PARALLEL WITH SAID WEST LINE OF THE NORTHEAST QUARTER (1/4), A DISTANCE OF 2,423.35 FEET; THENCE SOUTH 89 DEGREES 31 MINUTES 57 SECONDS WEST ON A LINE 96.00 FEET SOUTH OF AND PARALLEL WITH SAID SOUTH RIGHT-OF-WAY OF SW FARM ROAD, A DISTANCE OF 192.04 FEET; THENCE, NORTH 00 DEGREES 39 MINUTES 21 SECONDS EAST PARALLEL WITH SAID WEST LINE OF THE NORTHEAST QUARTER (1/4), A DISTANCE OF 96.02 FEET TO THE INTERSECTION WITH SAID SOUTH RIGHT-OF-WAY LINE OF SW FARM ROAD; THENCE, NORTH 89 DEGREES 31 MINUTES 57 SECONDS EAST ON THE SOUTH RIGHT-OF-WAY LINE OF SW FARM ROAD, A DISTANCE OF 96.02 FEET TO THE POINT OF BEGINNING.

CONTAINING 6,098,401.87 S.F.± OR 140.00 ACRES MORE OR LESS.

TOGETHER WITH

PARCEL 2:

PORTIONS OF SECTION 10 AND 11, TOWNSHIP 40 SOUTH, RANGE 38 EAST, LYING BETWEEN THE NORTHERLY RIGHT-OF-WAY LINE OF STATE ROAD NO. 76, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 7 AT PAGE 47 AND THE SOUTHERLY RIGHT-OF-WAY OF THE ST. LUCIE CANAL, ACCORDING TO THE PLAT, AS RECORDED IN PLAT BOOK 2 AT PAGE 35, BOTH OF THE PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA; BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE NORTHEASTERLY CORNER OF SPILLWAY "D", AS SHOWN ON SHEET 3, OF THE AFORESAID PLAT OF THE ST. LUCIE CANAL; THENCE RUN SOUTH 73 DEGREES 07 MINUTES 38 SECONDS EAST, ALONG THE SAID SOUTHERLY RIGHT-OF-WAY, FOR A DISTANCE OF 430.06 FEET: THENCE RUN SOUTH 16 DEGREES 52 MINUTES 22 SECONDS

WEST, FOR A DISTANCE OF 133.00 FEET; THENCE RUN NORTH 73 DEGREES 07 MINUTES 38 SECONDS WEST, ALONG THE SAID NORTHERLY RIGHT-OF-WAY, FOR A DISTANCE OF 430.06 FEET; THENCE RUN NORTH 16 DEGREES 52 MINUTES 22 SECONDS EAST, ALONG THE SOUTHEASTERLY LINE OF SAID SPILLWAY "D", FOR A DISTANCE OF 133.00 FEET TO THE POINT OF BEGINNING.

CONTAINING 57,196.65 SQUARE FEET OR 1.31 ACRES

TOGETHER WITH

PARCEL 3

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

BEGIN AT THE NORTHEAST CORNER OF SECTION 9, TOWNSHIP 40 SOUTH, RANGE 38 EAST, BEING ALSO THE NORTHWEST CORNER OF SECTION 10, SAID CORNER BEING MARKED BY A 4" X 4" CONCRETE MONUMENT AS SHOWN ON CERTIFIED CORNER RECORD NUMBER 092879; THENCE SOUTH 00°04'04" EAST, ALONG THE EAST LINE OF SAID SECTION 9, A DISTANCE OF 128.61 FEET TO A POINT ON THE NORTH RIGHT-OF-WAY LINE OF STATE ROAD 76 AS SHOWN ON FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT-OF-WAY MAP SECTION 89060-2101, BEING A 100 FOOT RIGHT-OF-WAY AS LAID OUT AND IN USE, ALSO KNOWN AS SW KANNER HIGHWAY; THENCE SOUTH 79°19'55" WEST, ALONG SAID RIGHT-OF-WAY LINE, A DISTANCE OF 275.28 FEET TO THE INTERSECTION WITH THE EAST LINE OF SPILLWAY "C", ST. LUCIE CANAL, AS RECORDED IN PLAT BOOK 10, PAGE 84, PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA; THENCE NORTH 10°40'05" WEST, ALONG SAID EAST LINE, A DISTANCE OF 133.00 FEET TO A POINT ON THE SOUTH RIGHT OF WAY LINE OF SAID ST. LUCIE CANAL; THENCE NORTH 79°19'55" EAST, ALONG SAID SOUTH LINE, A DISTANCE OF 263.75 FEET TO A POINT ON THE NORTH LINE OF SAID SECTION 9; THENCE NORTH 89°56'02" EAST, ALONG SAID NORTH LINE, A DISTANCE OF 35.80 FEET TO THE POINT OF BEGINNING.

CONTAINING 38,147.76 S.F.± OR 0.88 ACRES MORE OR LESS.

TOGETHER WITH

PARCEL 4

A PARCEL OF LAND LYING WITHIN A PORTION OF SECTIONS 3, 4, 9, 10 AND 11, TOWNSHIP 40 SOUTH, RANGE 38 EAST AND ALL OF SECTIONS 14, 15, 22, 23, 26 AND 27,

TOWNSHIP 40 SOUTH, RANGE 38 EAST. SAID PARCEL BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT A POINT ON THE SOUTH RIGHT OF WAY LINE OF STATE ROAD 76 AS SHOWN ON FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT-OF-WAY MAP SECTION 89060-2101, A 100 FOOT RIGHT-OF-WAY AS LAID OUT AND IN USE, ALSO KNOWN AS SW KANNER HIGHWAY THAT INTERSECTS THE EAST LINE OF SAID SECTION 9; THENCE NORTH 79°19'55" EAST, ALONG THE SOUTH RIGHT-OF-WAY LINE, A DISTANCE OF 1276.15 FEET TO THE INTERSECTION WITH THE NORTH LINE OF SAID SECTION 10, BEING ALSO THE SOUTH LINE OF SECTION 3, TOWNSHIP 40 SOUTH, RANGE 38 EAST, MARTIN COUNTY FLORIDA; THENCE CONTINUE NORTH 79°19'55" EAST, ALONG SAID SOUTH RIGHT-OF-WAY LINE, A DISTANCE OF 136.80 FEET TO THE BEGINNING OF A CURVE CONCAVE TO THE SOUTHWEST HAVING A RADIUS OF 3770.33 FEET; THENCE ALONG THE ARC OF SAID CURVE, AND SAID SOUTH RIGHT-OF-WAY LINE, THROUGH A CENTRAL ANGLE OF 19°06'47" FOR A DISTANCE OF 1257.72 FEET TO THE INTERSECTION WITH A LINE THAT IS 15.13 FEET WEST OF AND PARALLEL WITH THE EAST LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 3; THENCE DEPARTING SAID RIGHT-OF-WAY LINE, SOUTH 00°39'18" WEST, ALONG SAID PARALLEL LINE, A DISTANCE OF 43.10 FEET TO A POINT ON THE SOUTH LINE OF SAID SECTION 3 SAID POINT IS SOUTH 89°43'51" WEST, A DISTANCE OF 2640 FEET, AS MEASURED ALONG SAID SOUTH LINE, FROM THE SOUTHWEST CORNER OF SAID SECTION 3; THENCE NORTH 89°43'51" EAST, ALONG THE SOUTH LINE OF SAID SECTION 3, BEING ALSO THE NORTH LINE OF SAID SECTION 10, A DISTANCE OF 232.99 FEET TO THE INTERSECTION WITH SAID SOUTH RIGHT-OF-WAY LINE OF SW KANNER HIGHWAY AND THE BEGINNING OF A NON-TANGENT CURVE CONCAVE TO THE SOUTHWEST HAVING A RADIUS OF 3770.33 FEET, A CHORD WHICH BEARS SOUTH 75°30'59" EAST, WITH A CHORD DISTANCE OF 322.03 FEET; THENCE ALONG THE ARC OF SAID CURVE AND SAID SOUTH RIGHT-OF-WAY LINE THROUGH A CENTRAL ANGLE OF 4°53'43" FOR A DISTANCE OF 322.13 FEET; THENCE SOUTH 73°07'29" EAST, ALONG THE SAID SOUTH RIGHT-OF-WAY LINE, A DISTANCE OF 1390.76 FEET TO THE WESTERLY LINE OF SPILLWAY "D" AS SHOWN ON THE DEPARTMENT OF THE ARMY, OKEECHOBEE WATERWAY, FLORIDA ST. LUCIE CANAL PORTION, SURVEY FOR LOCATION OF RIGHTS-OF-WAY SHEET 3 OF 53, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 10, PAGE 84 OF THE PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA ; THENCE SOUTH 16°52'31" WEST, ALONG SAID WESTERLY LINE, A DISTANCE OF 167.00 FEET TO THE SOUTHWEST CORNER OF SAID SPILLWAY "D"; THENCE SOUTH 73°07'29" EAST, ALONG THE SOUTHERLY LINE OF SPILLWAY "D", A DISTANCE OF 600.00 FEET TO THE SOUTHEAST CORNER OF SAID SPILLWAY "D"; THENCE NORTH 16°52'31" EAST, ALONG THE EASTERLY LINE OF SAID SPILLWAY "D", A DISTANCE OF 167.00 FEET TO THE INTERSECTION WITH

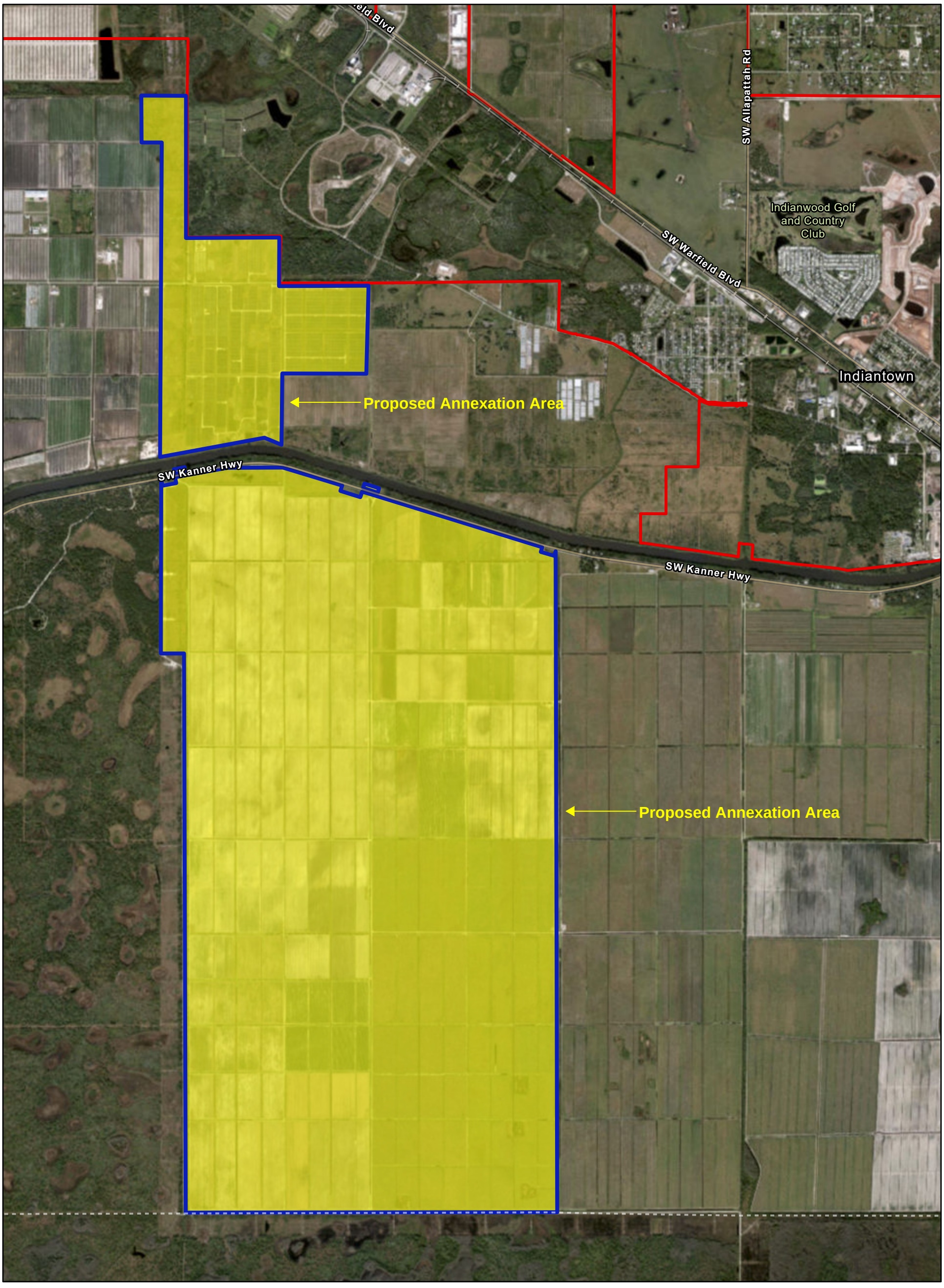
SAID SOUTH RIGHT-OF-WAY LINE OF SW KANNER HIGHWAY; THENCE SOUTH 73°07'29" EAST, ALONG SAID SOUTH RIGHT-OF-WAY LINE A DISTANCE OF 5388.76 FEET TO THE INTERSECTION WITH THE WESTERLY LINE OF SPILLWAY "E", AS RECORDED IN SAID PLAT BOOK 10, PAGE 84 OF THE PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA; THENCE SOUTH 16°52'31" WEST, ALONG SAID WESTERLY LINE, A DISTANCE OF 167.00 FEET TO THE SOUTHWEST CORNER OF SAID SPILLWAY "E"; THENCE SOUTH 73°07'29" EAST, ALONG THE SOUTHERLY LINE OF SPILLWAY "E", A DISTANCE OF 400.00 FEET TO THE SOUTHEAST CORNER OF SPILLWAY "E"; THENCE NORTH 16°52'31" EAST, ALONG THE EASTERLY LINE OF SPILLWAY "E", A DISTANCE OF 146.90 FEET TO A POINT ON THE EAST LINE OF SAID SECTION 11, TOWNSHIP 40 SOUTH, RANGE 38 EAST; THENCE SOUTH 00°37'52" EAST, ALONG SAID EAST LINE, A DISTANCE OF 2929.39 FEET TO THE SOUTHEAST CORNER OF SAID SECTION 11 BEING ALSO THE NORTHEAST CORNER OF SAID SECTION 14; THENCE SOUTH 00°32'21" EAST, ALONG THE EAST LINE OF SAID SECTION 14, A DISTANCE OF 5298.88 FEET TO THE SOUTHEAST CORNER OF SAID SECTION 14 BEING ALSO THE NORTHEAST CORNER OF SAID SECTION 23; THENCE SOUTH 00°18'31" EAST, ALONG THE EAST LINE OF THE NORTHEAST ONE-QUARTER (1/4) OF SAID SECTION 23, A DISTANCE OF 2639.65 FEET TO THE EAST ONE-QUARTER (1/4) CORNER OF SAID SECTION 23 BEING ALSO THE NORTHEAST CORNER OF SECTION 26; THENCE SOUTH 00°04'00" WEST ALONG THE EAST LINE OF THE NORTHEAST ONE-QUARTER (1/4) OF SAID SECTION 26, A DISTANCE OF 2639.58 FEET TO THE EAST ONE-QUARTER (1/4) CORNER OF SAID SECTION 26; THENCE SOUTH 00°04'42" WEST, ALONG THE EAST LINE OF THE SOUTHEAST ONE-QUARTER (1/4) OF SAID SECTION 26, A DISTANCE OF 2639.58 FEET TO THE SOUTHEAST TO THE SOUTHEAST CORNER OF SAID SECTION 26, BEING ALSO THE NORTHEAST CORNER OF SECTION 35, TOWNSHIP 40 SOUTH, RANGE 38 EAST; THENCE SOUTH 89°48'33" WEST, ALONG THE SOUTH LINE OF SAID SECTION 26, A DISTANCE OF 5311.60 FEET TO THE SOUTHWEST CORNER OF SAID SECTION 26, BEING ALSO THE SOUTHEAST CORNER OF SECTION 27, TOWNSHIP 40 SOUTH, RANGE 38 EAST, MARTIN COUNTY, FLORIDA; THENCE SOUTH 89°36'28" WEST, ALONG THE SOUTH LINE OF SAID SECTION 27, A DISTANCE OF 5300.26 FEET TO THE SOUTHWEST CORNER OF SAID SECTION 27; THENCE NORTH 00°19'09" WEST, ALONG THE WEST LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 27, A DISTANCE 2636.48 FEET TO THE WEST QUARTER CORNER OF SAID SECTION 27; THENCE NORTH 00°19'27" WEST, ALONG THE WEST LINE OF THE NORTHWEST QUARTER OF SAID SECTION 27, A DISTANCE OF 2636.60 FEET TO THE NORTHWEST CORNER OF SAID SECTION 27, BEING ALSO THE SOUTHWEST CORNER OF SECTION 22, TOWNSHIP 40 SOUTH, RANGE 38 EAST; THENCE NORTH 00°19'56" WEST, ALONG THE WEST LINE OF SAID SECTION 22, A DISTANCE OF 5319.39 FEET TO THE NORTHWEST CORNER OF SAID SECTION 22, BEING ALSO THE SOUTHWEST CORNER OF SECTION 15, TOWNSHIP 40 SOUTH, RANGE 38

EAST; THENCE NORTH 00°31'20" WEST, ALONG THE WEST LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 15, A DISTANCE OF 2657.77 FEET TO THE WEST QUARTER CORNER OF SAID SECTION 15; THENCE NORTH 00°31'08" WEST, ALONG THE WEST LINE OF THE NORTHWEST QUARTER OF SAID SECTION 15, A DISTANCE OF 2656.26 FEET TO THE NORTHWEST CORNER OF SAID SECTION 15, BEING ALSO THE SOUTHEAST CORNER OF SECTION 9, TOWNSHIP 40 SOUTH, RANGE 40 EAST, THENCE SOUTH 89°35'56" WEST, ALONG THE SOUTH LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 9, A DISTANCE OF 661.84 FEET TO THE INTERSECTION OF THE WEST LINE OF THE EAST QUARTER OF THE EAST HALF OF SAID SECTION 9; THENCE NORTH 00°07'11" WEST, ALONG SAID WEST LINE, A DISTANCE OF 4926.81 FEET TO THE INTERSECTION WITH THE SOUTH RIGHT-OF-WAY LINE OF SAID SW KANNER HIGHWAY; THENCE NORTH 79°19'55" EAST, ALONG SAID SOUTH RIGHT-OF-WAY LINE, A DISTANCE OF 20.79 FEET TO THE INTERSECTION OF THE WEST LINE OF SPILLWAY "C" AS RECORDED IN SAID PLAT BOOK 10, PAGE 84, PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA; THENCE SOUTH 10°40'05" EAST, ALONG SAID WEST LINE, A DISTANCE OF 167.00 FEET TO THE SOUTHWEST CORNER OF SAID SPILLWAY "C"; THENCE NORTH 79°19'55" EAST, ALONG THE SOUTH LINE OF SAID SPILLWAY "C", A DISTANCE OF 400.19 FEET TO THE SOUTHEAST CORNER OF SAID SPILLWAY "C"; THENCE NORTH 10°40'05" WEST, ALONG THE EAST LINE OF SAID SPILLWAY "C", A DISTANCE OF 167.00 FEET TO THE INTERSECTION OF THE SAID SOUTH RIGHT-OF-WAY LINE OF SW KANNER HIGHWAY; THENCE NORTH 79°19'55" EAST, ALONG SAID SOUTH RIGHT-OF-WAY, A DISTANCE OF 256.57 FEET TO THE EAST LINE OF SAID SECTION 9, BEING ALSO THE WEST LINE OF SAID SECTION 10 AND THE POINT OF BEGINNING.

CONTAINING 5,032.06 ACRES MORE OR LESS

TOTAL ACERAGE: 5722.30 ACRES MORE OR LESS.

Location Map



11/19/2025, 2:39:21 PM

Indiantown Limits

1:36,112

0 0.33 0.65 1.3 mi

0 0.5 1 2 km

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

EXHIBIT B

Printed using Village of Indiantown online mapping resource

Business Impact Estimate Form

This Business Impact Estimate Form is provided to document compliance with and exemption from the requirements of Sec. 166.041(4), Fla. Stat. If one or more boxes are checked below under "Applicable Exemptions", this indicates that the Village of Indiantown has determined that Sec. 166.041(4), Fla. Stat., does not apply to the proposed ordinance and that a business impact estimate is not required by law. If no exemption is identified, a business impact estimate required by Sec. 166.041(4), Fla. Stat. will be provided in the "Business Impact Estimate" section below. In addition, even if one or more exemptions are identified, the Village of Indiantown may nevertheless choose to provide information concerning the proposed ordinance in the "Business Impact Estimate" section below. This Business Impact Estimate Form may be revised following its initial posting.

Proposed ordinance's title/reference:

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.

Applicable Exemptions:

- ☐ The proposed ordinance is required for compliance with Federal or State law or regulation;
- ☐ The proposed ordinance relates to the issuance or refinancing of debt;
- ☐ The proposed ordinance relates to the adoption of budgets or budget amendments, including revenue sources necessary to fund the budget;
- ☐ The proposed ordinance is required to implement a contract or an agreement, including, but not limited to, any Federal, State, local, or private grant, or other financial assistance accepted by the municipal government;

Note to Staff: *This form should be completed and included in the agenda packet for the item under which the proposed ordinance is to be considered and must be posted on the Village's website by the time notice of the proposed ordinance is published.*

☐ The proposed ordinance is an emergency ordinance;
☐ The ordinance relates to procurement; or
☒ The proposed ordinance is enacted to implement the following:
  - ☐ Development orders and development permits, as those terms are defined in s. 163.3164 and development agreements, as authorized by the Florida Local Government Development Agreement Act under ss. 163.3220-163.3243;
  - ☒ Comprehensive plan amendments and land development regulation amendments initiated by an application by a private party other than the municipality;
  - ☐ Sections 190.005 and 190.046, Florida Statutes, regarding community development districts;
  - ☐ Section 553.73, Florida Statutes, relating to the Florida Building Code; or
  - ☐ Section 633.202, Florida Statutes, relating to the Florida Fire Prevention Code.

Business Impact Estimate:

The Village of Indiantown hereby publishes the following information:

1. A summary of the proposed ordinance (must include a statement of the public purpose, such as serving the public health, safety, morals and welfare):

The ordinance is a private party initiated comprehensive plan amendment redesignating the 5,722.30 acre Subject Property from the 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.

2. An estimate of the direct economic impact of the proposed ordinance on private, for-profit businesses in the municipality, including the following, if any:

(a) An estimate of direct compliance costs that businesses may reasonably incur if the ordinance is enacted:

None at present, as the property is undeveloped. This is a private party initiated comprehensive plan amendment.

(b) Identification of any new charge or fee on businesses subject to the proposed ordinance, or for which businesses will be financially responsible:

None at present, as the property is undeveloped. This is a private party initiated

comprehensive plan amendment.

(c) An estimate of the municipality's regulatory costs, including an estimate of revenues from any new charges or fees that will be imposed on businesses to cover such costs:

Negligible at present, as the property is undeveloped. This is a private party initiated comprehensive plan amendment.

3. A good faith estimate of the number of businesses likely to be impacted by the ordinance:

None at present, as the property is undeveloped. This is a private party initiated comprehensive plan amendment.

4. Additional information the governing body determines may be useful (if any):

Note: *The Village's provision of information in the Business Impact Estimate section above, notwithstanding an applicable exemption, shall not constitute a waiver of the exemption or an admission that a business impact estimate is required by law for the proposed ordinance. The Village's failure to check one or more exemptions below shall not constitute a waiver of the omitted exemption or an admission that the omitted exemption does not apply to the proposed ordinance under Sec. 166.041(4), Fla. Stat., Sec. 166.0411, Fla. Stat., or any other relevant provision of law.*

Project Parrot
Florida Power & Light

Large-Scale Comprehensive Plan Amendment

No. CPA 25-002

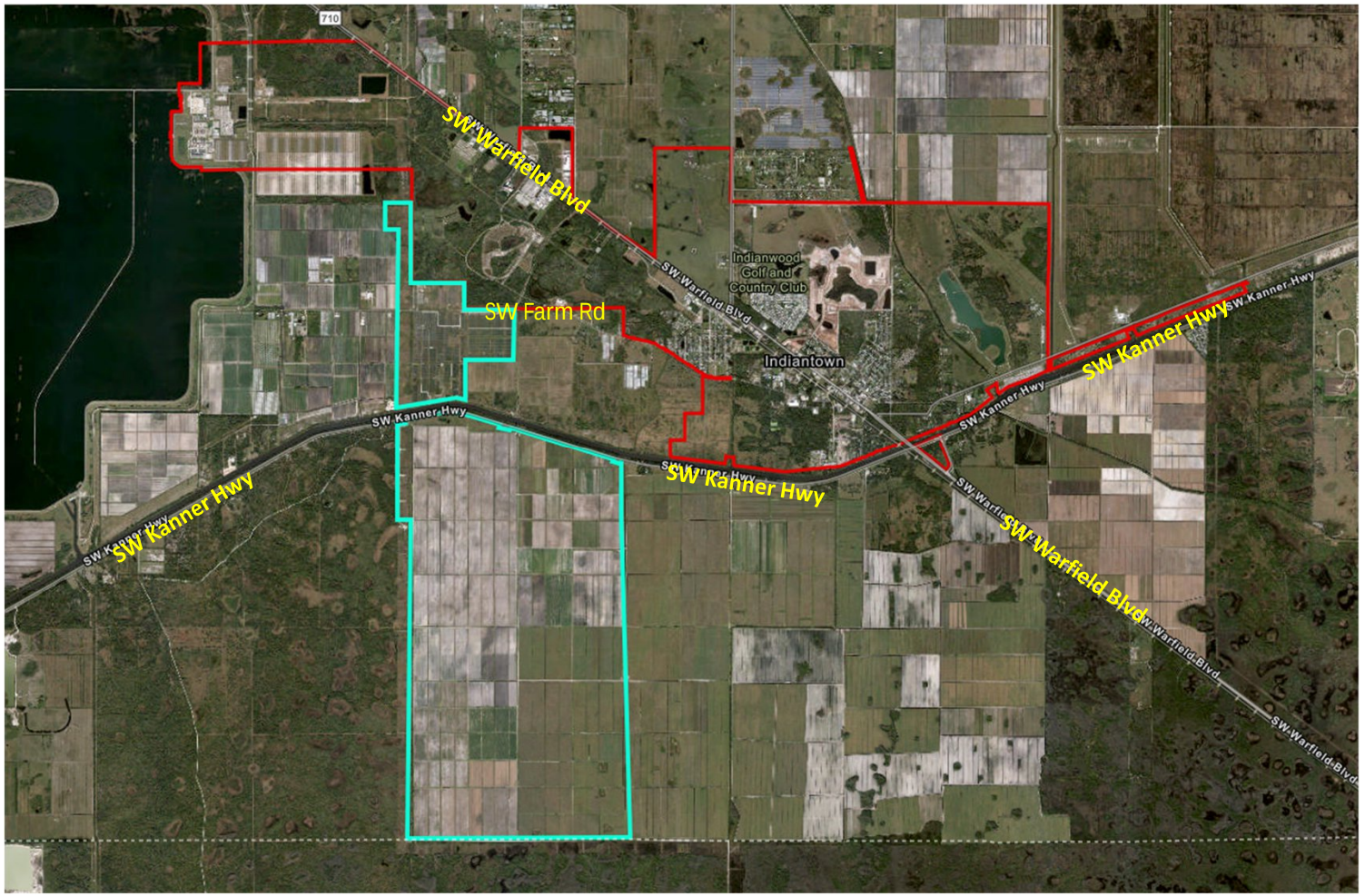
Village of Indiantown, Florida

PZAB Meeting 1-07-2026

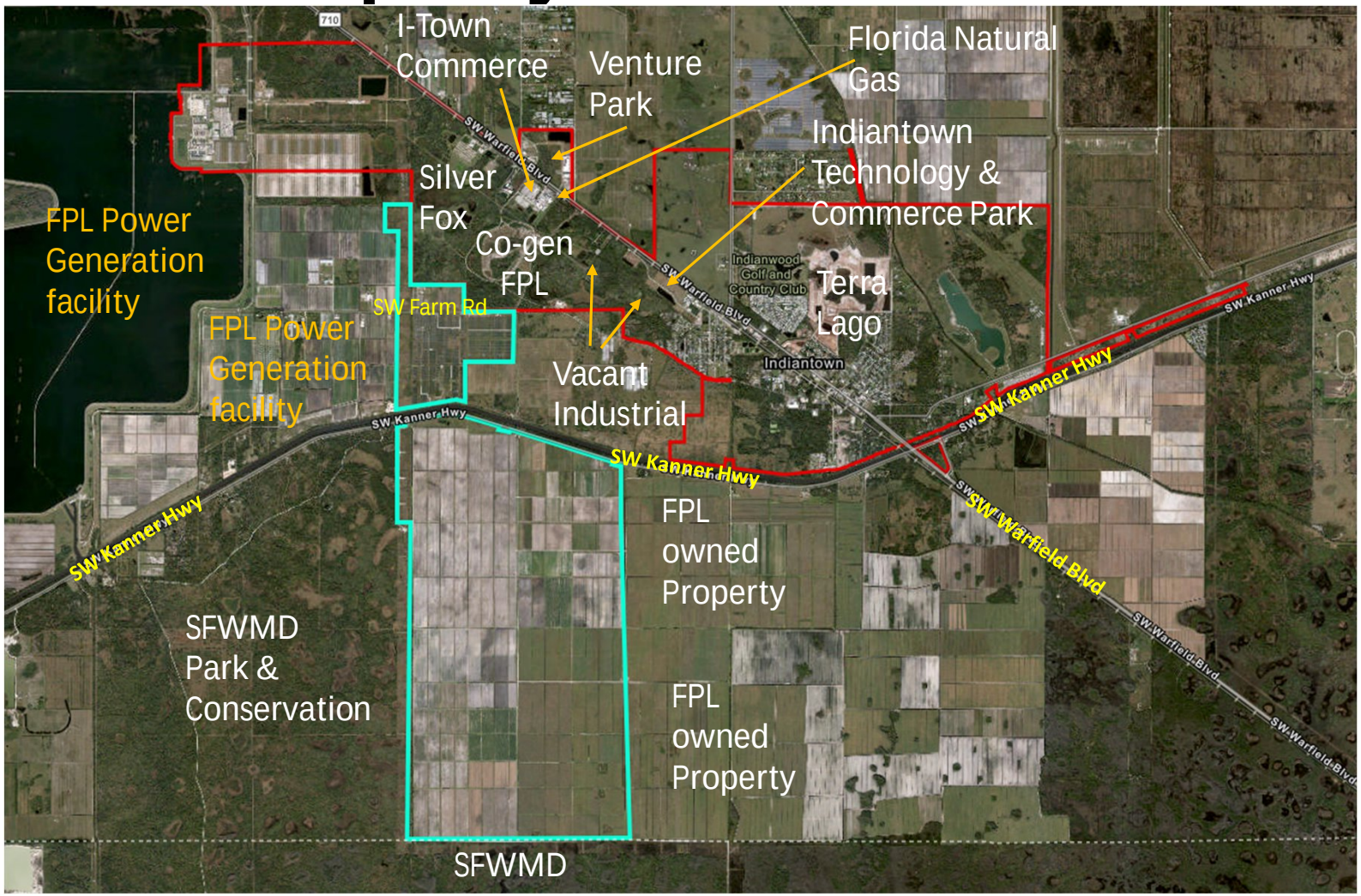
Applicant Request

Applicant request by Florida Power & Light Company for approval of approval of a large-scale comprehensive plan amendment to change the future land use on a 5,722.30 +/- acre property, located north and south of SW Kanner Highway and west of SW Warfield Boulevard, and immediately south of the existing boundaries of the Village of Indiantown.

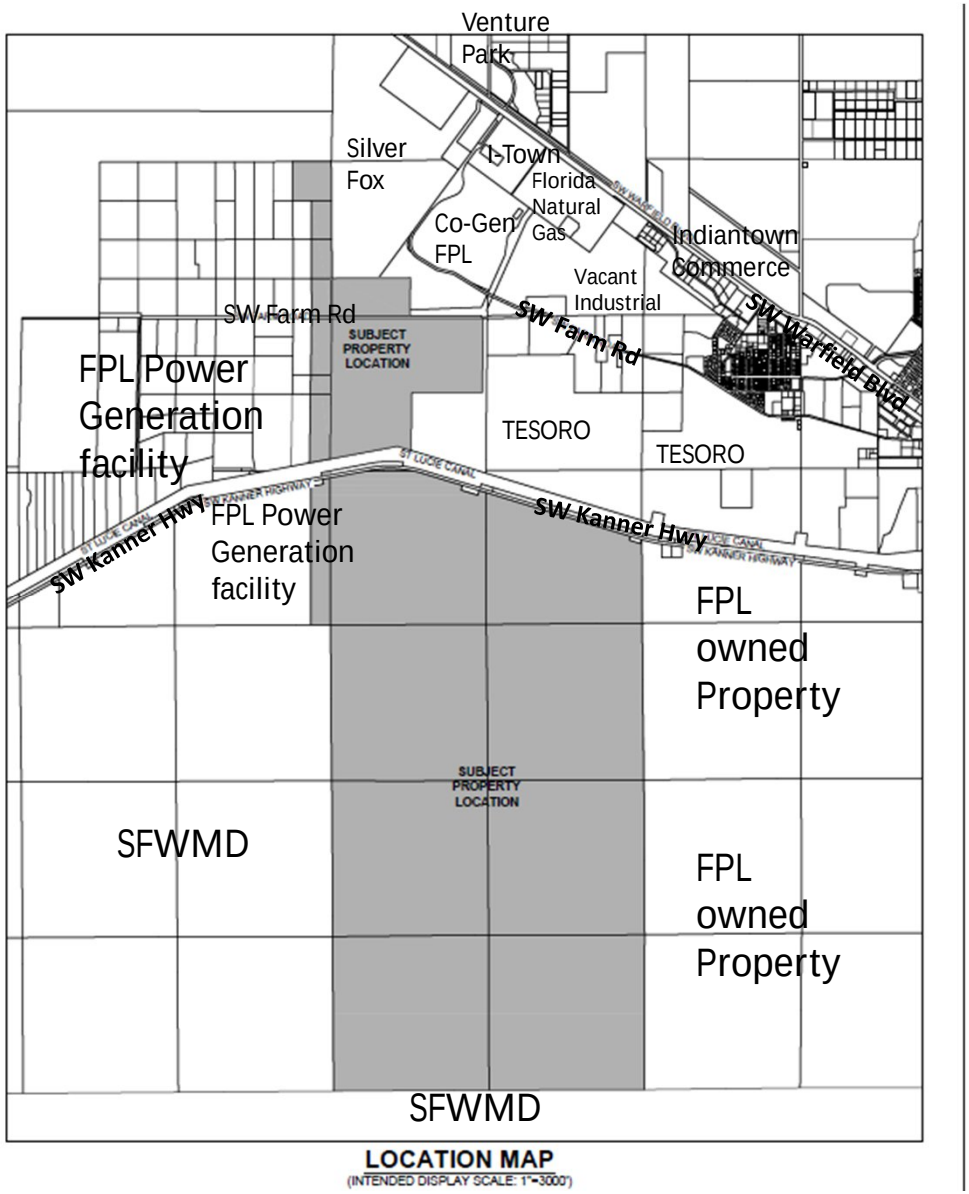
Property Location



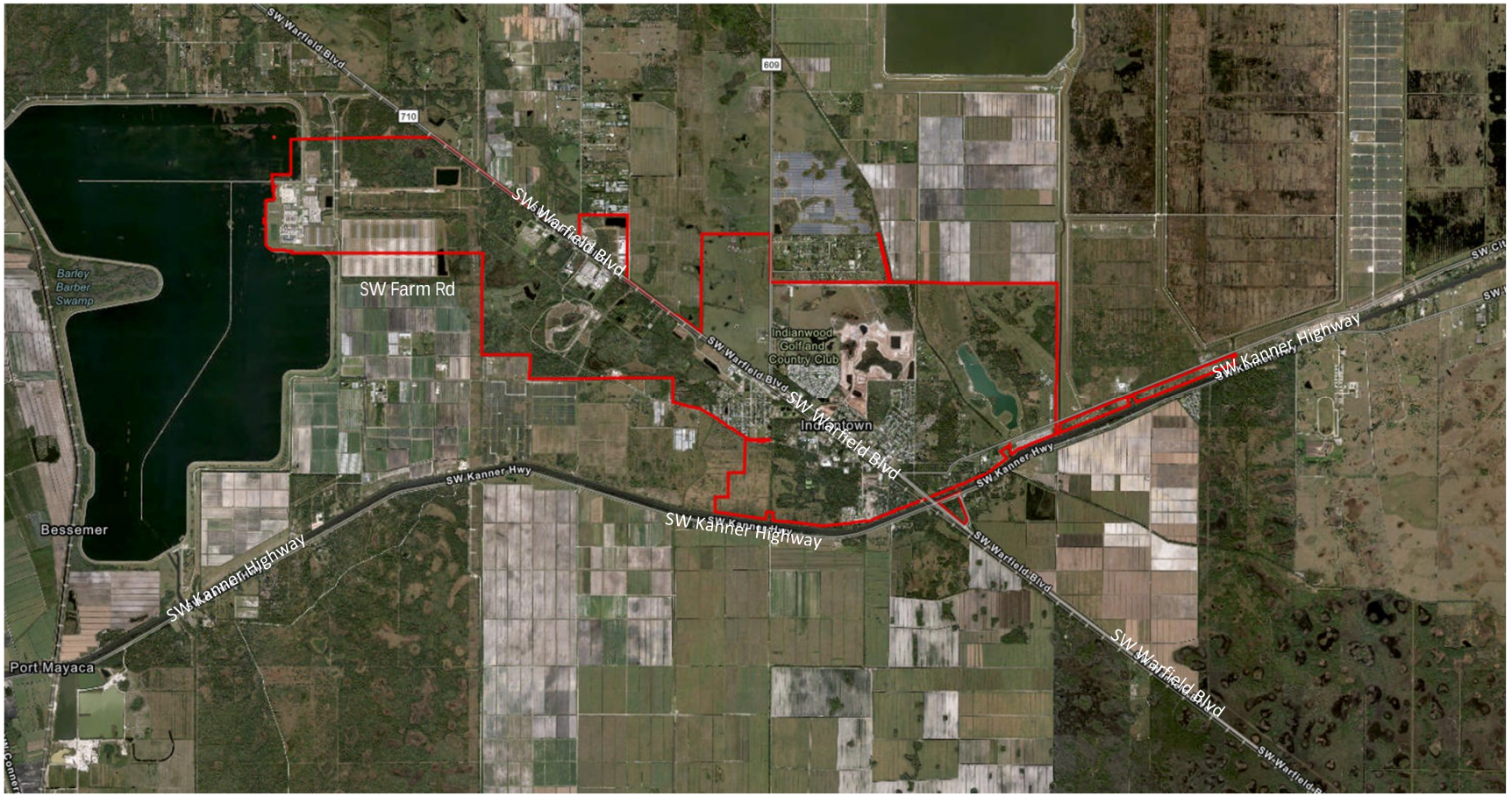
Property Location



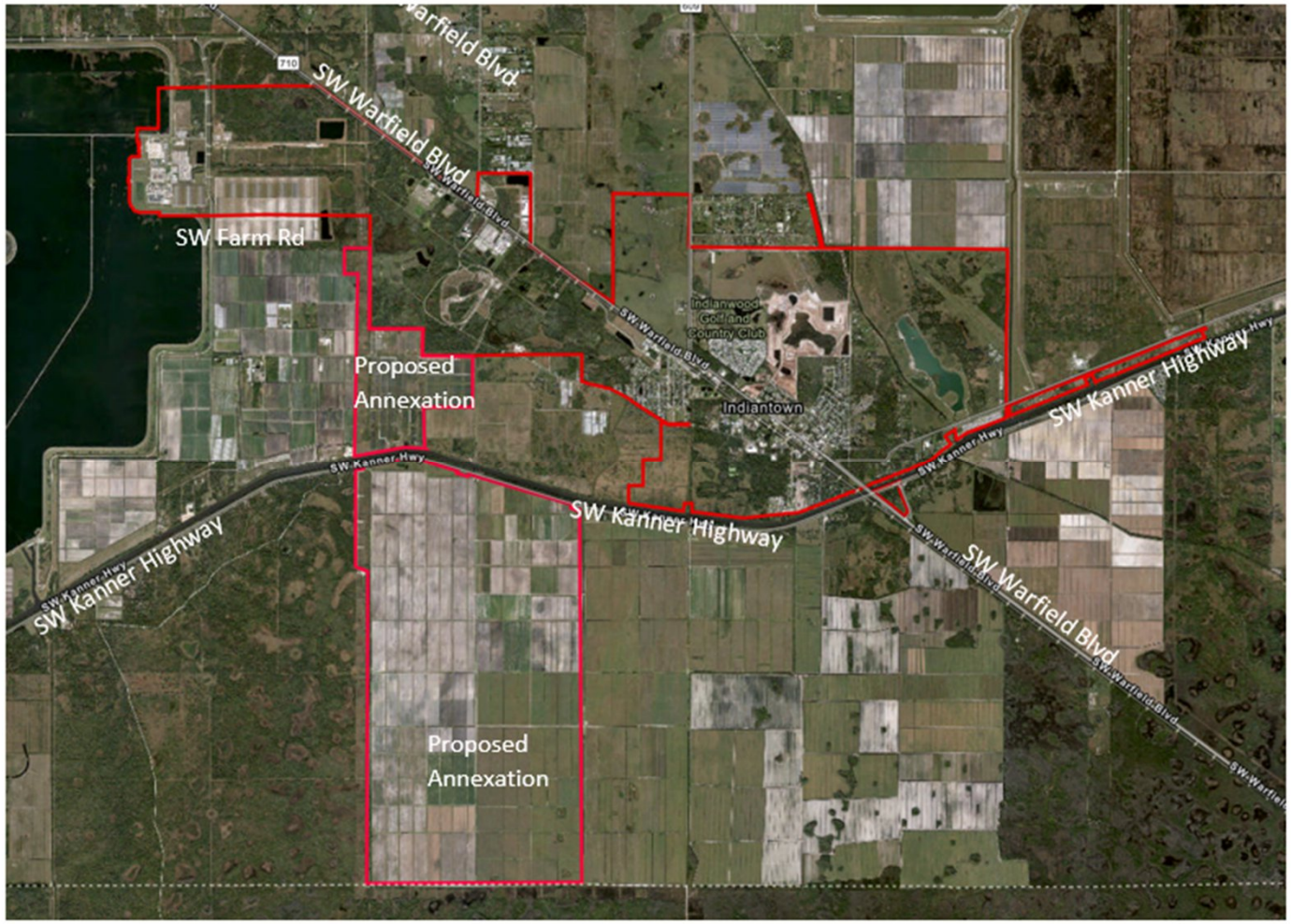
Property Location



Municipal Boundary - Existing



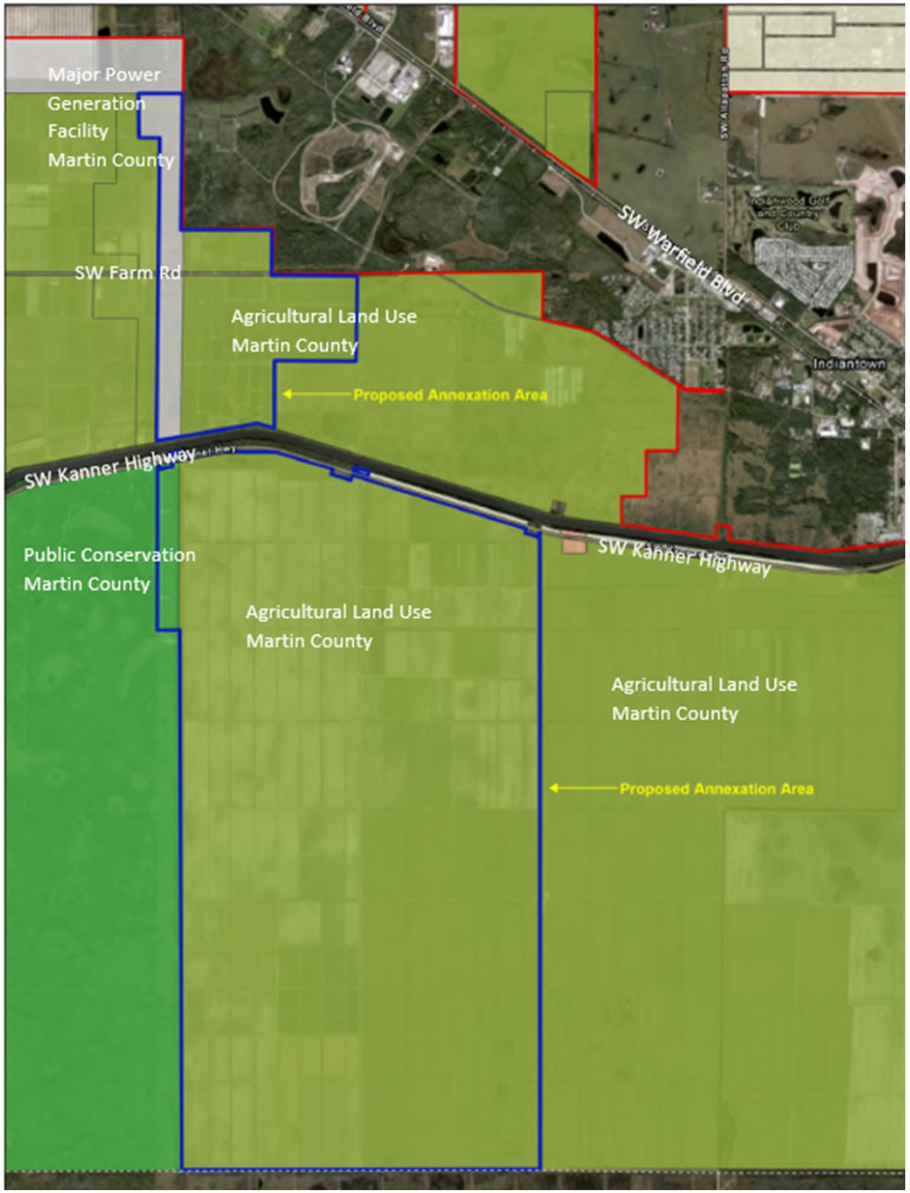
Municipal Boundary - Proposed



Existing Land Use - Village



Existing Land Use – Martin County

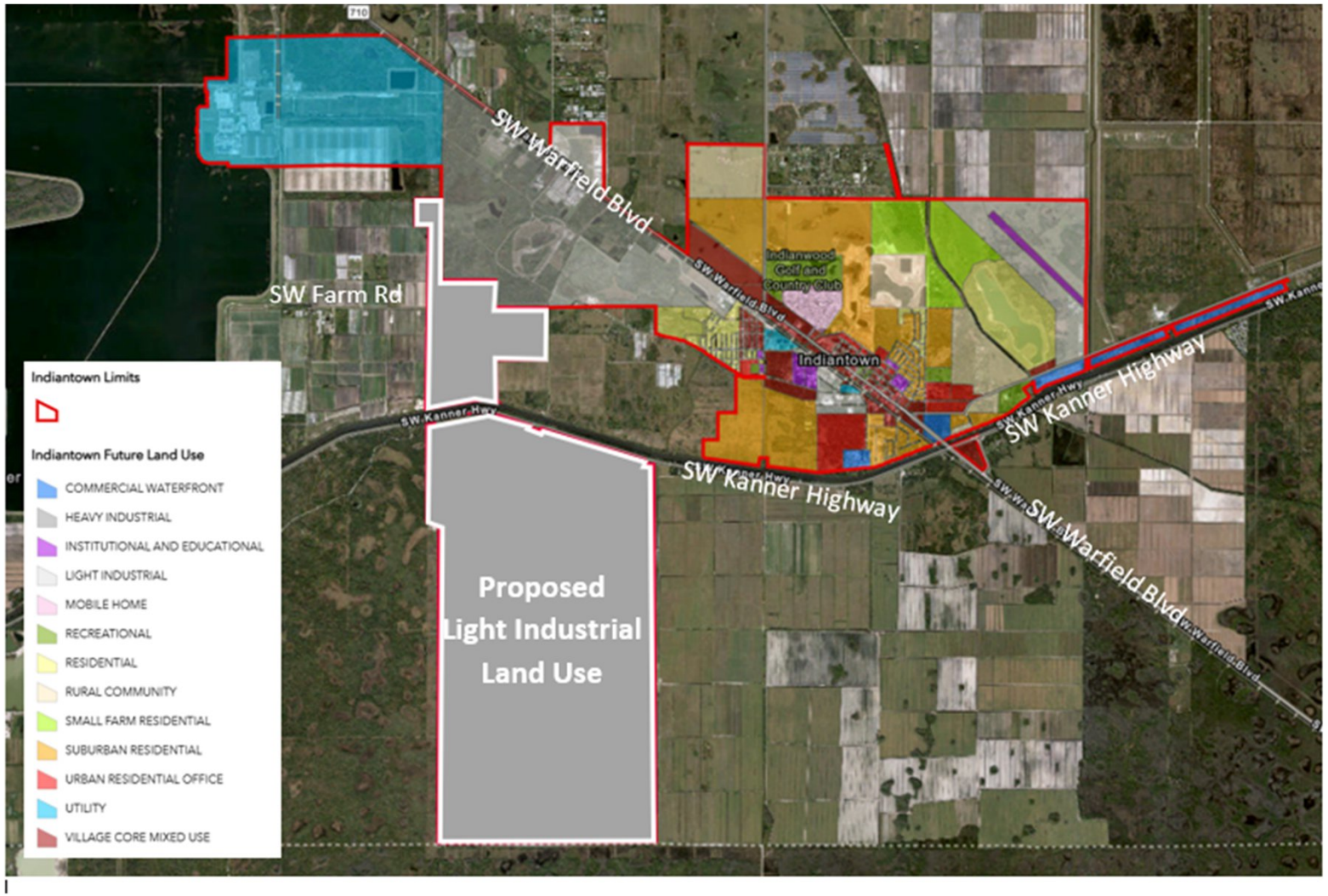


Indiantown Limits

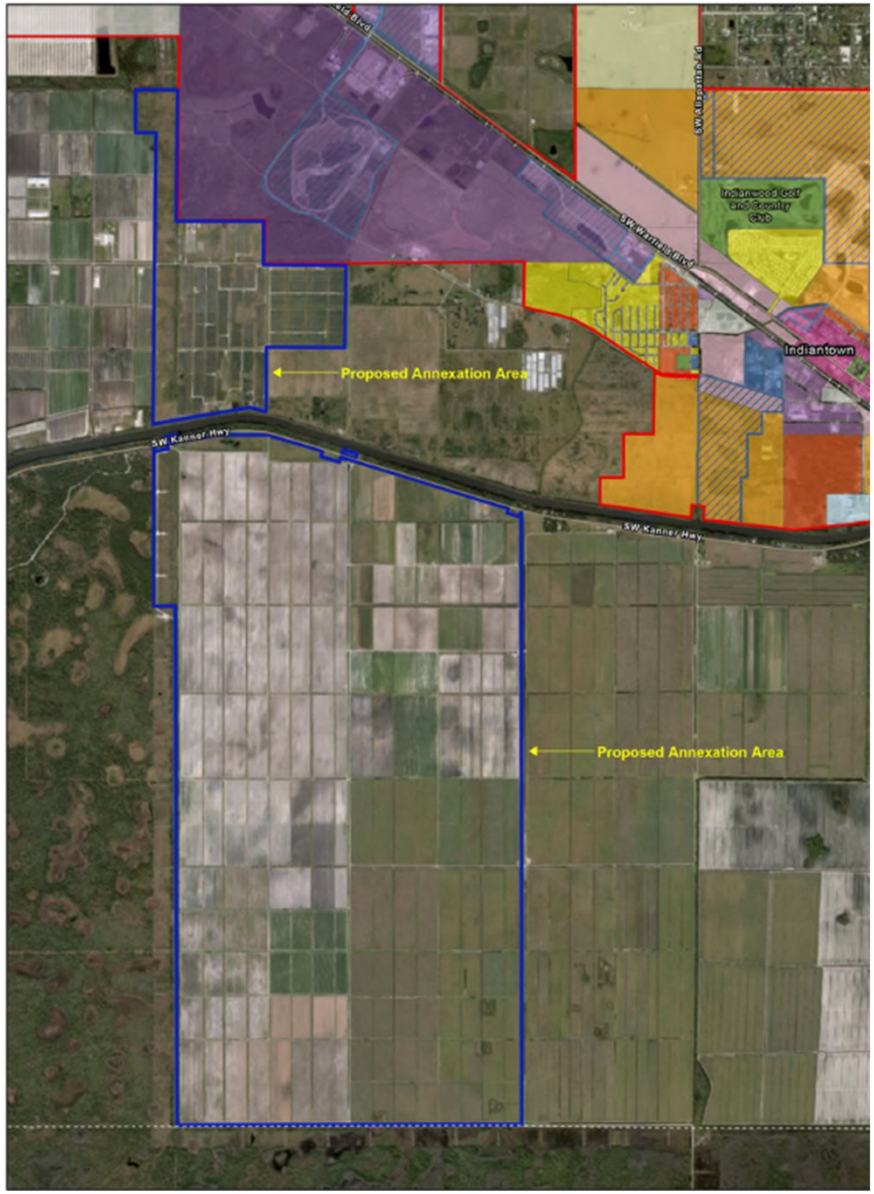
Future Landuse

- Agricultural Ranchette
- Agricultural
- Public Conservation Area
- Estate Density -up to 2 UPA
- No Data (May Include Incorporated Area)
- Major Power Generation Facility
- Rural Density -up to 0.5 UPA

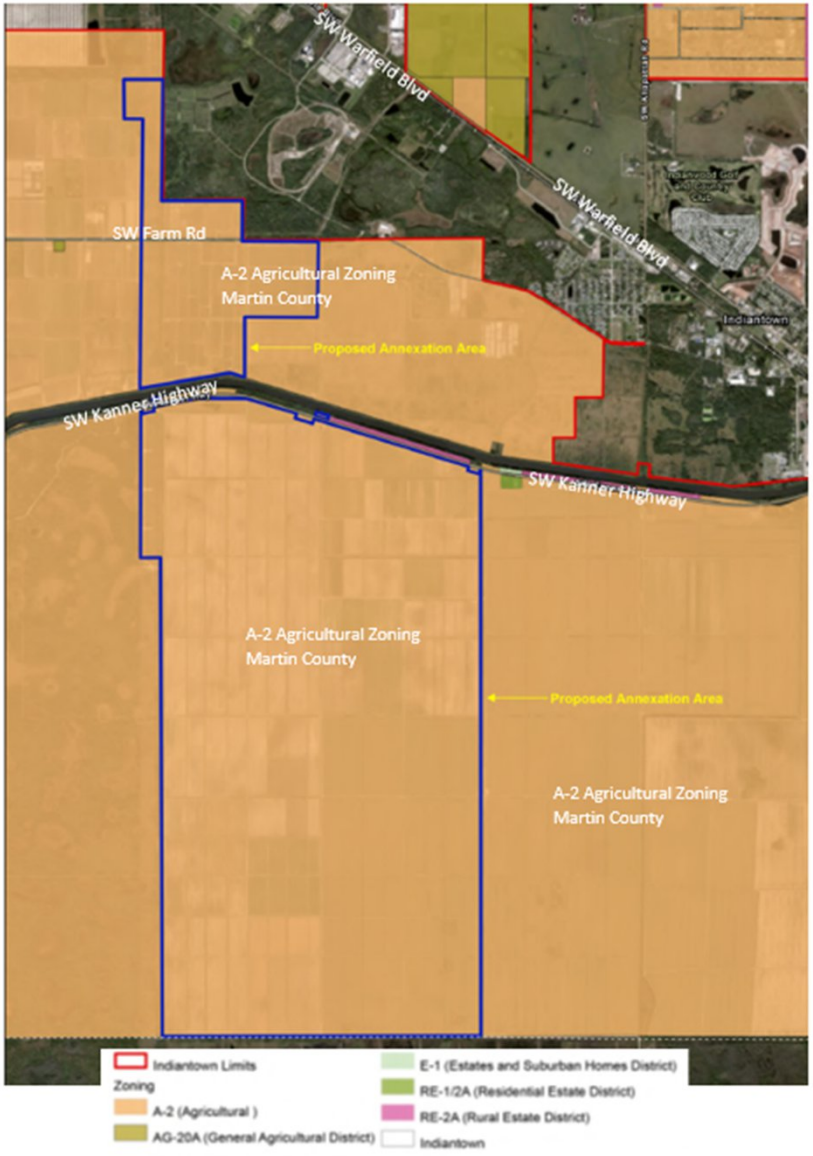
Proposed Land Use



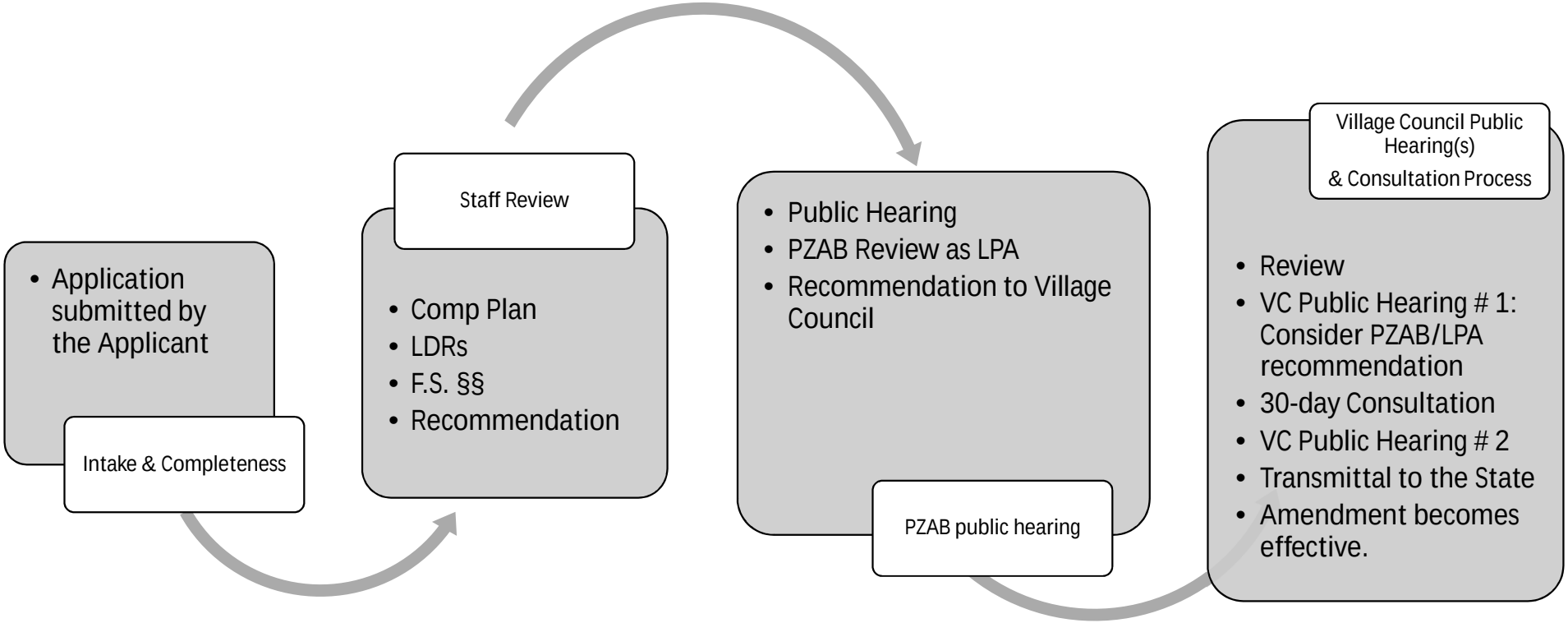
Existing Zoning – Village of Indiantown



Existing Zoning – Martin County



Large-Scale CPA Review Process



Large Scale CPA Review

Approval Evaluation Criteria

This application was reviewed for compliance with the Village Land Development Regulations (LDRs). Submittal requirements for a Comprehensive Plan map amendment are included in Sec. 12-4. (3). The Applicant has satisfied the requirements of the LDR provisions. Pursuant to Sec. 12-4. – Comprehensive Plan text and map amendments and subsection (4) Procedure and Florida State Statue F.S. §§ 163.3184 as a Large-scale comprehensive plan amendment.

Recommendations

Village Staff recommends:

Approval of Application No. CPA-25-002 Large-Scale Comprehensive Plan amendment to change the future land use map from

A recommendation is required from the PZAB, ahead of consideration before the Village Council as two separate public hearings, and consultation with third parties in accordance with the 2023 Florida Statutes ss.163.3184. and LDR Sec. 12-4. Comprehensive Plan text and map amendments.



QUESTIONS?

lucido & associates

Via Hand Delivery

TRANSMITTAL

December 18, 2025

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

Re: Project Parrot Post-Completeness Review Submittal – Future Land Use Map Amendment
Village's Reference Number: CPA-25-0002
Our Reference Number: 25-210

Dear Mrs. Freeman,

We are in receipt of your Completeness Review letter dated November 25, 2025, wherein you stated that the Application as submitted was deemed "complete" and requested one (1) hardcopy of the digitally transmitted documents to be provided to the Village. Additionally, an invoice for review fees associated with the Application was also received on the same day; such invoice totaled $7,072.50. With that, please find enclosed herewith the following:

1. Application Fee Check in the amount of $7,072.50;
2. Development Application;
3. List of Parcel Identification Numbers;
4. Legal Description (.pdf)

5a. Legal Description (.docx)

5. Recorded Property Deed #1
6. Recorded Property Deed #2
7. Narrative and Justification Statement;
8. Description of Surrounding Land Uses and Zoning;
9. Location Map;
10. Existing Future Land Use (Village);
11. Existing Zoning (Village);
12. Existing Future Land Use (County);
13. Existing Zoning (County);
14. Proposed Future Land Use (Village);
15. Proposed Zoning (Village);
16. Soils Narrative
17. Traffic Impact Analysis (Signed & Sealed), and;

18. Boundary Survey (Signed & Sealed).

We appreciate the opportunity to provide with the above plans and documents and look forward to your Completeness Review memo. Please do not hesitate to contact me directly with any questions or concerns you may have.

Respectfully,



Brian Nolan, AICP, ASLA
Partner

lucido & associates

Hand Delivery

TRANSMITTAL

November 25, 2025

Mrs. Lucia Mendoza, Office Coordinator
Community Development Department
Village of Indiantown
15516 SW Osceola Street, Ste. B
Indiantown, FL 34956

Re: Project Parrot Completeness Review Fee – Future Land Use Map Amendment
Our Reference Number: 25-210

Dear Mrs. Mendoza,

Please find enclosed herewith a **Completeness Review fee check in the amount of $290.00** to accompany the digital submittal of the above referenced Application.

Please do not hesitate to contact me directly with any questions or concerns you may have.

Respectfully,

Brian Nolan, AICP, ASLA
Partner

lucido&associates

Via Email: *lmendoza@indiantownfl.gov*

TRANSMITTAL

November 25, 2025

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

Re: Project Parrot Completeness Review Submittal – Future Land Use Map Amendment
Our Reference Number: 25-210

Dear Mrs. Freeman,

On behalf of Florida Power & Light, it is with great pleasure that we present to you the proposed Project Parrot Annexation Request. Please find attached herewith the following applications, documents, and plans (enumerated to match digital file naming) for Completeness Review:

1. Future Land Use Map Amendment Application Package – Combined;
2. Development Application;
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4. Legal Description (.pdf)

4a. Legal Description (.docx)

5. Recorded Property Deed #1
6. Recorded Property Deed #2
7. Justification Statement;
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13. Existing Zoning (County);
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15. Proposed Zoning (Village);
16. Traffic Impact Report, and;
17. Boundary Survey.

Additionally, the Completeness Review Fee check in the amount of $290.00 will be hand delivered under separate cover.

We appreciate the opportunity to provide with the above plans and documents and look forward to your Completeness Review memo. Please do not hesitate to contact me directly with any questions or concerns you may have.

Respectfully,



Brian Nolan, AICP, ASLA
Partner

lucido & associates

Via Hand Delivery

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Respectfully,



Brian Nolan, AICP, ASLA
Partner

lucido&associates

Hand Delivery

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Community Development Department
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Brian Nolan, AICP, ASLA
Partner

lucido&associates

Via Email: *lmendoza@indiantownfl.gov*

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Respectfully,



Brian Nolan, AICP, ASLA
Partner

lucido & associates

Via Email: *lmendoza@indiantownfl.gov*

TRANSMITTAL

November 25, 2025

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Village of Indiantown
15516 SW Osceola Street, Ste. B
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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	X	Land Use Plan Map Amendment
	Administrative Variance		Major Site Plan / Site Plan Amendment
	Alcohol Beverage License		Minor Administrative Site Plan / Site Plan Amendment
X	Annexation or Contraction		Minor Site Plan/ Site Plan Amendment
	Appeal	X	Planned Development
	Conditional Use		Plat / Plat Exemption / Plat Waiver
	Comprehensive Plan Text Amendment		Research
	Dedication of Right-of-Way or Easement	X	Rezoning
	Development Agreement / Amendment		Special Exception
	Dry Run Plan Review		Variance
	Flood Plain Variance		Vested Rights
	Land Development Code Amendment		Zoning Interpretation / Verification Letter

3 PROJECT DESCRIPTION

Project Location — Parcel ID Number(s):

See attached Parcel ID memo.

Development / Project Name	Project Parrot
Development / Project Address	Unaddressed. North and south side of Kanner Hwy., west of Warfield Blvd.
Valuation of Proposed Development	
Current Use(s) of Property	Agricultural; solar power generation; electric transmission
Proposed Use(s) of Property	Light Industrial
Residential Use(s) / Unit Type(s)	Not Applicable
Number of Residential Units	Not Applicable
Non-residential Total Building Gross SF	
Site Area (SF & Acres)	5,700 ac. (+/-)

3 TEAM MEMBERS CONTACT INFORMATION (Combination of multiple titles is permitted, e.g. Agent & Architect)	
Select Title: Agent / Planner / Architect / Landscape Architect / Engineer / Land Use Attorney / Other:	
Name: Brian Nolan, AICP, ASLA	Company: Lucido & Associates
Telephone No.: 772.220.2100	E-mail: bnolan@lucidodesign.com
Select Title: Planner / Architect / Landscape Architect / Engineer / Land Use Attorney / Other:	
Name: Robert S. Raynes, Jr. / Christen Spake	Company: Gunster
Telephone No.: 772.288.1980	E-mail: rraynes@gunster.com / cspake@gunster.com
Select Title: Planner / Architect / Landscape Architect / Engineer / Land Use Attorney / Other:	
Name: Armando Lopez, P.E.	Company: Kimley-Horn
Telephone No.: 305.535.7764	E-mail: armando.lopez@kimley-horn.com
Select Title: Planner / Architect / Landscape Architect / Engineer / Land Use Attorney / Other: Surveyor	
Name: Lee Reumann, PSM	Company: Culpepper & Terpening, Inc.
Telephone No.: 772.464.3537	E-mail: lreumann@ct-eng.com
Select Title: Planner / Architect / Landscape Architect / Engineer / Land Use Attorney / Other:	
Name:	Company:
Telephone No.:	E-mail:
Select Title: Planner / Architect / Landscape Architect / Engineer / Land Use Attorney / Other:	
Name:	Company:
Telephone No.:	E-mail:

4 PROPERTY OWNER INFORMATION	
Name: Pamela M. Rauch - VP Florida Power & Light Corporation	Signature: Pamela Rauch
Telephone No.: 561.762.8489	E-mail: timothy.oliver@fpl.com (Timothy Oliver - VP FP&L Development)
Address: 700 Universe Blvd., Juno Beach, FL 33408	

NOTARIZATION

STATE OF FLORIDA /COUNTY OF PALM BEACH

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

this 24th day of NOVEMBER, 2025, by PAMELA RAUCH (name of person acknowledging)

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

NOTARY PUBLIC STATE OF FLORIDA
ANGELA SMITH
Commission # HH 677092
Expires June 5, 2026

Personally Known X OR Produced Identification N/A Type of Identification Produced N/A

AGENT AUTHORIZATION FORM

Parcel Id(s) See attached Parcel ID memo.

Subject Site Address Unaddressed. North and south side of Kanner Hwy., west of Warfield Blvd.

Property Owner Florida Power & Light

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

Brian Nolan, AICP, ASLA (Contractor / Agent), of Lucido & Associates (Name of consulting firm)

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

Agent Address 701 SE Ocean Blvd., Stuart, FL 34994

Business Phone 772.220.2100 Mobile

E-mail bnolan@lucidodesign.com

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

Owner Signature

Agent Signature (to accept authorization)

STATE OF FLORIDA:
COUNTY OF PALM BEACH

Sworn and subscribed before me this 24th day of NOVEMBER, 2025.

Signature of Notary Public
Notary Public for the State of Florida

ANGELA SMITH
Commission # HH 677092
Expires June 5, 2026

My Commission Expires
JUNE 5, 2026

APPLICANT'S AFFIDAVIT FORM

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

OWNER OR TENANT AFFIDAVIT

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

Pamela Rauch
Signature and Date

Signature and Date

Sworn to and subscribed to before me this 24th day of NOVEMBER, 2025

Notary Public Angela Smith

ANGELA SMITH
Commission # HH 677092
Expires June 5, 2026

Commission Expires JUNE 5, 2026

CORPORATION AFFIDAVIT

(I/WE), Pamela Rauch, being first duly sworn, depose and say that (I am/We are) the ☐ President ☒ Vice-President ☐ Secretary ☐ Asst. Secretary of the aforesaid corporation, and as such, have been authorized by the corporation to file this application for public hearing; and that said corporation is the ☒ owner ☐ tenant of the property described herein and which is the subject matter of the proposed hearing.

Florida Power & Light Company
Name of Corporation

Attest: _____

Pamela Rauch
Authorized Signature

Vice President
Office Held

(Corp. Seal)

Sworn to and subscribed to before me this 24th day of NOVEMBER, 2025

Notary Public Angela Smith

ANGELA SMITH
Commission # HH 677092
Expires June 5, 2026

Commission Expires JUNE 5, 2026

ANNEXATION, LAND USE AMENDMENT, & ZONING APPLICATION

ATTORNEY AFFIDAVIT

I, Robert S. Raynes Jr., being first duly sworn, depose and say that I am a State of Florida Attorney at Law, and I am the Attorney for the Owner of the property described and which is the subject matter of the proposed hearing.

Signature

STATE OF FLORIDA:
COUNTY OF Martin

Sworn and subscribed before me this 24th day of November, 20 25.

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

My Commission Expires
9.16.2028

KIM M. BOYLE
MY COMMISSION # HH 576475
EXPIRES: September 16, 2028

DISCLOSURE OF INTEREST FORM

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

Florida Power & Light Company

Corporation Name

Name, Address and Office	Percentage of stock
NextEra Energy, Inc.	100%
700 Universe Blvd., Juno Beach, FL 33408	
(Publicly owned and traded on the New York	
Stock Exchange. NYSE Symbol: NEE)	

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

Trust Name

Name, Address and Office	Percentage of stock

NOT APPLICABLE

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

Name, Address and Office	Percentage of stock
_____	_____
_____	_____
_____	_____
_____	_____

_____
Signature

STATE OF FLORIDA:
COUNTY OF_____

Sworn and subscribed before me this _____ day of _____, 20_____.___

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

My Commission Expires

_____

Sec. 12-2(8) Cost Recovery.

COST RECOVERY AFFIDAVIT

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

Please type or print the following:

Date: 11/4/2025

Full Name: Timothy Oliver - VP of FP&L Development

Current Address: 700 Universe Blvd. City: Juno Beach

State: Florida Zip: 33408

Telephone Number (561) 762 8489 Email: timothy.oliver@fpl.com

Signature

STATE OF FLORIDA:
COUNTY OF PALM BEACH

Sworn and subscribed before me this 4th day of NOVEMBER, 2025.

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

ANGELA SMITH
Commission # HH 677092
Expires June 5, 2026

My Commission Expires
JUNE 5, 2026

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

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

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

APPLICANTS, PLEASE

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

Received Date:_____

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

Received by: _____

Application Number: _____

Application Number: _____

Application Number: _____

Application Number: _____

Project Parrot
Annexation, Future Land Use Map Amendment, Planned Unit Development

Parcel Identification Numbers

323938001006000007

323938001012000005

323938001018000011

323938001024000108

323938001029000107

323938001034000116

323938001039000017

094038000000000301

034038000000000509

104038000000000201

154038000000000102

224038000000000108

274038000000000107

114038000000000209

144038000000000105

234038000000000106

264038000000000109

034038000000000110

LEGAL DESCRIPTION

TRACT 1

PORTIONS OF SECTIONS 33 AND 34, TOWNSHIP 39 SOUTH, RANGE 38 EAST, BEING PARCELS 4 THROUGH 8 AS DESCRIBED IN CORRECTIVE SPECIAL WARRANTY DEED AS RECORDED IN OFFICIAL RECORDS BOOK 3058, PAGE 348 OF THE PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF SECTION 33, TOWNSHIP 39 SOUTH, RANGE 38 EAST; THENCE SOUTH 00°00'06" EAST ON THE EAST LINE OF SAID SECTION 33, A DISTANCE OF 4001.08 FEET TO A POINT ON THE NORTH LINE OF THE SOUTH ONE-HALF (S-1/2) OF THE SOUTHWEST ONE-QUARTER (SW-1/4) OF SECTION 34, TOWNSHIP 39 SOUTH, RANGE 38 EAST; THENCE NORTH 89°39'07" EAST ON SAID NORTH LINE, A DISTANCE OF 2648.77 FEET TO A POINT ON THE EAST LINE OF SAID SOUTH ONE-HALF (S-1/2) OF THE SOUTHWEST ONE-QUARTER (SW-1/4) OF SECTION 34; THENCE SOUTH 00°00'20" WEST ON SAID EAST LINE, A DISTANCE OF 1278.17 FEET TO A POINT ON THE NORTH RIGHT-OF-WAY LINE OF SW FARM ROAD (100.00 FEET RIGHT-OF-WAY); THENCE SOUTH 89°31'57" WEST ON SAID NORTH RIGHT-OF-WAY LINE, SAID LINE ALSO BEING 50.00 FEET NORTH OF AND PARALLEL WITH THE SOUTH LINE OF SAID SECTION 34, A DISTANCE OF 2648.64 FEET; THENCE SOUTH 89°56'59" WEST ON SAID NORTH RIGHT-OF-WAY LINE, SAID LINE ALSO BEING 50.00 FEET NORTH OF AND PARALLEL WITH THE SOUTH LINE OF SECTION 33, TOWNSHIP 39 SOUTH, RANGE 38 EAST, A DISTANCE OF 700.00 FEET TO A POINT ON A LINE 700.00 FEET WEST OF AND PARALLEL WITH THE EAST LINE OF SAID SECTION 33; THENCE NORTH 00°00'06" WEST ON SAID PARALLEL LINE, A DISTANCE OF 3948.75 FEET TO A POINT ON THE SOUTH LINE OF THE NORTHEAST ONE-QUARTER (NE-1/4) OF THE NORTHEAST ON-QUARTER (NE-1/4) OF SAID SECTION 33; THENCE SOUTH 89°45'33" WEST ON SAID SOUTH LINE, A DISTANCE OF 624.97 FEET TO A POINT ON THE WEST LINE OF SAID NORTHEAST ONE-QUARTER (NE-1/4) OF THE NORTHEAST ONE-QUARTER (NE-1/4) OF SECTION 33; THENCE NORTH 00°02'09" WEST ON SAID WEST LINE, A DISTANCE OF 1332.22 FEET TO A POINT ON THE NORTH LINE OF SAID SECTION 33; THENCE NORTH 89°41'45" EAST ON SAID NORTH LINE, A DISTANCE OF 1325.77 FEET TO THE POINT OF BEGINNING.

CONTAINING 7,924,301 S.F.± OR 181.92 ACRES MORE OR LESS.

TOGETHER WITH:

TRACT 2

PARCELS 1 THROUGH 3 AND PARCELS 9 THROUGH 13 AS DESCRIBED IN CORRECTIVE SPECIAL WARRANTY DEED AS RECORDED IN OFFICIAL RECORDS BOOK 3058, PAGE 348

OF THE PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA LYING IN SECTIONS 3 AND 4, TOWNSHIP 40 SOUTH, RANGE 38 EAST, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SECTION 4, TOWNSHIP 40 SOUTH, RANGE 38 EAST; THENCE SOUTH 89°56'59" WEST ALONG THE NORTH LINE OF SECTION 4 TO A POINT ON THE WEST LINE OF THE EAST 700 FEET OF SAID SECTION, A DISTANCE OF 700.06 FEET, THENCE PARALLEL WITH THE AFOREMENTIONED EAST LINE OF SECTION 4 SOUTH 00°43'40" WEST, A DISTANCE OF 50.00 FEET TO A POINT ON THE SOUTH RIGHT-OF-WAY LINE OF SW FARM ROAD (100.00 FEET RIGHT-OF-WAY) AND THE POINT OF BEGINNING; THENCE FROM SAID BEGINNING, NORTH 89°56'59" EAST ON SAID SOUTH RIGHT-OF-WAY LINE, SAID LINE ALSO BEING 50.00 FEET SOUTHERLY OF AND PARALLEL WITH THE NORTH LINE OF SAID SECTION 4, A DISTANCE OF 700.06 FEET; THENCE CONTINUING ALONG SAID SOUTHERLY RIGHT-OF-WAY, NORTH 89°31'57" EAST, PARALLEL WITH THE NORTH LINE OF SAID SECTION 3, A DISTANCE OF 2552.68 FEET; THENCE SOUTH 00°39'21" WEST, A DISTANCE OF 96.02 FEET; THENCE NORTH 89°31'57" EAST, A DISTANCE OF 192.04 FEET TO A POINT 96.00 FEET EAST OF AND PARALLEL WITH THE WEST LINE OF THE EAST ONE-HALF (E-1/2) OF SAID SECTION 3; THENCE SOUTH 00°39'21" WEST, A DISTANCE OF 4437.31 FEET TO A POINT ON THE ARC OF A NON-TANGENT CURVE TO THE LEFT AT WHICH THE RADIUS POINT BEARS SOUTH 09°18'48" WEST, THENCE WESTERLY ON THE ARC OF SAID CURVE, HAVING A RADIUS OF 4020.62 FEET THROUGH A CENTRAL ANGLE OF 19°58'53" AN ARC DISTANCE OF 1402.15 FEET TO THE POINT OF TANGENCY; THENCE SOUTH 79°19'55" WEST, A DISTANCE OF 2096.50 FEET (THE LAST TWO COURSES BEING COINCIDENT WITH THE NORTH RIGHT-OF-WAY LINE OF THE ST. LUCIE CANAL) TO A POINT ON A LINE 700.00 FEET WEST OF AND PARALLEL WITH THE EAST LINE OF SECTION 04, TOWNSHIP 40 SOUTH, RANGE 38 EAST; THENCE NORTH 00°43'40" EAST ON SAID PARALLEL LINE, A DISTANCE OF 4915.02 FEET TO A POINT ON SAID SOUTH RIGHT-OF-WAY LINE OF SW FARM ROAD AND THE POINT OF BEGINNING;

CONTAINING 1,548,839.09 S.F.± OR 366.13 ACRES MORE OR LESS.

TOGETHER WITH

TRACT 3

A TRACT OF LAND LYING IN THE NORTH HALF (1/2) OF SECTION 3, TOWNSHIP 40 SOUTH, RANGE 38 EAST, MARTIN COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHWEST CORNER OF THE NORTHEAST QUARTER (1/4) OF SECTION 3, TOWNSHIP 40 SOUTH, RANGE 38 EAST; THENCE SOUTH 00 DEGREES 39

MINUTES 21 SECONDS WEST ON THE WEST LINE OF SAID NORTHEAST QUARTER (1/4), A DISTANCE OF 50.01 FEET TO THE POINT OF BEGINNING; FROM SAID POINT OF BEGINNING; THENCE, NORTH 89 DEGREES 31 MINUTES 57 SECONDS EAST ON THE SOUTH RIGHT-OF-WAY LINE OF SW FARM ROAD, A DISTANCE OF 2,506.20 FEET; THENCE, LEAVING SAID SW RIGHT-OF-WAY OF SW FARM ROAD, SOUTH 00 DEGREES 39 MINUTES 21 SECONDS WEST ON A LINE PARALLEL WITH SAID WEST LINE OF THE NORTHEAST QUARTER (1/4), A DISTANCE OF 2,526.84 FEET TO AN INTERSECTION WITH THE LINE AT 45 FEET NORTH OF, AND PARALLEL WITH THE SOUTH LINE OF SAID NORTHEAST QUARTER (1/4); THENCE, SOUTH 89 DEGREES 42 MINUTES 36 SECONDS WEST ON SAID LINE AT 45.00 FEET NORTH OF, AND PARALLEL WITH THE SOUTH LINE OF SAID NORTHEAST QUARTER (1/4), A DISTANCE OF 2,410.05 FEET TO AN INTERSECTION WITH A LINE 96.00 FEET EAST OF, AND PARALLEL WITH THE WEST LINE OF SAID NORTHEAST QUARTER (1/4); THENCE, NORTH 00 DEGREES 39 MINUTES 21 SECONDS EAST PARALLEL WITH SAID WEST LINE OF THE NORTHEAST QUARTER (1/4), A DISTANCE OF 2,423.35 FEET; THENCE SOUTH 89 DEGREES 31 MINUTES 57 SECONDS WEST ON A LINE 96.00 FEET SOUTH OF AND PARALLEL WITH SAID SOUTH RIGHT-OF-WAY OF SW FARM ROAD, A DISTANCE OF 192.04 FEET; THENCE, NORTH 00 DEGREES 39 MINUTES 21 SECONDS EAST PARALLEL WITH SAID WEST LINE OF THE NORTHEAST QUARTER (1/4), A DISTANCE OF 96.02 FEET TO THE INTERSECTION WITH SAID SOUTH RIGHT-OF-WAY LINE OF SW FARM ROAD; THENCE, NORTH 89 DEGREES 31 MINUTES 57 SECONDS EAST ON THE SOUTH RIGHT-OF-WAY LINE OF SW FARM ROAD, A DISTANCE OF 96.02 FEET TO THE POINT OF BEGINNING.

CONTAINING 6,098,401.87 S.F.± OR 140.00 ACRES MORE OR LESS.

TOGETHER WITH

PARCEL 2:

PORTIONS OF SECTION 10 AND 11, TOWNSHIP 40 SOUTH, RANGE 38 EAST, LYING BETWEEN THE NORTHERLY RIGHT-OF-WAY LINE OF STATE ROAD NO. 76, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 7 AT PAGE 47 AND THE SOUTHERLY RIGHT-OF-WAY OF THE ST. LUCIE CANAL, ACCORDING TO THE PLAT, AS RECORDED IN PLAT BOOK 2 AT PAGE 35, BOTH OF THE PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA; BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE NORTHEASTERLY CORNER OF SPILLWAY "D", AS SHOWN ON SHEET 3, OF THE AFORESAID PLAT OF THE ST. LUCIE CANAL; THENCE RUN SOUTH 73 DEGREES 07 MINUTES 38 SECONDS EAST, ALONG THE SAID SOUTHERLY RIGHT-OF-WAY, FOR A DISTANCE OF 430.06 FEET: THENCE RUN SOUTH 16 DEGREES 52 MINUTES 22 SECONDS

WEST, FOR A DISTANCE OF 133.00 FEET; THENCE RUN NORTH 73 DEGREES 07 MINUTES 38 SECONDS WEST, ALONG THE SAID NORTHERLY RIGHT-OF-WAY, FOR A DISTANCE OF 430.06 FEET; THENCE RUN NORTH 16 DEGREES 52 MINUTES 22 SECONDS EAST, ALONG THE SOUTHEASTERLY LINE OF SAID SPILLWAY "D", FOR A DISTANCE OF 133.00 FEET TO THE POINT OF BEGINNING.

CONTAINING 57,196.65 SQUARE FEET OR 1.31 ACRES

TOGETHER WITH

PARCEL 3

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

BEGIN AT THE NORTHEAST CORNER OF SECTION 9, TOWNSHIP 40 SOUTH, RANGE 38 EAST, BEING ALSO THE NORTHWEST CORNER OF SECTION 10, SAID CORNER BEING MARKED BY A 4" X 4" CONCRETE MONUMENT AS SHOWN ON CERTIFIED CORNER RECORD NUMBER 092879; THENCE SOUTH 00°04'04" EAST, ALONG THE EAST LINE OF SAID SECTION 9, A DISTANCE OF 128.61 FEET TO A POINT ON THE NORTH RIGHT-OF-WAY LINE OF STATE ROAD 76 AS SHOWN ON FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT-OF-WAY MAP SECTION 89060-2101, BEING A 100 FOOT RIGHT-OF-WAY AS LAID OUT AND IN USE, ALSO KNOWN AS SW KANNER HIGHWAY; THENCE SOUTH 79°19'55" WEST, ALONG SAID RIGHT-OF-WAY LINE, A DISTANCE OF 275.28 FEET TO THE INTERSECTION WITH THE EAST LINE OF SPILLWAY "C", ST. LUCIE CANAL, AS RECORDED IN PLAT BOOK 10, PAGE 84, PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA; THENCE NORTH 10°40'05" WEST, ALONG SAID EAST LINE, A DISTANCE OF 133.00 FEET TO A POINT ON THE SOUTH RIGHT OF WAY LINE OF SAID ST. LUCIE CANAL; THENCE NORTH 79°19'55" EAST, ALONG SAID SOUTH LINE, A DISTANCE OF 263.75 FEET TO A POINT ON THE NORTH LINE OF SAID SECTION 9; THENCE NORTH 89°56'02" EAST, ALONG SAID NORTH LINE, A DISTANCE OF 35.80 FEET TO THE POINT OF BEGINNING.

CONTAINING 38,147.76 S.F.± OR 0.88 ACRES MORE OR LESS.

TOGETHER WITH

PARCEL 4

A PARCEL OF LAND LYING WITHIN A PORTION OF SECTIONS 3, 4, 9, 10 AND 11, TOWNSHIP 40 SOUTH, RANGE 38 EAST AND ALL OF SECTIONS 14, 15, 22, 23, 26 AND 27,

TOWNSHIP 40 SOUTH, RANGE 38 EAST. SAID PARCEL BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT A POINT ON THE SOUTH RIGHT OF WAY LINE OF STATE ROAD 76 AS SHOWN ON FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT-OF-WAY MAP SECTION 89060-2101, A 100 FOOT RIGHT-OF-WAY AS LAID OUT AND IN USE, ALSO KNOWN AS SW KANNER HIGHWAY THAT INTERSECTS THE EAST LINE OF SAID SECTION 9; THENCE NORTH 79°19'55" EAST, ALONG THE SOUTH RIGHT-OF-WAY LINE, A DISTANCE OF 1276.15 FEET TO THE INTERSECTION WITH THE NORTH LINE OF SAID SECTION 10, BEING ALSO THE SOUTH LINE OF SECTION 3, TOWNSHIP 40 SOUTH, RANGE 38 EAST, MARTIN COUNTY FLORIDA; THENCE CONTINUE NORTH 79°19'55" EAST, ALONG SAID SOUTH RIGHT-OF-WAY LINE, A DISTANCE OF 136.80 FEET TO THE BEGINNING OF A CURVE CONCAVE TO THE SOUTHWEST HAVING A RADIUS OF 3770.33 FEET; THENCE ALONG THE ARC OF SAID CURVE, AND SAID SOUTH RIGHT-OF-WAY LINE, THROUGH A CENTRAL ANGLE OF 19°06'47" FOR A DISTANCE OF 1257.72 FEET TO THE INTERSECTION WITH A LINE THAT IS 15.13 FEET WEST OF AND PARALLEL WITH THE EAST LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 3; THENCE DEPARTING SAID RIGHT-OF-WAY LINE, SOUTH 00°39'18" WEST, ALONG SAID PARALLEL LINE, A DISTANCE OF 43.10 FEET TO A POINT ON THE SOUTH LINE OF SAID SECTION 3 SAID POINT IS SOUTH 89°43'51" WEST, A DISTANCE OF 2640 FEET, AS MEASURED ALONG SAID SOUTH LINE, FROM THE SOUTHWEST CORNER OF SAID SECTION 3; THENCE NORTH 89°43'51" EAST, ALONG THE SOUTH LINE OF SAID SECTION 3, BEING ALSO THE NORTH LINE OF SAID SECTION 10, A DISTANCE OF 232.99 FEET TO THE INTERSECTION WITH SAID SOUTH RIGHT-OF-WAY LINE OF SW KANNER HIGHWAY AND THE BEGINNING OF A NON-TANGENT CURVE CONCAVE TO THE SOUTHWEST HAVING A RADIUS OF 3770.33 FEET, A CHORD WHICH BEARS SOUTH 75°30'59" EAST, WITH A CHORD DISTANCE OF 322.03 FEET; THENCE ALONG THE ARC OF SAID CURVE AND SAID SOUTH RIGHT-OF-WAY LINE THROUGH A CENTRAL ANGLE OF 4°53'43" FOR A DISTANCE OF 322.13 FEET; THENCE SOUTH 73°07'29" EAST, ALONG THE SAID SOUTH RIGHT-OF-WAY LINE, A DISTANCE OF 1390.76 FEET TO THE WESTERLY LINE OF SPILLWAY "D" AS SHOWN ON THE DEPARTMENT OF THE ARMY, OKEECHOBEE WATERWAY, FLORIDA ST. LUCIE CANAL PORTION, SURVEY FOR LOCATION OF RIGHTS-OF-WAY SHEET 3 OF 53, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 10, PAGE 84 OF THE PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA ; THENCE SOUTH 16°52'31" WEST, ALONG SAID WESTERLY LINE, A DISTANCE OF 167.00 FEET TO THE SOUTHWEST CORNER OF SAID SPILLWAY "D"; THENCE SOUTH 73°07'29" EAST, ALONG THE SOUTHERLY LINE OF SPILLWAY "D", A DISTANCE OF 600.00 FEET TO THE SOUTHEAST CORNER OF SAID SPILLWAY "D"; THENCE NORTH 16°52'31" EAST, ALONG THE EASTERLY LINE OF SAID SPILLWAY "D", A DISTANCE OF 167.00 FEET TO THE INTERSECTION WITH

SAID SOUTH RIGHT-OF-WAY LINE OF SW KANNER HIGHWAY; THENCE SOUTH 73°07'29" EAST, ALONG SAID SOUTH RIGHT-OF-WAY LINE A DISTANCE OF 5388.76 FEET TO THE INTERSECTION WITH THE WESTERLY LINE OF SPILLWAY "E", AS RECORDED IN SAID PLAT BOOK 10, PAGE 84 OF THE PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA; THENCE SOUTH 16°52'31" WEST, ALONG SAID WESTERLY LINE, A DISTANCE OF 167.00 FEET TO THE SOUTHWEST CORNER OF SAID SPILLWAY "E"; THENCE SOUTH 73°07'29" EAST, ALONG THE SOUTHERLY LINE OF SPILLWAY "E", A DISTANCE OF 400.00 FEET TO THE SOUTHEAST CORNER OF SPILLWAY "E"; THENCE NORTH 16°52'31" EAST, ALONG THE EASTERLY LINE OF SPILLWAY "E", A DISTANCE OF 146.90 FEET TO A POINT ON THE EAST LINE OF SAID SECTION 11, TOWNSHIP 40 SOUTH, RANGE 38 EAST; THENCE SOUTH 00°37'52" EAST, ALONG SAID EAST LINE, A DISTANCE OF 2929.39 FEET TO THE SOUTHEAST CORNER OF SAID SECTION 11 BEING ALSO THE NORTHEAST CORNER OF SAID SECTION 14; THENCE SOUTH 00°32'21" EAST, ALONG THE EAST LINE OF SAID SECTION 14, A DISTANCE OF 5298.88 FEET TO THE SOUTHEAST CORNER OF SAID SECTION 14 BEING ALSO THE NORTHEAST CORNER OF SAID SECTION 23; THENCE SOUTH 00°18'31" EAST, ALONG THE EAST LINE OF THE NORTHEAST ONE-QUARTER (1/4) OF SAID SECTION 23, A DISTANCE OF 2639.65 FEET TO THE EAST ONE-QUARTER (1/4) CORNER OF SAID SECTION 23 BEING ALSO THE NORTHEAST CORNER OF SECTION 26; THENCE SOUTH 00°04'00" WEST ALONG THE EAST LINE OF THE NORTHEAST ONE-QUARTER (1/4) OF SAID SECTION 26, A DISTANCE OF 2639.58 FEET TO THE EAST ONE-QUARTER (1/4) CORNER OF SAID SECTION 26; THENCE SOUTH 00°04'42" WEST, ALONG THE EAST LINE OF THE SOUTHEAST ONE-QUARTER (1/4) OF SAID SECTION 26, A DISTANCE OF 2639.58 FEET TO THE SOUTHEAST TO THE SOUTHEAST CORNER OF SAID SECTION 26, BEING ALSO THE NORTHEAST CORNER OF SECTION 35, TOWNSHIP 40 SOUTH, RANGE 38 EAST; THENCE SOUTH 89°48'33" WEST, ALONG THE SOUTH LINE OF SAID SECTION 26, A DISTANCE OF 5311.60 FEET TO THE SOUTHWEST CORNER OF SAID SECTION 26, BEING ALSO THE SOUTHEAST CORNER OF SECTION 27, TOWNSHIP 40 SOUTH, RANGE 38 EAST, MARTIN COUNTY, FLORIDA; THENCE SOUTH 89°36'28" WEST, ALONG THE SOUTH LINE OF SAID SECTION 27, A DISTANCE OF 5300.26 FEET TO THE SOUTHWEST CORNER OF SAID SECTION 27; THENCE NORTH 00°19'09" WEST, ALONG THE WEST LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 27, A DISTANCE 2636.48 FEET TO THE WEST QUARTER CORNER OF SAID SECTION 27; THENCE NORTH 00°19'27" WEST, ALONG THE WEST LINE OF THE NORTHWEST QUARTER OF SAID SECTION 27, A DISTANCE OF 2636.60 FEET TO THE NORTHWEST CORNER OF SAID SECTION 27, BEING ALSO THE SOUTHWEST CORNER OF SECTION 22, TOWNSHIP 40 SOUTH, RANGE 38 EAST; THENCE NORTH 00°19'56" WEST, ALONG THE WEST LINE OF SAID SECTION 22, A DISTANCE OF 5319.39 FEET TO THE NORTHWEST CORNER OF SAID SECTION 22, BEING ALSO THE SOUTHWEST CORNER OF SECTION 15, TOWNSHIP 40 SOUTH, RANGE 38

EAST; THENCE NORTH 00°31'20" WEST, ALONG THE WEST LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 15, A DISTANCE OF 2657.77 FEET TO THE WEST QUARTER CORNER OF SAID SECTION 15; THENCE NORTH 00°31'08" WEST, ALONG THE WEST LINE OF THE NORTHWEST QUARTER OF SAID SECTION 15, A DISTANCE OF 2656.26 FEET TO THE NORTHWEST CORNER OF SAID SECTION 15, BEING ALSO THE SOUTHEAST CORNER OF SECTION 9, TOWNSHIP 40 SOUTH, RANGE 40 EAST, THENCE SOUTH 89°35'56" WEST, ALONG THE SOUTH LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 9, A DISTANCE OF 661.84 FEET TO THE INTERSECTION OF THE WEST LINE OF THE EAST QUARTER OF THE EAST HALF OF SAID SECTION 9; THENCE NORTH 00°07'11" WEST, ALONG SAID WEST LINE, A DISTANCE OF 4926.81 FEET TO THE INTERSECTION WITH THE SOUTH RIGHT-OF-WAY LINE OF SAID SW KANNER HIGHWAY; THENCE NORTH 79°19'55" EAST, ALONG SAID SOUTH RIGHT-OF-WAY LINE, A DISTANCE OF 20.79 FEET TO THE INTERSECTION OF THE WEST LINE OF SPILLWAY "C" AS RECORDED IN SAID PLAT BOOK 10, PAGE 84, PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA; THENCE SOUTH 10°40'05" EAST, ALONG SAID WEST LINE, A DISTANCE OF 167.00 FEET TO THE SOUTHWEST CORNER OF SAID SPILLWAY "C"; THENCE NORTH 79°19'55" EAST, ALONG THE SOUTH LINE OF SAID SPILLWAY "C", A DISTANCE OF 400.19 FEET TO THE SOUTHEAST CORNER OF SAID SPILLWAY "C"; THENCE NORTH 10°40'05" WEST, ALONG THE EAST LINE OF SAID SPILLWAY "C", A DISTANCE OF 167.00 FEET TO THE INTERSECTION OF THE SAID SOUTH RIGHT-OF-WAY LINE OF SW KANNER HIGHWAY; THENCE NORTH 79°19'55" EAST, ALONG SAID SOUTH RIGHT-OF-WAY, A DISTANCE OF 256.57 FEET TO THE EAST LINE OF SAID SECTION 9, BEING ALSO THE WEST LINE OF SAID SECTION 10 AND THE POINT OF BEGINNING.

CONTAINING 5,032.06 ACRES MORE OR LESS

TOTAL ACERAGE: 5722.30 ACRES MORE OR LESS.

Recorded in Martin County, FL 5/13/2019 2:19 PM
Carolyn Timmann, Clerk of the Circuit Court & Comptroller
Rec Fees: $52.50
CFN#2753993 BK 3058 PG 348 PAGE 1 of 6

This instrument prepared by or under the supervision of
(and after recording should be returned to):

Seth Sheitelman, Esq.
Florida Power & Light Company
700 Universe Boulevard (LAW/JB)
Juno Beach, Florida 33408

Parcel I.D. No.: 03-40-38-000-000-00021-0;
03-40-38-000-000-00020-6; 03-40-38-000-000-00030-4;
03-40-38-000-000-00040-2; 32-39-38-001-039-00001-7;
32-39-38-001-034-00011-6; 32-39-38-001-029-00010-7;
34-39-38-000-000-00020-3; 32-39-38-001-024-00010-8;
32-39-38-001-018-00001-1; 32-39-38-001-012-00000-5;
32-39-38-001-006-00000-7; and a portion of 03-40-38-000-000-00010-8

(Space Reserved for Clerk of Court)

NOTE TO CLERK: THIS CORRECTIVE SPECIAL WARRANTY DEED IS BEING RECORDED FOR THE PURPOSE OF CORRECTING THE LEGAL DESCRIPTION AS SHOWN IN THE ORIGINAL SPECIAL WARRANTY DEED RECORDED IN OFFICIAL RECORD BOOK 2975, PAGE 1715, PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA, CFN#2679177, AND ALL DOCUMENTARY STAMP TAXES HAVE BEEN PAID IN CONNECTION WITH THE RECORDING OF THAT DEED. IN THIS REGARD, NO DOCUMENTARY STAMP TAXES ARE DUE HEREON.

CORRECTIVE SPECIAL WARRANTY DEED

THIS CORRECTIVE SPECIAL WARRANTY DEED is made effective as of the 16th day of February, 2018 by Tesoro Groves Limited Partnership, a Delaware limited partnership ("**Grantor**"), whose mailing address is 3602 Colonial Court, Ft. Myers, Florida 33913, to Florida Power & Light Company, a Florida corporation ("**Grantee**"), whose mailing address is 700 Universe Boulevard, Juno Beach, Florida 33408, Attn: Corporate Real Estate Department. Wherever used herein, the terms "Grantor" and "Grantee" shall include all of the parties to this instrument and their heirs, personal representatives, and assigns.

W I T N E S S E T H:

GRANTOR, for and in consideration of Ten and No/100 Dollars ($10.00) and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, has granted, bargained and sold, and by these presents does hereby grant, bargain and sell to Grantee and Grantee's successors and/or assigns forever, the following described land situate and being in Martin County, Florida ("**Property**"), to wit:

SEE ATTACHED EXHIBIT A.

TOGETHER WITH all the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining.

THIS CONVEYANCE is subject to: (a) taxes and assessments for the year of closing and subsequent years which are not yet due and payable; (b) zoning, restrictions, prohibitions and other requirements imposed by governmental authority, (c) restrictions and matters appearing on the plat or otherwise common to the subdivision, and (d) all covenants, conditions, restrictions, rights of way, limitations, easements and similar matters of record, if any, but this reference shall not operate to reimpose same.

Copy Copy Copy

THIS CONVEYANCE is further subject to the restrictive covenant set forth on Exhibit B attached hereto and by this reference expressly made a part hereof.

TO HAVE and to hold the same in fee simple forever.

GRANTOR hereby covenants with Grantee that Grantor is lawfully seized of the Property in fee simple; that Grantor has good right and lawful authority to sell and convey the Property to Grantee; and, that Grantor hereby warrants the title to the Property and will defend the same against the lawful claims of all persons claiming by, through, or under Grantor.

[SIGNATURE ON FOLLOWING PAGE.]

Copy Copy Copy

IN WITNESS WHEREOF, Grantor has hereunto set his hand and seal as of the day and year first above written.

Signed, sealed and delivered
in the presence of:

Grantor:

Tesoro Groves Limited Partnership,
a Delaware limited partnership

By: Tesoro Groves Management, L.L.C.,
a Delaware limited liability company,
its general partner

By: KR Florida Operations, LLC,
a Delaware limited liability company,
its manager

Sign: _____
Print: MITCH HUTCHCRAFT

Sign: _____
Print: JEFF KRUEGER

Name: Charles W. Lucas, President

Copy Copy Copy

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

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.

Copy Copy Copy

Exhibit B

Restrictive Covenant

In consideration of the conveyance made in this Corrective Special Warranty Deed, to which this restrictive covenant ("**Restrictive Covenant**") is attached, Grantor hereby establishes, declares and prescribes that the Property shall be owned, held, transferred and conveyed subject to this Restrictive Covenant, which shall apply to and be a covenant running with the land; Grantee, its successors and assignees, and every owner, present or past of the Property or any part thereof, including any purchaser at a judicial sale (by acceptance of a deed therefor, whether or not it shall be so expressed in such deed of conveyance) hereby covenants and agrees to covenant, to comply with, abide and be bound by the following Restrictive Covenant:

1. The Property shall not be used for a land fill, solid waste facility or any similar use, for surface application of sludge or waste, an animal slaughtering facility, swine, cattle, or other animal breeding facility.

2. These restrictions shall be enforceable by all available legal and equitable means by Grantor, its successors and such of its assignees to which Grantor specifically assigns its rights hereunder in a written instrument.

3. Violation or breach of any restriction, covenant, condition, obligation, reservation, right, power or charge herein set forth shall give the affected party, in addition to all other remedies, the right to proceed at law or in equity to compel compliance with the terms of such violated or breached covenant, condition, obligation, reservation, right, power or charge, and to prevent the violation or breach thereof; and the expenses of such litigation (inclusive of any such expenses incurred at all appellate levels), including, without limitation, reasonable attorneys' and paralegals' fees, shall be borne by the party losing such litigation.

4. The term of these Restrictive Covenants shall be for thirty (30) years, commencing from February 16, 2018, the date the initial Special Warranty Deed was recorded in the Public Records of Martin County, Florida and automatically terminating on the thirtieth (30th) anniversary of such date.

Copy Copy Copy

Recorded in Martin County, FL 5/26/2023 8:21 AM
Carolyn Timmann, Clerk of the Circuit Court & Comptroller
Rec Fees: $95.00Deed Tax: $653,795.10
CFN#3018281 BK 3376 PG 2547 PAGE 1 of 11

This instrument prepared by or under the supervision of
(and after recording should be returned to):

Seth S. Sheitelman, Esq.
Florida Power & Light Company
700 Universe Boulevard (Law/JB)
Juno Beach, Florida 33408

Parcel I.D. Nos.: 03-40-38-000-000-00050-9; a portion of 07-40-39-000-000-00040-1;
09-40-38-000-000-00030-1; 10-40-38-000-000-00020-1;
11-40-38-000-000-00020-9; 12-40-38-000-000-00050-0;
13-40-38-000-000-00010-7; 14-40-38-000-000-00010-5;
15-40-38-000-000-00010-2; 18-40-39-000-000-00010-4;
22-40-38-000-000-00010-8; 23-40-38-000-000-00010-6;
24-40-38-000-000-00010-4; 25-40-38-000-000-00010-1;
26-40-38-000-000-00010-9; and 27-40-38-000-000-00010-7 (Space Reserved for Clerk of Court)

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: Kattwark Papetti
Print: Katrina Papetti

Sign: Lori A. Frances
Print: Lori A. Frances

By: M.L. M
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

Work Copy

A PARCEL OF LAND LYING IN A PORTION OF SECTION 12, TOWNSHIP 40 SOUTH, RANGE 38 EAST AND SECTION 7, TOWNSHIP 40 SOUTH, RANGE 39 EAST, MARTIN COUNTY, FLORIDA LYING BETWEEN THE NORTHERLY RIGHT-OF-WAY LINE OF STATE ROAD 76 AS SHOWN ON FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT-OF-WAY MAP SECTION 89060-2101, BEING A 100 FOOT RIGHT-OF-WAY AS LAID OUT AND IN USE, ALSO KNOWN AS SW KANNER HIGHWAY AND THE SOUTHERLY RIGHT-OF-WAY OF THE ST. LUCIE CANAL, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 10, PAGE 84, BOTH OF THE PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA; BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEASTERLY CORNER OF SPILLWAY "E" AS SHOWN ON SAID PLAT OF ST. LUCIE CANAL; THENCE SOUTH 73°07'29" EAST, ALONG SOUTH RIGHT-OF-WAY LINE OF SAID ST. LUCIE CANAL, A DISTANCE OF 403.49 FEET; THENCE CONTINUING ALONG SAID RIGHT-OF-WAY LINE SOUTH 82°24'15" EAST, A DISTANCE OF 4572.39 FEET; THENCE SOUTH 82°24'26" EAST, A DISTANCE OF 220.84 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE SOUTH 82°24'26" EAST, ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE, A DISTANCE OF 335.86 FEET; THENCE SOUTH 07°35'34" WEST, A DISTANCE OF 133.00 FEET TO A POINT ON THE NORTHERLY RIGHT OF WAY LINE OF SAID STATE ROAD 76; THENCE NORTH 82°24'26" WEST, ALONG SAID NORTHERLY RIGHT-OF-WAY LINE, A DISTANCE OF 335.86 FEET; THENCE NORTH 07°35'34" EAST, A DISTANCE OF 133.00 FEET TO THE POINT OF BEGINNING.

Copy Copy Copy

Project Parrot
Future Land Use Map Amendment – Justification Statements

Requested Change:

Owner/Applicant requests the assignment of the LI (Light Industrial) Future Land Use classification to approximately 5,700 ac. (+/-) of land which is the subject of a concurrent Voluntary Annexation request to incorporate the subject parcels into the municipal boundary of the Village of Indiantown.

Existing Future Land Use (unincorporated Martin County):

Power Generation
Conservation
Agricultural

Existing Zoning (unincorporated Martin County):

A-2 (Agricultural; 1 dwelling unit / 20 ac.)

Proposed Future Land Use Map Amendment Justification Statements:

As provided in the Village of Indiantown's Comprehensive Plan 2040:

Policy L1.2.3 - Discourage Urban Sprawl Through Amendments
The Future Land Use element and any amendment to the Future Land Use element shall discourage the proliferation of urban sprawl by adhering to at least four of the following indicators:

a) *Directs or locates economic growth and associated land development to geographic areas of the community in a manner that does not have an adverse impact on and protects natural resources and ecosystems.*

   The proposed Amendment complies with this indicator. The proposed Amendment will not adversely affect natural resources or ecosystems by locating economic growth and associated development adjacent to the same or similar existing uses within the Village.

b) *Promotes the efficient and cost-effective provision or extension of public infrastructure and services.*

   The proposed Amendment complies with the indicator. The provision or extension of public infrastructure will occur commensurate with development.

c) *Promotes walkable and connected communities and provides for compact development and a mix of uses at densities and intensities that will support a range of housing choices and a multimodal transportation system, including pedestrian, bicycle, and transit, if available.*

This indicator is not applicable to the proposed Amendment; the proposed Amendment does not propose or provide for residential uses.

d) *Promotes conservation of water and energy.*

The proposed Amendment complies with the indicator.

e) *Preserves agricultural areas and activities, including silviculture (the growing and cultivation of trees), and dormant, unique, and prime farmlands and soils.*

The proposed Amendment complies with the indicator. As proposed, the Amendment will not adversely affect adjacent agricultural areas.

f) *Preserves open space and natural lands and provides for public open space and recreation needs.*

The proposed Amendment complies with this indicator. The proposed Amendment will not impact natural lands and will not generate demands for public open space.

g) *Creates a balance of land uses based upon demands of the residential population for the nonresidential needs of an area.*

This indicator is not applicable to the proposed Amendment; the proposed Amendment does not propose or provide for residential uses.

h) *Provides uses, densities, and intensities of use and urban form that would remediate an existing or planned development pattern in the vicinity that constitutes sprawl or if it provides for an innovative development pattern such as transit-oriented developments.*

The proposed Amendment complies with this indicator. The proposed development does not promote urban sprawl.

As provided for in Sec. 163.3177(6)(a)(9)(a), Florida Statutes:

The future land use element and any amendment to the future land use element shall discourage the proliferation of urban sprawl.

a. The primary indicators that a plan or plan amendment does not discourage the proliferation of urban sprawl are listed below. The evaluation of the presence of these indicators shall consist of an analysis of the plan or plan amendment within the context of features and characteristics unique to each locality in order to determine whether the plan or plan amendment:

(I) Promotes, allows, or designates for development substantial areas of the jurisdiction to develop as low-intensity, low-density, or single-use development or uses.

Should the requested Amendment be granted, it would not promote, allow or designate for development substantial areas of the jurisdiction to develop as low-intensity, low-density nor single-use development.

The requested Amendment does not promote urban sprawl.

(II) Promotes, allows, or designates significant amounts of urban development to occur in rural areas at substantial distances from existing urban areas while not using undeveloped lands that are available and suitable for development.

Should the requested amendment be granted, it would not promote, allow or designate significant amounts of urban development to occur in rural areas at substantial distances from existing urban areas while not using undeveloped lands that are available and suitable for development.

The subject parcels are proposed to be incorporated into the municipal limits of the Village of Indiantown and are adjacent to the same or similar existing Land Use classifications within the Village boundary.

(III) Promotes, allows, or designates urban development in radial, strip, isolated, or ribbon patterns generally emanating from existing urban developments.

Should the request be granted, it will not promote allow, or designate urban development in radial, strip, isolated, or ribbon patterns generally emanating from existing urban developments.

(IV) Fails to adequately protect and conserve natural resources, such as wetlands, floodplains, native vegetation, environmentally sensitive areas, natural groundwater aquifer recharge areas, lakes, rivers, shorelines, beaches, bays, estuarine systems, and other significant natural systems.

The requested Amendment will not fail to adequately protect and conserve natural resources.

(V) Fails to adequately protect adjacent agricultural areas and activities, including silviculture, active agricultural and silvicultural activities, passive agricultural activities, and dormant, unique, and prime farmlands and soils.

Agricultural areas will not be adversely affected by the proposed Amendment.

(VI) Fails to maximize use of existing public facilities and services.

No. The subject parcels are proposed to be incorporated into the municipal limits of the Village of Indiantown and adequate public facilities will be available or made available commensurate with development.

(VII) Fails to maximize use of future public facilities and services.

No. The subject parcels are proposed to be incorporated into the municipal limits of the village of Indiantown and adequate public facilities will be available or made available commensurate with development.

(VIII) Allows for land use patterns or timing which disproportionately increase the cost in time, money, and energy of providing and maintaining facilities and services, including roads, potable water, sanitary sewer, stormwater management, law enforcement, education, health care, fire and emergency response, and general government.

No. The subject parcels are proposed to be incorporated into the municipal limits of the village of Indiantown and will not allow or promote land use patterns or timing which disproportionately increases the cost in time, money, and energy in providing and maintaining facilities and services, including roads, potable water, sanitary sewer, stormwater management, law enforcement education, health care, fire and emergency response, and general government.

(IX) Fails to provide a clear separation between rural and urban uses.

No. The subject parcels are proposed to be incorporated into the municipal limits of the Village of Indiantown and are adjacent to the same or similar existing Land Use classifications within the Village boundary.

(X) Discourages or inhibits infill development or the redevelopment of existing neighborhoods and communities.

No. The Amendment as proposed will not discourage or inhibit infill development, or the development or redevelopment of existing neighborhoods and communities.

(XI) Fails to encourage a functional mix of uses.

No.

(XII) Results in poor accessibility among linked or related land uses.

No.

(XIII) Results in the loss of significant amounts of functional open space.

No.

Project Parrot
Description of Surrounding Land Uses and Zoning

General Location and Description of Subject Parcels: Subject parcels front and lie on the north and south side of Kanner Highway (SR 76) approximately 3.5 miles southwest of the Village's urban core and approximately 6 miles east of Lake Okeechobee. The southern extent of the annexation area abuts the Martin/Palm Beach County line while the northern extent of the annexation area abuts and is contiguous to the municipal boundary of the Village of Indiantown. Subject parcels are assigned Martin County's Major Power Generation Facility Future Land Use classification and Agricultural zoning district with a majority of the land consisting of vacant and active agricultural uses and the northwestern portion consisting of electric transmission uses.

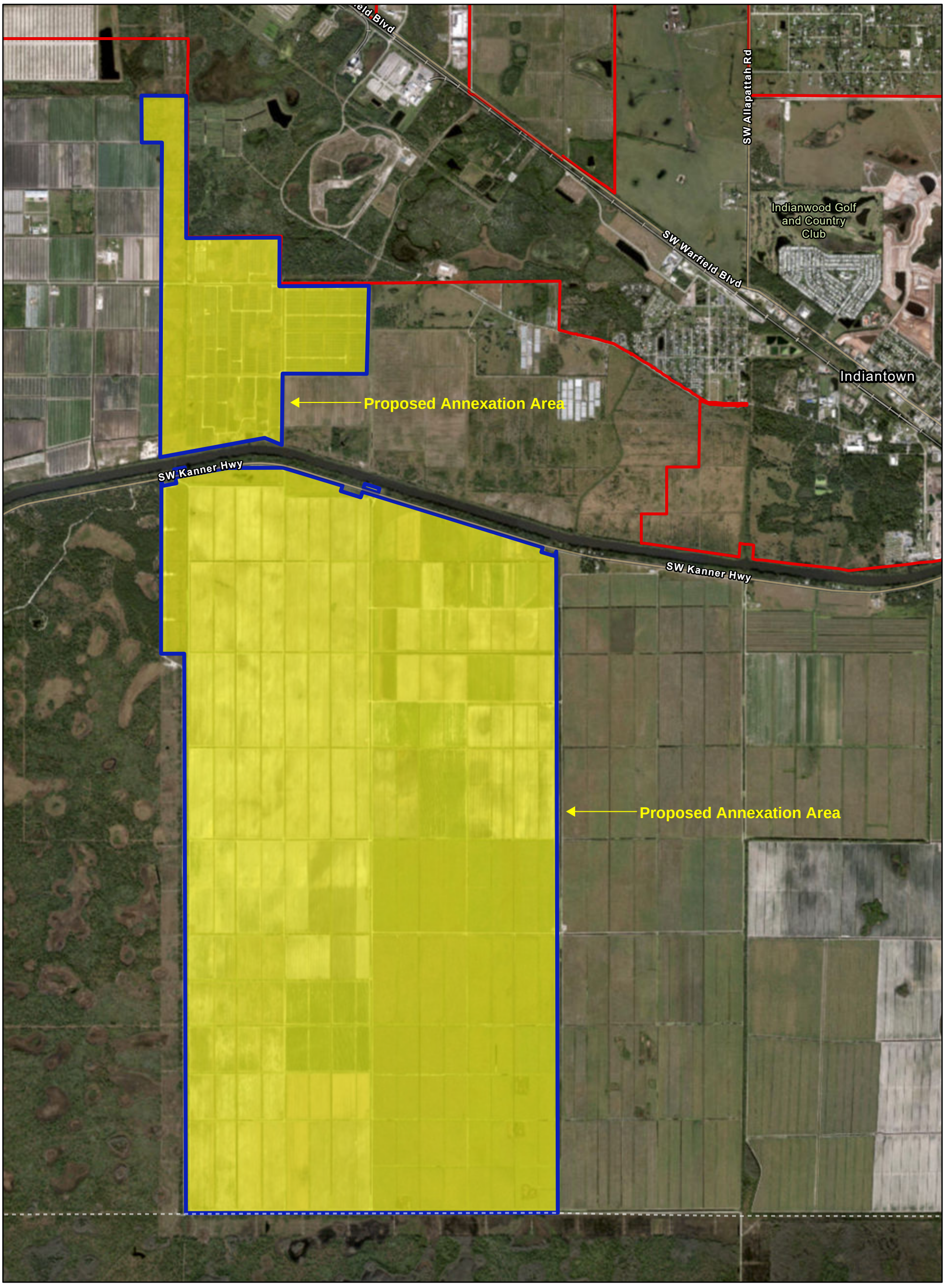
North: Power Generation and agricultural uses.

South: Conservation lands (Palm Beach County).

East: Solar energy and agricultural uses.

West: Conservation and agricultural uses.

Location Map



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Indiantown Limits

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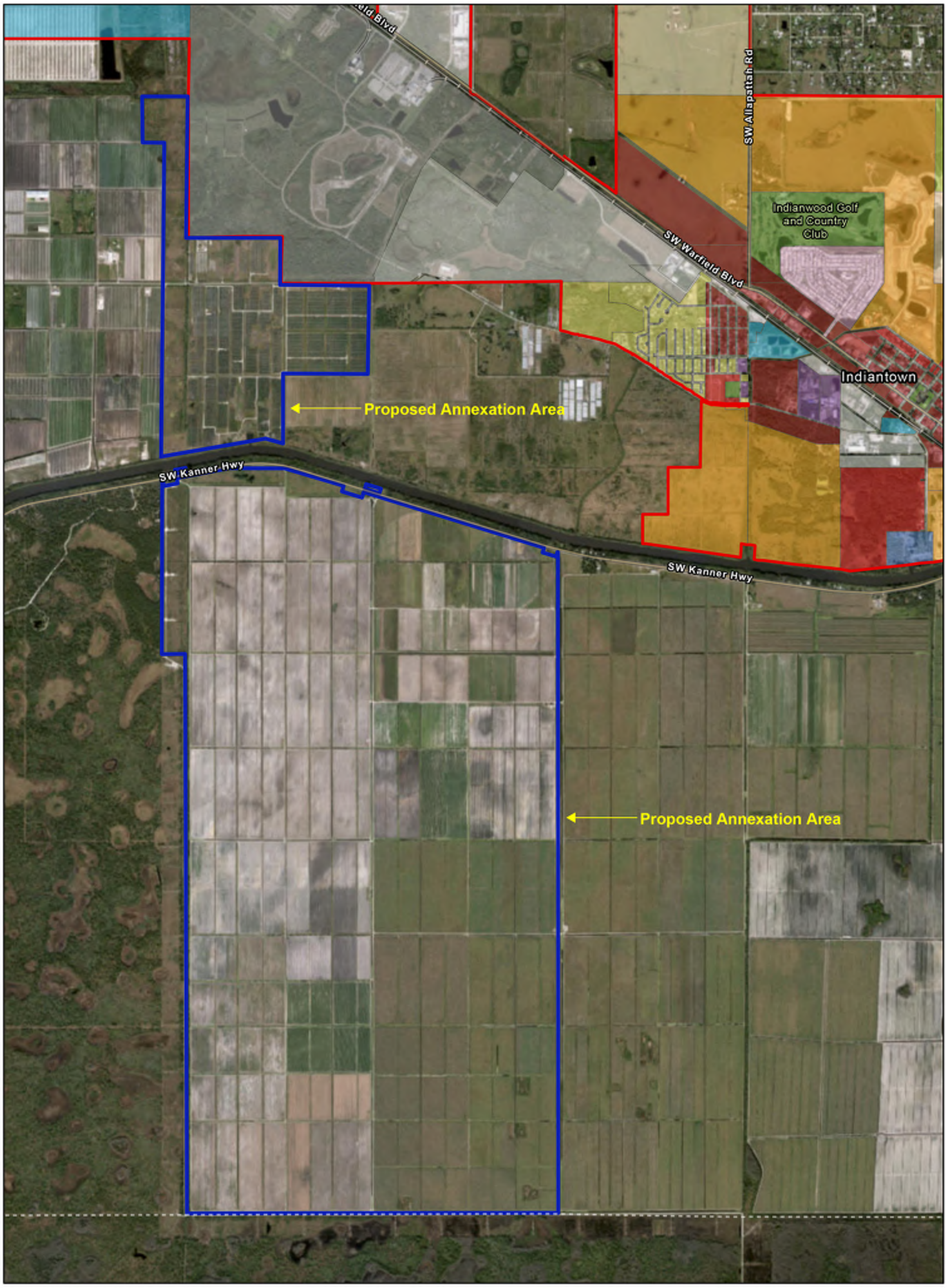
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Sources: Esri, TomTom, Garmin, FAO, NOAA, USGS, © OpenStreetMap contributors, and the GIS User Community

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Existing Future Land Use - Village



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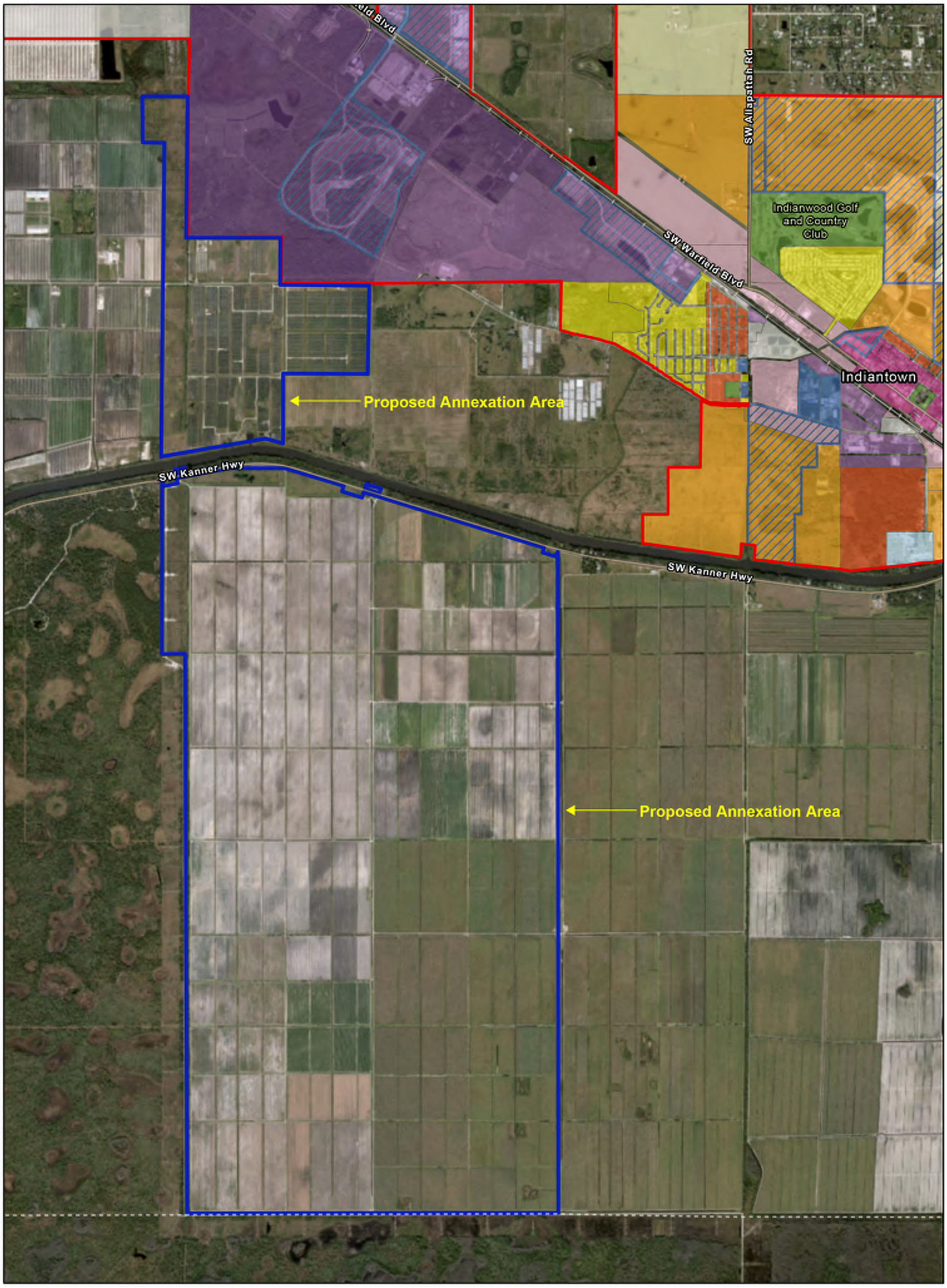
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Sources: Esri, TomTom, Garmin, FAO, NOAA, USGS, © OpenStreetMap contributors, and the GIS User Community

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Existing Zoning - Village



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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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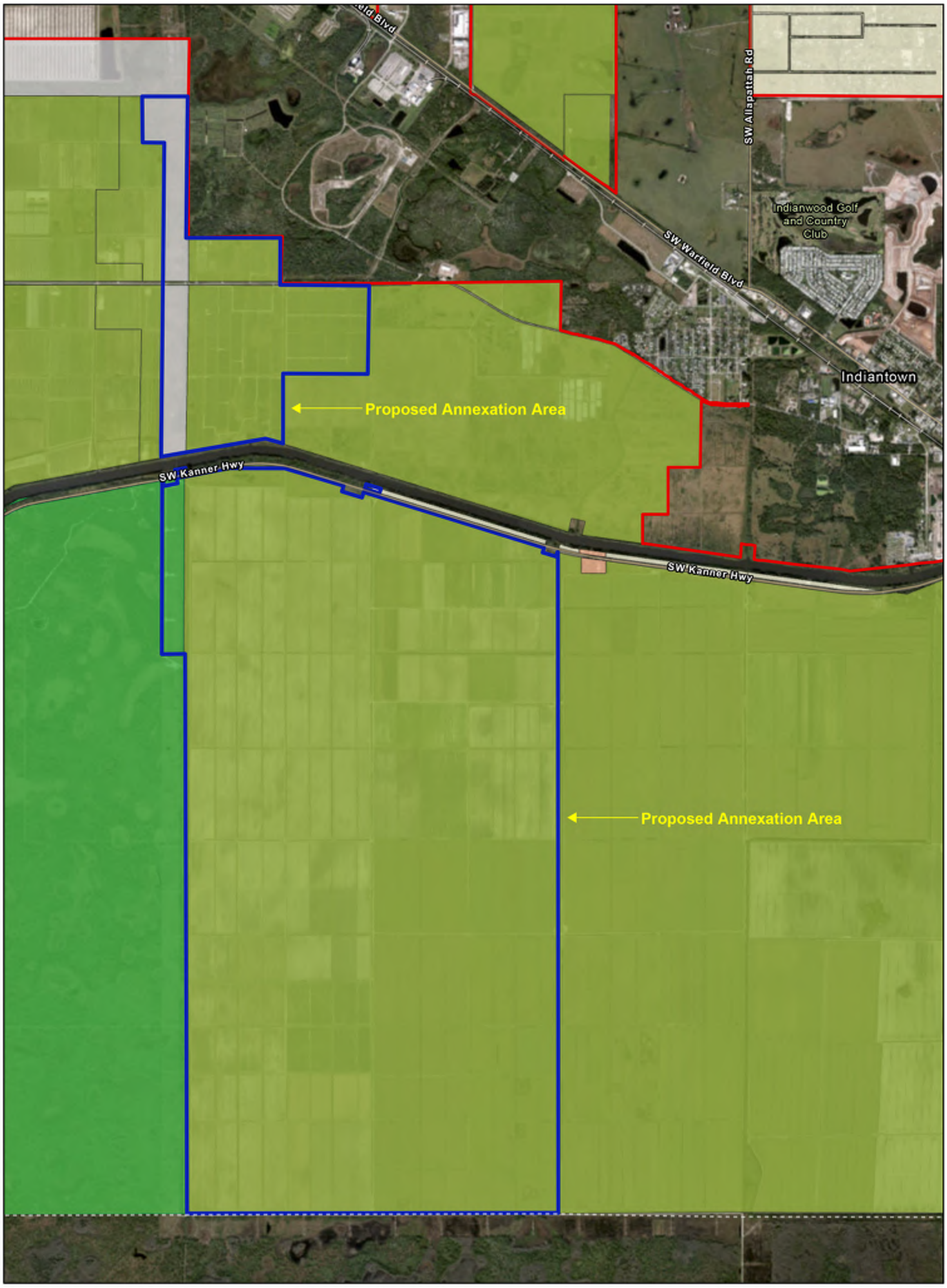
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Existing Future Land Use - County



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Indiantown Limits

Future Landuse

- Agricultural Ranchette
- Agricultural
- Public Conservation Area
- Estate Density -up to 2 UPA
- No Data (May Include Incorporated Area)
- Major Power Generation Facility
- Rural Density -up to 0.5 UPA

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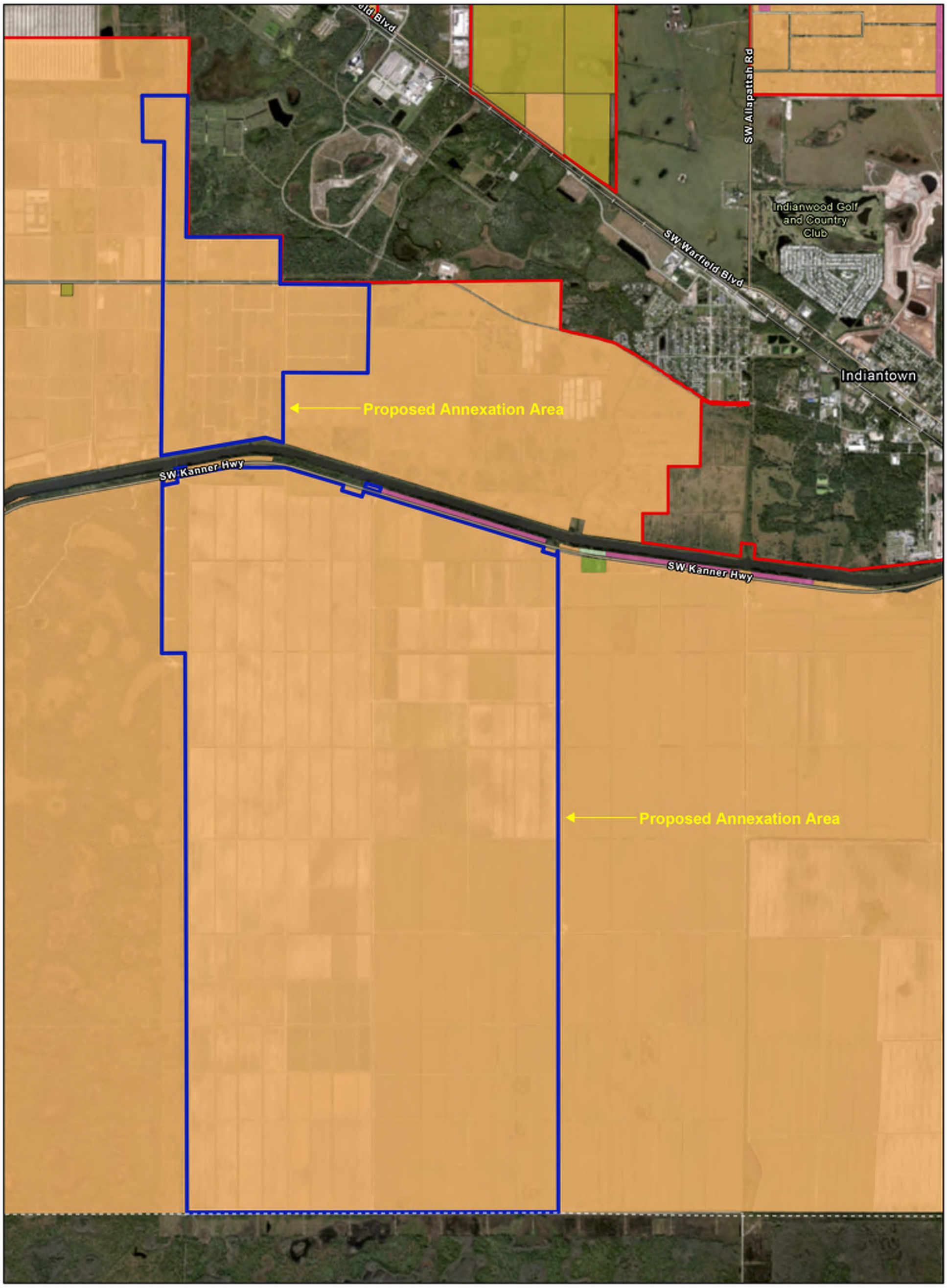
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Sources: Esri, TomTom, Garmin, FAO, NOAA, USGS, © OpenStreetMap contributors, and the GIS User Community

Printed using Village of Indiantown online mapping resource

Existing Zoning - County



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Indiantown Limits

Zoning

A-2 (Agricultural)

AG-20A (General Agricultural District)

E-1 (Estates and Suburban Homes District)

RE-1/2A (Residential Estate District)

RE-2A (Rural Estate District)

Indiantown

1:36,112

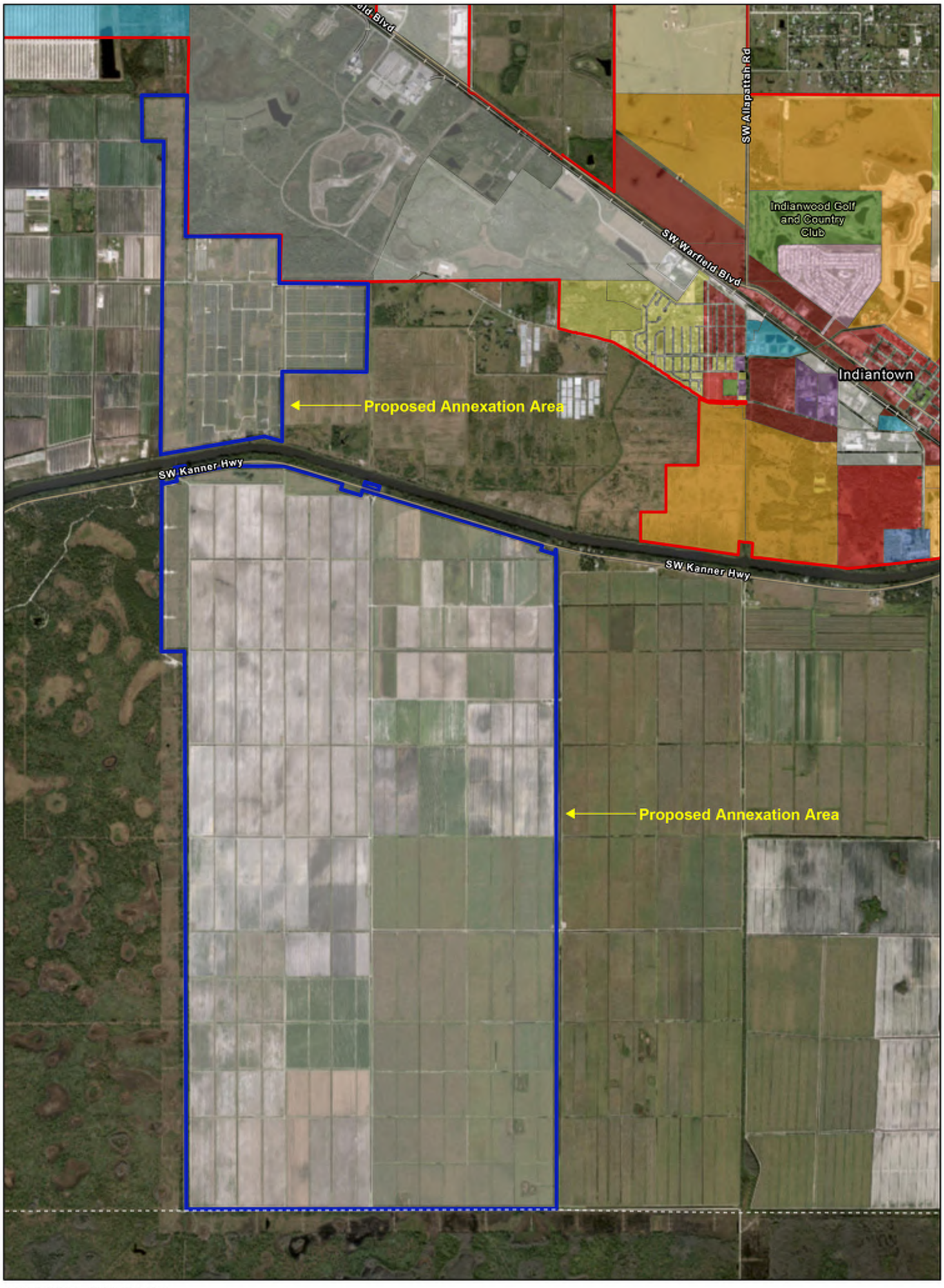
0 0.33 0.65 1.3 mi

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

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Proposed Future Land Use - Village



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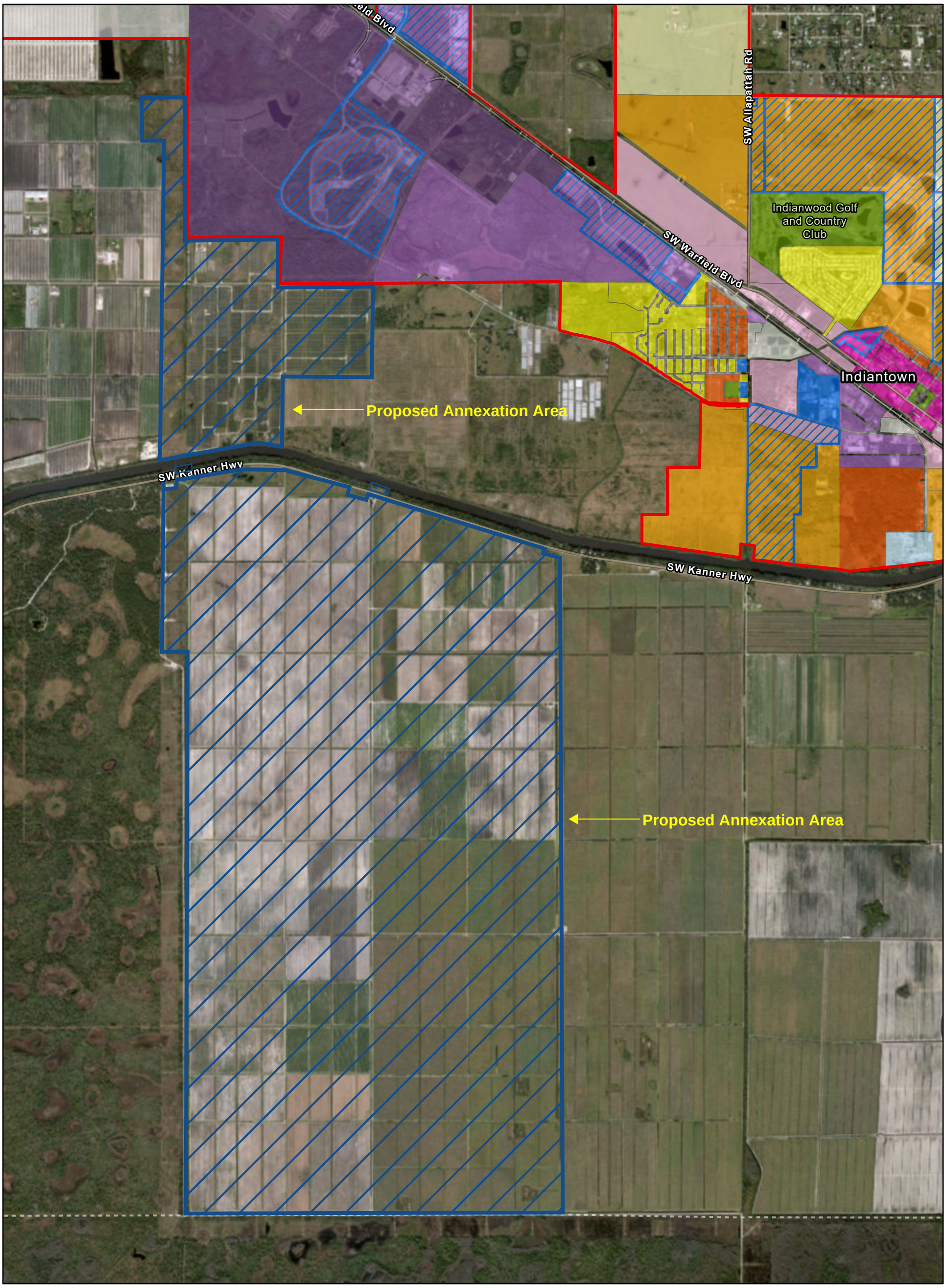
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Sources: Esri, TomTom, Garmin, FAO, NOAA, USGS, © OpenStreetMap contributors, and the GIS User Community

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Proposed Zoning - Village



11/19/2025, 2:56:47 PM

Indiantown Limits

Indiantown Zoning

- CANAL MIXED USE (CM)
- CIVIC FACILITIES (CF)
- DOWNTOWN (D)
- HEAVY INDUSTRIAL (HI)
- LIGHT INDUSTRIAL (LI)
- LIMITED RESIDENTIAL (LR)
- NEIGHBORHOOD MIXED USE (NM)
- PARKS AND OPEN SPACE (P)
- PLANNED UNIT DEVELOPMENT (PUD)
- RURAL RESIDENTIAL (RR)
- SINGLE-FAMILY RESIDENTIAL (SR)
- UTILITY (U)
- VILLAGE MIXED USE (V)

1:36,112

0 0.33 0.65 1.3 mi

0 0.5 1 2 km

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

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PROJECT PARROT
VILLAGE OF INDIANTOWN, FL

LAND USE PLAN AMENDMENT
TRAFFIC ANALYSIS

Kimley»Horn

November 24, 2025

LAND USE PLAN AMENDMENT TRAFFIC ANALYSIS

PROJECT PARROT
VILLAGE OF INDIANTOWN, FL

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

Kimley-Horn Project #144196173
November 24, 2025
Registry No. 35106
Kimley-Horn and Associates, Inc.
477 S Rosemary Avenue, Suite 215
West Palm Beach, Florida 33401
561/840-0848 TEL

Adam B. Kerr, P.E.
Florida Registration Number 64773

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INTRODUCTION

Kimley-Horn and Associates, Inc. has been retained to prepare a Future Land Use (FLU) Amendment traffic analysis for the 5,700-acre site located on the north and south side of Kanner Highway, east of US Route 98, in Martin County, Florida. **Figure 1** illustrates the location of the project site. The parcel control numbers for the site are as follows:

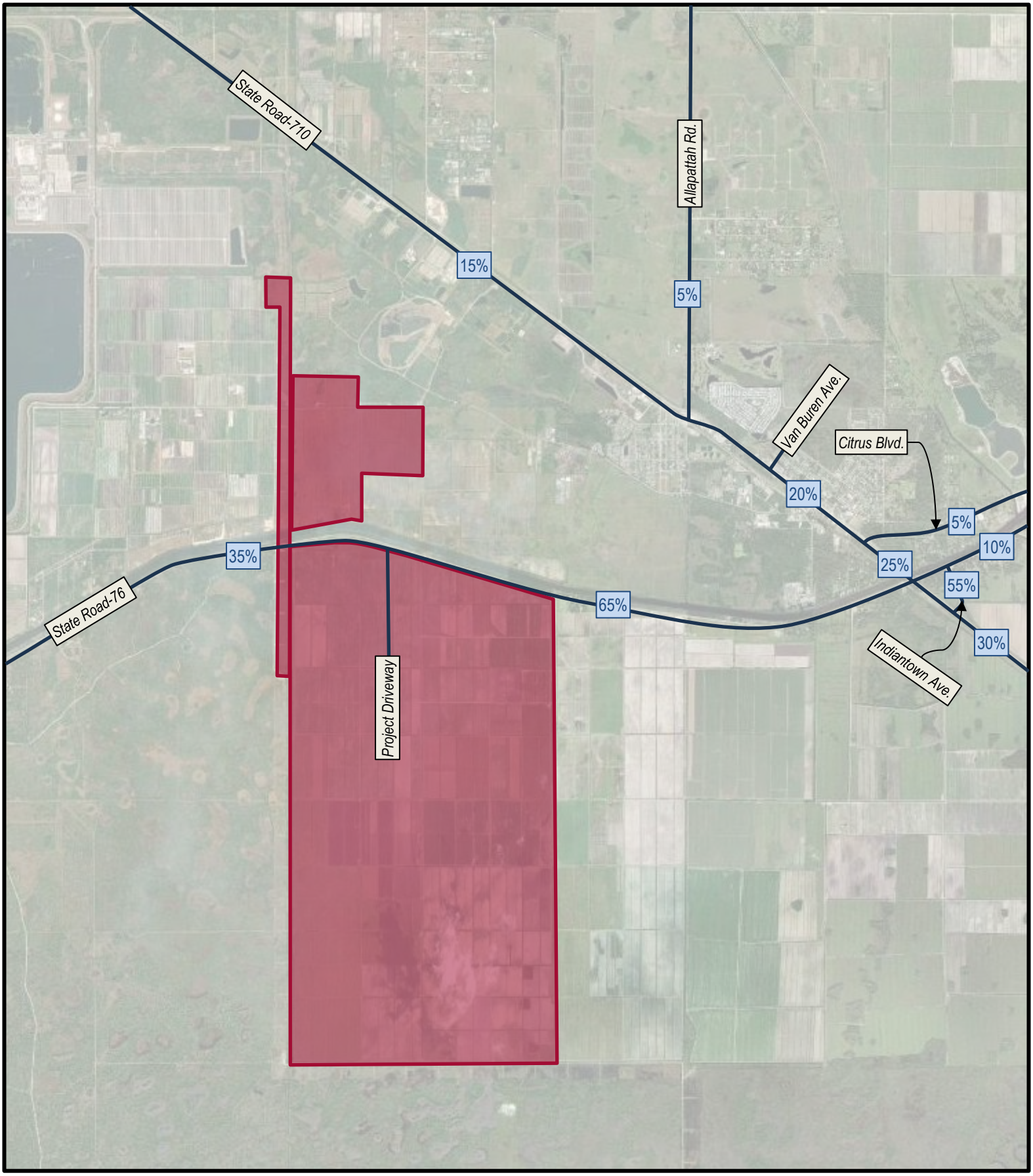
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- 144038000000000105
- 224038000000000108
- 234038000000000106
- 274038000000000107
- 264038000000000109

The site is currently designated Agricultural under the Martin County Future Land Use (FLU) map. This Agricultural designation permits one single family residence per 20-acre tract. Therefore, 285 single family residences are permitted on the 5,700-acre site.

The subject site is proposed to be annexed into the Village of Indiantown, Florida. Following annexation, the applicant is proposing a Future Land Use change to the Village of Indiantown Light Industrial FLU designation. The Light Industrial designation would allow a maximum floor area ratio (FAR) of 2.0 on the 5,700-acre site, which equates to 496,584,000 square feet of general light industrial uses.

However, the applicant is proposing a voluntary restriction of site intensity of 2,000,000 square feet of general light industrial use on the 5,700-acre site. Therefore, any permitted uses under the Light Industrial FLU designation will be allowed on the site, provided they generate traffic equivalent to, or less than, the trips associated with 2,000,000 square feet of general light industrial use.

This analysis was conducted to evaluate a five-year (2030) buildout and a long-range (2045) buildout. This report summarizes the findings of the comprehensive plan land use amendment traffic analysis.



NORTH

LEGEND

Site Location

XX% Project Distribution

FIGURE 1
Project Parrot
Site Location/Project Distribution
KH #144196173

Kimley»Horn

PROJECT TRAFFIC

The project traffic volumes evaluated in this analysis are defined as the vehicle trips expected to be generated by the maximum possible site intensity, and the distribution and assignment of that traffic over the study roadway network.

Trip Generation

The trip generation calculations are based on the trip generation rates published by the Institute of Transportation Engineers (ITE) in *Trip Generation Handbook, 12th Edition*. Trip generation calculations have been performed for the following scenarios:

Existing Site Development

This scenario represents the current trip generation occurring on site. The site is currently vacant; hence, no trips are generated for current daily, AM peak hour and PM peak hour conditions.

Existing Future Land Use Potential Development

This scenario represents the maximum development potential for the site under the existing FLU designation of Agricultural on the 5,700-acre site. This Agricultural designation permits one single family residence per 20-acre tract. Therefore, 285 single family residences are permitted on the 5,700-acre site. As shown in **Table 1**, the maximum intensity of development under the currently adopted future land use designation has the potential to generate 197 net new external AM peak hour trips (+53 inbound, +144 outbound), and 252 net new external PM peak hour trips (+156 inbound, +96 outbound).

Proposed Future Land Use Maximum Potential Development

This scenario represents the maximum development permitted on site under the proposed FLU designation of Light Industrial, which equates to 496,584,000 square feet of general light industrial uses. However, the applicant is proposing a voluntary restriction of site intensity of 2,000,000 square feet of general light industrial uses on the 5,700-acre site. Therefore, any permitted uses under the Light Industrial FLU designation will be allowed on the site, provided they generate traffic equivalent to, or less than, the trips associated with 2,000,000 square feet of general light industrial use.

As indicated in **Table 1,** the proposed voluntary restriction on the 5,700-acre site under the proposed FLU designation has the potential to generate 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).

Because the proposed amendment for the subject site results in an overall net increase in the trip generation potential of the site on a daily, AM, and PM peak-hour basis in comparison to existing uses on site, it was necessary to determine if any of the roadway links within the project Radius of Development Influence (RDI) are expected to be significantly impacted. Roadway link analyses were conducted for the short-range (2030) and long-range (2045) scenarios consistent with the methodology outlined in the Village of Indiantown, Florida, Comprehensive Plan.

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
Existing Site Development										
	Vacant		5,700 acres	0	0	0	0	0	0	0
			Subtotal	*0*	*0*	*0*	*0*	*0*	*0*	*0*
Net New External Trips				0	0	0	0	0	0	0
Existing FLU Potential Development										
ITE	Single-Family Detached Housing	210	285 DU	2,565	197	53	144	252	156	96
			Subtotal	*2,565*	*197*	*53*	*144*	*252*	*156*	*96*
Driveway Volumes				2,565	197	53	144	252	156	96
Net New External Trips				2,565	197	53	144	252	156	96
Proposed FLU - Voluntary Restriction										
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*
Driveway Volumes				7,200	960	826	134	980	235	745
Net New External Trips				7,200	960	826	134	980	235	745
Proposed FLU - Existing Development Trips (Short-range)				7,200	960	826	134	980	235	745
Radius of Development Influence:				3 miles						
Proposed FLU - Existing FLU Potential Trips (Long-range)				4,635	763	773	-10	728	79	649
Radius of Development Influence:				3 miles						

Source	Land Use	Daily	AM Peak Hour	PM Peak Hour	Avg. Pass By
ITE	Single-Family Detached Housing	Trips = 8.07(X) +265.45	Trips = 0.67(X) +5.59 (27% in, 73% out)	Ln(T) = 0.92*Ln(X) +0.33 (62% in, 38% out)	0.0%
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%

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.

The daily and peak-hour trips for the project were then assigned to the surrounding roadway network proposed to be in place for each respective analysis year. **Figure 1** also illustrates the project traffic assignment to the surrounding roadway network.

LEVEL OF SERVICE ANALYSIS

Consistent with comprehensive plan amendment evaluation requirements, roadway segment analyses were conducted to address the traffic conditions for the short-range planning horizon (2030), and long-range planning horizon (2045) conditions on the surrounding roadway network.

Short-Range (Year 2030)

This analysis is based on peak hour, peak direction link service volumes published in the 2023 Martin County Roadway Level of Service Inventory Report.

As stated previously, this analysis utilizes the net increase in peak-hour trip generation potential of the maximum development potential under the proposed FLU designation in comparison to traffic generated by the existing site development.

Long-Range (Year 2045)

This analysis was conducted using the 2045 cost feasible laneage published by the Martin County Metropolitan Planning Organization and projected 2045 traffic volumes developed using the Southeast Regional Planning Model (SERPM), shown in the Appendix for reference.

This analysis utilizes the net increase in daily trip generation potential of the maximum development potential under the proposed FLU designation in comparison to the maximum development potential under the existing FLU.

SHORT-RANGE (2030) PLANNING HORIZON

The maximum development under the proposed future land use is 496,584,000 square feet of general light industrial uses. However, the applicant is proposing a voluntary restriction of site intensity of 2,000,000 square feet of general light industrial use on the 5,700-acre site. Therefore, any permitted uses under the Light Industrial FLU designation will be allowed on the site, provided they generate traffic equivalent to, or less than, the trips associated with 2,000,000 square feet of general light industrial use.

Therefore, the net increase in peak hour trip generation potential is 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). For the purposes of this analysis, the radius of development influence is 3 miles. Significance was determined in accordance with the two percent (2%) significance thresholds published by Martin County in Division 3, Section 5.64.C.5 of the Martin County Land Development Regulations.

Significance Analysis

As indicated in **Table 2**, the following roadway links are projected to be significantly impacted by the proposed project according to Martin County Land Development Regulations:

- State Road-76 – from State Road-15 to Project Driveway
- State Road-76 – from Project Driveway to State Road-710
- State Road-76 – from State Road-710 to SW Bridge 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 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
- Citrus Boulevard – from State Road-710 to Greenridge Lane
- Allapattah Road – from State Road-710 to Indiantown Road

Therefore, capacity analyses were subsequently performed.

Table 2: Short-Range (Year 2030) 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	Project Driveway	2L	730	35%	i	289	39.59%	Yes
SR-76 (Kanner Hwy.)	Project Driveway	SR-710	2L	730	65%	o	537	73.56%	Yes
SR-76 (Kanner Hwy.)	SR-710	CR-708	2L	730	10%	o	83	11.37%	Yes
SR-710 (Warfield Blvd.)	Fox Brown Rd.	Allapattah Rd.	2L	730	15%	i	124	16.99%	Yes
SR-710 (Warfield Blvd.)	Allapattah Rd.	Van Buren Ave.	*4L	1,640	20%	i	165	10.06%	Yes
SR-710 (Warfield Blvd.)	Van Buren Ave.	CR-726	4L	2,910	20%	i	165	5.67%	Yes
SR-710 (Warfield Blvd.)	CR-726	Kanner Hwy.	4L	2,910	25%	i	207	7.11%	Yes
SR-710 (Warfield Blvd.)	Kanner Hwy.	Indiantown Ave.	4L	2,910	25%	i	207	7.11%	Yes
SR-710 (Warfield Blvd.)	Indiantown Ave.	Indiantown Rd.	4L	2,910	30%	o	248	8.52%	Yes
CR-726 (Citrus Blvd.)	SR-710	Greenridge Ln.	2L	730	5%	o	41	5.62%	Yes
Allapattah Road	SR-710	CR-714	2L	730	5%	o	41	5.62%	Yes

*Planned roadway improvement from west of SW Allapattah Road to west of SW Van Buren Avenue, widening from a 2-lane divided roadway to a 4-lane divided roadway.

Capacity Analysis Short Range (Year 2030)

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. **Table 3** provides the peak hour peak direction capacity analysis on the significantly impacted roadways.

As shown below, all significantly impacted roadway segments are projected to have sufficient capacity through buildout in 2030 with the proposed FLU change.

Table 3: Short-Range (Year 2030) Link Capacity Analysis-

Roadway	From	To	Functional Classification	Lanes	Generalized Service Capacity	Significantly Impacted?	Count Year	** Count Year Traffic Volume	Total Background Growth	Project Traffic	2030 Total Traffic	Meets Standard ??	Back-ground Def. ??
SR-76 (Kanner Hwy.)	SR-15	Project Driveway	C2	2L	730	Yes	2023	101	4	289	394	Yes	-
SR-76 (Kanner Hwy.)	Project Driveway	SR-710	C2	2L	730	Yes	2023	101	4	537	642	Yes	-
SR-76 (Kanner Hwy.)	SR-710	CR-708	C2	2L	730	Yes	2024	183	19	83	285	Yes	-
SR-710 (Warfield Blvd.)	Fox Brown Rd.	Allapattah Rd.	C2	2L	730	Yes	2023	362	108	124	594	Yes	-
SR-710 (Warfield Blvd.)	Allapattah Rd.	Van Buren Ave.	C2_T	* 4L	1,640	Yes	2023	811	242	165	1,218	Yes	-
SR-710 (Warfield Blvd.)	Van Buren Ave.	CR-726	C2	4L	2,910	Yes	2023	811	242	165	1,218	Yes	-
SR-710 (Warfield Blvd.)	CR-726	Kanner Hwy.	C2	4L	2,910	Yes	2023	545	148	207	900	Yes	-
SR-710 (Warfield Blvd.)	Kanner Hwy.	Indiantown Ave.	C2	4L	2,910	Yes	2023	414	260	207	881	Yes	-
SR-710 (Warfield Blvd.)	Indiantown Ave.	Indiantown Rd.	C2	4L	2,910	Yes	2023	414	260	248	922	Yes	-
CR-726 (Citrus Blvd.)	SR-710	Greenridge Ln.	C2	2L	730	Yes	2023	187	59	41	287	Yes	-
Allapattah Road	SR-710	CR-714	C2	2L	730	Yes	2023	117	65	41	223	Yes	-

*Planned roadway improvement from west of SW Allapattah Road to west of SW Van Buren Avenue, widening from a 2-lane divided roadway to a 4-lane divided roadway.
**Roadway volumes obtained from Martin County Roadway Level of Service Report.

LONG-RANGE (2045) PLANNING HORIZON

As noted, the existing FLU designation for the 5,700-acre site is Agricultural. The existing FLU designation is proposed to be changed from Agricultural to Light Industrial. The proposed Light Industrial FLU would allow for a floor area ratio of 2.0 on the 5,700-acre site. The applicant is proposing a voluntary restriction of site intensity of 2,000,000 square feet of general light industrial use. Therefore, the net increase in daily trip generation potential is 4,635 daily trips compared to the maximum trips allowed under the existing FLU designation. For this analysis the radius of developmental influence is three (3) miles. Per the Martin County Land Development Code, during the long-range horizon, a link is considered significantly impacted where the net trip increase impacting roads is greater than two percent (2%).

Projected 2045 traffic volumes were developed using the Southeast Regional Planning Model (SERPM), shown in the Appendix for reference.

As shown in **Table 4**, the following roadway links are projected to be significantly impacted by the proposed project under significance determination standards:

- State Road-76 – from State Road-15 to Project Driveway
- State Road-76 – from Project Driveway to State Road-710
- State Road-76 – from State Road-710 to SW Bridge 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 CR-726 TO Kanner Highway
- State Road-710 – from Kanner Highway to Indiantown Avenue
- State Road-710 – from Indiantown Avenue to Indiantown Road

As shown in **Table 4**, these links are projected to operate acceptably under long-range 2045 conditions with the proposed FLU change.

Table 4: Long-Range (Year 2045) Significance and Capacity Analysis

ROADWAY	FROM	TO	Functional Classification	EXISTING NUMBER OF LANES	GENERAL SVC. VOLUME	PROJECT TRIPS			% IMPACT	Sig?	2045 Volumes	Total 2045 Volumes	Meet Standards
						PROJECT % ASSIGNMENT	NB/EB IN/OUT?	DAILY TRIPS					
SR-76 (Kanner Hwy.)	SR-15	Project Driveway	C2	2L	14,000	35%	i	1,622	11.59%	Yes	6,249	7,871	Yes
SR-76 (Kanner Hwy.)	Project Driveway	SR-710	C2	2L	14,000	65%	o	3,013	21.52%	Yes	7,582	10,595	Yes
SR-76 (Kanner Hwy.)	SR-710	SW Bridge Rd.	C2	2L	14,000	10%	o	464	3.31%	Yes	10,709	11,173	Yes
SR-710 (Warfield Blvd.)	Fox Brown Rd.	Allapattah Rd.	C2	2L	14,000	15%	i	695	4.96%	Yes	6,806	7,501	Yes
SR-710 (Warfield Blvd.)	Allapattah Rd.	Van Buren Ave.	C2_T	* 4L	31,400	20%	i	927	2.95%	Yes	18,646	19,573	Yes
SR-710 (Warfield Blvd.)	Van Buren Ave.	CR-726	C2	4L	55,700	20%	i	927	1.66%	No	17,858	18,785	Yes
SR-710 (Warfield Blvd.)	CR-726	Kanner Hwy.	C2	4L	55,700	25%	i	1,159	2.08%	Yes	16,780	17,939	Yes
SR-710 (Warfield Blvd.)	Kanner Hwy.	Indiantown Ave.	C2	4L	55,700	25%	i	1,159	2.08%	Yes	16,638	17,797	Yes
SR-710 (Warfield Blvd.)	Indiantown Ave.	Indiantown Rd.	C2	4L	55,700	35%	o	1,622	2.91%	Yes	13,395	15,017	Yes
CR-726 (Citrus Blvd.)	SR-710	Greenridge Ln.	C2	2L	14,000	5%	o	232	1.66%	No	4,512	4,744	Yes
Allapattah Road	SR-710	CR-714	C2	2L	14,000	5%	o	232	1.66%	No	11,711	11,943	Yes

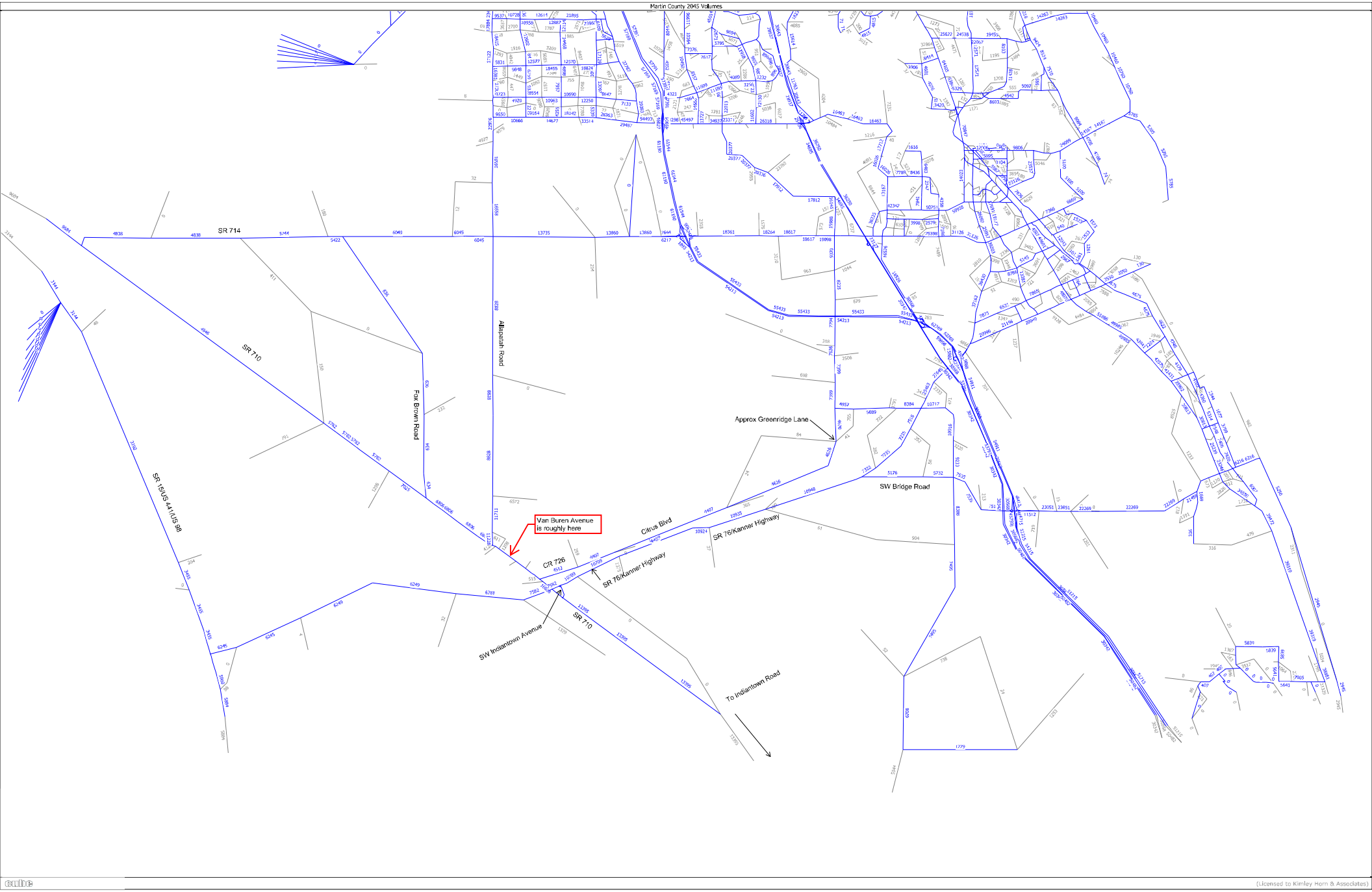
*Planned roadway improvement from west of SW Allapattah Road to west of SW Van Buren Avenue, widening from a 2-lane divided roadway to a 4-lane divided roadway.

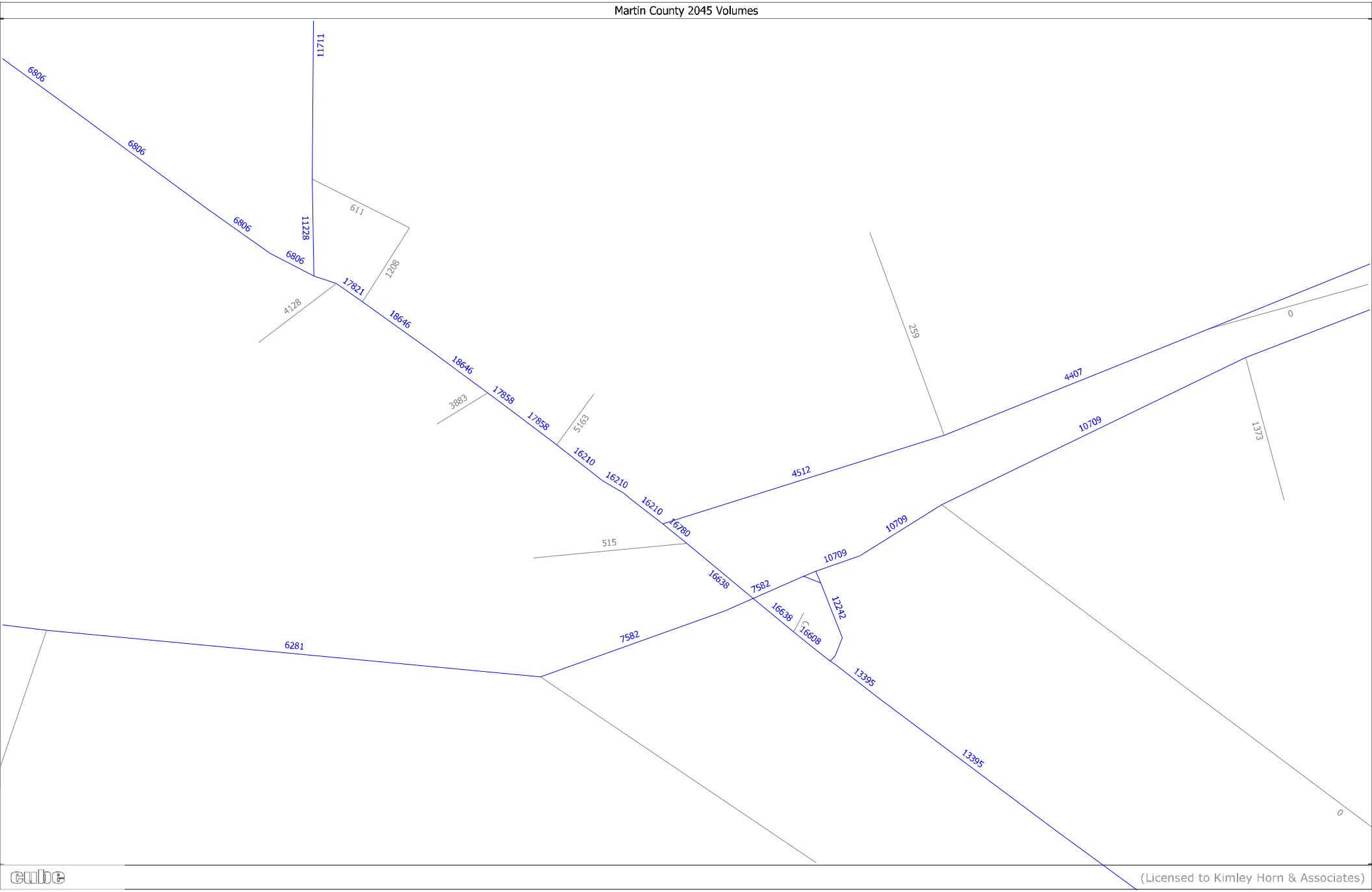
CONCLUSION

The foregoing comprehensive plan traffic analysis has been conducted to evaluate the proposed future land use designation change from Agriculture to Light Industrial. The Light Industrial designation would allow a maximum floor area ratio (FAR) of 2.0 on the 5,700-acre site, which equates to 496,584,000 square feet of general light industrial use. However, the applicant is proposing a voluntary restriction of site intensity of 2,000,000 square feet of general light industrial use on the 5,700-acre site. Therefore, any permitted uses under the Light Industrial FLU designation will be allowed on the site, provided they generate traffic equivalent to, or less than, the trips associated with 2,000,000 square feet of general light industrial use. The project site is located on the north and south side of Kanner Highway, just east of US Route 98, in the Village of Indiantown, Florida.

Based on the analyses conducted for each of the planning horizons (short-range and long-range), all significantly impacted links are projected to operate acceptably in 2030 and 2045 with the proposed FLU change and voluntary restriction. Therefore, the traffic associated with the proposed FLU change meets the requirements of the Village of Indiantown, Florida.

APPENDIX


Martin County 2045 Volumes
SR 714
SR 710
Allapatah Road
Fox Brown Road
SR 15/US 441/US 98
Approx Greenridge Lane
SW Bridge Road
Van Buren Avenue is roughly here
Citrus Blvd
SR 76/Kanner Highway
CR 726
SW Indiantown Avenue
To Indiantown Road
(Licensed to Kimley Horn & Associates)


Martin County 2045 Volumes
6806
6806
6806
6806
11711
11228
611
1208
17821
4128
18646
18646
17858
17858
3883
5163
16210
16210
16210
A5780
515
16638
7582
16638
16608
12242
10709
10709
10709
4512
4407
259
0
1373
6281
7582
13395
13395
0
cube
(Licensed to Kimley Horn & Associates)

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:

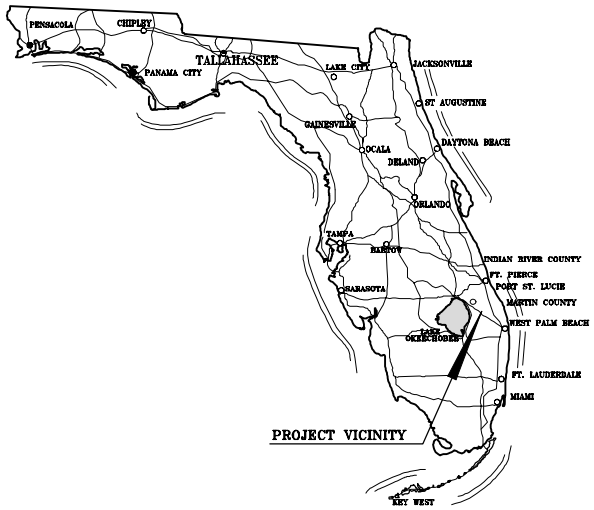
1. THE LAST DATE OF DATA ACQUISITION WAS 11-13-25.
2. THIS SURVEY WAS PREPARED IN ACCORDANCE WITH THE "STANDARDS OF PRACTICE", AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN RULE 5J-17.050 THROUGH 5J-17.053, OF THE FLORIDA ADMINISTRATIVE CODE.
3. THIS SURVEY MAP AND/OR REPORT 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:

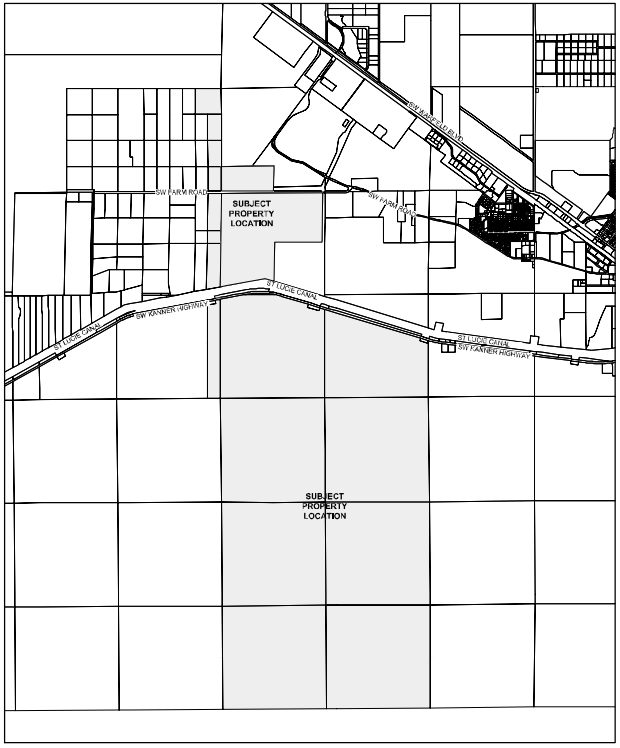
THE UNDERSIGNED HEREBY CERTIFIES THAT THIS SURVEY MEETS THE STANDARDS OF PRACTICE RECOGNIZED BY FLORIDA BOARD OF PROFESSIONAL LAND SURVEYORS, AS SET FORTH IN CHAPTER [5]OACS 5J-17.05, 051, 052 AND CHAPTER 177.011 061] AND ESTABLISHED PURSUANT TO CH 472, F.S., AS AMENDED.

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

SHEET 1 OF 16

P:\Proj\-2023\23-152.001 FPL Tesoro 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

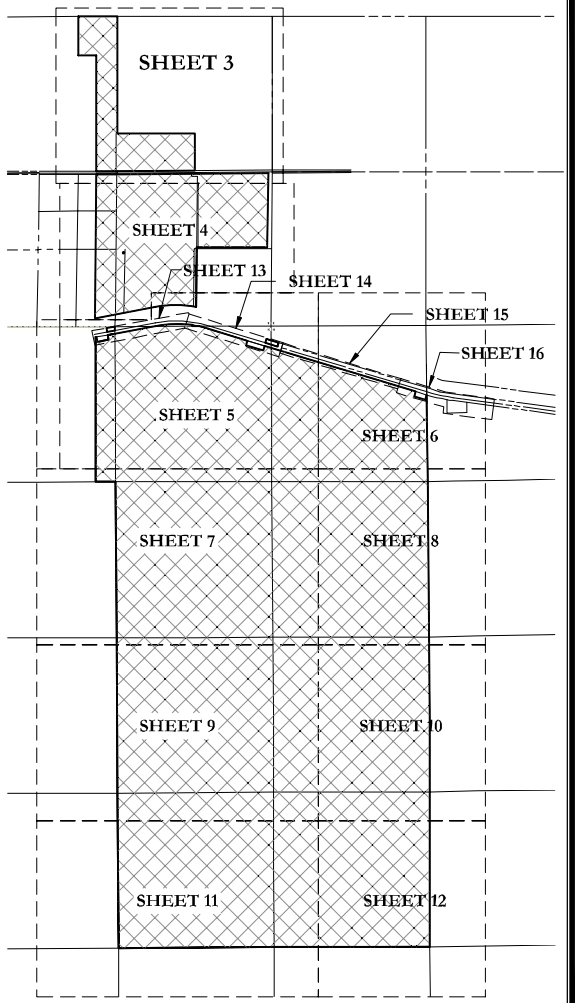
PARCEL 3
A PARCEL OF LAND LYING IN SECTION 9 TOWNSHIP 40 SOUTH, RANGE 38 EAST, MARTIN COUNTY, FLORIDA; BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

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°30'56" 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 2929.26 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 5366.89 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 38 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')

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LEGAL DESCRIPTION & SHEET INDEX

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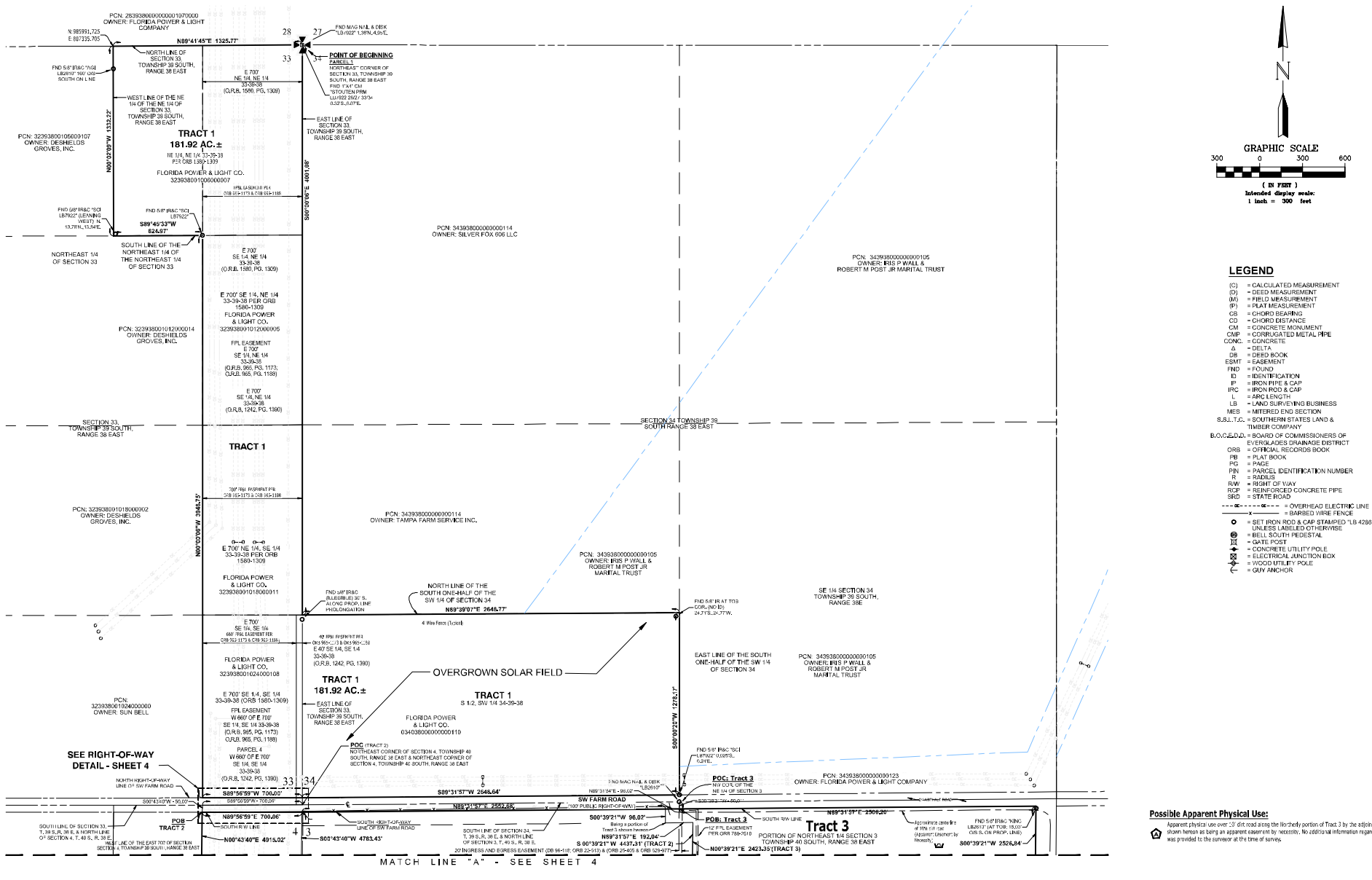
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– REVISIONS –	BY	DATE

	BY	DATE
FIELD	SG	10–16–2025
CALCS.	-	-
DRAWN	JHY	10–15–2025
DETAILED	-	-
CHECKED	JDJ	10–15–2025
APPROVED	LBR	-

BOUNDARY SURVEY
PREPARED FOR
FLORIDA POWER AND LIGHT COMPANY

DATE: 10/20/2025
HORIZ. SCALE: AS SHOWN
VERT. SCALE: N/A
JOB No. 22–152.001
SHEET 2 of 16



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GRAPHICS

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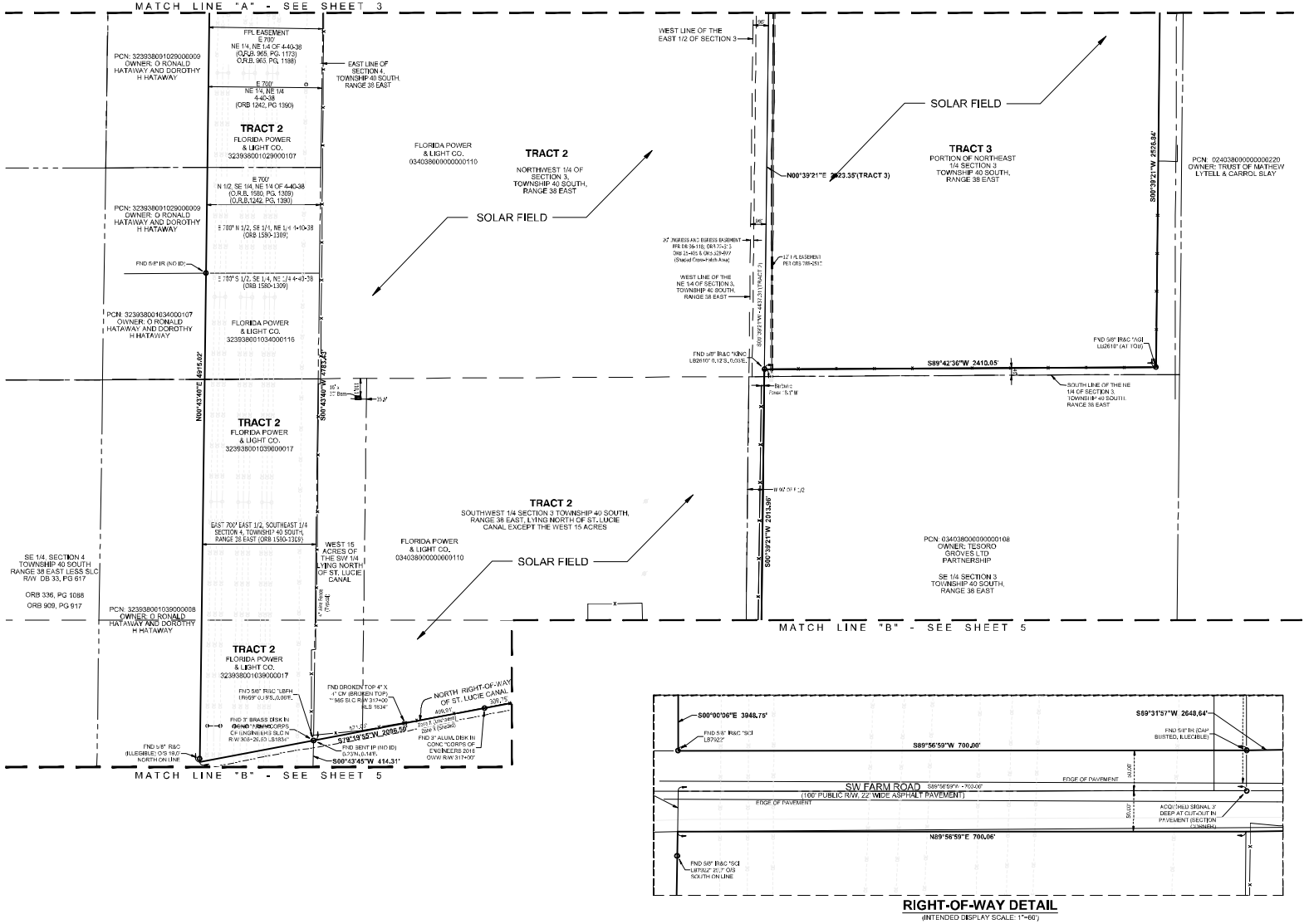
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CALCS.		-
DRAWN	JHY	10-15-2025
DETAILED		-
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APPROVED	LBR	-

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 3 of 16



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GRAPHICS

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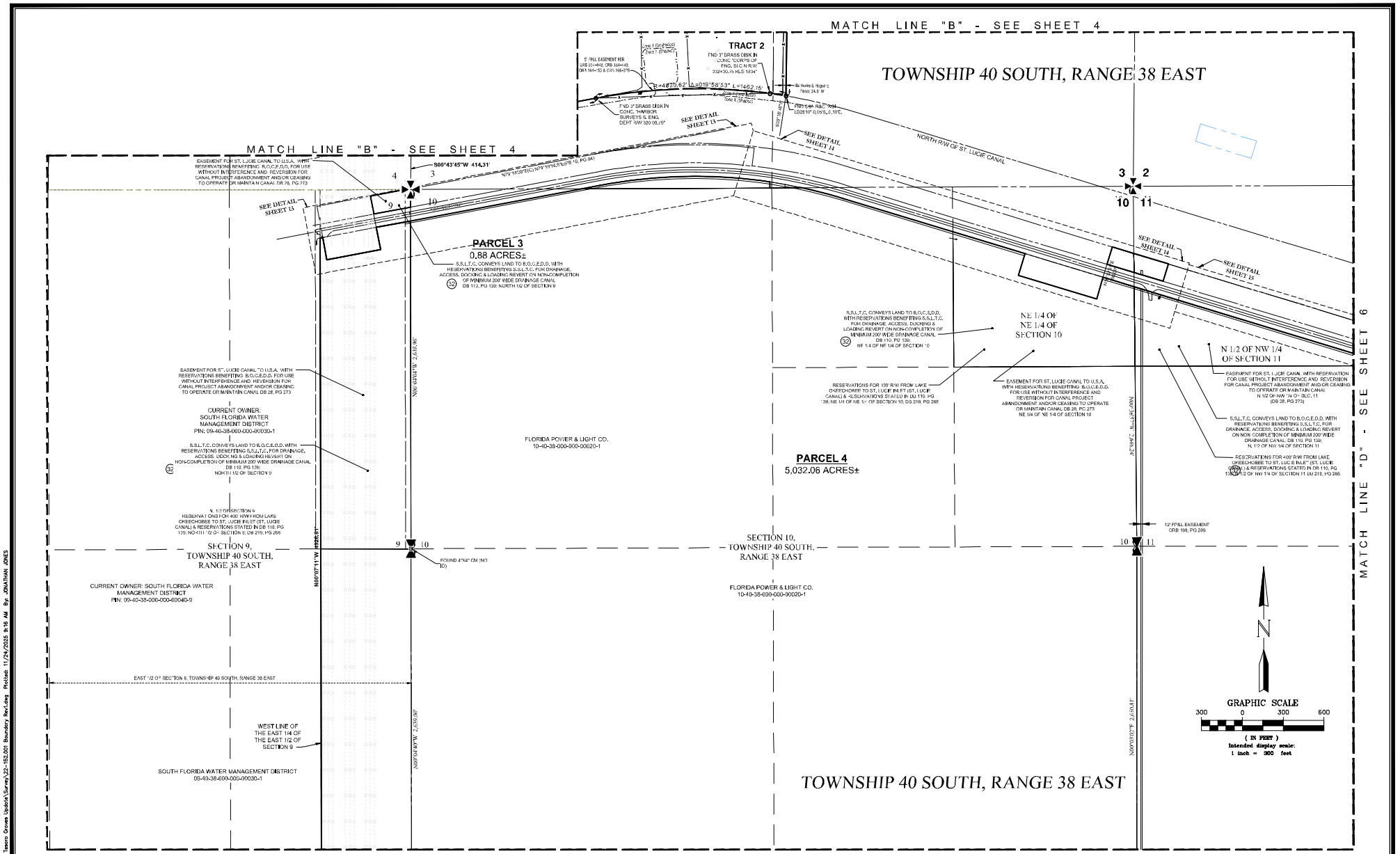
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SHEET 4 of 16



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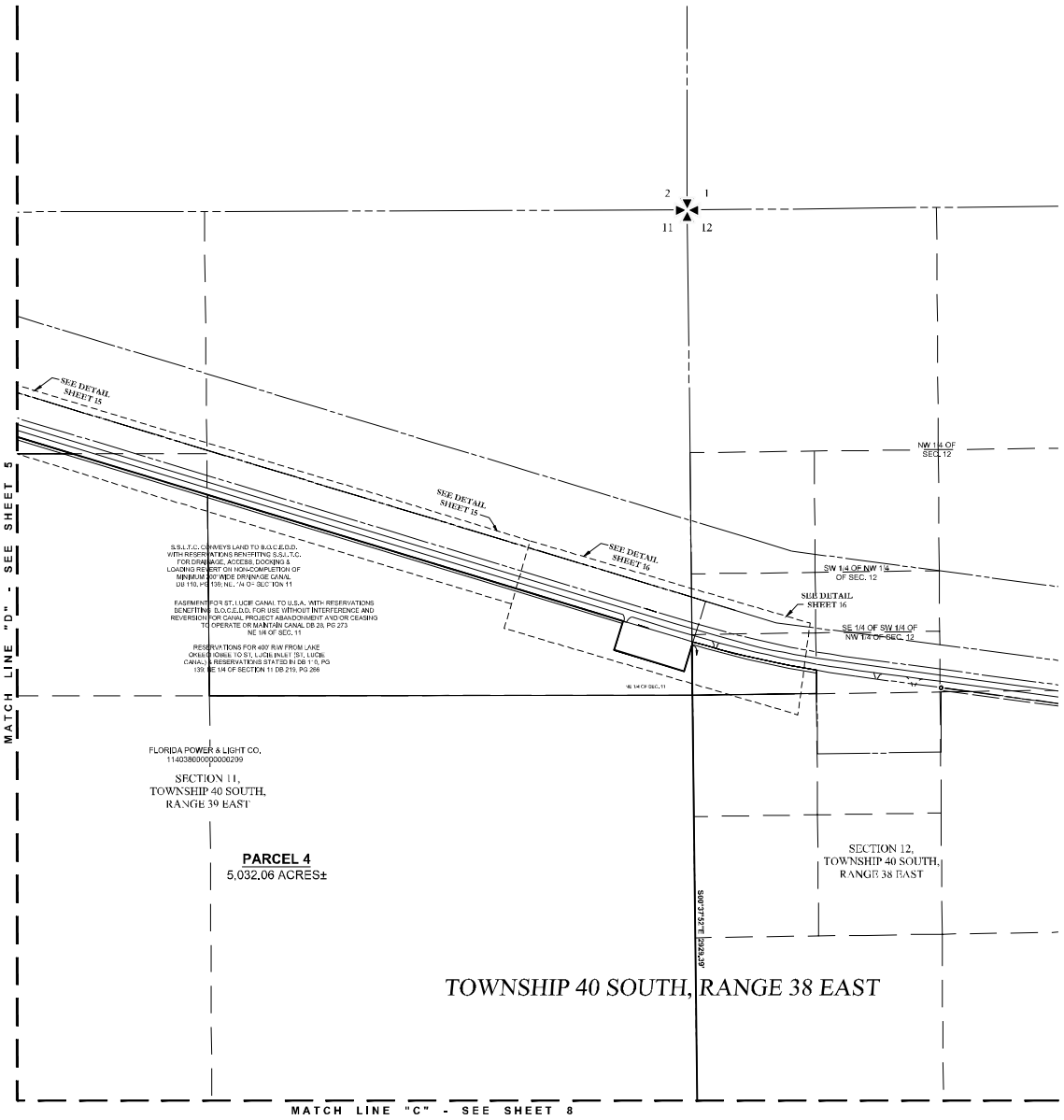
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BOUNDARY SURVEY

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JOB No. 22-152.001
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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
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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

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APPROVED	LBR	

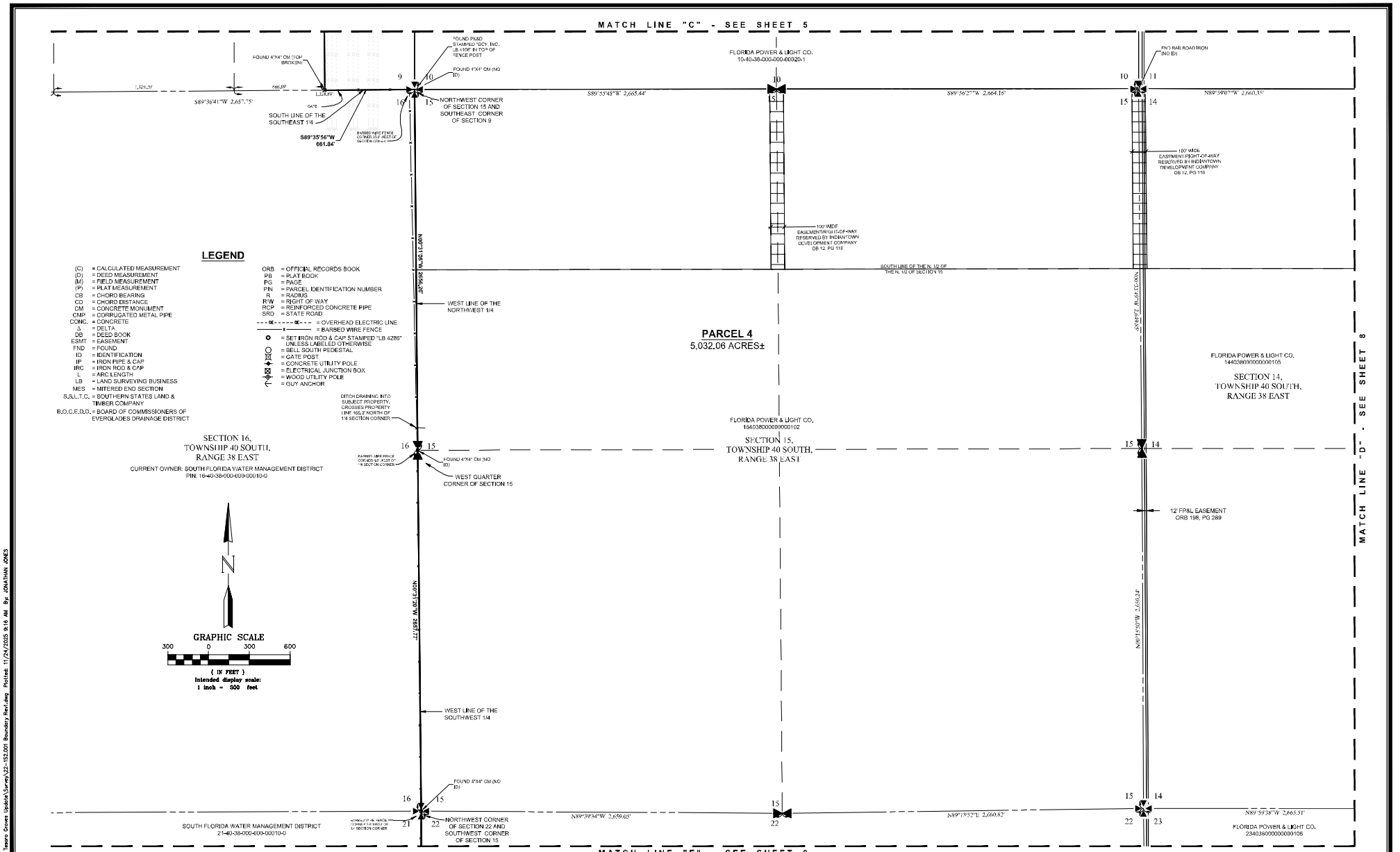
BOUNDARY SURVEY

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 6 of 16

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GRAPHICS

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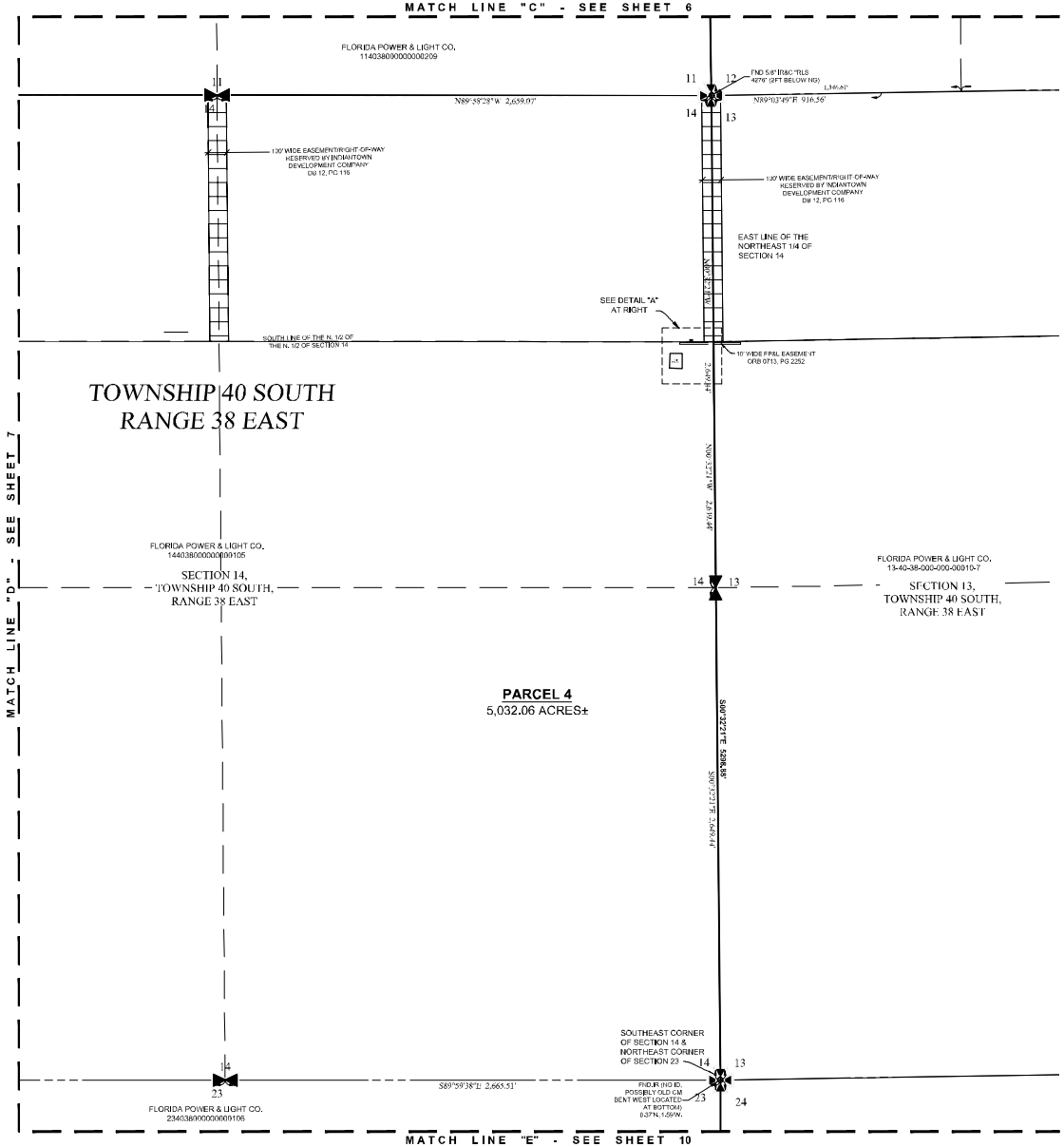
BOUNDARY SURVEY

PREPARED FOR

FLORIDA POWER AND LIGHT COMPANY

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JOB No. 22–152.001
SHEET 7 of 16

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LEGEND

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CONC.	= CONCRETE	--OE---OE--	= OVERHEAD ELECTRIC LINE
Δ	= DELTA	——x——	= BARBED WIRE FENCE
DB	= DEED BOOK	○	= SET IRON ROD & CAP STAMPED "LB 4286" UNLESS LABELED OTHERWISE
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FND	= FOUND	GP	= GATE POST
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IP	= IRON PIPE & CAP		= ELECTRICAL JUNCTION BOX
IRC	= IRON ROD & CAP		= WOOD UTILITY POLE
L	= ARC LENGTH		= GUY ANCHOR
LB	= LAND SURVEYING BUSINESS		
MES	= MITERED END SECTION		
S.S.L.T.C.	= SOUTHERN STATES LAND & TIMBER COMPANY		
B.O.C.E.D.D.	= BOARD OF COMMISSIONERS OF EVERGLADES DRAINAGE DISTRICT		

GRAPHICS

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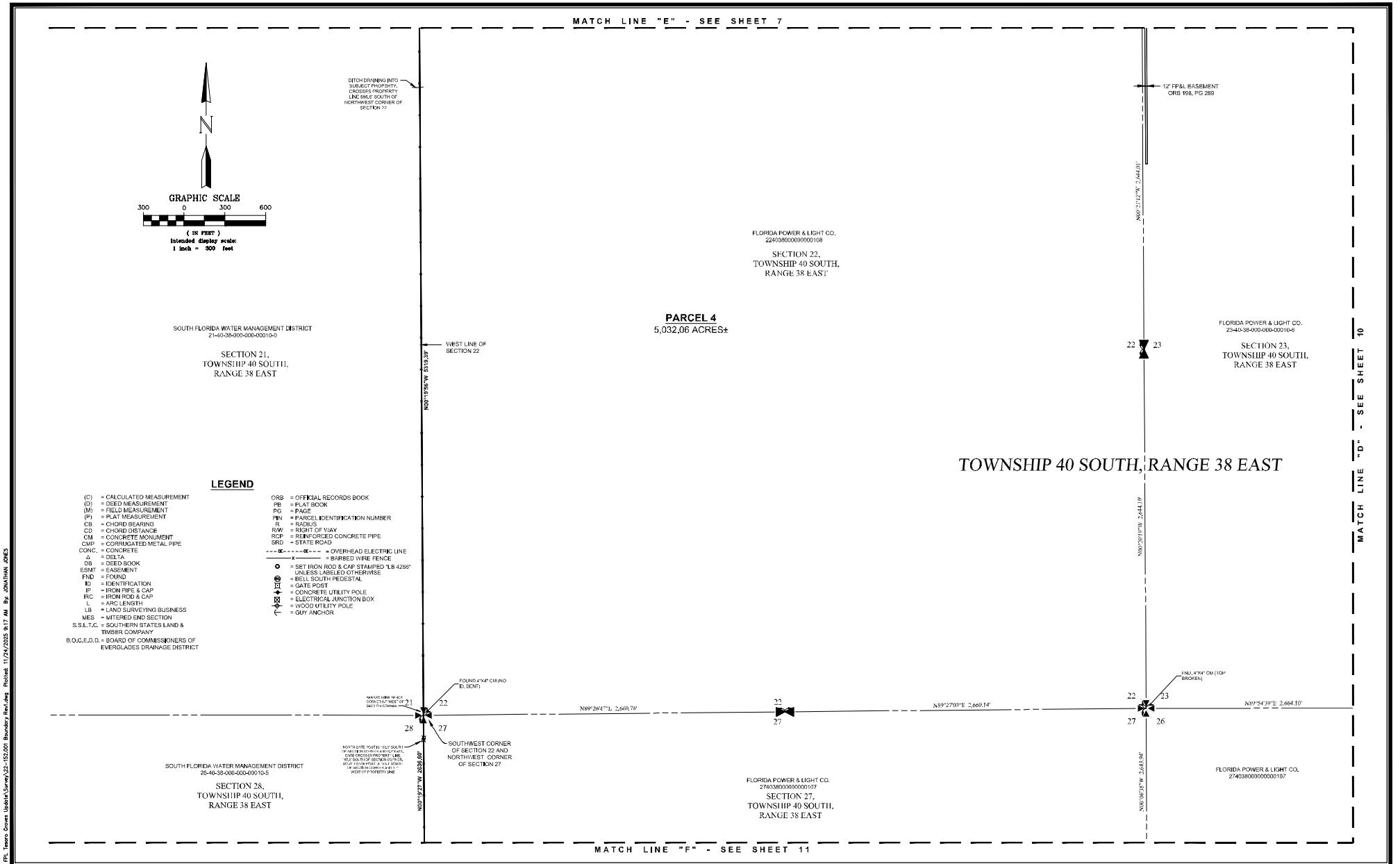
BOUNDARY SURVEY

PREPARED FOR

FLORIDA POWER AND LIGHT COMPANY

DATE: 10/20/2025
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VERT. SCALE: N/A
JOB No. 22-152.001
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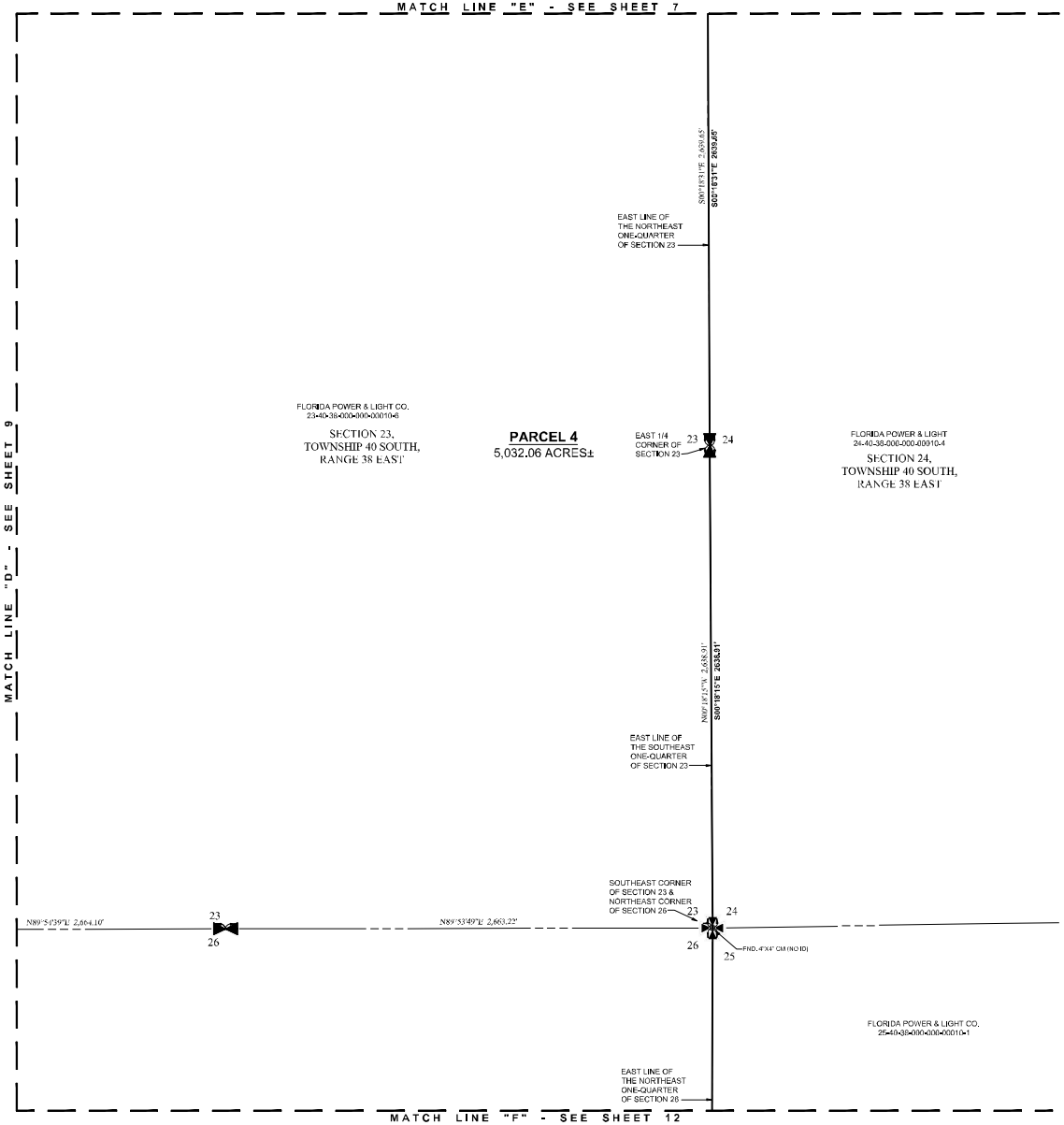
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FLORIDA POWER AND LIGHT COMPANY

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VERT. SCALE: N/A
JOB No. 22–152.001
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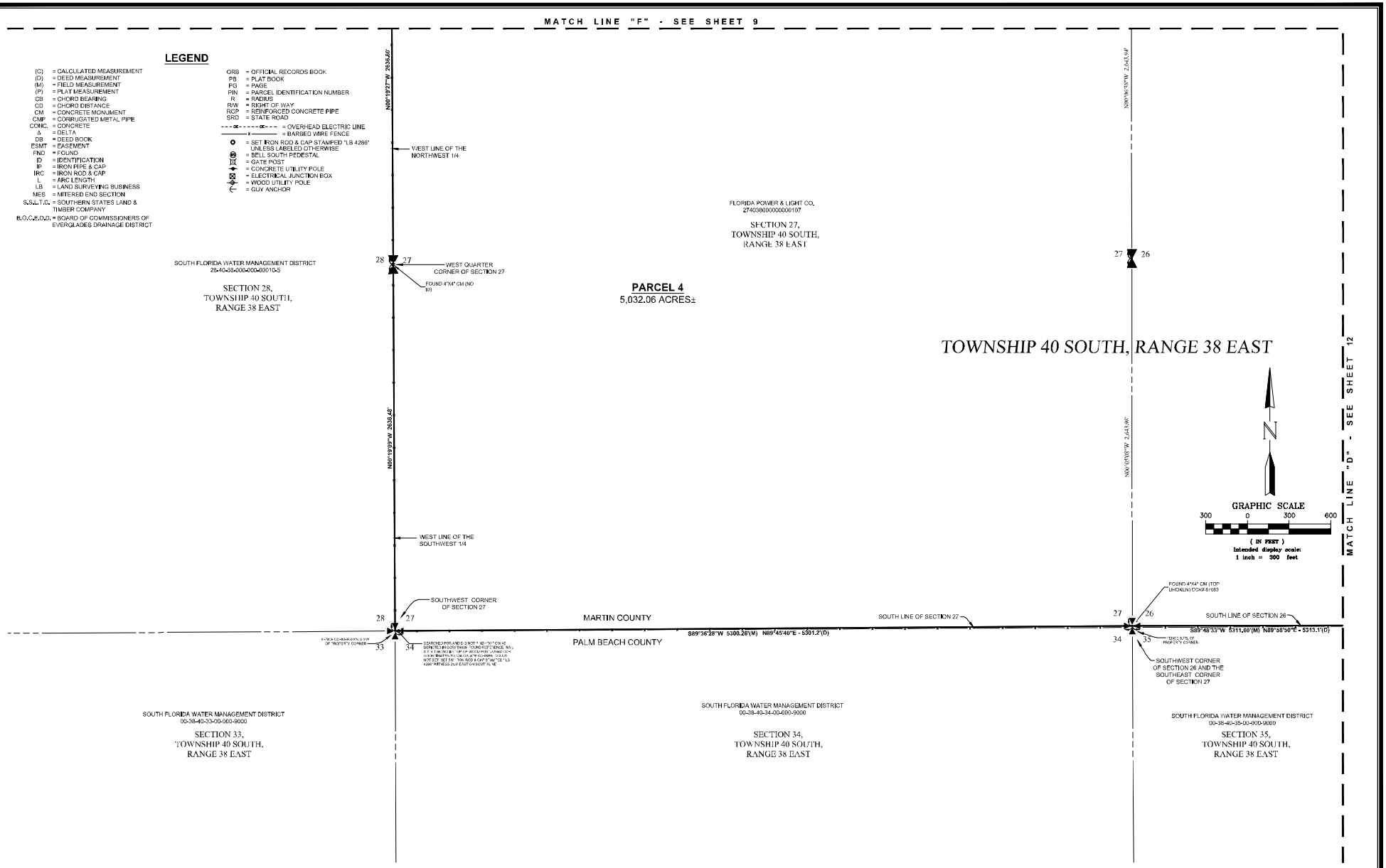
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SHEET 10 of 16

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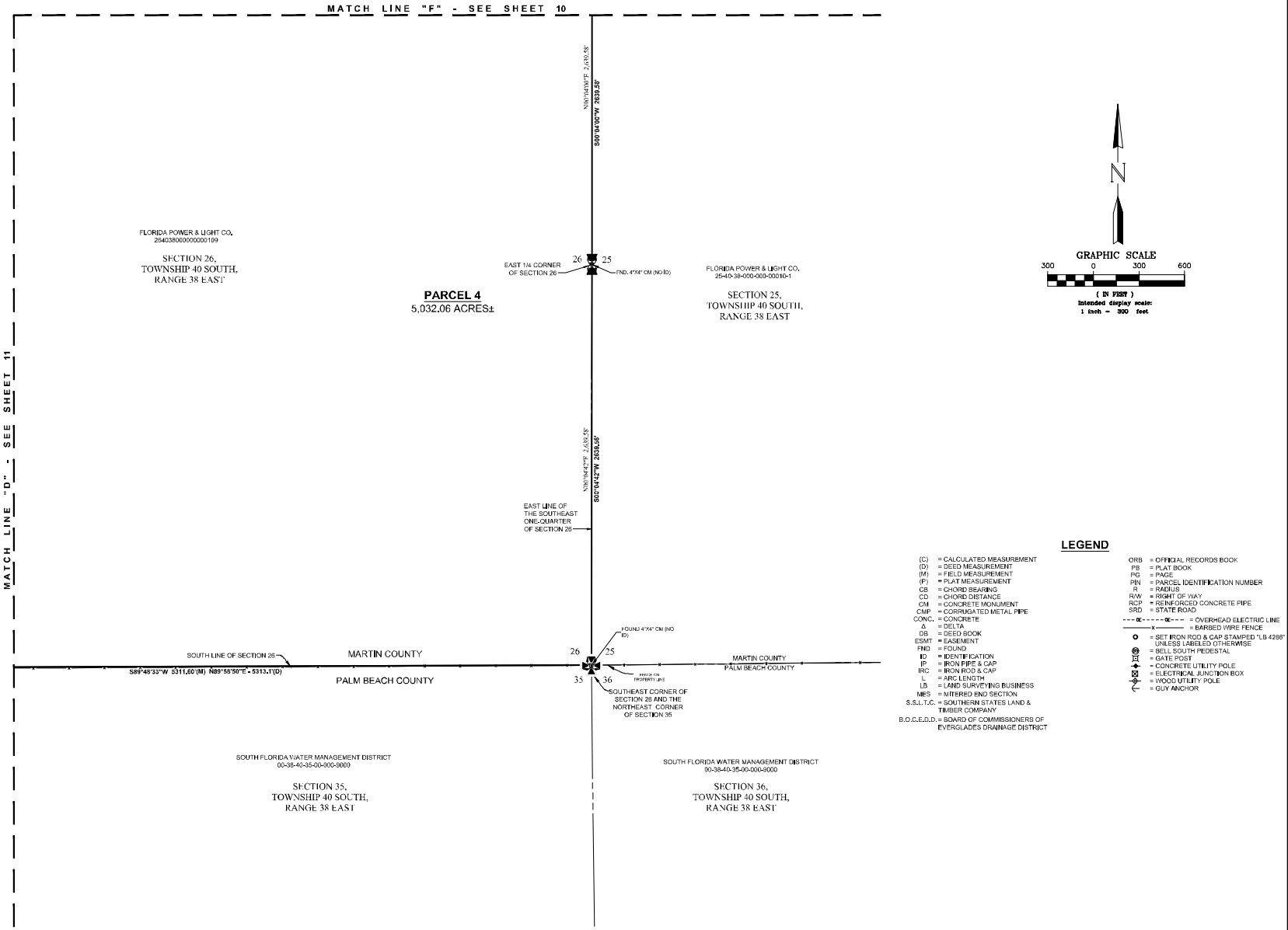
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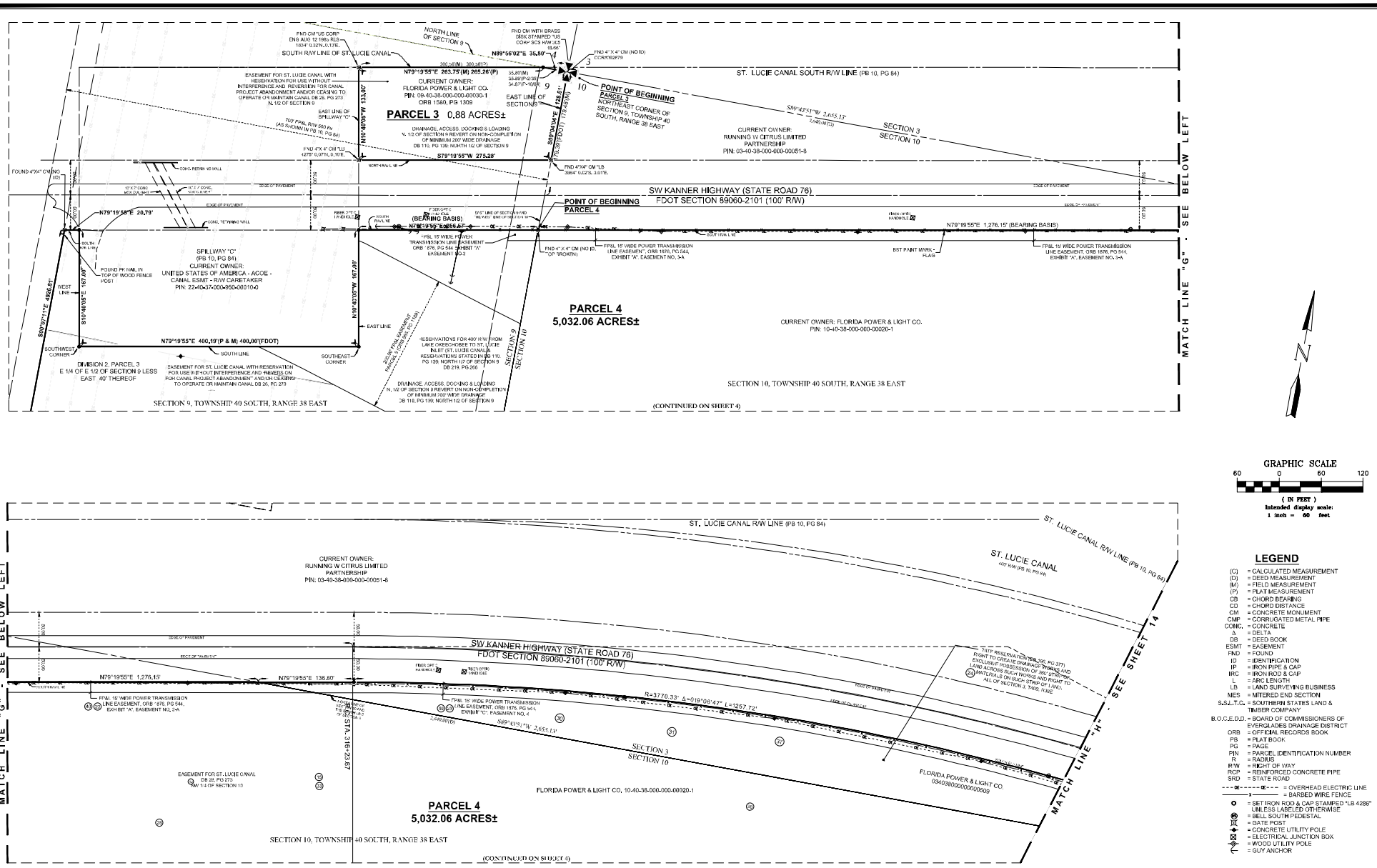
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JOB No. 22–152.001
SHEET 12 of 16



GRAPHIC SCALE

60 0 60 120

(IN FEET)

Intended display scale: 1 inch = 60 feet

LEGEND

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⊠	= ELECTRICAL JUNCTION BOX
⊗	= WOOD UTILITY POLE
⊱	= GUY ANCHOR

GRAPHICS

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APPROVED	LBR	

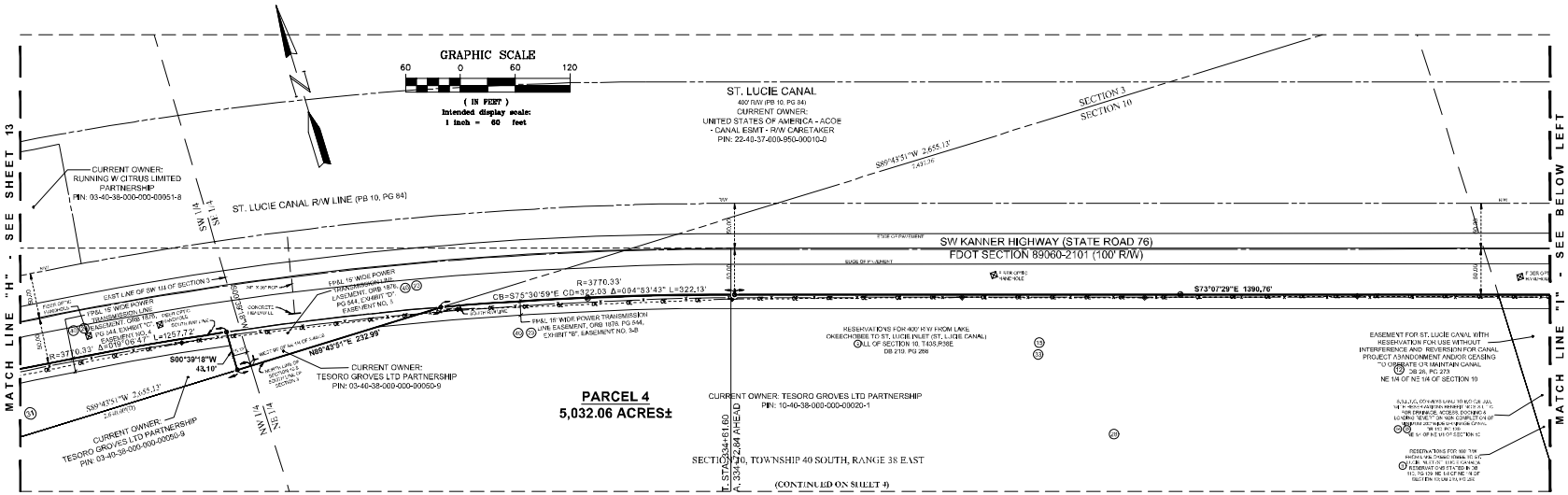
BOUNDARY SURVEY

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



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.J.,T.C.	= SOUTHERN STATES LAND & TIMBER COMPANY
B.O.C.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
⊕	= 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 772-464-6497 • www.ctengr.com
STATE OF FLORIDA BOARD OF PROFESSIONAL ENGINEERS AUTHORIZATION NO. 4286

- REVISIONS -	BY	DATE

	BY	DATE
FIELD	SG	10-16-2025
CALCS.		
DRAWN	JHY	10-15-2025
DETAILED		
CHECKED	JDJ	10-15-2025
APPROVED	LBR	

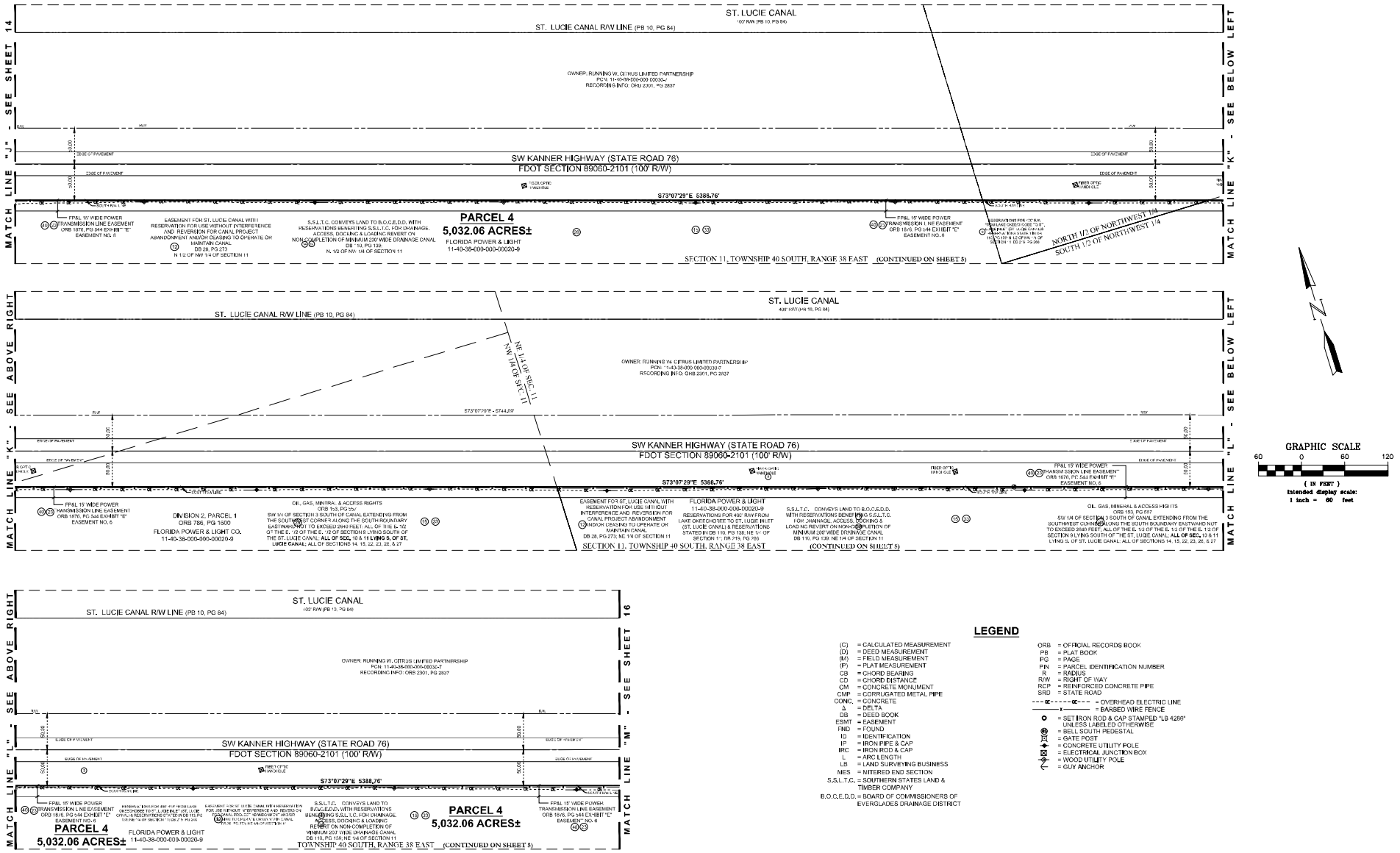
BOUNDARY SURVEY

PREPARED FOR

FLORIDA POWER AND LIGHT COMPANY

DATE: 10/20/2025
HORIZ. SCALE: 1"=60'
VERT. SCALE: N/A
JOB No. 22-152.001
SHEET 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)
Intended display scale:
1 inch = 60 feet

LEGEND

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SRD	= STATE ROAD
-OE-OE-	= OVERHEAD ELECTRIC LINE
-/-/-/-	= BARBED WIRE FENCE
○	= SET IRON ROD & CAP STAMPED "LB 4266" 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 PLOT STAMP AT LEFT	

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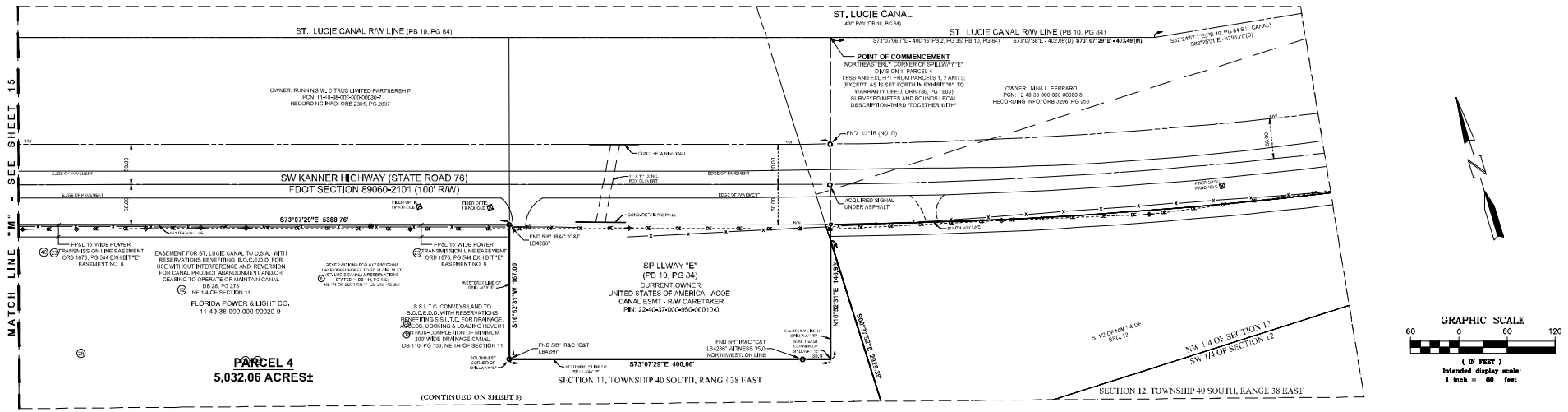
– REVISIONS –	BY	DATE

	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 15 of 16

P:\Proj\2022\22-152.001 FPL Treens Groves Update\Survey\22-152.001 Boundary Rev1.dwg Plotted: 11/24/2025 9:17 AM By: JONATHAN JONES



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	= 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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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
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JOB No. 22-152.001
SHEET 16 of 16

P:\Proj\2022\22-152.001 FPL Towns Grows Update\Survey\22-152.001 Boundary Ref.dwg Plotted: 11/24/2025 8:17 AM By: JONATHAN JONES

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)

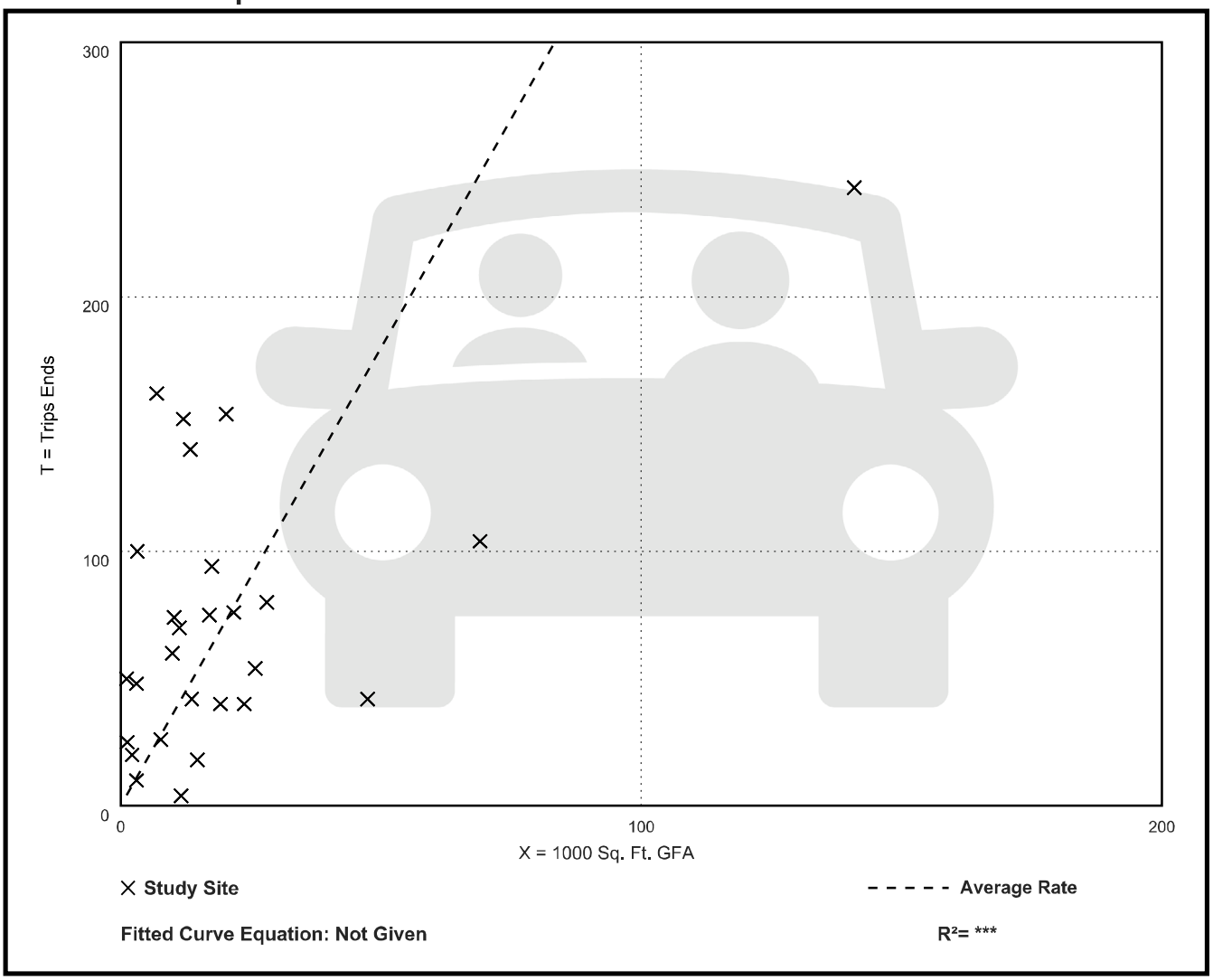
Vehicle Trip Ends vs: **1000 Sq. Ft. GFA**
On a: **Weekday**

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



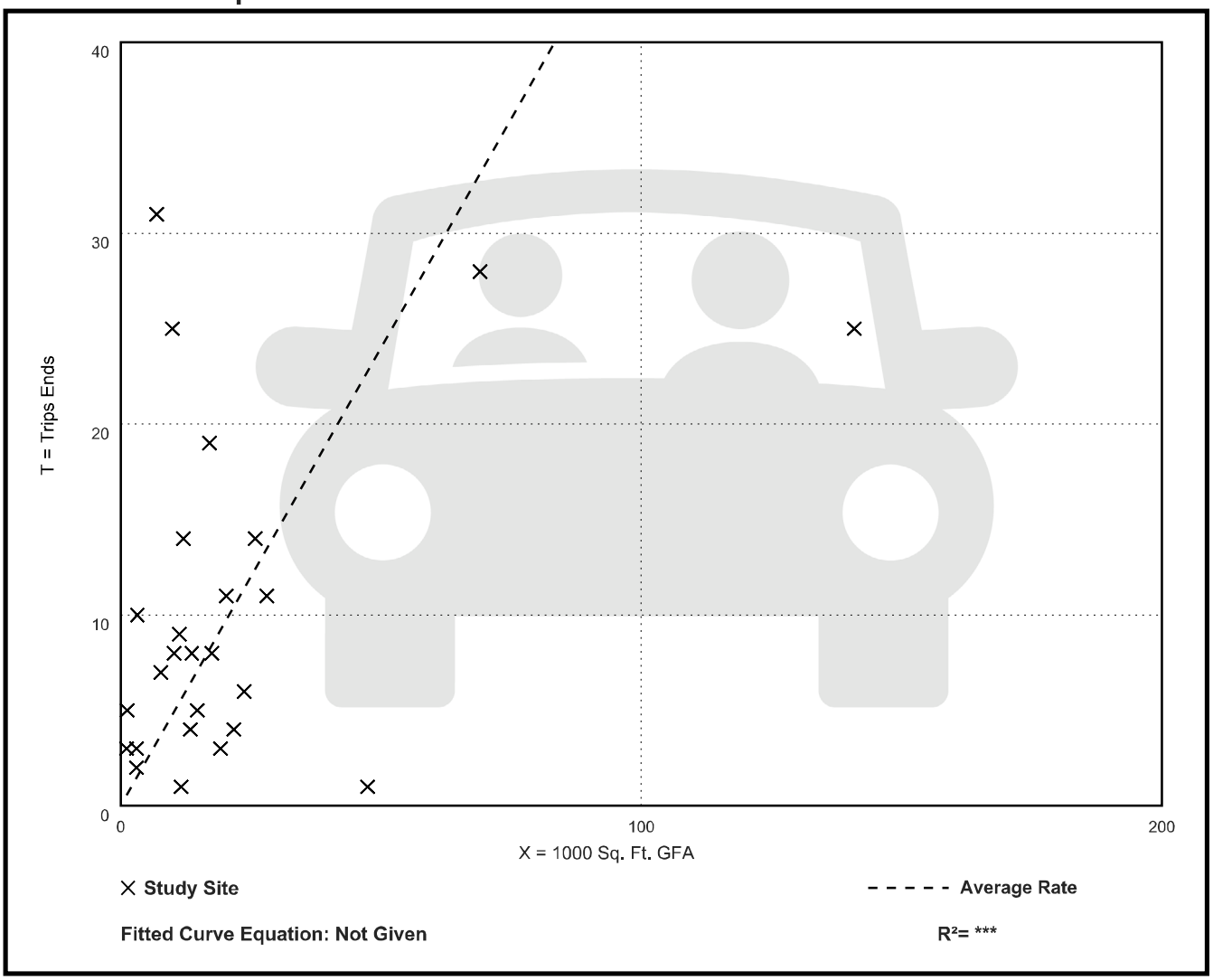
General Light Industrial
(110)

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



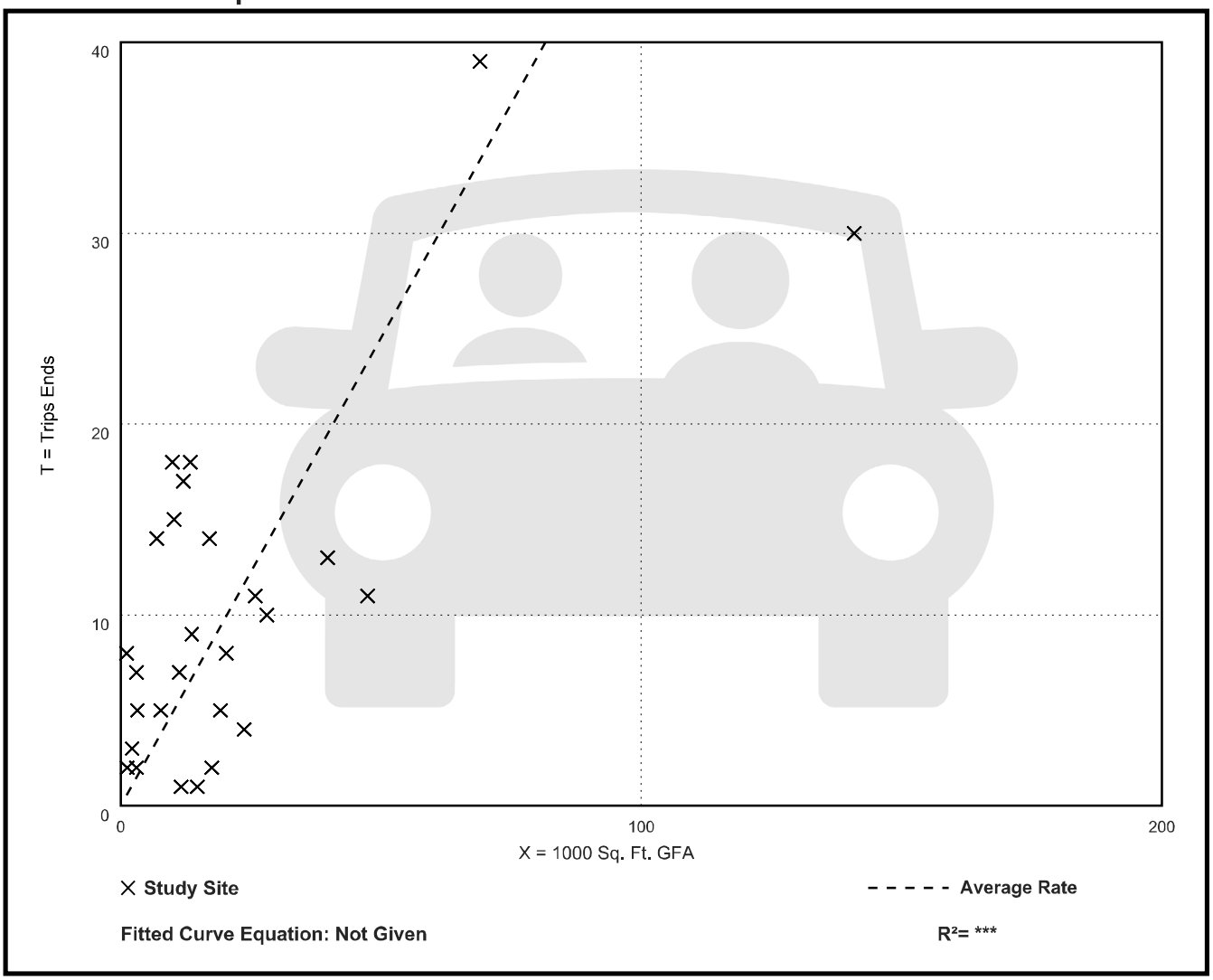
General Light Industrial
(110)

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



Land Use: 210
Single-Family Detached Housing

Description

A single-family detached housing site includes any single-family detached home on an individual lot. A typical site surveyed is a suburban subdivision.

Specialized Land Use

Data have been submitted for several single-family detached housing developments with homes that are commonly referred to as patio homes. A patio home is a detached housing unit that is located on a small lot with little (or no) front or back yard. In some subdivisions, communal maintenance of outside grounds is provided for the patio homes. The three patio home sites total 299 dwelling units with overall weighted average trip generation rates of 5.35 vehicle trips per dwelling unit for weekday, 0.26 for the AM adjacent street peak hour, and 0.47 for the PM adjacent street peak hour. These patio home rates, based on a small sample of sites, are lower than those for single-family detached housing (Land Use 210), lower than those for single-family attached housing (Land Use 215), and higher than those for senior adult housing—single-family (Land Use 251). (Source 1008)

Additional Data

The sites were surveyed in the 1990s, the 2000s, the 2010s, and the 2020s in Alabama, Arizona, British Columbia (CAN), California, Delaware, Illinois, Kentucky, Massachusetts, Minnesota, Montana, New Jersey, New York, North Carolina, Ontario (CAN), Oregon, Pennsylvania, South Carolina, South Dakota, Vermont, and West Virginia.

Source Numbers

356, 357, 367, 384, 387, 407, 435, 522, 550, 552, 579, 598, 601, 603, 614, 637, 711, 716, 720, 728, 735, 868, 869, 903, 925, 936, 1005, 1007, 1008, 1010, 1033, 1066, 1077, 1078, 1079, 1204, 1221, 1225, 1236, 1251, 1265, 1267

Single-Family Detached Housing
(210)

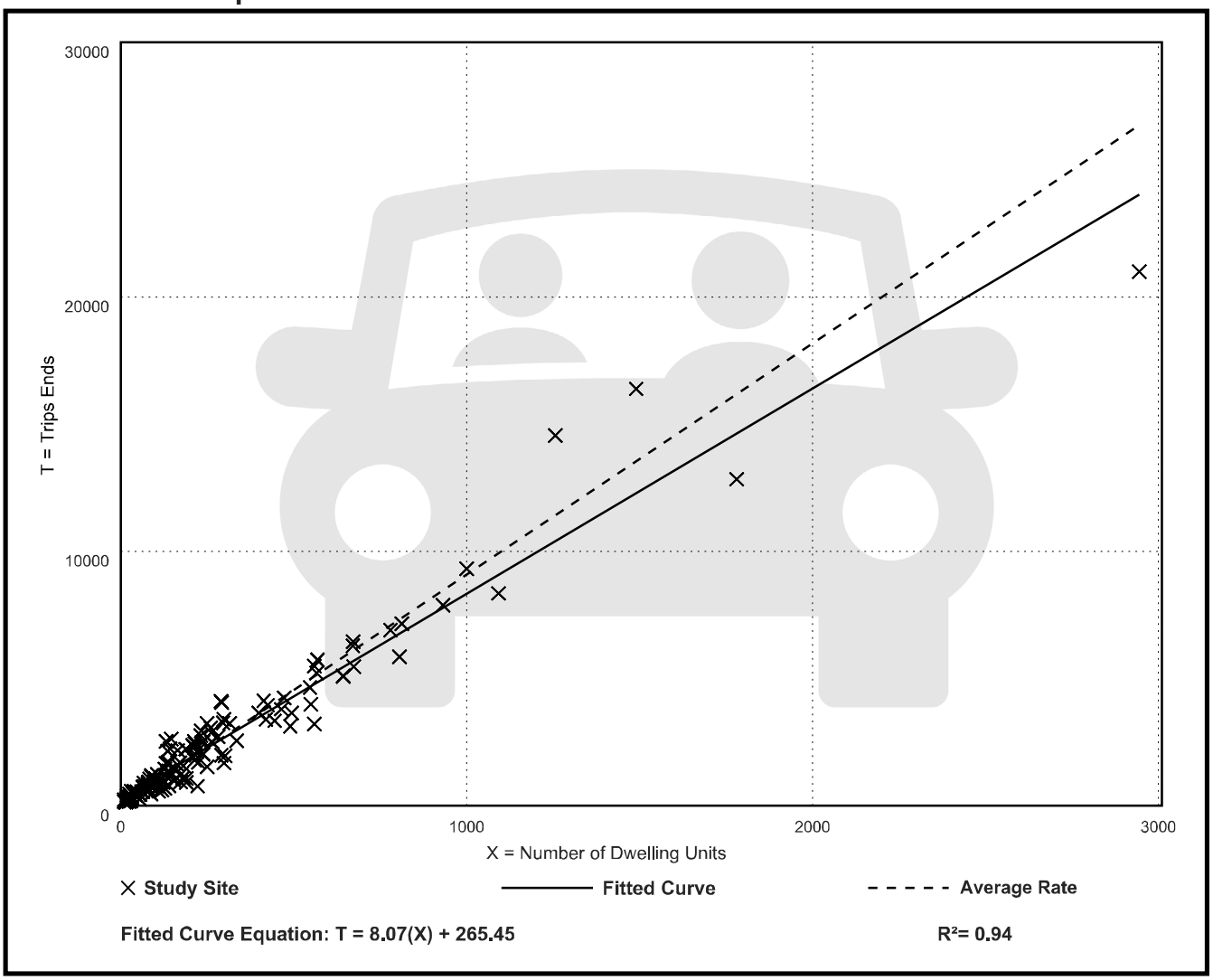
Vehicle Trip Ends vs: **Dwelling Units**
On a: **Weekday**

Setting/Location: **General Urban/Suburban**
Number of Studies: 155
Avg. Num. of Dwelling Units: 261
Directional Distribution: 50% entering, 50% exiting

Vehicle Trip Generation per Dwelling Unit

Average Rate	Range of Rates	Standard Deviation
9.09	3.47 - 23.80	2.29

Data Plot and Equation



Fitted Curve Equation: T = 8.07(X) + 265.45

R^2= 0.94

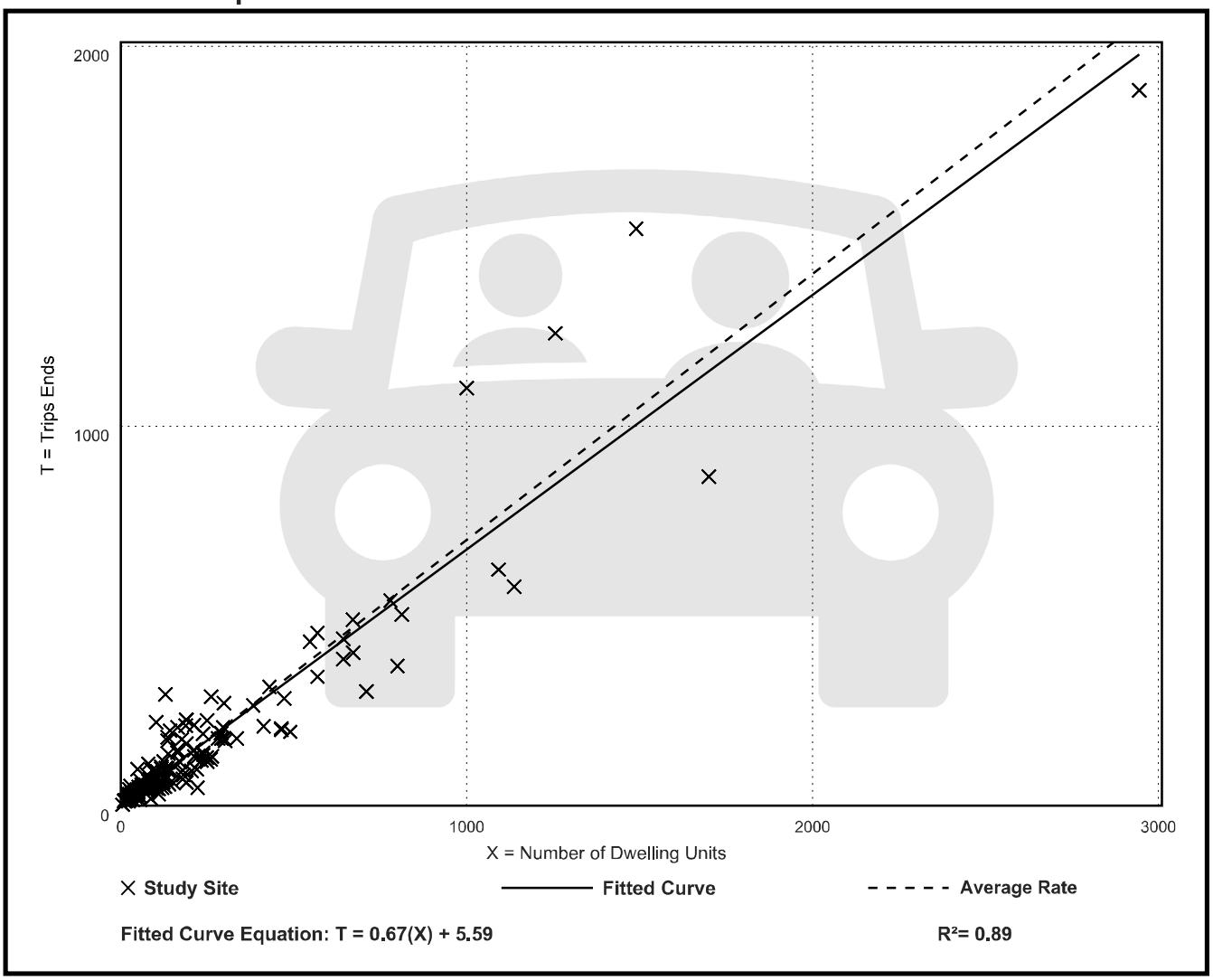
Single-Family Detached Housing
(210)

Vehicle Trip Ends vs:	**Dwelling Units**
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:	153
Avg. Num. of Dwelling Units:	239
Directional Distribution:	27% entering, 73% exiting

Vehicle Trip Generation per Dwelling Unit

Average Rate	Range of Rates	Standard Deviation
0.70	0.22 - 2.27	0.26

Data Plot and Equation



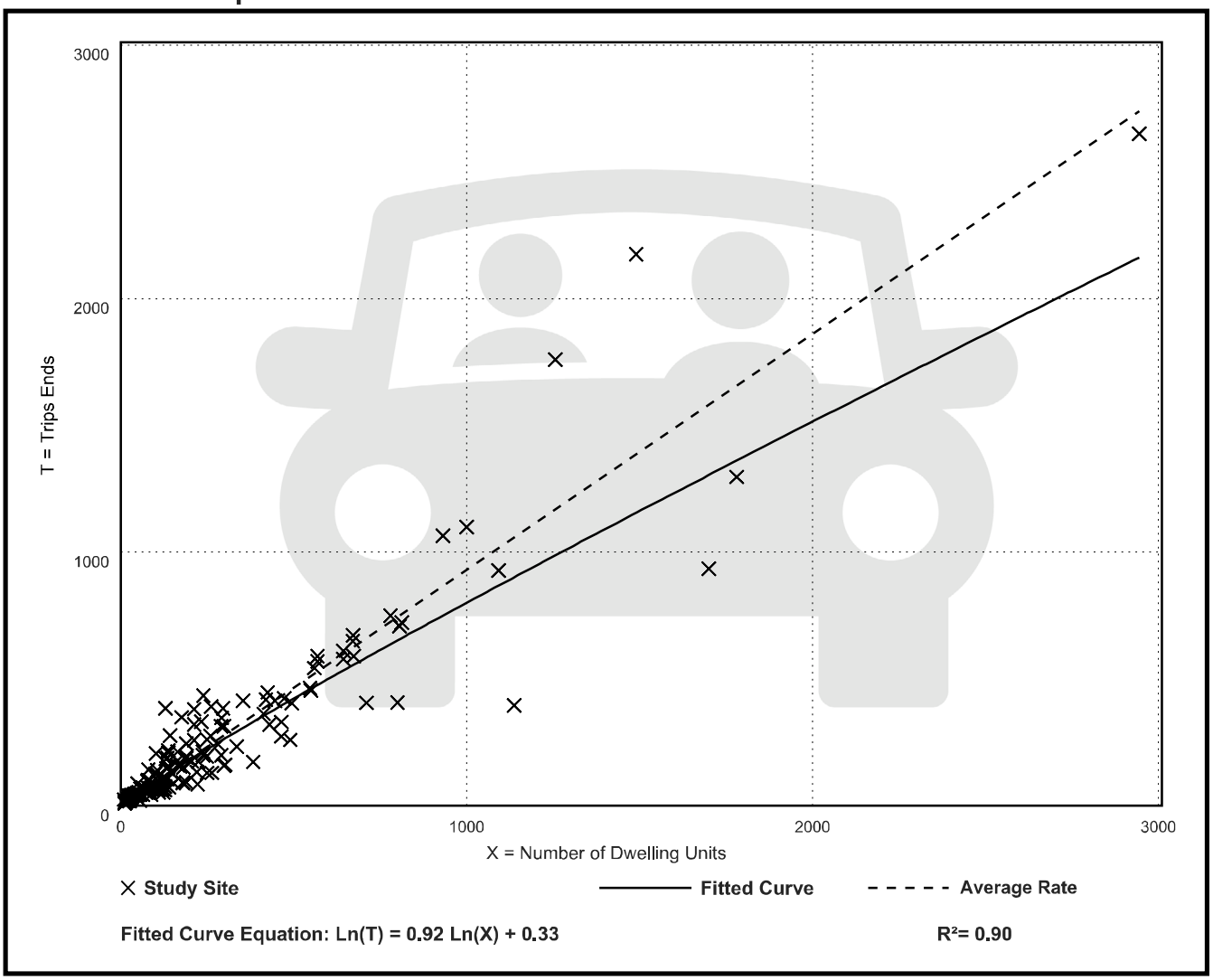
Single-Family Detached Housing
(210)

Vehicle Trip Ends vs:	**Dwelling Units**
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:	166
Avg. Num. of Dwelling Units:	266
Directional Distribution:	62% entering, 38% exiting

Vehicle Trip Generation per Dwelling Unit

Average Rate	Range of Rates	Standard Deviation
0.93	0.35 - 2.98	0.33

Data Plot and Equation



Fitted Curve Equation: Ln(T) = 0.92 Ln(X) + 0.33

R^2= 0.90

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
Baker Rd	SR-5	Green River Pkwy	C3R	1165	5,610	246	C	1.2%
Berry Ave	Golden Bear Wy	CR-714	C3R	890	3,620	193	C	0.9%
Berry Ave	CR-714	Sunset Tr	C3R	890	2,149	104	C	4.4%
Britt Rd	Pine Lake Dr	SR-5	C3C	1125	4,492	204	C	0.5%
Newfield Pkwy	SR-714 (Martin Hwy)	Port St. Lucie Blvd.	C2	730	5,815	507	D	1.9%
Commerce Ave	Salerno Rd	Monroe St	C3C	855	6,257	297	TCEA	0.5%
Commerce Ave	Monroe St	Indian St	C3C	855	6,777	359	C	0.5%
Country Club Dr	Palm Beach County	Island Way	C3R	890	3,016	131	C	1.6%
Country Club Dr	Island Way	Little Club Dr	C3R	890	3,692	156	C	1.3%
County Line Rd	Little Club Dr	SR-5	C3R	890	2,525	127	C	0.5%
Cove Rd	SR-76	Willoughby Blvd	C3R	1165	14,459	878	C	1.1%
Cove Rd	Willoughby Blvd	SR-5	C3R	1165	16,452	779	C	1.6%
Cove Rd	SR-5	CR-A1A	C4	870	13,949	495	TCEA	1.5%
Cove Rd	CR-A1A	End	C3R	890	5,247	312	TCEA	0.5%
CR-609 (Allapattah Rd)	SR-710	CR-714	C2	730	2,436	117	A/B	6.5%
CR-609 (Allapattah Rd)	CR-714	St Lucie County	C2	730	2,174	126	A/B	5.0%
CR-707 (Beach Rd)	Palm Beach County	CR-708	C3R	890	1,669	86	C	0.5%
CR-707 (Dixie Hwy)	CR-723/CR-707	CR-707 (Indian River Dr)	C3R	890	5,353	231	TCEA	0.5%
CR-707 (Indian River Dr)	CR-707 (Dixie Hwy)	CR-707A (Jensen Beach Blvd.)	C3R	890	11,042	674	C	1.2%
CR-707 (Indian River Dr)	CR-707A	SR-732	C4	695	5,911	317	TCEA	0.5%
CR-707 (Indian River Dr)	SR-732	St. Lucie County	C3R	890	8,265	555	C	5.7%
CR-707A (Jensen Beach Blvd)	CR-723	Skyline Dr	C4	1790	21,241	994	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
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

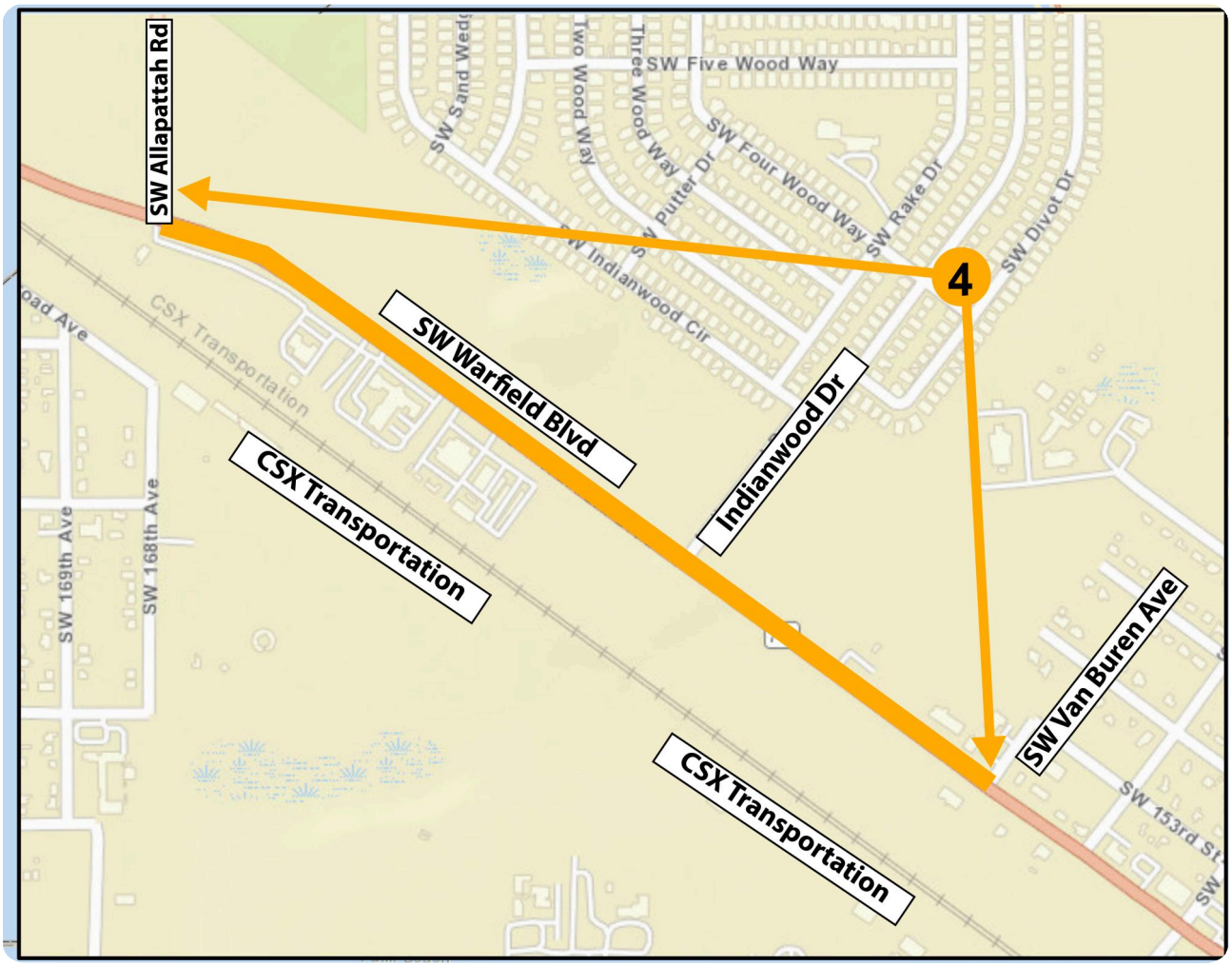
Road Name	From	To	Context Classification	Generalized Service Capacity	2023 Average Annual Daily Traffic	2023 Peak Hour Directional Volume	2023 Generalized LOS	Avg. Annual Growth Rate
SR-710 (Warfield Blvd)	CR-726	SR-76 (Kanner)	C2	2910	12,617	545	A/B	3.5%
SR-710 (Warfield Blvd)	SR-76	Palm Beach County	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)



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

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BOUNDARY SURVEY

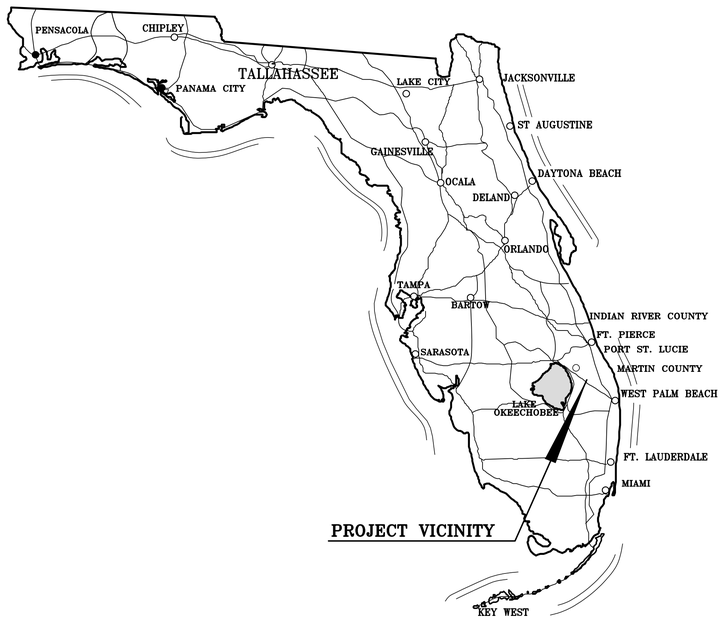
PREPARED FOR

FLORIDA POWER & LIGHT

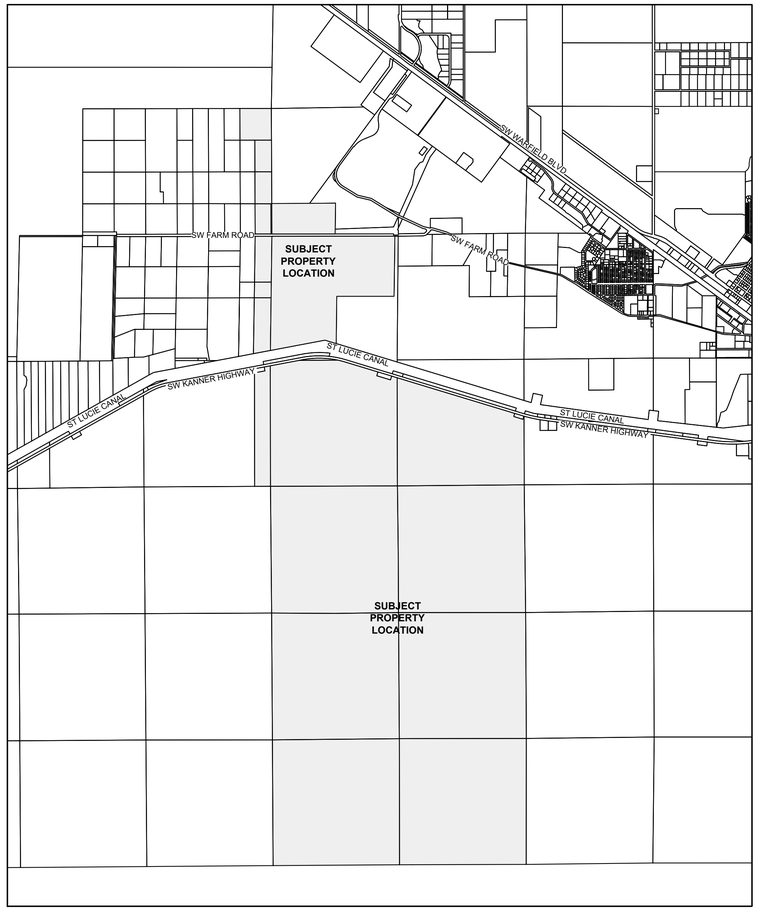
OF A PARCEL OF LAND LYING WITHIN A PORTION OF SECTION 33 AND 34, TOWNSHIP 39 SOUTH, RANGE 38 EAST AND PORTIONS OF SECTIONS 3, 4, 9, 10 AND 11, TOWNSHIP 40 SOUTH, RANGE 38 EAST AND ALL OF SECTIONS 14, 15, 22, 23, 26, AND 27, TOWNSHIP 40 SOUTH, RANGE 38 EAST.
MARTIN COUNTY, FLORIDA

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 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, 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 REVISED TO BE 400 FEET (THE WIDTH OF THE CANAL) NORTH OF AND PARALLEL WITH THE SOUTH LINE OF THE ST. LUCIE CANAL RIGHT-OF-WAY THAT WAS DETERMINED BY AND SHOWN ON THE SURVEY FROM CULPEPPER AND TERPENING, INC. THE EAST AND WEST LINES OF THE LANDS LYING NORTH OF THE CANAL WERE EXTENDED OR SHORTENED TO INTERSECT WITH THE REVISED SOUTH LINE OF THOSE LANDS LYING NORTH OF THE ST. LUCIE CANAL.



VICINITY MAP
(NOT TO SCALE)



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

CERTIFICATION:

THE UNDERSIGNED HEREBY CERTIFIES THAT THIS SURVEY MEETS THE STANDARDS OF PRACTICE RECOGNIZED BY FLORIDA BOARD OF PROFESSIONAL LAND SURVEYORS, AS SET FORTH IN CHAPTER [DOACS 5J-17.050, 051, 052 AND CHAPTER 177.041 061] AND ESTABLISHED PURSUANT TO CH 472, F.S., AS AMENDED.

DATE OF PLAT OR MAP: 11/20/2025

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

PREPARED BY
CULPEPPER & TERPENING INC
CONSULTING ENGINEERS | LAND SURVEYORS
2980 SOUTH 25th STREET
FORT PIERCE, FLORIDA 34981
PHONE 772-464-3537 | FAX 772-464-9497
www.ct-eng.com
STATE OF FLORIDA BOARD OF PROFESSIONAL
ENGINEERS AUTHORIZATION NO. 4286

P:\Proj-2022\22-152.001 FPL Tesoro Groves Update\Survey\22-152.001 Boundary Rev1.dwg Plotted: 11/24/2025 9:16 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 4001.08 FEET TO A POINT ON THE NORTH LINE OF THE SOUTH ONE-HALF (S-1/2) OF THE SOUTHWEST ONE-QUARTER (SW-1/4) OF SECTION 34, TOWNSHIP 39 SOUTH, RANGE 38 EAST; THENCE NORTH 89°39'07" EAST ON SAID NORTH LINE, A DISTANCE OF 2648.77 FEET TO A POINT ON THE EAST LINE OF SAID SOUTH ONE-HALF (S-1/2) OF THE SOUTHWEST ONE-QUARTER (SW-1/4) OF SECTION 34; THENCE SOUTH 00°00'20" WEST ON SAID EAST LINE, A DISTANCE OF 1278.17 FEET TO A POINT ON THE NORTH RIGHT-OF-WAY LINE OF SW FARM ROAD (100.00 FEET RIGHT-OF-WAY); THENCE SOUTH 89°31'57" WEST ON SAID NORTH RIGHT-OF-WAY LINE, SAID LINE ALSO BEING 50.00 FEET NORTH OF AND PARALLEL WITH THE SOUTH LINE OF SAID SECTION 34, A DISTANCE OF 2648.64 FEET; THENCE SOUTH 89°56'59" WEST ON SAID NORTH RIGHT-OF-WAY LINE, SAID LINE ALSO BEING 50.00 FEET NORTH OF AND PARALLEL WITH THE SOUTH LINE OF SECTION 33, TOWNSHIP 39 SOUTH, RANGE 38 EAST, A DISTANCE OF 700.00 FEET TO A POINT ON A LINE 700.00 FEET WEST OF AND PARALLEL WITH THE EAST LINE OF SAID SECTION 33; THENCE NORTH 00°00'06" WEST ON SAID PARALLEL LINE, A DISTANCE OF 3948.75 FEET TO A POINT ON THE SOUTH LINE OF THE NORTHEAST ONE-QUARTER (NE-1/4) OF THE NORTHEAST ON-QUARTER (NE-1/4) OF SAID SECTION 33; THENCE SOUTH 89°45'33" WEST ON SAID SOUTH LINE, A DISTANCE OF 624.97 FEET TO A POINT ON THE WEST LINE OF SAID NORTHEAST ONE-QUARTER (NE-1/4) OF THE NORTHEAST ONE-QUARTER (NE-1/4) OF SECTION 33; THENCE NORTH 00°02'09" WEST ON SAID WEST LINE, A DISTANCE OF 1332.22 FEET TO A POINT ON THE NORTH LINE OF SAID SECTION 33; THENCE NORTH 89°41'45" EAST ON SAID NORTH LINE, A DISTANCE OF 1325.77 FEET TO THE POINT OF BEGINNING.
CONTAINING 7,924,301 S.F.± OR 181.92 ACRES MORE OR LESS.

TOGETHER WITH:

TRACT 2
PARCELS 1 THROUGH 3 AND PARCELS 9 THROUGH 13 AS DESCRIBED IN CORRECTIVE SPECIAL WARRANTY DEED AS RECORDED IN OFFICIAL RECORDS BOOK 3058, PAGE 348 OF THE PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA LYING IN SECTIONS 3 AND 4, TOWNSHIP 40 SOUTH, RANGE 38 EAST, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
COMMENCING AT THE NORTHEAST CORNER OF SECTION 4, TOWNSHIP 40 SOUTH, RANGE 38 EAST; THENCE SOUTH 89°56'59" WEST ALONG THE NORTH LINE OF SECTION 4 TO A POINT ON THE WEST LINE OF THE EAST 700 FEET OF SAID SECTION, A DISTANCE OF 700.06 FEET, THENCE PARALLEL WITH THE AFOREMENTIONED EAST LINE OF SECTION 4 SOUTH 00°43'40" WEST, A DISTANCE OF 50.00 FEET TO A POINT ON THE SOUTH RIGHT-OF-WAY LINE OF SW FARM ROAD (100.00 FEET RIGHT-OF-WAY) AND THE POINT OF BEGINNING; THENCE FROM SAID BEGINNING, NORTH 89°56'59" EAST ON SAID SOUTH RIGHT-OF-WAY LINE, SAID LINE ALSO BEING 50.00 FEET SOUTHERLY OF AND PARALLEL WITH THE NORTH LINE OF SAID SECTION 4, A DISTANCE OF 700.06 FEET; THENCE CONTINUING ALONG SAID SOUTHERLY RIGHT-OF-WAY, NORTH 89°31'57" EAST, PARALLEL WITH THE NORTH LINE OF SAID SECTION 3, A DISTANCE OF 2552.68 FEET; THENCE SOUTH 00°39'21" WEST, A DISTANCE OF 96.02 FEET; THENCE NORTH 89°31'57" EAST, A DISTANCE OF 192.04 FEET TO A POINT 96.00 FEET EAST OF AND PARALLEL WITH THE WEST LINE OF THE EAST ONE-HALF (E-1/2) OF SAID SECTION 3; THENCE SOUTH 00°39'21" WEST, A DISTANCE OF 4437.31 FEET TO A POINT ON THE ARC OF A NON-TANGENT CURVE TO THE LEFT AT WHICH THE RADIUS POINT BEARS SOUTH 09°18'48" WEST, THENCE WESTERLY ON THE ARC OF SAID CURVE, HAVING A RADIUS OF 4020.62 FEET THROUGH A CENTRAL ANGLE OF 19°58'53" AN ARC DISTANCE OF 1402.15 FEET TO THE POINT OF TANGENCY; THENCE SOUTH 79°19'55" WEST, A DISTANCE OF 2096.50 FEET (THE LAST TWO COURSES BEING COINCIDENT WITH THE NORTH RIGHT-OF-WAY LINE OF THE ST. LUCIE CANAL) TO A POINT ON A LINE 700.00 FEET WEST OF AND PARALLEL WITH THE EAST LINE OF SECTION 04, TOWNSHIP 40 SOUTH, RANGE 38 EAST; THENCE NORTH 00°43'40" EAST ON SAID PARALLEL LINE, A DISTANCE OF 4915.02 FEET TO A POINT ON SAID SOUTH RIGHT-OF-WAY LINE OF SW FARM ROAD AND THE POINT OF BEGINNING;
CONTAINING 1,548,839.09 S.F.± OR 366.13 ACRES MORE OR LESS.

TOGETHER WITH

TRACT 3
A TRACT OF LAND LYING IN THE NORTH HALF (1/2) OF SECTION 3, TOWNSHIP 40 SOUTH, RANGE 38 EAST, MARTIN COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCE AT THE NORTHWEST CORNER OF THE NORTHEAST QUARTER (1/4) OF SECTION 3, TOWNSHIP 40 SOUTH, RANGE 38 EAST; THENCE SOUTH 00 DEGREES 39 MINUTES 21 SECONDS WEST ON THE WEST LINE OF SAID NORTHEAST QUARTER (1/4), A DISTANCE OF 50.01 FEET TO THE POINT OF BEGINNING; FROM SAID POINT OF BEGINNING; THENCE, NORTH 89 DEGREES 31 MINUTES 57 SECONDS EAST ON THE SOUTH RIGHT-OF-WAY LINE OF SW FARM ROAD, A DISTANCE OF 2,506.20 FEET; THENCE, LEAVING SAID SW RIGHT-OF-WAY OF SW FARM ROAD, SOUTH 00 DEGREES 39 MINUTES 21 SECONDS WEST ON A LINE PARALLEL WITH SAID WEST LINE OF THE NORTHEAST QUARTER (1/4), A DISTANCE OF 2,526.84 FEET TO AN INTERSECTION WITH THE LINE AT 45 FEET NORTH OF, AND PARALLEL WITH THE SOUTH LINE OF SAID NORTHEAST QUARTER (1/4); THENCE, SOUTH 89 DEGREES 42 MINUTES 36 SECONDS WEST ON SAID LINE AT 45.00 FEET NORTH OF, AND PARALLEL WITH THE SOUTH LINE OF SAID NORTHEAST QUARTER (1/4), A DISTANCE OF 2,410.05 FEET TO AN INTERSECTION WITH A LINE 96.00 FEET EAST OF, AND PARALLEL WITH THE WEST LINE OF SAID NORTHEAST QUARTER (1/4); THENCE, NORTH 00 DEGREES 39 MINUTES 21 SECONDS EAST PARALLEL WITH SAID WEST LINE OF THE NORTHEAST QUARTER (1/4), A DISTANCE OF 2,423.35 FEET; THENCE SOUTH 89 DEGREES 31 MINUTES 57 SECONDS WEST ON A LINE 96.00 FEET SOUTH OF AND PARALLEL WITH SAID SOUTH RIGHT-OF-WAY OF SW FARM ROAD, A DISTANCE OF 192.04 FEET; THENCE, NORTH 00 DEGREES 39 MINUTES 21 SECONDS EAST PARALLEL WITH SAID WEST LINE OF THE NORTHEAST QUARTER (1/4), A DISTANCE OF 96.02 FEET TO THE INTERSECTION WITH SAID SOUTH RIGHT-OF-WAY LINE OF SW FARM ROAD; THENCE, NORTH 89 DEGREES 31 MINUTES 57 SECONDS EAST ON THE SOUTH RIGHT-OF-WAY LINE OF SW FARM ROAD, A DISTANCE OF 96.02 FEET TO THE POINT OF BEGINNING.
CONTAINING 6,098,401.87 S.F.± OR 140.00 ACRES MORE OR LESS.

TOGETHER WITH

PARCEL 2:
PORTIONS OF SECTION 10 AND 11, TOWNSHIP 40 SOUTH, RANGE 38 EAST, LYING BETWEEN THE NORTHERLY RIGHT-OF-WAY LINE OF STATE ROAD NO. 76, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 7 AT PAGE 47 AND THE SOUTHERLY RIGHT-OF-WAY OF THE ST. LUCIE CANAL, ACCORDING TO THE PLAT, AS RECORDED IN PLAT BOOK 2 AT PAGE 35, BOTH OF THE PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA; BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE NORTHEASTERLY CORNER OF SPILLWAY "D", AS SHOWN ON SHEET 3, OF THE AFORESAID PLAT OF THE ST. LUCIE CANAL; THENCE RUN SOUTH 73 DEGREES 07 MINUTES 38 SECONDS EAST, ALONG THE SAID SOUTHERLY RIGHT-OF-WAY, FOR A DISTANCE OF 430.06 FEET: THENCE RUN SOUTH 16 DEGREES 52 MINUTES 22 SECONDS WEST, FOR A DISTANCE OF 133.00 FEET, THENCE RUN NORTH 73 DEGREES 07 MINUTES 38 SECONDS WEST, ALONG THE SAID NORTHERLY RIGHT-OF-WAY, FOR A DISTANCE OF 430.06 FEET; THENCE RUN NORTH 16 DEGREES 52 MINUTES 22 SECONDS EAST, ALONG THE SOUTHEASTERLY LINE OF SAID SPILLWAY "D", FOR A DISTANCE OF 133.00 FEET TO THE POINT OF BEGINNING.
CONTAINING 57,196.65 SQUARE FEET OR 1.31 ACRES

TOGETHER WITH

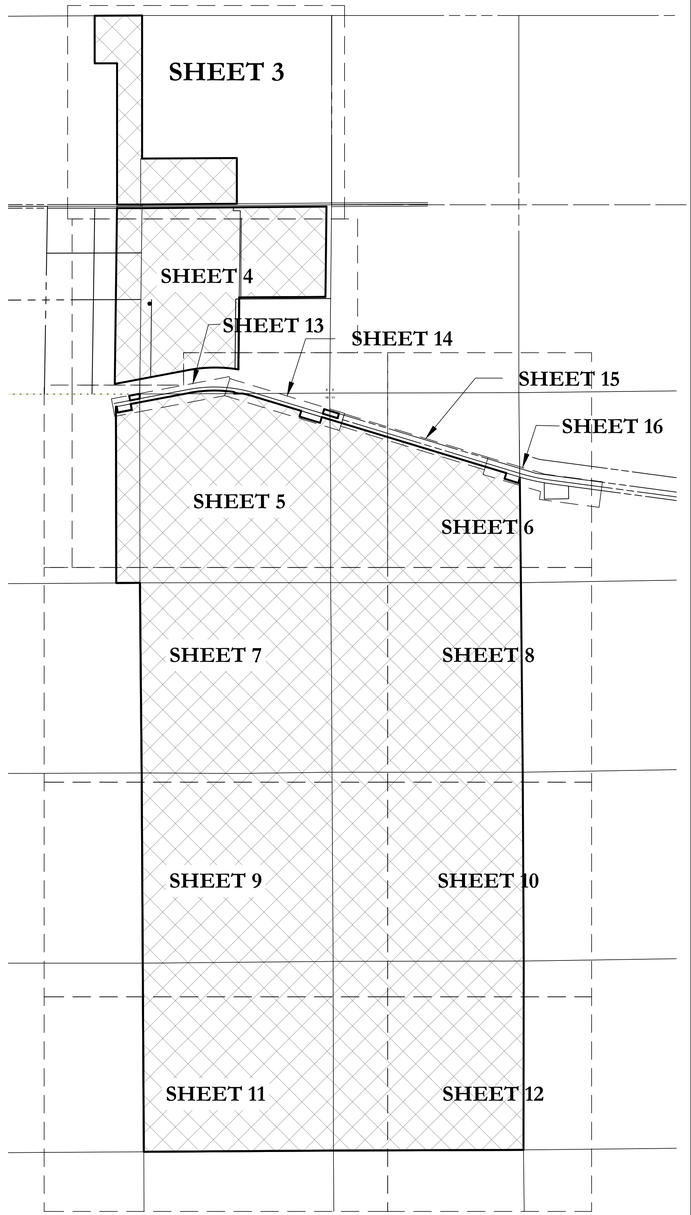
PARCEL 3
A PARCEL OF LAND LYING IN SECTION 9 TOWNSHIP 40 SOUTH, RANGE 38 EAST, MARTIN COUNTY, FLORIDA; BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE NORTHEAST CORNER OF SECTION 9, TOWNSHIP 40 SOUTH, RANGE 38 EAST, BEING ALSO THE NORTHWEST CORNER OF SECTION 10, SAID CORNER BEING MARKED BY A 4" X 4" CONCRETE MONUMENT AS SHOWN ON CERTIFIED CORNER RECORD NUMBER 092879; THENCE SOUTH 00°04'04" EAST, ALONG THE EAST LINE OF SAID SECTION 9, A DISTANCE OF 128.61 FEET TO A POINT ON THE NORTH RIGHT-OF-WAY LINE OF STATE ROAD 76 AS SHOWN ON FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT-OF-WAY MAP SECTION 89060-2101, BEING A 100 FOOT RIGHT-OF-WAY AS LAID OUT AND IN USE, ALSO KNOWN AS SW KANNER HIGHWAY; THENCE SOUTH 79°19'55" WEST, ALONG SAID RIGHT-OF-WAY LINE, A DISTANCE OF 275.28 FEET TO THE INTERSECTION WITH THE EAST LINE OF SPILLWAY "C", ST. LUCIE CANAL, AS RECORDED IN PLAT BOOK 10, PAGE 84, PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA; THENCE NORTH 10°40'05" WEST, ALONG SAID EAST LINE, A DISTANCE OF 133.00 FEET TO A POINT ON THE SOUTH RIGHT OF WAY LINE OF SAID ST. LUCIE CANAL; THENCE NORTH 79°19'55" EAST, ALONG SAID SOUTH LINE, A DISTANCE OF 263.75 FEET TO A POINT ON THE NORTH LINE OF SAID SECTION 9; THENCE NORTH 89°56'02" EAST, ALONG SAID NORTH LINE, A DISTANCE OF 35.80 FEET TO THE POINT OF BEGINNING.
CONTAINING 38,147.76 S.F.± OR 0.88 ACRES MORE OR LESS.

TOGETHER WITH

PARCEL 4
A PARCEL OF LAND LYING WITHIN A PORTION OF SECTIONS 3, 4, 9, 10 AND 11, TOWNSHIP 40 SOUTH, RANGE 38 EAST AND ALL OF SECTIONS 14, 15, 22, 23, 26 AND 27, TOWNSHIP 40 SOUTH, RANGE 38 EAST. SAID PARCEL BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
BEGIN AT A POINT ON THE SOUTH RIGHT OF WAY LINE OF STATE ROAD 76 AS SHOWN ON FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT-OF-WAY MAP SECTION 89060-2101, A 100 FOOT RIGHT-OF-WAY AS LAID OUT AND IN USE, ALSO KNOWN AS SW KANNER HIGHWAY THAT INTERSECTS THE EAST LINE OF SAID SECTION 9; THENCE NORTH 79°19'55" EAST, ALONG THE SOUTH RIGHT-OF-WAY LINE, A DISTANCE OF 1276.15 FEET TO THE INTERSECTION WITH THE NORTH LINE OF SAID SECTION 10, BEING ALSO THE SOUTH LINE OF SECTION 3, TOWNSHIP 40 SOUTH, RANGE 38 EAST, MARTIN COUNTY FLORIDA; THENCE CONTINUE NORTH 79°19'55" EAST, ALONG SAID SOUTH RIGHT-OF-WAY LINE, A DISTANCE OF 136.80 FEET TO THE BEGINNING OF A CURVE CONCAVE TO THE SOUTHWEST HAVING A RADIUS OF 3770.33 FEET; THENCE ALONG THE ARC OF SAID CURVE, AND SAID SOUTH RIGHT-OF-WAY LINE, THROUGH A CENTRAL ANGLE OF 19°06'47" FOR A DISTANCE OF 1257.72 FEET TO THE INTERSECTION WITH A LINE THAT IS 15.13 FEET WEST OF AND PARALLEL WITH THE EAST LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 3; THENCE DEPARTING SAID RIGHT-OF-WAY LINE, SOUTH 00°39'18" WEST, ALONG SAID PARALLEL LINE, A DISTANCE OF 43.10 FEET TO A POINT ON THE SOUTH LINE OF SAID SECTION 3 SAID POINT IS SOUTH 89°43'51" WEST, A DISTANCE OF 2640 FEET, AS MEASURED ALONG SAID SOUTH LINE, FROM THE SOUTHWEST CORNER OF SAID SECTION 3; THENCE NORTH 89°43'51" EAST, ALONG THE SOUTH LINE OF SAID SECTION 3, BEING ALSO THE NORTH LINE OF SAID SECTION 10, A DISTANCE OF 232.99 FEET TO THE INTERSECTION WITH SAID SOUTH RIGHT-OF-WAY LINE OF SW KANNER HIGHWAY AND THE BEGINNING OF A NON-TANGENT CURVE CONCAVE TO THE SOUTHWEST HAVING A RADIUS OF 3770.33 FEET, A CHORD WHICH BEARS SOUTH 75°30'59" EAST, WITH A CHORD DISTANCE OF 322.03 FEET; THENCE ALONG THE ARC OF SAID CURVE AND SAID SOUTH RIGHT-OF-WAY LINE THROUGH A CENTRAL ANGLE OF 4°53'43" FOR A DISTANCE OF 322.13 FEET; THENCE SOUTH 73°07'29" EAST, ALONG THE SAID SOUTH RIGHT-OF-WAY LINE, A DISTANCE OF 1390.76 FEET TO THE WESTERLY LINE OF SPILLWAY "D" AS SHOWN ON THE DEPARTMENT OF THE ARMY, OKEECHOBEE WATERWAY, FLORIDA ST. LUCIE CANAL PORTION, SURVEY FOR LOCATION OF RIGHTS-OF-WAY SHEET 3 OF 53, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 10, PAGE 84 OF THE PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA ; THENCE SOUTH 16°52'31" WEST, ALONG SAID WESTERLY LINE, A DISTANCE OF 167.00 FEET TO THE SOUTHWEST CORNER OF SAID SPILLWAY "D"; THENCE SOUTH 73°07'29" EAST, ALONG THE SOUTHERLY LINE OF SPILLWAY "D", A DISTANCE OF 600.00 FEET TO THE SOUTHEAST CORNER OF SAID SPILLWAY "D"; THENCE NORTH 16°52'31" EAST, ALONG THE EASTERLY LINE OF SAID SPILLWAY "D", A DISTANCE OF 167.00 FEET TO THE INTERSECTION WITH SAID SOUTH RIGHT-OF-WAY LINE OF SW KANNER HIGHWAY; THENCE SOUTH 73°07'29" EAST, ALONG SAID SOUTH RIGHT-OF-WAY LINE A DISTANCE OF 5388.76 FEET TO THE INTERSECTION WITH THE WESTERLY LINE OF SPILLWAY "E", AS RECORDED IN SAID PLAT BOOK 10, PAGE 84 OF THE PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA; THENCE SOUTH 16°52'31" WEST, ALONG SAID WESTERLY LINE, A DISTANCE OF 167.00 FEET TO THE SOUTHWEST CORNER OF SAID SPILLWAY "E"; THENCE SOUTH 73°07'29" EAST, ALONG THE SOUTHERLY LINE OF SPILLWAY "E", A DISTANCE OF 400.00 FEET TO THE SOUTHEAST CORNER OF SPILLWAY "E"; THENCE NORTH 16°52'31" EAST, ALONG THE EASTERLY LINE OF SPILLWAY "E", A DISTANCE OF 146.90 FEET TO A POINT ON THE EAST LINE OF SAID SECTION 11, TOWNSHIP 40 SOUTH, RANGE 38 EAST; THENCE SOUTH 00°37'52" EAST, ALONG SAID EAST LINE, A DISTANCE OF 2929.39 FEET TO THE SOUTHEAST CORNER OF SAID SECTION 11 BEING ALSO THE NORTHEAST CORNER OF SAID SECTION 14; THENCE SOUTH 00°32'21" EAST, ALONG THE EAST LINE OF SAID SECTION 14, A DISTANCE OF 5298.88 FEET TO THE SOUTHEAST CORNER OF SAID SECTION 14 BEING ALSO THE NORTHEAST CORNER OF SAID SECTION 23; THENCE SOUTH 00°18'31" EAST, ALONG THE EAST LINE OF THE NORTHEAST ONE-QUARTER (1/4) OF SAID SECTION 23, A DISTANCE OF 2639.65 FEET TO THE EAST ONE-QUARTER (1/4) CORNER OF SAID SECTION 23 BEING ALSO THE NORTHEAST CORNER OF SECTION 26; THENCE SOUTH 00°04'00" WEST ALONG THE EAST LINE OF THE NORTHEAST ONE-QUARTER (1/4) OF SAID SECTION 26, A DISTANCE OF 2639.58 FEET TO THE EAST ONE-QUARTER (1/4) CORNER OF SAID SECTION 26; THENCE SOUTH 00°04'42" WEST, ALONG THE EAST LINE OF THE SOUTHEAST ONE-QUARTER (1/4) OF SAID SECTION 26, A DISTANCE OF 2639.58 FEET TO THE SOUTHEAST TO THE SOUTHEAST CORNER OF SAID SECTION 26, BEING ALSO THE NORTHEAST CORNER OF SECTION 35, TOWNSHIP 40 SOUTH, RANGE 38 EAST; THENCE SOUTH 89°48'33" WEST, ALONG THE SOUTH LINE OF SAID SECTION 26, A DISTANCE OF 5311.60 FEET TO THE SOUTHWEST CORNER OF SAID SECTION 26, BEING ALSO THE SOUTHEAST CORNER OF SECTION 27, TOWNSHIP 40 SOUTH, RANGE 38 EAST, MARTIN COUNTY, FLORIDA; THENCE SOUTH 89°36'28" WEST, ALONG THE SOUTH LINE OF SAID SECTION 27, A DISTANCE OF 5300.26 FEET TO THE SOUTHWEST CORNER OF SAID SECTION 27; THENCE NORTH 00°19'09" WEST, ALONG THE WEST LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 27, A DISTANCE 2636.48 FEET TO THE WEST QUARTER CORNER OF SAID SECTION 27; THENCE NORTH 00°19'27" WEST, ALONG THE WEST LINE OF THE NORTHWEST QUARTER OF SAID SECTION 27, A DISTANCE OF 2636.60 FEET TO THE NORTHWEST CORNER OF SAID SECTION 27, BEING ALSO THE SOUTHWEST CORNER OF SECTION 22, TOWNSHIP 40 SOUTH, RANGE 38 EAST; THENCE NORTH 00°19'56" WEST, ALONG THE WEST LINE OF SAID SECTION 22, A DISTANCE OF 5319.39 FEET TO THE NORTHWEST CORNER OF SAID SECTION 22, BEING ALSO THE SOUTHWEST CORNER OF SECTION 15, TOWNSHIP 40 SOUTH, RANGE 38 EAST; THENCE NORTH 00°31'20" WEST, ALONG THE WEST LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 15, A DISTANCE OF 2657.77 FEET TO THE WEST QUARTER CORNER OF SAID SECTION 15; THENCE NORTH 00°31'08" WEST, ALONG THE WEST LINE OF THE NORTHWEST QUARTER OF SAID SECTION 15, A DISTANCE OF 2656.26 FEET TO THE NORTHWEST CORNER OF SAID SECTION 15, BEING ALSO THE SOUTHWEST CORNER OF SECTION 9, TOWNSHIP 40 SOUTH, RANGE 40 EAST, THENCE SOUTH 89°35'56" WEST, ALONG THE SOUTH LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 9, A DISTANCE OF 661.84 FEET TO THE INTERSECTION OF THE WEST LINE OF THE EAST QUARTER OF THE EAST HALF OF SAID SECTION 9; THENCE NORTH 00°07'11" WEST, ALONG SAID WEST LINE, A DISTANCE OF 4926.81 FEET TO THE INTERSECTION WITH THE SOUTH RIGHT-OF-WAY LINE OF SAID SW KANNER HIGHWAY; THENCE NORTH 79°19'55" EAST, ALONG SAID SOUTH RIGHT-OF-WAY LINE, A DISTANCE OF 20.79 FEET TO THE INTERSECTION OF THE WEST LINE OF SPILLWAY "C" AS RECORDED IN SAID PLAT BOOK 10, PAGE 84, PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA; THENCE SOUTH 10°40'05" EAST, ALONG SAID WEST LINE, A DISTANCE OF 167.00 FEET TO THE SOUTHWEST CORNER OF SAID SPILLWAY "C"; THENCE NORTH 79°19'55" EAST, ALONG THE SOUTH LINE OF SAID SPILLWAY "C", A DISTANCE OF 400.19 FEET TO THE SOUTHEAST CORNER OF SAID SPILLWAY "C"; THENCE NORTH 10°40'05" WEST, ALONG THE EAST LINE OF SAID SPILLWAY "C", A DISTANCE OF 167.00 FEET TO THE INTERSECTION OF THE SAID SOUTH RIGHT-OF-WAY LINE OF SW KANNER HIGHWAY; THENCE NORTH 79°19'55" EAST, ALONG SAID SOUTH RIGHT-OF-WAY, A DISTANCE OF 256.57 FEET TO THE EAST LINE OF SAID SECTION 9, BEING ALSO THE WEST LINE OF SAID SECTION 10 AND THE POINT OF BEGINNING.
CONTAINING 5,032.06 ACRES MORE OR LESS

TOTAL ACERAGE: 5722.30 ACRES MORE OR LESS.



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: 11/24/2025 9:16 AM By: JONATHAN JONES

LEGAL DESCRIPTION & SHEET INDEX

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

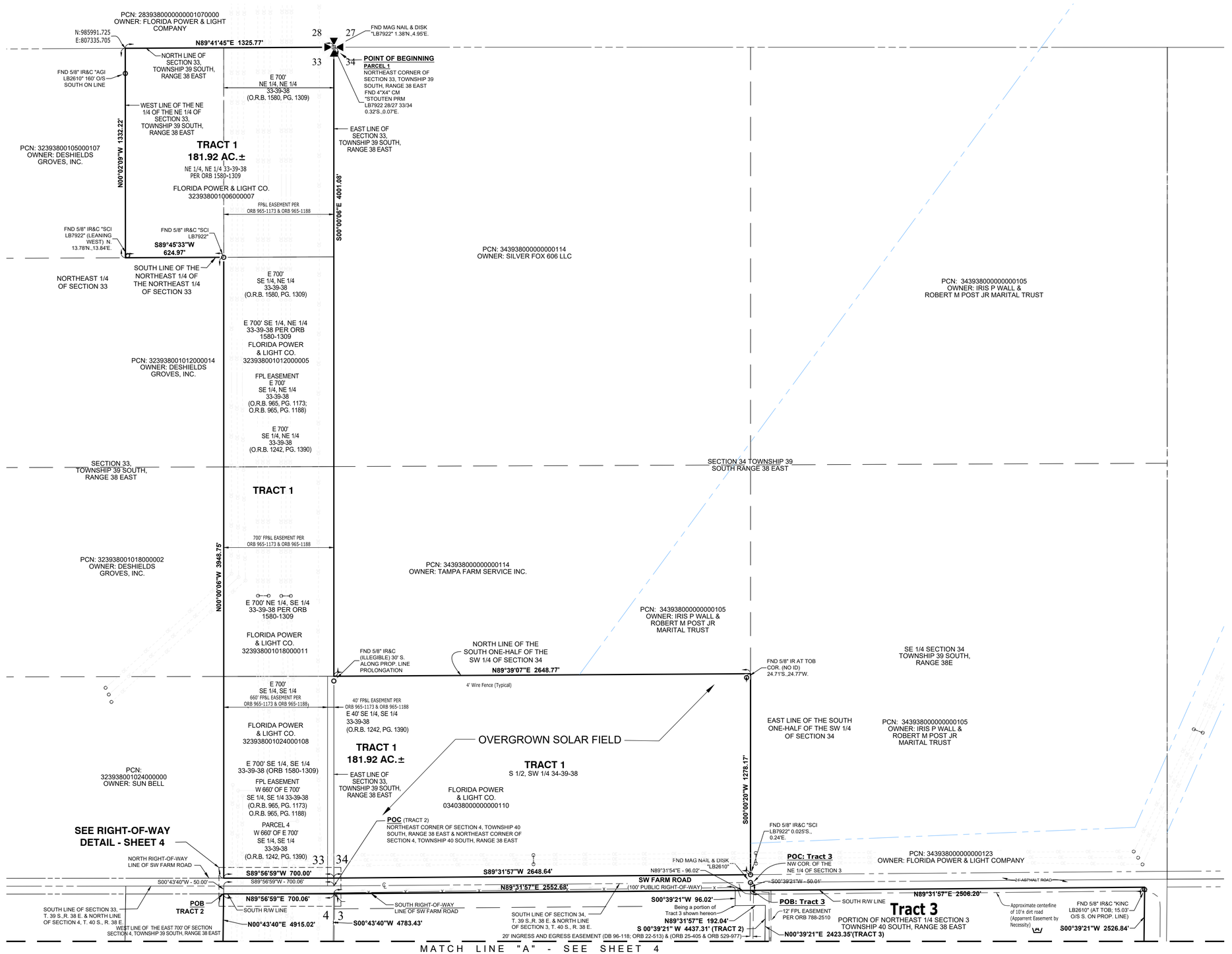
CULPEPPER & TERPENING INC
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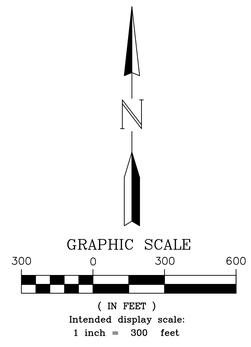
– REVISIONS –	BY	DATE

	BY	DATE
FIELD	SG	10–16–2025
CALCS.		.
DRAWN	JHY	10–15–2025
DETAILED		.
CHECKED	JDJ	10–15–2025
APPROVED	LBR	.

BOUNDARY SURVEY
PREPARED FOR
FLORIDA POWER AND LIGHT COMPANY

DATE: 10/20/2025
HORIZ. SCALE: AS SHOWN
VERT. SCALE: N/A
JOB No. 22–152.001
SHEET 2 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
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
	= 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 Tesoro Groves Update\Survey\22-152.001 Boundary Revit.dwg Plotted: 11/24/2025 9:16 AM By: JONATHAN JONES

GRAPHICS

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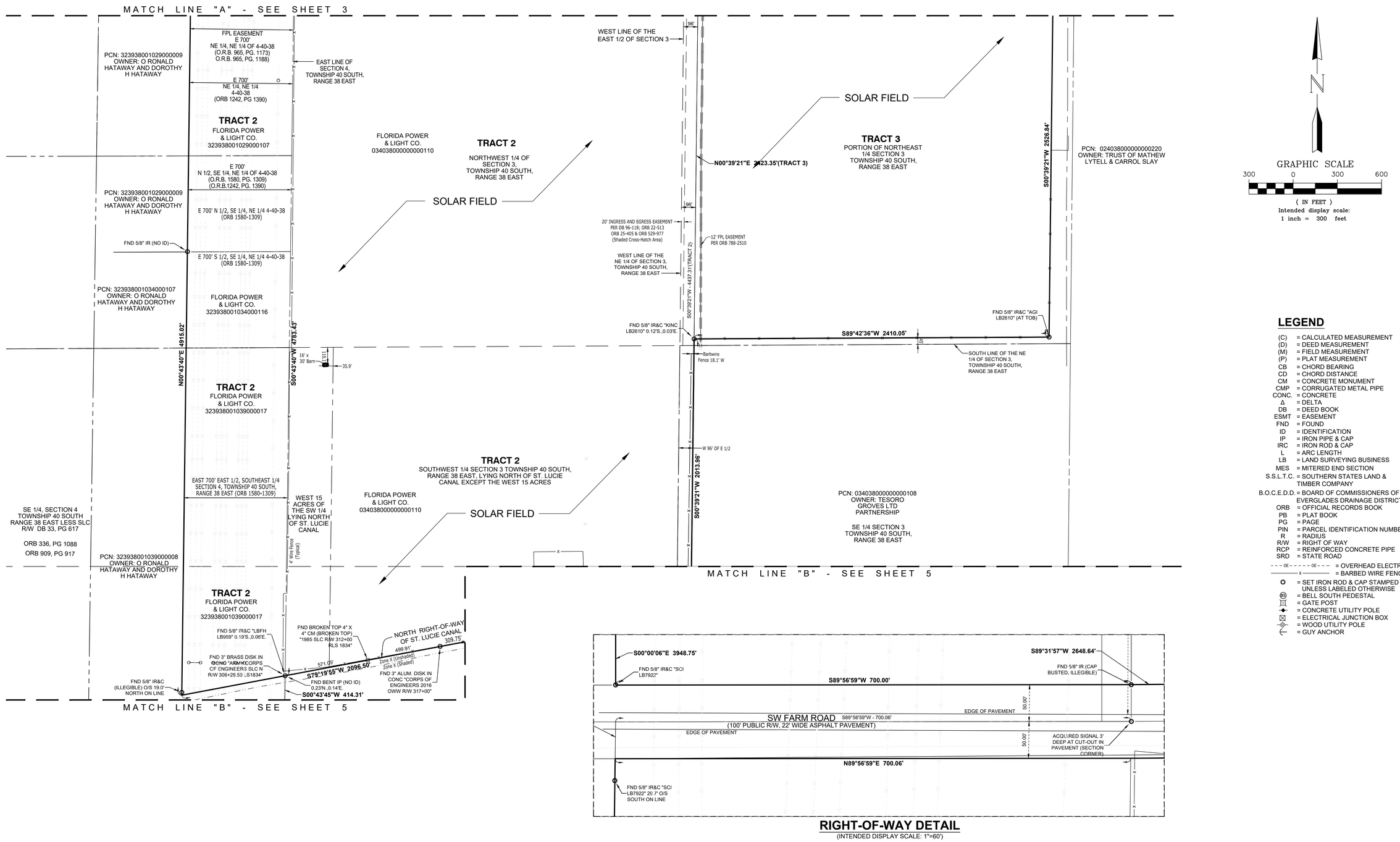
	BY	DATE
FIELD	SG	10-16-2025
CALCS.		.
DRAWN	JHY	10-15-2025
DETAILED		.
CHECKED	JDJ	10-15-2025
APPROVED	LBR	.

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

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SRD	= STATE ROAD
---OE----OE---	= OVERHEAD ELECTRIC LINE
——— x ———	= BARBED WIRE FENCE
○	= SET IRON ROD & CAP STAMPED "LB 4286" UNLESS LABELED OTHERWISE
BS	= BELL SOUTH PEDESTAL
	= GATE POST
	= CONCRETE UTILITY POLE
	= ELECTRICAL JUNCTION BOX
	= WOOD UTILITY POLE
	= GUY ANCHOR

RIGHT-OF-WAY DETAIL

(INTENDED DISPLAY SCALE: 1"=60')

GRAPHICS

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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 4 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

MATCH LINE "B" - SEE SHEET 4

TRACT 2
FND 3" BRASS DISK IN CONC."CORPS OF ENG. SLC N R/W 332+30.75 RLS 1834"

Zone X (Unshaded)
Zone X (Shaded)

5' FP&L EASEMENT PER ORB 164-448, ORB 164-449, ORB 164-450 & ORB 166-378

R=4020.62' Δ=019°58'53" L=1402.15'

Barbwire & Hogwire Fence 24.5' W

FND 3" BRASS DISK IN CONC. "HARBOR SURVEYS S. ENG. DEPT R/W 320 08.79"

SEE DETAIL SHEET 13

S19°19'45"E

FND 5/8"-IR&C "AGI LB2610" 0.05'S.,0.10'E.

SEE DETAIL SHEET 14

NORTH R/W OF ST. LUCIE CANAL

TOWNSHIP 40 SOUTH, RANGE 38 EAST

MATCH LINE "B" - SEE SHEET 4

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

SEE DETAIL SHEET 13

PARCEL 3
0.88 ACRES±

S.S.L.T.C. CONVEYS LAND TO B.O.C.E.D.D. WITH RESERVATIONS BENEFITING S.S.L.T.C. FOR DRAINAGE, ACCESS, DOCKING & LOADING REVERT ON NON-COMPLETION OF MINIMUM 200' WIDE DRAINAGE CANAL (32) DB 110, PG 139; NORTH 1/2 OF SECTION 9

3 2 10 11

SEE DETAIL SHEET 14

SEE DETAIL SHEET 15

S.S.L.T.C. CONVEYS LAND TO B.O.C.E.D.D. WITH RESERVATIONS BENEFITING S.S.L.T.C. FOR DRAINAGE, ACCESS, DOCKING & LOADING REVERT ON NON-COMPLETION OF MINIMUM 200' WIDE DRAINAGE CANAL (32) DB 110, PG 139; NE 1/4 OF NE 1/4 OF SECTION 10

NE 1/4 OF NE 1/4 OF SECTION 10

N 1/2 OF NW 1/4 OF SECTION 11

EASEMENT FOR ST. LUCIE CANAL TO U.S.A. WITH RESERVATIONS BENEFITING B.O.C.E.D.D. FOR USE WITHOUT INTERFERENCE AND REVERSION FOR CANAL PROJECT ABANDONMENT AND/OR CEASING TO OPERATE OR MAINTAIN CANAL DB 28, PG 273

CURRENT OWNER: SOUTH FLORIDA WATER MANAGEMENT DISTRICT
PIN: 09-40-38-000-000-00030-1

S.S.L.T.C. CONVEYS LAND TO B.O.C.E.D.D. WITH RESERVATIONS BENEFITING S.S.L.T.C. FOR DRAINAGE, ACCESS, DOCKING & LOADING REVERT ON NON-COMPLETION OF MINIMUM 200' WIDE DRAINAGE CANAL (32) DB 110, PG 139; NORTH 1/2 OF SECTION 9

N00°04'04"W 2,638.96'

FLORIDA POWER & LIGHT CO.
10-40-38-000-000-00020-1

RESERVATIONS FOR 400' R/W FROM LAKE OKEECHOBEE TO ST. LUCIE INLET (ST. LUCIE CANAL) & RESERVATIONS STATED IN DB 110, PG 139; NE 1/4 OF NE 1/4 OF SECTION 10; DB 219, PG 266

EASEMENT FOR ST. LUCIE CANAL TO U.S.A. WITH RESERVATIONS BENEFITING B.O.C.E.D.D. FOR USE WITHOUT INTERFERENCE AND REVERSION FOR CANAL PROJECT ABANDONMENT AND/OR CEASING TO OPERATE OR MAINTAIN CANAL DB 28, PG 273 NE 1/4 OF NE 1/4 OF SECTION 10

EASEMENT FOR ST. LUCIE CANAL WITH RESERVATION FOR USE WITHOUT INTERFERENCE AND REVERSION FOR CANAL PROJECT ABANDONMENT AND/OR CEASING TO OPERATE OR MAINTAIN CANAL N 1/2 OF NW 1/4 OF SEC. 11 (DB 28, PG 273)

S.S.L.T.C. CONVEYS LAND TO B.O.C.E.D.D. WITH RESERVATIONS BENEFITING S.S.L.T.C. FOR DRAINAGE, ACCESS, DOCKING & LOADING REVERT ON NON-COMPLETION OF MINIMUM 200' WIDE DRAINAGE CANAL; DB 110, PG 139; N. 1/2 OF NW 1/4 OF SECTION 11

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 (32)

N00°36'57"W 2,646.34'

PARCEL 4
5,032.06 ACRES±

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

N00°07'11"W 4926.81'

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

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

MATCH LINE "D" - SEE SHEET 6

N

GRAPHIC SCALE
300 0 300 600
(IN FEET)
Intended display scale:
1 inch = 300 feet

MATCH LINE "C" - SEE SHEET 7

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GRAPHICS

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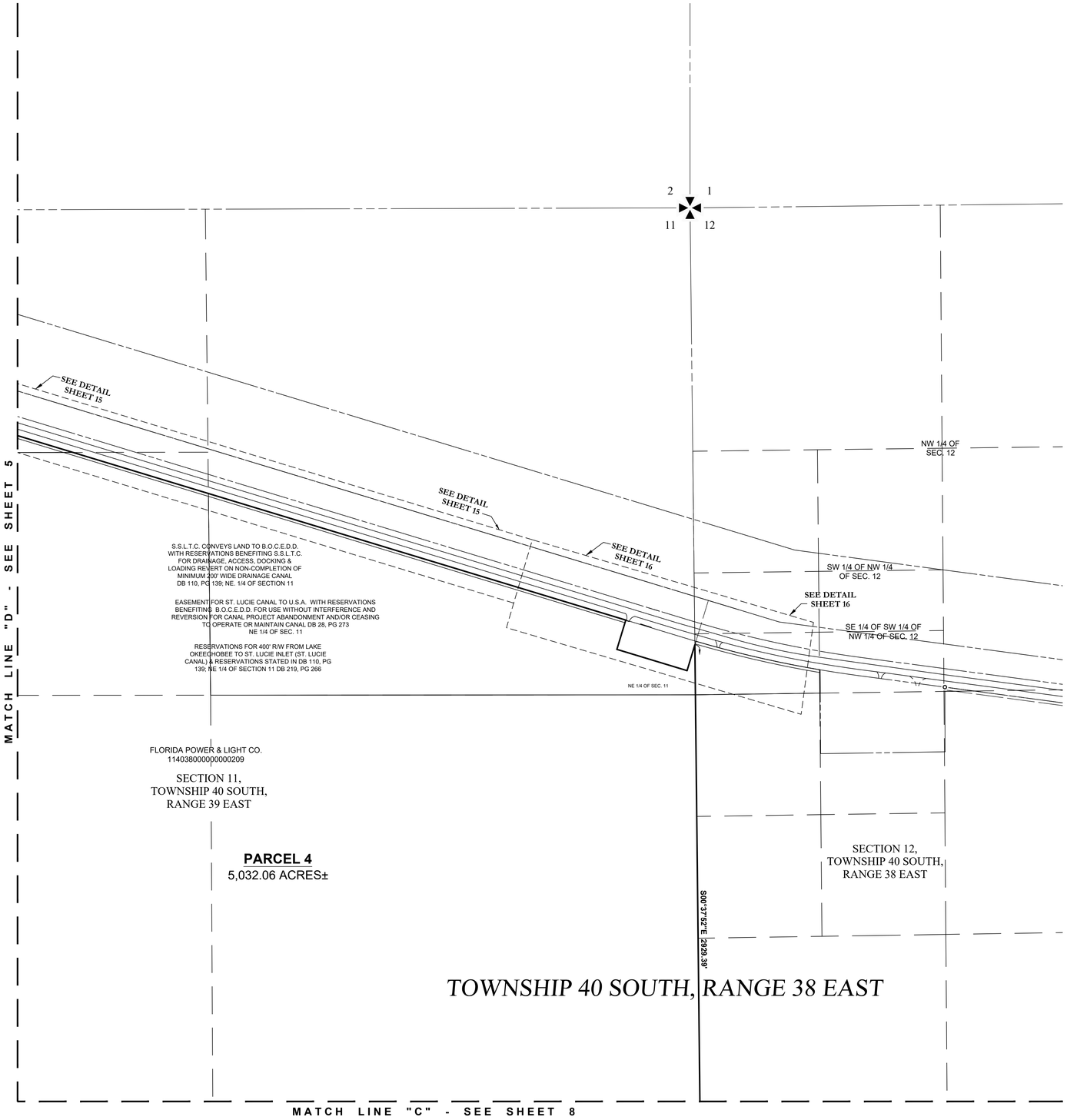
– REVISIONS –	BY	DATE

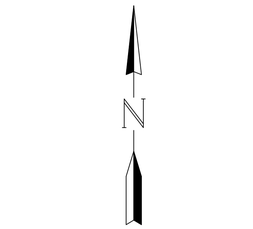
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APPROVED	LBR	

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





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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
	= BELL SOUTH PEDESTAL
	= GATE POST
	= CONCRETE UTILITY POLE
	= ELECTRICAL JUNCTION BOX
	= WOOD UTILITY POLE
	= GUY ANCHOR

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

GRAPHICS

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

CULPEPPER & TERPENING INC
2980 SOUTH 25th STREET • FORT PIERCE, FLORIDA 34981
PHONE 772-464-3537 • FAX 772-464-9497 • www.ct-eng.com
STATE OF FLORIDA BOARD OF PROFESSIONAL ENGINEERS AUTHORIZATION NO. 4286

– REVISIONS –	BY	DATE

	BY	DATE
FIELD	SG	10-16-2025
CALCS.		
DRAWN	JHY	10-15-2025
DETAILED		
CHECKED	JDJ	10-15-2025
APPROVED	LBR	

BOUNDARY SURVEY

PREPARED FOR

FLORIDA POWER AND LIGHT COMPANY

DATE: 10/20/2025
HORIZ. SCALE: 1"=300'
VERT. SCALE: N/A
JOB No. 22-152.001
SHEET 6 of 16

MATCH LINE "C" - SEE SHEET 5

FOUND 4"X4" CM (TOP BROKEN)

FOUND PK&D STAMPED "GCY, INC. LB 4108" IN TOP OF FENCE POST

FOUND 4"X4" CM (NO ID)

FLORIDA POWER & LIGHT CO.
10-40-38-000-000-00020-1

FND RAILROAD IRON (NO ID)

1,329.20'

666.89'

S89°36'41"W 2,657.75'

1,328.88'

GATE

SOUTH LINE OF THE SOUTHEAST 1/4

S89°35'56"W 661.84'

BARBED WIRE FENCE CORNER 37.8' WEST OF SECTION CONER

NORTHWEST CORNER OF SECTION 15 AND SOUTHEAST CORNER OF SECTION 9

S89°55'48"W 2,665.44'

S89°56'27"W 2,664.16'

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

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
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R/W	= RIGHT OF WAY
RCP	= REINFORCED CONCRETE PIPE
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⊠	= ELECTRICAL JUNCTION BOX
⊛	= WOOD UTILITY POLE
⟋	= GUY ANCHOR

N00°31'08"W 2656.26'

WEST LINE OF THE NORTHWEST 1/4

SOUTH LINE OF THE N. 1/2 OF THE N. 1/2 OF SECTION 15

N00°33'49"W 2,649.58'

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°31'20"W 2657.77'

N00°15'50"W 2,650.24'

GRAPHIC SCALE
300 0 300 600
(IN FEET)
Intended display scale:
1 inch = 300 feet

WEST LINE OF THE SOUTHWEST 1/4

FOUND 4"X4" CM (NO ID)

BARBED WIRE FENCE CORNER 3.0' WEST OF 1/4 SECTION CORNER

NORTHWEST CORNER OF SECTION 22 AND SOUTHWEST CORNER OF SECTION 15

N89°39'34"W 2,659.05'

N89°13'52"E 2,660.82'

N89°59'38"W 2,665.51'

SOUTH FLORIDA WATER MANAGEMENT DISTRICT
21-40-38-000-000-00010-0

FLORIDA POWER & LIGHT CO.
234038000000000106

MATCH LINE "E" - SEE SHEET 9

MATCH LINE "D" - SEE SHEET 8

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CHECKED	JDJ	10-15-2025
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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 "C" - SEE SHEET 6

FLORIDA POWER & LIGHT CO.
114038000000000209

11 | 12 — FND 5/8" IR&C "RLS 4276" (2FT BELOW NG)

N89°58'28"W 2,659.07'

1,346.61'

N89°03'49"E 916.56'

11 | 14

14 | 13

100' WIDE EASEMENT/RIGHT-OF-WAY RESERVED BY INDIANTOWN DEVELOPMENT COMPANY DB 12, PG 116

100' WIDE EASEMENT/RIGHT-OF-WAY RESERVED BY INDIANTOWN DEVELOPMENT COMPANY DB 12, PG 116

EAST LINE OF THE NORTHEAST 1/4 OF SECTION 14

N00°32'21"W 2,649.44'

SEE DETAIL "A" AT RIGHT

SOUTH LINE OF THE N. 1/2 OF THE N. 1/2 OF SECTION 14

10' WIDE FP&L EASEMENT ORB 0713, PG 2252

2,649.44'

TOWNSHIP 40 SOUTH
RANGE 38 EAST

N00°32'21"W 2,649.44'

MATCH LINE "D" - SEE SHEET 7

FLORIDA POWER & LIGHT CO.
144038000000000105

SECTION 14,
TOWNSHIP 40 SOUTH,
RANGE 38 EAST

14 | 13

FLORIDA POWER & LIGHT CO.
13-40-38-000-000-00010-7

SECTION 13,
TOWNSHIP 40 SOUTH,
RANGE 38 EAST

PARCEL 4
5,032.06 ACRES±

S00°32'21"E 5298.88'

S00°32'21"E 2,649.44'

SOUTHEAST CORNER OF SECTION 14 & NORTHEAST CORNER OF SECTION 23

14 | 13

23 | 24

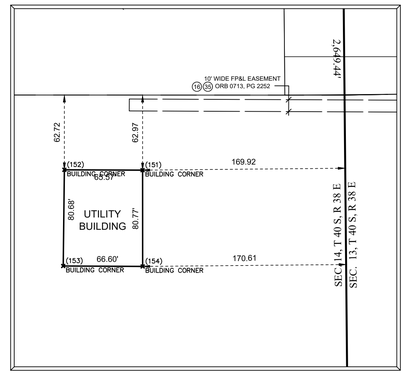
S89°59'38"E 2,665.51'

FND.IR (NO ID, POSSIBLY OLD CM BENT WEST LOCATED AT BOTTOM) 0.37'N.,1.59'W.

14 | 23

FLORIDA POWER & LIGHT CO.
234038000000000106

MATCH LINE "E" - SEE SHEET 10



N

GRAPHIC SCALE

300 0 300 600

(IN FEET)

Intended display scale:
1 inch = 300 feet

LEGEND

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○	= SET IRON ROD & CAP STAMPED "LB 4286" UNLESS LABELED OTHERWISE
(BS)	= BELL SOUTH PEDESTAL
	= GATE POST
	= CONCRETE UTILITY POLE
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	= WOOD UTILITY POLE
	= GUY ANCHOR

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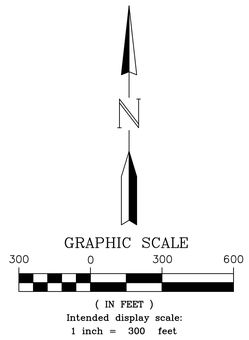
BOUNDARY SURVEY

PREPARED FOR

FLORIDA POWER AND LIGHT COMPANY

DATE: 10/20/2025
HORIZ. SCALE: 1"=300'
VERT. SCALE: N/A
JOB No. 22–152.001
SHEET 8 of 16

MATCH LINE "E" - SEE SHEET 7



DITCH DRAINING INTO SUBJECT PROPERTY, CROSSES PROPERTY LINE 696.6' SOUTH OF NORTHWEST CORNER OF SECTION 22

12' FP&L EASEMENT ORB 198, PG 289

FLORIDA POWER & LIGHT CO.
224038000000000108

SECTION 22,
TOWNSHIP 40 SOUTH,
RANGE 38 EAST

PARCEL 4
5,032.06 ACRES±

SOUTH FLORIDA WATER MANAGEMENT DISTRICT
21-40-38-000-000-00010-0

SECTION 21,
TOWNSHIP 40 SOUTH,
RANGE 38 EAST

WEST LINE OF SECTION 22

N00°19'56"W 5319.39'

N00°21'12"W 2,644.01'

FLORIDA POWER & LIGHT CO.
23-40-38-000-000-00010-6

SECTION 23,
TOWNSHIP 40 SOUTH,
RANGE 38 EAST

22 23

TOWNSHIP 40 SOUTH, RANGE 38 EAST

N00°20'19"W 2,644.10'

LEGEND

(C)	= CALCULATED MEASUREMENT
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BS	= BELL SOUTH PEDESTAL
	= GATE POST
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	= WOOD UTILITY POLE
	= GUY ANCHOR

BARBED WIRE FENCE CORNER 0.7' WEST OF SECTION CORNER

FOUND 4"X4" CM (NO ID, BENT)

21 22 28 27

N89°26'47"E 2,660.78'

22 27

N89°27'03"E 2,660.14'

22 27

23 26

FND. 4"X4" CM (TOP BROKEN)

N89°54'39"E 2,664.10'

NORTH GATE POST IS 163.9' SOUTH OF SECTION CORNER AND 0.3' EAST. GATE CROSSES PROPERTY LINE 167.9' SOUTH OF SECTION CORNER. SOUTH GATE POST IS 181.3' SOUTH OF SECTION CORNER AND 1.1' WEST OF PROPERTY LINE

SOUTHWEST CORNER OF SECTION 22 AND NORTHWEST CORNER OF SECTION 27

N00°19'27"W 2636.60'

N00°06'38"W 2,643.94'

SOUTH FLORIDA WATER MANAGEMENT DISTRICT
28-40-38-000-000-00010-5

SECTION 28,
TOWNSHIP 40 SOUTH,
RANGE 38 EAST

FLORIDA POWER & LIGHT CO.
274038000000000107

SECTION 27,
TOWNSHIP 40 SOUTH,
RANGE 38 EAST

FLORIDA POWER & LIGHT CO.
274038000000000107

MATCH LINE "D" - SEE SHEET 10

MATCH LINE "F" - SEE SHEET 11

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APPROVED	LBR	

BOUNDARY SURVEY

PREPARED FOR
FLORIDA POWER AND LIGHT COMPANY

DATE: 10/20/2025
HORIZ. SCALE: 1"=300'
VERT. SCALE: N/A
JOB No. 22-152.001
SHEET 9 of 16

MATCH LINE "E" - SEE SHEET 7

MATCH LINE "D" - SEE SHEET 9

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±

S00°18'31"E 2,639.65'
S00°18'31"E 2639.65'

EAST LINE OF
THE NORTHEAST
ONE-QUARTER
OF SECTION 23

EAST 1/4
CORNER OF
SECTION 23

23 24

FLORIDA POWER & LIGHT
24-40-38-000-000-00010-4

SECTION 24,
TOWNSHIP 40 SOUTH,
RANGE 38 EAST

GRAPHIC SCALE
300 0 300 600
(IN FEET)
Intended display scale:
1 inch = 300 feet

N00°18'15"W 2,638.91'
S00°18'15"E 2638.91'

EAST LINE OF
THE SOUTHEAST
ONE-QUARTER
OF SECTION 23

SOUTHEAST CORNER
OF SECTION 23 &
NORTHEAST CORNER
OF SECTION 26

N89°54'39"E 2,664.10'

N89°53'49"E 2,663.22'

23 24
26 25

FND. 4"X4" CM (NO ID)

FLORIDA POWER & LIGHT CO.
25-40-38-000-000-00010-1

EAST LINE OF
THE NORTHEAST
ONE-QUARTER
OF SECTION 26

MATCH LINE "F" - SEE SHEET 12

LEGEND

(C)	= CALCULATED MEASUREMENT
(D)	= DEED MEASUREMENT
(M)	= FIELD MEASUREMENT
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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 10 of 16

MATCH LINE "F" - SEE SHEET 9

LEGEND

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	= CONCRETE UTILITY POLE
	= ELECTRICAL JUNCTION BOX
	= WOOD UTILITY POLE
	= GUY ANCHOR

N00°19'27"W 2636.60'

WEST LINE OF THE NORTHWEST 1/4

SOUTH FLORIDA WATER MANAGEMENT DISTRICT
28-40-38-000-000-00010-5

SECTION 28,
TOWNSHIP 40 SOUTH,
RANGE 38 EAST

28 27

WEST QUARTER CORNER OF SECTION 27

FOUND 4"X4" CM (NO ID)

FLORIDA POWER & LIGHT CO.
274038000000000107

SECTION 27,
TOWNSHIP 40 SOUTH,
RANGE 38 EAST

PARCEL 4
5,032.06 ACRES±

N00°06'38"W 2,643.94'

27 26

TOWNSHIP 40 SOUTH, RANGE 38 EAST

N00°05'08"W 2,643.98'

N00°19'09"W 2636.48'

WEST LINE OF THE SOUTHWEST 1/4

SOUTHWEST CORNER OF SECTION 27

28 27

MARTIN COUNTY

PALM BEACH COUNTY

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

SOUTH LINE OF SECTION 27

S89°36'28"W 5300.26'(M) N89°45'40"E - 5301.2'(D)

SOUTH FLORIDA WATER MANAGEMENT DISTRICT
00-38-40-34-00-000-9000

SECTION 34,
TOWNSHIP 40 SOUTH,
RANGE 38 EAST

GRAPHIC SCALE
300 0 300 600
(IN FEET)
Intended display scale:
1 inch = 300 feet

FOUND 4"X4" CM (TOP BROKEN) CCR# 87083

27 26

SOUTH LINE OF SECTION 26

S89°48'33"W 5311.60'(M) N89°58'50"E - 5313.1'(D)

34 35

FENCE 9.7'S. OF PROPERTY CORNER

SOUTHWEST CORNER OF SECTION 26 AND THE SOUTHEAST CORNER OF SECTION 27

SOUTH FLORIDA WATER MANAGEMENT DISTRICT
00-38-40-33-00-000-9000

SECTION 33,
TOWNSHIP 40 SOUTH,
RANGE 38 EAST

SOUTH FLORIDA WATER MANAGEMENT DISTRICT
00-38-40-35-00-000-9000

SECTION 35,
TOWNSHIP 40 SOUTH,
RANGE 38 EAST

MATCH LINE "D" - SEE SHEET 12

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

GRAPHICS

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

CULPEPPER & TERPENING INC
2980 SOUTH 25th STREET • FORT PIERCE, FLORIDA 34981
PHONE 772-464-3537 • FAX 772-464-9497 • www.ct-eng.com
STATE OF FLORIDA BOARD OF PROFESSIONAL ENGINEERS AUTHORIZATION NO. 4286

– REVISIONS –	BY	DATE

	BY	DATE
FIELD	SG	10-16-2025
CALCS.		
DRAWN	JHY	10-15-2025
DETAILED		
CHECKED	JDJ	10-15-2025
APPROVED	LBR	

BOUNDARY SURVEY

PREPARED FOR
FLORIDA POWER AND LIGHT COMPANY

DATE: 10/20/2025
HORIZ. SCALE: 1"=300'
VERT. SCALE: N/A
JOB No. 22-152.001
SHEET 11 of 16

MATCH LINE "F" - SEE SHEET 10

MATCH LINE "D" - SEE SHEET 11

FLORIDA POWER & LIGHT CO.
264038000000000109

SECTION 26,
TOWNSHIP 40 SOUTH,
RANGE 38 EAST

PARCEL 4
5,032.06 ACRES±

N00°04'00"E 2,639.58'
S00°04'00"W 2639.58'

EAST 1/4 CORNER OF SECTION 26

26 25

FND. 4"X4" CM (NO ID)

FLORIDA POWER & LIGHT CO.
25-40-38-000-000-00010-1

SECTION 25,
TOWNSHIP 40 SOUTH,
RANGE 38 EAST

N00°04'42"E 2,639.58'
S00°04'42"W 2639.58'

EAST LINE OF THE SOUTHEAST ONE-QUARTER OF SECTION 26

GRAPHIC SCALE
300 0 300 600
(IN FEET)
Intended display scale:
1 inch = 300 feet

FOUND 4"X4" CM (NO ID)

SOUTH LINE OF SECTION 26

S89°48'33"W 5311.60'(M) N89°58'50"E - 5313.1'(D)

MARTIN COUNTY

PALM BEACH COUNTY

26 25

35 36

FENCE ON PROPERTY LINE

MARTIN COUNTY
PALM BEACH COUNTY

SOUTHEAST CORNER OF SECTION 26 AND THE NORTHEAST CORNER OF SECTION 35

SOUTH FLORIDA WATER MANAGEMENT DISTRICT
00-38-40-35-00-000-9000

SECTION 35,
TOWNSHIP 40 SOUTH,
RANGE 38 EAST

SOUTH FLORIDA WATER MANAGEMENT DISTRICT
00-38-40-35-00-000-9000

SECTION 36,
TOWNSHIP 40 SOUTH,
RANGE 38 EAST

LEGEND

(C)	= CALCULATED MEASUREMENT
(D)	= DEED MEASUREMENT
(M)	= FIELD MEASUREMENT
(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
GP	= GATE POST
◆	= CONCRETE UTILITY POLE
⊠	= ELECTRICAL JUNCTION BOX
⊗	= WOOD UTILITY POLE
←	= GUY ANCHOR

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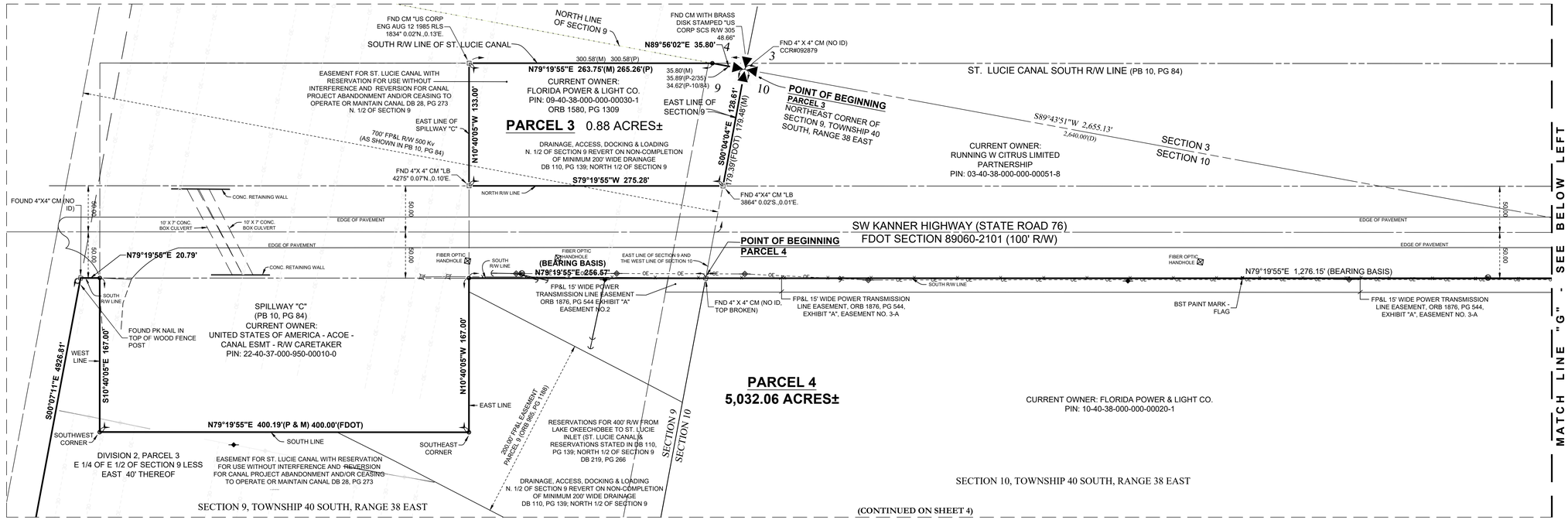
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CALCS.		
DRAWN	JHY	10–15–2025
DETAILED		
CHECKED	JDJ	10–15–2025
APPROVED	LBR	10–19–25

BOUNDARY SURVEY

PREPARED FOR

FLORIDA POWER AND LIGHT COMPANY

DATE: 10/20/2025
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VERT. SCALE: N/A
JOB No. 22–152.001
SHEET 12 of 16



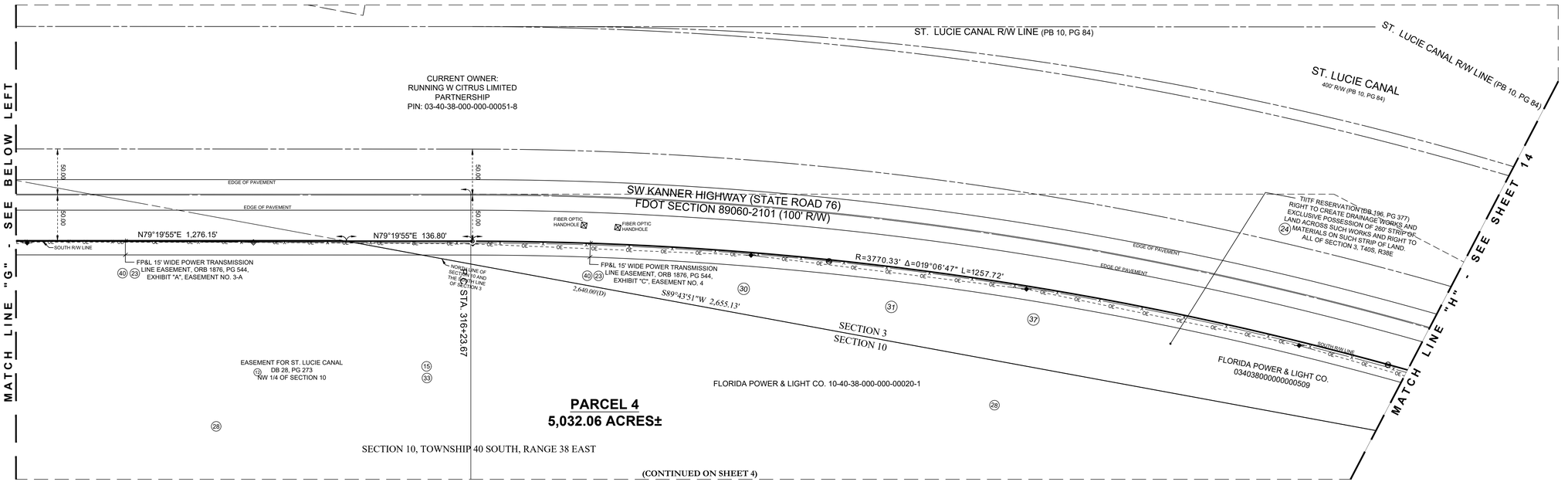


GRAPHIC SCALE

60 0 60 120

(IN FEET)

Intended display scale:
1 inch = 60 feet



LEGEND

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---OE---	= OVERHEAD ELECTRIC LINE
---X---	= BARBED WIRE FENCE
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(89)	= BELL SOUTH PEDESTAL
	= GATE POST
	= CONCRETE UTILITY POLE
	= ELECTRICAL JUNCTION BOX
	= WOOD UTILITY POLE
	= GUY ANCHOR

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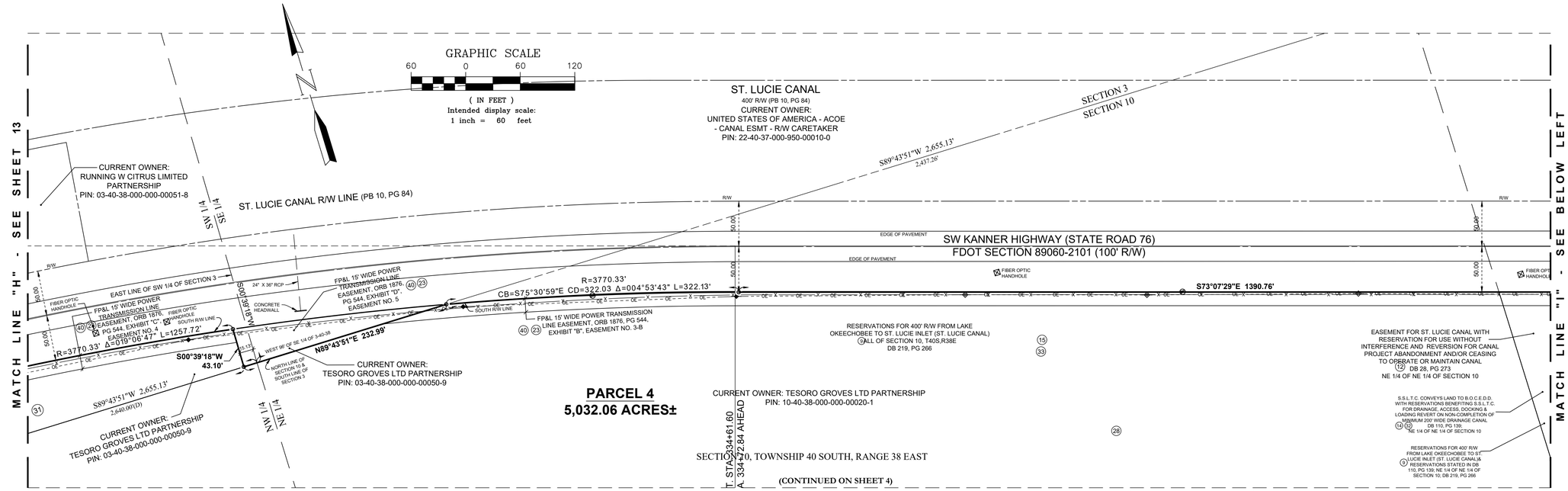
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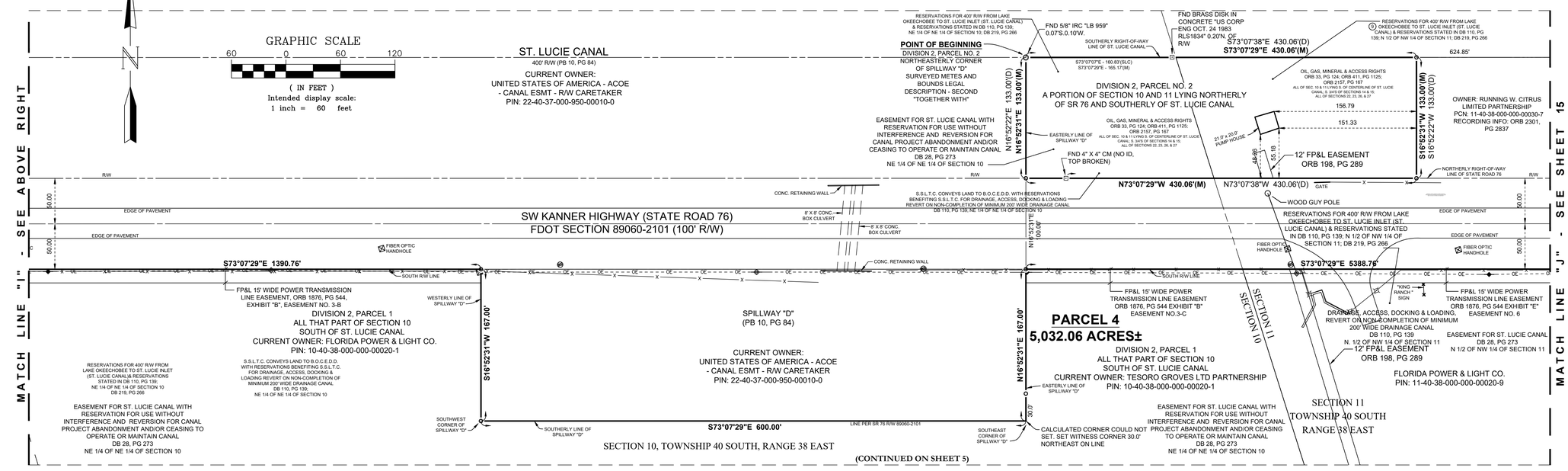
BOUNDARY SURVEY

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 13 of 16





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	= GATE POST
	= CONCRETE UTILITY POLE
	= ELECTRICAL JUNCTION BOX
	= WOOD UTILITY POLE
	= GUY ANCHOR

GRAPHICS

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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 14 of 16

P:\Proj-2022\22-152.001 FPL Tesoro Groves Update\Survey\22-152.001 Boundary Revt.dwg Plotted: 11/24/2025 9:17 AM By: JONATHAN JONES

MATCH LINE "J" - SEE SHEET 14

ST. LUCIE CANAL
400' R/W (PB 10, PG 84)

ST. LUCIE CANAL R/W LINE (PB 10, PG 84)

OWNER: RUNNING W. CITRUS LIMITED PARTNERSHIP
PCN: 11-40-38-000-000-00030-7
RECORDING INFO: ORB 2301, PG 2837

R/W | 50.00 | EDGE OF PAVEMENT | EDGE OF PAVEMENT | 50.00 | R/W

SW KANNER HIGHWAY (STATE ROAD 76)
FDOT SECTION 89060-2101 (100' R/W)

FIBER OPTIC HANDHOLE

S73°07'29"E 5388.76'

OE | SOUTH R/W LINE

(40) (23) FP&L 15' WIDE POWER TRANSMISSION LINE EASEMENT ORB 1876, PG 544 EXHIBIT "E" EASEMENT NO. 6

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 (12) DB 28, PG 273 N 1/2 OF NW 1/4 OF SECTION 11

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 (14) (32) DB 110, PG 139; N. 1/2 OF NW 1/4 OF SECTION 11

PARCEL 4
5,032.06 ACRES±
FLORIDA POWER & LIGHT
11-40-38-000-000-00020-9

(28) (15) (33)

(40) (23) FP&L 15' WIDE POWER TRANSMISSION LINE EASEMENT ORB 1876, PG 544 EXHIBIT "E" EASEMENT NO. 6

RESERVATIONS FOR 400' R/W FROM LAKE OKEECHOBEE TO ST. LUCIE INLET (ST. LUCIE CANAL)& (9) RESERVATIONS STATED IN DB 110,PG 139; N 1/2 OF NW 1/4 OF SECTION 11; DB 219, PG 266

NORTH 1/2 OF NORTHWEST 1/4
SOUTH 1/2 OF NORTHWEST 1/4

SECTION 11, TOWNSHIP 40 SOUTH, RANGE 38 EAST (CONTINUED ON SHEET 5)

MATCH LINE "K" - SEE BELOW LEFT

MATCH LINE "K" - SEE ABOVE RIGHT

ST. LUCIE CANAL
400' R/W (PB 10, PG 84)

ST. LUCIE CANAL R/W LINE (PB 10, PG 84)

NE 1/4 OF SEC. 11
NW 1/4 OF SEC. 11

OWNER: RUNNING W. CITRUS LIMITED PARTNERSHIP
PCN: 11-40-38-000-000-00030-7
RECORDING INFO: ORB 2301, PG 2837

S73°07'29"E - 5744.09'

R/W | 50.00 | EDGE OF PAVEMENT | EDGE OF PAVEMENT | 50.00 | R/W

SW KANNER HIGHWAY (STATE ROAD 76)
FDOT SECTION 89060-2101 (100' R/W)

FIBER OPTIC HANDHOLE (9)

FIBER OPTIC HANDHOLE

S73°07'29"E 5388.76'

OE | SOUTH R/W LINE

(40) (23) FP&L 15' WIDE POWER TRANSMISSION LINE EASEMENT ORB 1876, PG 544 EXHIBIT "E" EASEMENT NO. 6

DIVISION 2, PARCEL 1
ORB 786, PG 1600
FLORIDA POWER & LIGHT CO.
11-40-38-000-000-00020-9

OIL, GAS, MINERAL & ACCESS RIGHTS ORB 153, PG 557 SW 1/4 OF SECTION 3 SOUTH OF CANAL EXTENDING FROM THE SOUTHWEST CORNER ALONG THE SOUTH BOUNDARY EASTWARD NOT TO EXCEED 2640 FEET; ALL OF THE E. 1/2 OF THE E. 1/2 OF THE E. 1/2 OF SECTION 9 LYING SOUTH OF THE ST. LUCIE CANAL; **ALL OF SEC.** 10 & **11 LYING S. OF ST. LUCIE CANAL;** ALL OF SECTIONS 14, 15, 22, 23, 26, & 27

(15) (33)

EASEMENT FOR ST. LUCIE CANAL WITH RESERVATION FOR USE WITHOUT INTERFERENCE AND REVERSION FOR CANAL PROJECT ABANDONMENT (12) AND/OR CEASING TO OPERATE OR MAINTAIN CANAL DB 28, PG 273; NE 1/4 OF SECTION 11

FLORIDA POWER & LIGHT
11-40-38-000-000-00020-9

S.S.L.T.C. CONVEYS LAND TO B.O.C.E.D.D. WITH RESERVATIONS BENEFITING S.S.L.T.C. FOR DRAINAGE, ACCESS, DOCKING & LOADING REVERT ON NON-COMPLETION OF MINIMUM 200' WIDE DRAINAGE CANAL DB 110, PG 139; NE 1/4 OF SECTION 11 (14) (32)

(15) (33)

RESERVATIONS FOR 400' R/W FROM LAKE OKEECHOBEE TO ST. LUCIE INLET (ST. LUCIE CANAL)& (9) RESERVATIONS STATED IN DB 110, PG 139; NE 1/4 OF SECTION 11 DB 219, PG 266

(40) (23) FP&L 15' WIDE POWER TRANSMISSION LINE EASEMENT ORB 1876, PG 544 EXHIBIT "E" EASEMENT NO. 6

OIL, GAS, MINERAL & ACCESS RIGHTS ORB 153, PG 557 SW 1/4 OF SECTION 3 SOUTH OF CANAL EXTENDING FROM THE SOUTHWEST CORNER ALONG THE SOUTH BOUNDARY EASTWARD NOT TO EXCEED 2640 FEET; ALL OF THE E. 1/2 OF THE E. 1/2 OF THE E. 1/2 OF SECTION 9 LYING SOUTH OF THE ST. LUCIE CANAL; **ALL OF SEC.** 10 & **11** LYING S. OF ST. LUCIE CANAL; ALL OF SECTIONS 14, 15, 22, 23, 26, & 27

SECTION 11, TOWNSHIP 40 SOUTH, RANGE 38 EAST (CONTINUED ON SHEET 5)

MATCH LINE "L" - SEE ABOVE RIGHT

MATCH LINE "L" - SEE BELOW LEFT

ST. LUCIE CANAL
400' R/W (PB 10, PG 84)

ST. LUCIE CANAL R/W LINE (PB 10, PG 84)

OWNER: RUNNING W. CITRUS LIMITED PARTNERSHIP
PCN: 11-40-38-000-000-00030-7
RECORDING INFO: ORB 2301, PG 2837

R/W | 50.00 | EDGE OF PAVEMENT | EDGE OF PAVEMENT | 50.00 | R/W

SW KANNER HIGHWAY (STATE ROAD 76)
FDOT SECTION 89060-2101 (100' R/W)

FIBER OPTIC HANDHOLE (9)

S73°07'29"E 5388.76'

OE | SOUTH R/W LINE

(40) (23) FP&L 15' WIDE POWER TRANSMISSION LINE EASEMENT ORB 1876, PG 544 EXHIBIT "E" EASEMENT NO. 6

PARCEL 4
5,032.06 ACRES±
FLORIDA POWER & LIGHT
11-40-38-000-000-00020-9

RESERVATIONS FOR 400' R/W FROM LAKE OKEECHOBEE TO ST. LUCIE INLET (ST. LUCIE CANAL)& RESERVATIONS STATED IN DB 110, PG 139, NE 1/4 OF SECTION 11; DB 219, PG 266

EASEMENT FOR ST. LUCIE CANAL WITH RESERVATION FOR USE WITHOUT INTERFERENCE AND REVERSION FOR CANAL PROJECT ABANDONMENT AND/OR (12) CEASING TO OPERATE OR MAINTAIN CANAL DB 28, PG 273; NE 1/4 OF SECTION 11

S.S.L.T.C. CONVEYS LAND TO B.O.C.E.D.D. WITH RESERVATIONS BENEFITING S.S.L.T.C. FOR DRAINAGE, ACCESS, DOCKING & LOADING REVERT ON NON-COMPLETION OF MINIMUM 200' WIDE DRAINAGE CANAL DB 110, PG 139; NE 1/4 OF SECTION 11 (14) (32)

(15) (33)

PARCEL 4
5,032.06 ACRES±

(40) (23) FP&L 15' WIDE POWER TRANSMISSION LINE EASEMENT ORB 1876, PG 544 EXHIBIT "E" EASEMENT NO. 6

TOWNSHIP 40 SOUTH, RANGE 38 EAST (CONTINUED ON SHEET 5)

MATCH LINE "M" - SEE SHEET 16

LEGEND

(C)	= CALCULATED MEASUREMENT
(D)	= DEED MEASUREMENT
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x	= BARBED WIRE FENCE
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	= GATE POST
	= CONCRETE UTILITY POLE
	= ELECTRICAL JUNCTION BOX
	= WOOD UTILITY POLE
	= GUY ANCHOR

N

GRAPHIC SCALE
60 0 60 120
(IN FEET)
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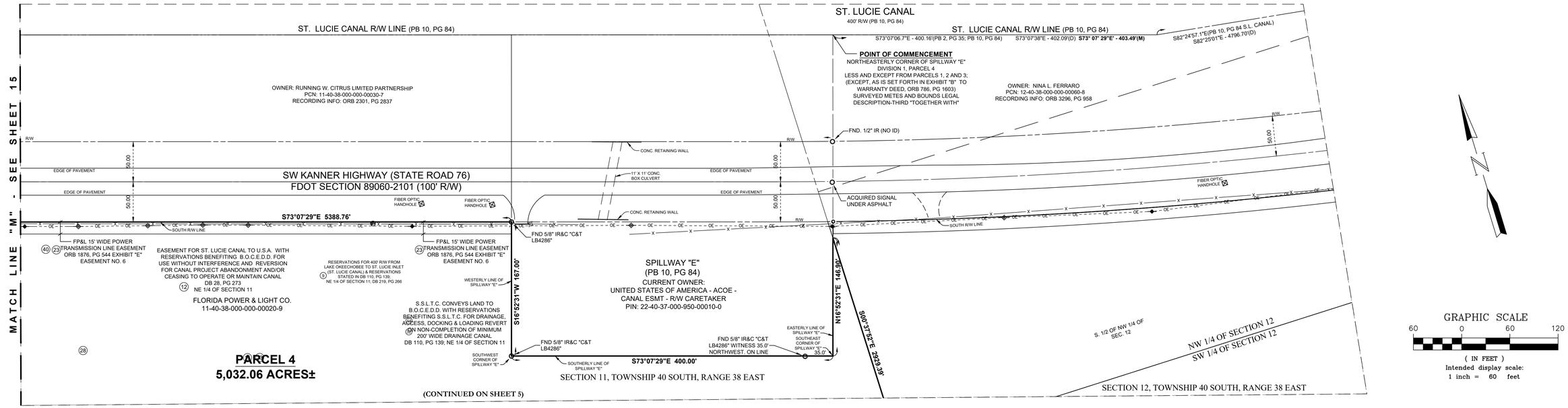
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BOUNDARY SURVEY

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 15 of 16



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VERT. SCALE: N/A
JOB No. 22-152.001
SHEET 16 of 16

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

DEVELOPMENT APPLICATION

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

INITIALS _____

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

2 APPLICATION TYPE (Check all the applicable development applications)

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

3 PROJECT DESCRIPTION

Project Location — Parcel ID Number(s):

See attached Parcel ID memo.

Development / Project Name	Project Parrot
Development / Project Address	Unaddressed. North and south side of Kanner Hwy., west of Warfield Blvd.
Valuation of Proposed Development	
Current Use(s) of Property	Agricultural; solar power generation; electric transmission
Proposed Use(s) of Property	Light Industrial
Residential Use(s) / Unit Type(s)	Not Applicable
Number of Residential Units	Not Applicable
Non-residential Total Building Gross SF	
Site Area (SF & Acres)	5,700 ac. (+/-)

3 TEAM MEMBERS CONTACT INFORMATION (Combination of multiple titles is permitted, e.g. Agent & Architect)	
Select Title: **Agent** / **Planner** / Architect / Landscape Architect / Engineer / Land Use Attorney / Other:	
Name: Brian Nolan, AICP, ASLA	Company: Lucido & Associates
Telephone No.: 772.220.2100	E-mail: bnolan@lucidodesign.com
Select Title: Planner / Architect / Landscape Architect / Engineer / **Land Use Attorney** / Other:	
Name: Robert S. Raynes, Jr. / Christen Spake	Company: Gunster
Telephone No.: 772.288.1980	E-mail: rraynes@gunster.com / cspake@gunster.com
Select Title: Planner / Architect / Landscape Architect / **Engineer** / Land Use Attorney / Other:	
Name: Armando Lopez, P.E.	Company: Kimley-Horn
Telephone No.: 305.535.7764	E-mail: armando.lopez@kimley-horn.com
Select Title: Planner / Architect / Landscape Architect / Engineer / Land Use Attorney / Other: **Surveyor**	
Name: Lee Reumann, PSM	Company: Culpepper & Terpening, Inc.
Telephone No.: 772.464.3537	E-mail: lreumann@ct-eng.com
Select Title: Planner / Architect / Landscape Architect / Engineer / Land Use Attorney / Other:	
Name:	Company:
Telephone No.:	E-mail:
Select Title: Planner / Architect / Landscape Architect / Engineer / Land Use Attorney / Other:	
Name:	Company:
Telephone No.:	E-mail:

4 PROPERTY OWNER INFORMATION	
Name: Pamela M. Rauch - VP Florida Power & Light Corporation	Signature: Pamela Rauch
Telephone No.: 561.762.8489	E-mail: timothy.oliver@fpl.com (Timothy Oliver - VP FP&L Development)
Address: 700 Universe Blvd., Juno Beach, FL 33408	

NOTARIZATION

STATE OF FLORIDA /COUNTY OF PALM BEACH

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

this 24th day of NOVEMBER, 2025, by PAMELA RAUCH (name of person acknowledging)

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

NOTARY PUBLIC STATE OF FLORIDA
ANGELA SMITH
Commission # HH 677092
Expires June 5, 2026

Personally Known X OR Produced Identification N/A Type of Identification Produced N/A

AGENT AUTHORIZATION FORM

Parcel Id(s) See attached Parcel ID memo.

Subject Site Address Unaddressed. North and south side of Kanner Hwy., west of Warfield Blvd.

Property Owner Florida Power & Light

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

Brian Nolan, AICP, ASLA (Contractor / Agent), of Lucido & Associates (Name of consulting firm)

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

Agent Address 701 SE Ocean Blvd., Stuart, FL 34994

Business Phone 772.220.2100 Mobile

E-mail bnolan@lucidodesign.com

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

Owner Signature

Agent Signature (to accept authorization)

STATE OF FLORIDA:
COUNTY OF PALM BEACH

Sworn and subscribed before me this 24th day of NOVEMBER, 2025.

Signature of Notary Public
Notary Public for the State of Florida

ANGELA SMITH
Commission # HH 677092
Expires June 5, 2026

My Commission Expires
JUNE 5, 2026

APPLICANT'S AFFIDAVIT FORM

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

OWNER OR TENANT AFFIDAVIT

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

Pamela Rauch
Signature and Date

Signature and Date

Sworn to and subscribed to before me this 24th day of NOVEMBER, 2025

Notary Public Angela Smith

ANGELA SMITH
Commission # HH 677092
Expires June 5, 2026

Commission Expires JUNE 5, 2026

CORPORATION AFFIDAVIT

(I/WE), Pamela Rauch, being first duly sworn, depose and say that (I am/We are) the ☐ President ☒ Vice-President ☐ Secretary ☐ Asst. Secretary of the aforesaid corporation, and as such, have been authorized by the corporation to file this application for public hearing; and that said corporation is the ☒ owner ☐ tenant of the property described herein and which is the subject matter of the proposed hearing.

Florida Power & Light Company
Name of Corporation

Attest: _____

Pamela Rauch
Authorized Signature

Vice President
Office Held

(Corp. Seal)

Sworn to and subscribed to before me this 24th day of NOVEMBER, 2025

Notary Public Angela Smith

ANGELA SMITH
Commission # HH 677092
Expires June 5, 2026

Commission Expires JUNE 5, 2026

ANNEXATION, LAND USE AMENDMENT, & ZONING APPLICATION

ATTORNEY AFFIDAVIT

I, Robert S. Raynes Jr., being first duly sworn, depose and say that I am a State of Florida Attorney at Law, and I am the Attorney for the Owner of the property described and which is the subject matter of the proposed hearing.

Signature

STATE OF FLORIDA:
COUNTY OF Martin

Sworn and subscribed before me this 24th day of November, 20 25.

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

My Commission Expires
9.16.2028

KIM M. BOYLE
MY COMMISSION # HH 576475
EXPIRES: September 16, 2028

DISCLOSURE OF INTEREST FORM

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

Florida Power & Light Company
Corporation Name

Name, Address and Office	Percentage of stock
NextEra Energy, Inc.	100%
700 Universe Blvd., Juno Beach, FL 33408	
(Publicly owned and traded on the New York	
Stock Exchange. NYSE Symbol: NEE)	

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

Trust Name

Name, Address and Office	Percentage of stock

NOT APPLICABLE

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

Name, Address and Office	Percentage of stock
_____	_____
_____	_____
_____	_____
_____	_____

_____
Signature

STATE OF FLORIDA:
COUNTY OF_____

Sworn and subscribed before me this _____ day of _____, 20_____.___

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

My Commission Expires

_____

Sec. 12-2(8) Cost Recovery.

COST RECOVERY AFFIDAVIT

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

Please type or print the following:

Date: 11/4/2025

Full Name: Timothy Oliver - VP of FP&L Development

Current Address: 700 Universe Blvd. City: Juno Beach

State: Florida Zip: 33408

Telephone Number (561) 762 8489 Email: timothy.oliver@fpl.com

Signature

STATE OF FLORIDA:
COUNTY OF PALM BEACH

Sworn and subscribed before me this 4th day of NOVEMBER, 2025.

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

ANGELA SMITH
Commission # HH 677092
Expires June 5, 2026

My Commission Expires
JUNE 5, 2026

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

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

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

APPLICANTS, PLEASE

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

Received Date:_____

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

Received by: _____

Application Number: _____

Application Number: _____

Application Number: _____

Application Number: _____

Project Parrot
Annexation, Future Land Use Map Amendment, Planned Unit Development

Parcel Identification Numbers

323938001006000007

323938001012000005

323938001018000011

323938001024000108

323938001029000107

323938001034000116

323938001039000017

094038000000000301

034038000000000509

104038000000000201

154038000000000102

224038000000000108

274038000000000107

114038000000000209

144038000000000105

234038000000000106

264038000000000109

034038000000000110

AS-SURVEYED LEGAL DESCRIPTION

TRACT 1

PORTIONS OF SECTIONS 33 AND 34, TOWNSHIP 39 SOUTH, RANGE 38 EAST, BEING PARCELS 4 THROUGH 8 AS DESCRIBED IN CORRECTIVE SPECIAL WARRANTY DEED AS RECORDED IN OFFICIAL RECORDS BOOK 3058, PAGE 348 OF THE PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF SECTION 33, TOWNSHIP 39 SOUTH, RANGE 38 EAST; THENCE SOUTH 00°00'06" EAST ON THE EAST LINE OF SAID SECTION 33, A DISTANCE OF 4001.08 FEET TO A POINT ON THE NORTH LINE OF THE SOUTH ONE-HALF (S-1/2) OF THE SOUTHWEST ONE-QUARTER (SW-1/4) OF SECTION 34, TOWNSHIP 39 SOUTH, RANGE 38 EAST; THENCE NORTH 89°39'07" EAST ON SAID NORTH LINE, A DISTANCE OF 2648.77 FEET TO A POINT ON THE EAST LINE OF SAID SOUTH ONE-HALF (S-1/2) OF THE SOUTHWEST ONE-QUARTER (SW-1/4) OF SECTION 34; THENCE SOUTH 00°00'20" WEST ON SAID EAST LINE, A DISTANCE OF 1278.17 FEET TO A POINT ON THE NORTH RIGHT-OF-WAY LINE OF SW FARM ROAD (100.00 FEET RIGHT-OF-WAY); THENCE SOUTH 89°31'57" WEST ON SAID NORTH RIGHT-OF-WAY LINE, SAID LINE ALSO BEING 50.00 FEET NORTH OF AND PARALLEL WITH THE SOUTH LINE OF SAID SECTION 34, A DISTANCE OF 2648.64 FEET; THENCE SOUTH 89°56'59" WEST ON SAID NORTH RIGHT-OF-WAY LINE, SAID LINE ALSO BEING 50.00 FEET NORTH OF AND PARALLEL WITH THE SOUTH LINE OF SECTION 33, TOWNSHIP 39 SOUTH, RANGE 38 EAST, A DISTANCE OF 700.00 FEET TO A POINT ON A LINE 700.00 FEET WEST OF AND PARALLEL WITH THE EAST LINE OF SAID SECTION 33; THENCE NORTH 00°00'06" WEST ON SAID PARALLEL LINE, A DISTANCE OF 3948.75 FEET TO A POINT ON THE SOUTH LINE OF THE NORTHEAST ONE-QUARTER (NE-1/4) OF THE NORTHEAST ON-QUARTER (NE-1/4) OF SAID SECTION 33; THENCE SOUTH 89°45'33" WEST ON SAID SOUTH LINE, A DISTANCE OF 624.97 FEET TO A POINT ON THE WEST LINE OF SAID NORTHEAST ONE-QUARTER (NE-1/4) OF THE NORTHEAST ONE-QUARTER (NE-1/4) OF SECTION 33; THENCE NORTH 00°02'09" WEST ON SAID WEST LINE, A DISTANCE OF 1332.22 FEET TO A POINT ON THE NORTH LINE OF SAID SECTION 33; THENCE NORTH 89°41'45" EAST ON SAID

NORTH LINE, A DISTANCE OF 1325.77 FEET TO THE POINT OF BEGINNING.

CONTAINING 7,924,301 S.F.± OR 181.92 ACRES MORE OR LESS.

TOGETHER WITH:

TRACT 2

PARCELS 1 THROUGH 3 AND PARCELS 9 THROUGH 13 AS DESCRIBED IN CORRECTIVE SPECIAL WARRANTY DEED AS RECORDED IN OFFICIAL RECORDS BOOK 3058, PAGE 348 OF THE PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA LYING IN SECTIONS 3 AND 4, TOWNSHIP 40 SOUTH, RANGE 38 EAST, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SECTION 4, TOWNSHIP 40 SOUTH, RANGE 38 EAST; THENCE SOUTH 89°56'59" WEST ALONG THE NORTH LINE OF SECTION 4 TO A POINT ON THE WEST LINE OF THE EAST 700 FEET OF SAID SECTION, A DISTANCE OF 700.06 FEET, THENCE PARALLEL WITH THE AFOREMENTIONED EAST LINE OF SECTION 4 SOUTH 00°43'40" WEST, A DISTANCE OF 50.00 FEET TO A POINT ON THE SOUTH RIGHT-OF-WAY LINE OF SW FARM ROAD (100.00 FEET RIGHT-OF-WAY) AND THE POINT OF BEGINNING; THENCE FROM SAID BEGINNING, NORTH 89°56'59" EAST ON SAID SOUTH RIGHT-OF-WAY LINE, SAID LINE ALSO BEING 50.00 FEET SOUTHERLY OF AND PARALLEL WITH THE NORTH LINE OF SAID SECTION 4, A DISTANCE OF 700.06 FEET; THENCE CONTINUING ALONG SAID SOUTHERLY RIGHT-OF-WAY, NORTH 89°31'57" EAST, PARALLEL WITH THE NORTH LINE OF SAID SECTION 3, A DISTANCE OF 2552.68 FEET; THENCE SOUTH 00°39'21" WEST, A DISTANCE OF 96.02 FEET; THENCE NORTH 89°31'57" EAST, A DISTANCE OF 192.04 FEET TO A POINT 96.00 FEET EAST OF AND PARALLEL WITH THE WEST LINE OF THE EAST ONE-HALF (E-1/2) OF SAID SECTION 3; THENCE SOUTH 00°39'21" WEST, A DISTANCE OF 4437.31 FEET TO A POINT ON THE ARC OF A NON-TANGENT CURVE TO THE LEFT AT WHICH THE RADIUS POINT BEARS SOUTH 09°18'48" WEST, THENCE WESTERLY ON THE ARC OF SAID CURVE, HAVING A RADIUS OF 4020.62 FEET THROUGH A CENTRAL ANGLE OF 19°58'53" AN ARC DISTANCE OF 1402.15 FEET TO THE POINT OF TANGENCY; THENCE SOUTH 79°19'55" WEST, A DISTANCE OF 2096.50 FEET (THE LAST TWO COURSES BEING COINCIDENT WITH THE NORTH RIGHT-OF-WAY LINE OF THE ST. LUCIE CANAL)

TO A POINT ON A LINE 700.00 FEET WEST OF AND PARALLEL WITH THE EAST LINE OF SECTION 04, TOWNSHIP 40 SOUTH, RANGE 38 EAST; THENCE NORTH 00°43'40" EAST ON SAID PARALLEL LINE, A DISTANCE OF 4915.02 FEET TO A POINT ON SAID SOUTH RIGHT-OF-WAY LINE OF SW FARM ROAD AND THE POINT OF BEGINNING;

CONTAINING 1,548,839.09 S.F.± OR 366.13 ACRES MORE OR LESS.

TOGETHER WITH

TRACT 3

A TRACT OF LAND LYING IN THE NORTH HALF (1/2) OF SECTION 3, TOWNSHIP 40 SOUTH, RANGE 38 EAST, MARTIN COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCE AT THE NORTHWEST CORNER OF THE NORTHEAST QUARTER (1/4) OF SECTION 3, TOWNSHIP 40 SOUTH, RANGE 38 EAST; THENCE SOUTH 00 DEGREES 39 MINUTES 21 SECONDS WEST ON THE WEST LINE OF SAID NORTHEAST QUARTER (1/4), A DISTANCE OF 50.01 FEET TO THE POINT OF BEGINNING; FROM SAID POINT OF BEGINNING; THENCE, NORTH 89 DEGREES 31 MINUTES 57 SECONDS EAST ON THE SOUTH RIGHT-OF-WAY LINE OF SW FARM ROAD, A DISTANCE OF 2,506.20 FEET; THENCE, LEAVING SAID SW RIGHT-OF-WAY OF SW FARM ROAD, SOUTH 00 DEGREES 39 MINUTES 21 SECONDS WEST ON A LINE PARALLEL WITH SAID WEST LINE OF THE NORTHEAST QUARTER (1/4), A DISTANCE OF 2,526.84 FEET TO AN INTERSECTION WITH THE LINE AT 45 FEET NORTH OF, AND PARALLEL WITH THE SOUTH LINE OF SAID NORTHEAST QUARTER (1/4); THENCE, SOUTH 89 DEGREES 42 MINUTES 36 SECONDS WEST ON SAID LINE AT 45.00 FEET NORTH OF, AND PARALLEL WITH THE SOUTH LINE OF SAID NORTHEAST QUARTER (1/4), A DISTANCE OF 2,410.05 FEET TO AN INTERSECTION WITH A LINE 96.00 FEET EAST OF, AND PARALLEL WITH THE WEST LINE OF SAID NORTHEAST QUARTER (1/4); THENCE, NORTH 00 DEGREES 39 MINUTES 21 SECONDS EAST PARALLEL WITH SAID WEST LINE OF THE NORTHEAST QUARTER (1/4), A DISTANCE OF 2,423.35 FEET; THENCE SOUTH 89 DEGREES 31 MINUTES 57 SECONDS WEST ON A LINE 96.00 FEET SOUTH OF AND PARALLEL WITH SAID SOUTH RIGHT-OF-WAY OF SW FARM ROAD, A DISTANCE OF 192.04 FEET; THENCE, NORTH 00 DEGREES 39 MINUTES 21 SECONDS EAST PARALLEL WITH SAID WEST LINE OF THE

NORTHEAST QUARTER (1/4), A DISTANCE OF 96.02 FEET TO THE INTERSECTION WITH SAID SOUTH RIGHT-OF-WAY LINE OF SW FARM ROAD; THENCE, NORTH 89 DEGREES 31 MINUTES 57 SECONDS EAST ON THE SOUTH RIGHT-OF-WAY LINE OF SW FARM ROAD, A DISTANCE OF 96.02 FEET TO THE POINT OF BEGINNING.

CONTAINING 6,098,401.87 S.F.± OR 140.00 ACRES MORE OR LESS.

TOGETHER WITH

PARCEL 2:

PORTIONS OF SECTION 10 AND 11, TOWNSHIP 40 SOUTH, RANGE 38 EAST, LYING BETWEEN THE NORTHERLY RIGHT-OF-WAY LINE OF STATE ROAD NO. 76, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 7 AT PAGE 47 AND THE SOUTHERLY RIGHT-OF-WAY OF THE ST. LUCIE CANAL, ACCORDING TO THE PLAT, AS RECORDED IN PLAT BOOK 2 AT PAGE 35, BOTH OF THE PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA; BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE NORTHEASTERLY CORNER OF SPILLWAY "D", AS SHOWN ON SHEET 3, OF THE AFORESAID PLAT OF THE ST. LUCIE CANAL; THENCE RUN SOUTH 73 DEGREES 07 MINUTES 38 SECONDS EAST, ALONG THE SAID SOUTHERLY RIGHT-OF-WAY, FOR A DISTANCE OF 430.06 FEET: THENCE RUN SOUTH 16 DEGREES 52 MINUTES 22 SECONDS WEST, FOR A DISTANCE OF 133.00 FEET; THENCE RUN NORTH 73 DEGREES 07 MINUTES 38 SECONDS WEST, ALONG THE SAID NORTHERLY RIGHT-OF-WAY, FOR A DISTANCE OF 430.06 FEET; THENCE RUN NORTH 16 DEGREES 52 MINUTES 22 SECONDS EAST, ALONG THE SOUTHEASTERLY LINE OF SAID SPILLWAY "D", FOR A DISTANCE OF 133.00 FEET TO THE POINT OF BEGINNING.

CONTAINING 57,196.65 SQUARE FEET OR 1.31 ACRES

TOGETHER WITH

PARCEL 3

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

BEGIN AT THE NORTHEAST CORNER OF SECTION 9, TOWNSHIP 40 SOUTH, RANGE 38 EAST,

BEING ALSO THE NORTHWEST CORNER OF SECTION 10, SAID CORNER BEING MARKED BY A 4" X 4" CONCRETE MONUMENT AS SHOWN ON CERTIFIED CORNER RECORD NUMBER 092879; THENCE SOUTH 00°04'04" EAST, ALONG THE EAST LINE OF SAID SECTION 9, A DISTANCE OF 128.61 FEET TO A POINT ON THE NORTH RIGHT-OF-WAY LINE OF STATE ROAD 76 AS SHOWN ON FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT-OF-WAY MAP SECTION 89060-2101, BEING A 100 FOOT RIGHT-OF-WAY AS LAID OUT AND IN USE, ALSO KNOWN AS SW KANNER HIGHWAY; THENCE SOUTH 79°19'55" WEST, ALONG SAID RIGHT-OF-WAY LINE, A DISTANCE OF 275.28 FEET TO THE INTERSECTION WITH THE EAST LINE OF SPILLWAY "C", ST. LUCIE CANAL, AS RECORDED IN PLAT BOOK 10, PAGE 84, PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA; THENCE NORTH 10°40'05" WEST, ALONG SAID EAST LINE, A DISTANCE OF 133.00 FEET TO A POINT ON THE SOUTH RIGHT OF WAY LINE OF SAID ST. LUCIE CANAL; THENCE NORTH 79°19'55" EAST, ALONG SAID SOUTH LINE, A DISTANCE OF 263.75 FEET TO A POINT ON THE NORTH LINE OF SAID SECTION 9; THENCE NORTH 89°56'02" EAST, ALONG SAID NORTH LINE, A DISTANCE OF 35.80 FEET TO THE POINT OF BEGINNING.

CONTAINING 38,147.76 S.F.± OR 0.88 ACRES MORE OR LESS.

TOGETHER WITH

PARCEL 4

A PARCEL OF LAND LYING WITHIN A PORTION OF SECTIONS 3, 4, 9, 10 AND 11, TOWNSHIP 40 SOUTH, RANGE 38 EAST AND ALL OF SECTIONS 14, 15, 22, 23, 26 AND 27, TOWNSHIP 40 SOUTH, RANGE 38 EAST. SAID PARCEL BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT A POINT ON THE SOUTH RIGHT OF WAY LINE OF STATE ROAD 76 AS SHOWN ON FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT-OF-WAY MAP SECTION 89060-2101, A 100 FOOT RIGHT-OF-WAY AS LAID OUT AND IN USE, ALSO KNOWN AS SW KANNER HIGHWAY THAT INTERSECTS THE EAST LINE OF SAID SECTION 9; THENCE NORTH 79°19'55" EAST, ALONG THE SOUTH RIGHT-OF-WAY LINE, A DISTANCE OF 1276.15 FEET TO THE INTERSECTION WITH THE NORTH LINE OF SAID SECTION 10, BEING ALSO THE SOUTH LINE OF SECTION 3, TOWNSHIP 40 SOUTH, RANGE 38 EAST, MARTIN COUNTY FLORIDA; THENCE CONTINUE NORTH 79°19'55" EAST,

ALONG SAID SOUTH RIGHT-OF-WAY LINE, A DISTANCE OF 136.80 FEET TO THE BEGINNING OF A CURVE CONCAVE TO THE SOUTHWEST HAVING A RADIUS OF 3770.33 FEET; THENCE ALONG THE ARC OF SAID CURVE, AND SAID SOUTH RIGHT-OF-WAY LINE, THROUGH A CENTRAL ANGLE OF 19°06'47" FOR A DISTANCE OF 1257.72 FEET TO THE INTERSECTION WITH A LINE THAT IS 15.13 FEET WEST OF AND PARALLEL WITH THE EAST LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 3; THENCE DEPARTING SAID RIGHT-OF-WAY LINE, SOUTH 00°39'18" WEST, ALONG SAID PARALLEL LINE, A DISTANCE OF 43.10 FEET TO A POINT ON THE SOUTH LINE OF SAID SECTION 3 SAID POINT IS SOUTH 89°43'51" WEST, A DISTANCE OF 2640 FEET, AS MEASURED ALONG SAID SOUTH LINE, FROM THE SOUTHWEST CORNER OF SAID SECTION 3; THENCE NORTH 89°43'51" EAST, ALONG THE SOUTH LINE OF SAID SECTION 3, BEING ALSO THE NORTH LINE OF SAID SECTION 10, A DISTANCE OF 232.99 FEET TO THE INTERSECTION WITH SAID SOUTH RIGHT-OF-WAY LINE OF SW KANNER HIGHWAY AND THE BEGINNING OF A NON-TANGENT CURVE CONCAVE TO THE SOUTHWEST HAVING A RADIUS OF 3770.33 FEET, A CHORD WHICH BEARS SOUTH 75°30'59" EAST, WITH A CHORD DISTANCE OF 322.03 FEET; THENCE ALONG THE ARC OF SAID CURVE AND SAID SOUTH RIGHT-OF-WAY LINE THROUGH A CENTRAL ANGLE OF 4°53'43" FOR A DISTANCE OF 322.13 FEET; THENCE SOUTH 73°07'29" EAST, ALONG THE SAID SOUTH RIGHT-OF-WAY LINE, A DISTANCE OF 1390.76 FEET TO THE WESTERLY LINE OF SPILLWAY "D" AS SHOWN ON THE DEPARTMENT OF THE ARMY, OKEECHOBEE WATERWAY, FLORIDA ST. LUCIE CANAL PORTION, SURVEY FOR LOCATION OF RIGHTS-OF-WAY SHEET 3 OF 53, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 10, PAGE 84 OF THE PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA ; THENCE SOUTH 16°52'31" WEST, ALONG SAID WESTERLY LINE, A DISTANCE OF 167.00 FEET TO THE SOUTHWEST CORNER OF SAID SPILLWAY "D"; THENCE SOUTH 73°07'29" EAST, ALONG THE SOUTHERLY LINE OF SPILLWAY "D", A DISTANCE OF 600.00 FEET TO THE SOUTHEAST CORNER OF SAID SPILLWAY "D"; THENCE NORTH 16°52'31" EAST, ALONG THE EASTERLY LINE OF SAID SPILLWAY "D", A DISTANCE OF 167.00 FEET TO THE INTERSECTION WITH SAID SOUTH RIGHT-OF-WAY LINE OF SW KANNER HIGHWAY; THENCE SOUTH 73°07'29" EAST, ALONG SAID

SOUTH RIGHT-OF-WAY LINE A DISTANCE OF 5388.76 FEET TO THE INTERSECTION WITH THE WESTERLY LINE OF SPILLWAY “E”, AS RECORDED IN SAID PLAT BOOK 10, PAGE 84 OF THE PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA; THENCE SOUTH 16°52'31” WEST, ALONG SAID WESTERLY LINE, A DISTANCE OF 167.00 FEET TO THE SOUTHWEST CORNER OF SAID SPILLWAY “E”; THENCE SOUTH 73°07'29” EAST, ALONG THE SOUTHERLY LINE OF SPILLWAY “E”, A DISTANCE OF 400.00 FEET TO THE SOUTHEAST CORNER OF SPILLWAY “E”; THENCE NORTH 16°52'31” EAST, ALONG THE EASTERLY LINE OF SPILLWAY “E”, A DISTANCE OF 146.90 FEET TO A POINT ON THE EAST LINE OF SAID SECTION 11, TOWNSHIP 40 SOUTH, RANGE 38 EAST; THENCE SOUTH 00°37'52” EAST, ALONG SAID EAST LINE, A DISTANCE OF 2929.39 FEET TO THE SOUTHEAST CORNER OF SAID SECTION 11 BEING ALSO THE NORTHEAST CORNER OF SAID SECTION 14; THENCE SOUTH 00°32'21” EAST, ALONG THE EAST LINE OF SAID SECTION 14, A DISTANCE OF 5298.88 FEET TO THE SOUTHEAST CORNER OF SAID SECTION 14 BEING ALSO THE NORTHEAST CORNER OF SAID SECTION 23; THENCE SOUTH 00°18'31” EAST, ALONG THE EAST LINE OF THE NORTHEAST ONE-QUARTER (1/4) OF SAID SECTION 23, A DISTANCE OF 2639.65 FEET TO THE EAST ONE-QUARTER (1/4) CORNER OF SAID SECTION 23; THENCE SOUTH 00°18'15" WEST, ALONG THE EAST LINE OF THE SOUTHEAST ONE-QUARTER (1/4) OF SAID SECTION 23, A DISTANCE OF 2638.91 TO THE SOUTHEAST CONER OF SAID SECTION 23, BEING ALSO THE NORTHEAST CORNER OF SECTION 26; THENCE SOUTH 00°04'00” WEST ALONG THE EAST LINE OF THE NORTHEAST ONE-QUARTER (1/4) OF SAID SECTION 26, A DISTANCE OF 2639.58 FEET TO THE EAST ONE-QUARTER (1/4) CORNER OF SAID SECTION 26; THENCE SOUTH 00°04'42” WEST, ALONG THE EAST LINE OF THE SOUTHEAST ONE-QUARTER (1/4) OF SAID SECTION 26, A DISTANCE OF 2639.58 FEET TO THE SOUTHEAST TO THE SOUTHEAST CORNER OF SAID SECTION 26, BEING ALSO THE NORTHEAST CORNER OF SECTION 35, TOWNSHIP 40 SOUTH, RANGE 38 EAST; THENCE SOUTH 89°48'33” WEST, ALONG THE SOUTH LINE OF SAID SECTION 26, A DISTANCE OF 5311.60 FEET TO THE SOUTHWEST CORNER OF SAID SECTION 26, BEING ALSO THE SOUTHEAST CORNER OF SECTION 27, TOWNSHIP 40 SOUTH, RANGE 38 EAST, MARTIN COUNTY, FLORIDA; THENCE SOUTH 89°36'28” WEST, ALONG THE SOUTH LINE OF SAID

SECTION 27, A DISTANCE OF 5300.26 FEET TO THE SOUTHWEST CORNER OF SAID SECTION 27; THENCE NORTH 00°19'09" WEST, ALONG THE WEST LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 27, A DISTANCE 2636.48 FEET TO THE WEST QUARTER CORNER OF SAID SECTION 27; THENCE NORTH 00°19'27" WEST, ALONG THE WEST LINE OF THE NORTHWEST QUARTER OF SAID SECTION 27, A DISTANCE OF 2636.60 FEET TO THE NORTHWEST CORNER OF SAID SECTION 27, BEING ALSO THE SOUTHWEST CORNER OF SECTION 22, TOWNSHIP 40 SOUTH, RANGE 38 EAST; THENCE NORTH 00°19'56" WEST, ALONG THE WEST LINE OF SAID SECTION 22, A DISTANCE OF 5319.39 FEET TO THE NORTHWEST CORNER OF SAID SECTION 22, BEING ALSO THE SOUTHWEST CORNER OF SECTION 15, TOWNSHIP 40 SOUTH, RANGE 38 EAST; THENCE NORTH 00°31'20" WEST, ALONG THE WEST LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 15, A DISTANCE OF 2657.77 FEET TO THE WEST QUARTER CORNER OF SAID SECTION 15; THENCE NORTH 00°31'08" WEST, ALONG THE WEST LINE OF THE NORTHWEST QUARTER OF SAID SECTION 15, A DISTANCE OF 2656.26 FEET TO THE NORTHWEST CORNER OF SAID SECTION 15, BEING ALSO THE SOUTHEAST CORNER OF SECTION 9, TOWNSHIP 40 SOUTH, RANGE 40 EAST, THENCE SOUTH 89°36'03" WEST, ALONG THE SOUTH LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 9, A DISTANCE OF 661.99 FEET TO THE INTERSECTION OF THE WEST LINE OF THE EAST QUARTER OF THE EAST HALF OF SAID SECTION 9; THENCE NORTH 00°07'11" WEST, ALONG SAID WEST LINE, A DISTANCE OF 4926.81 FEET TO THE INTERSECTION WITH THE SOUTH RIGHT-OF-WAY LINE OF SAID SW KANNER HIGHWAY; THENCE NORTH 79°19'55" EAST, ALONG SAID SOUTH RIGHT-OF-WAY LINE, A DISTANCE OF 20.79 FEET TO THE INTERSECTION OF THE WEST LINE OF SPILLWAY "C" AS RECORDED IN SAID PLAT BOOK 10, PAGE 84, PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA; THENCE SOUTH 10°40'05" EAST, ALONG SAID WEST LINE, A DISTANCE OF 167.00 FEET TO THE SOUTHWEST CORNER OF SAID SPILLWAY "C"; THENCE NORTH 79°19'55" EAST, ALONG THE SOUTH LINE OF SAID SPILLWAY "C", A DISTANCE OF 400.19 FEET TO THE SOUTHEAST CORNER OF SAID SPILLWAY "C"; THENCE NORTH 10°40'05" WEST, ALONG THE EAST LINE OF SAID SPILLWAY "C", A DISTANCE OF 167.00 FEET TO THE INTERSECTION OF THE SAID SOUTH

RIGHT-OF-WAY LINE OF SW KANNER HIGHWAY; THENCE NORTH 79°19'55" EAST, ALONG SAID SOUTH RIGHT-OF-WAY, A DISTANCE OF 256.57 FEET TO THE EAST LINE OF SAID SECTION 9, BEING ALSO THE WEST LINE OF SAID SECTION 10 AND THE POINT OF BEGINNING.

CONTAINING 5,032.06 ACRES MORE OR LESS

TOTAL ACREAGE: 5722.30 ACRES MORE OR LESS.

Recorded in Martin County, FL 5/13/2019 2:19 PM
Carolyn Timmann, Clerk of the Circuit Court & Comptroller
Rec Fees: $52.50
CFN#2753993 BK 3058 PG 348 PAGE 1 of 6

This instrument prepared by or under the supervision of
(and after recording should be returned to):

Seth Sheitelman, Esq.
Florida Power & Light Company
700 Universe Boulevard (LAW/JB)
Juno Beach, Florida 33408

Parcel I.D. No.: 03-40-38-000-000-00021-0;
03-40-38-000-000-00020-6; 03-40-38-000-000-00030-4;
03-40-38-000-000-00040-2; 32-39-38-001-039-00001-7;
32-39-38-001-034-00011-6; 32-39-38-001-029-00010-7;
34-39-38-000-000-00020-3; 32-39-38-001-024-00010-8;
32-39-38-001-018-00001-1; 32-39-38-001-012-00000-5;
32-39-38-001-006-00000-7; and a portion of 03-40-38-000-000-00010-8

(Space Reserved for Clerk of Court)

NOTE TO CLERK: THIS CORRECTIVE SPECIAL WARRANTY DEED IS BEING RECORDED FOR THE PURPOSE OF CORRECTING THE LEGAL DESCRIPTION AS SHOWN IN THE ORIGINAL SPECIAL WARRANTY DEED RECORDED IN OFFICIAL RECORD BOOK 2975, PAGE 1715, PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA, CFN#2679177, AND ALL DOCUMENTARY STAMP TAXES HAVE BEEN PAID IN CONNECTION WITH THE RECORDING OF THAT DEED. IN THIS REGARD, NO DOCUMENTARY STAMP TAXES ARE DUE HEREON.

CORRECTIVE SPECIAL WARRANTY DEED

THIS CORRECTIVE SPECIAL WARRANTY DEED is made effective as of the 16th day of February, 2018 by Tesoro Groves Limited Partnership, a Delaware limited partnership ("**Grantor**"), whose mailing address is 3602 Colonial Court, Ft. Myers, Florida 33913, to Florida Power & Light Company, a Florida corporation ("**Grantee**"), whose mailing address is 700 Universe Boulevard, Juno Beach, Florida 33408, Attn: Corporate Real Estate Department. Wherever used herein, the terms "Grantor" and "Grantee" shall include all of the parties to this instrument and their heirs, personal representatives, and assigns.

W I T N E S S E T H:

GRANTOR, for and in consideration of Ten and No/100 Dollars ($10.00) and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, has granted, bargained and sold, and by these presents does hereby grant, bargain and sell to Grantee and Grantee's successors and/or assigns forever, the following described land situate and being in Martin County, Florida ("**Property**"), to wit:

SEE ATTACHED EXHIBIT A.

TOGETHER WITH all the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining.

THIS CONVEYANCE is subject to: (a) taxes and assessments for the year of closing and subsequent years which are not yet due and payable; (b) zoning, restrictions, prohibitions and other requirements imposed by governmental authority, (c) restrictions and matters appearing on the plat or otherwise common to the subdivision, and (d) all covenants, conditions, restrictions, rights of way, limitations, easements and similar matters of record, if any, but this reference shall not operate to reimpose same.

Copy Copy Copy

THIS CONVEYANCE is further subject to the restrictive covenant set forth on Exhibit B attached hereto and by this reference expressly made a part hereof.

TO HAVE and to hold the same in fee simple forever.

GRANTOR hereby covenants with Grantee that Grantor is lawfully seized of the Property in fee simple; that Grantor has good right and lawful authority to sell and convey the Property to Grantee; and, that Grantor hereby warrants the title to the Property and will defend the same against the lawful claims of all persons claiming by, through, or under Grantor.

[SIGNATURE ON FOLLOWING PAGE.]

Copy Copy Copy

IN WITNESS WHEREOF, Grantor has hereunto set his hand and seal as of the day and year first above written.

Signed, sealed and delivered
in the presence of:

Grantor:

Tesoro Groves Limited Partnership,
a Delaware limited partnership

By: Tesoro Groves Management, L.L.C.,
a Delaware limited liability company,
its general partner

By: KR Florida Operations, LLC,
a Delaware limited liability company,
its manager

Sign: _____
Print: MITCH HUTCHCRAFT

Sign: _____
Print: JEFF KRUEGER

Name: Charles W. Lucas, President

Copy Copy Copy

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

Exhibit A

Legal Description

Parcel 1:

The West 15 acres of that part of the Southwest one-quarter (1/4) of Section 3, Township 40 South, Range 38 East, Martin County, Florida lying North of the Northerly right of way of the St. Lucie Canal.

Parcel 2:

All that part of the Southwest one-quarter (1/4) of Section 3, Township 40 South, Range 38 East, Martin County, Florida, lying North of the Northerly right of way of the St. Lucie Canal; less and excepting the West 15 acres thereof.

Parcel 3:

The West 96 feet of the East 1/2 of Section 3, Township 40 South, Range 38 East, Martin County, Florida, lying North of the Northerly right of way of the St. Lucie Canal, Martin County, Florida, less and excepting the North 50 feet thereof for County Road right of way.

Parcel 4:

The NE 1/4 of the NE 1/4 of Section 33, Township 39 South, Range 38 East, Martin County, Florida.

Parcel 5:

The East 700 feet of the Southeast quarter (SE 1/4) of the Northeast quarter (NE 1/4) of Section 33, Township 39 South, Range 38 East, Martin County, Florida.

Parcel 6:

The East 700 feet of the NE 1/4 of the SE 1/4 of Section 33, Township 39 South, Range 38 East, Martin County, Florida.

Parcel 7:

The East 700 feet of the SE 1/4 of the SE 1/4 of Section 33, Township 39 South, Range 38 East, Martin County, Florida.

Parcel 8:

South 1/2 of Southwest 1/4 (Less all Road Rights of Ways), Section 34, Township 39 South, Range 38 East, Martin County, Florida.

Parcel 9:

The East 700 feet of the Northeast quarter (NE 1/4) of the Northeast quarter (NE 1/4) of Section 4, Township 40 South, Range 38 East, Martin County, Florida.

Copy Copy Copy

Parcel 10:

The East 700 feet of the North half (N 1/2) of the Southeast quarter (SE 1/4) of the Northeast quarter (NE 1/4) of Section 4, Township 40 South, Range 38 East, Martin County, Florida.

Parcel 11:

The East 700 feet of the following described property:

Beginning at the Southeast corner of the NE 1/4 of Section 4, Township 40 South, Range 38 East, Thence proceed North 0 degrees 53 minutes 27 seconds East along the East line of Section 4 for 647.89 feet to a point; Thence proceed North 89 degrees 24 minutes 33 seconds West for 272.77 feet to a concrete monument, Thence continue North 89 degrees 24 minutes 33 seconds West for 508.63 feet to a concrete monument, Thence North 89 degrees 24 minutes 33 seconds West for 509.33 feet to a concrete monument, Thence continue North 89 degrees 24 minutes 33 seconds West to the West line of the East 1/2 of the NE 1/4 of Section 4, Thence proceed South along the West line of the East 1/2 of the NE 1/4 to the South line of the NE 1/4, Thence proceed East along the South line of the NE 1/4 to the Southeast corner of the NE 1/4 to the Point of Beginning.

Parcel 12:

The East 700 feet of the East 1/2 of the Southeast 1/4 of Section 4, Township 40 South, Range 38 East, Martin County, Florida, lying North of St. Lucie Canal.

Parcel 13:

Northwest 1/4 of Section 3, Township 40 South, Range 38 East, (Less the North 50 feet thereof), Martin County, Florida.

Less and Except:

The North 146.00 feet of the West 96.00 feet of the West One-Half (W 1/2) of the Northeast One-Quarter (NE 1/4) of Section 3, Township 40 South, Range 38 East, Martin County, Florida, together with The North 146.00 feet of the East 96.00 feet of the East One-Half (E 1/2) of the Northwest One-Quarter (NW 1/4) of Section 3, Township 40 South, Range 38 East, Martin County, Florida, less the North 50.00 feet for Right-of-Way of SW Farm Road and being more particularly described as follows:

Commence at the Northwest corner of the Northeast One-Quarter (NE 1/4) of Section 3, Township 40 South, Range 38 East; thence South 00°39'21" West on the West line of said Northeast One-Quarter (NE 1/4), a distance of 50.01 feet to the Point of Beginning; thence North 89°31'57" East on the South Right-of-Way of SW Farm Road, a distance of 96.02 feet; thence South 00°39'21" West on a line 96.00 feet East of and parallel with said West line of the Northeast One-Quarter (NE 1/4), a distance of 96.02 feet; thence South 89°31'57" West on a line 146.00 feet South of and parallel with the North line of Section 3, Township 40 South, Range 38 East, a distance of 192.04 feet; thence North 00°39'21" East Parallel with the said West line of the Northeast One-Quarter (NE 1/4), a distance of 96.02 feet , thence North 89°31'57" East on the South Right-of-Way of Said SW Farm Road, a distance of 96.02 feet to the Point of Beginning.

Said Parcel Contains 18,436 square feet, more or less.

Bearings are based on the North line of Section 3, Township 40 South, Range 38 East, having a bearing of North 89°31'57" East.

Copy Copy Copy

Exhibit B

Restrictive Covenant

In consideration of the conveyance made in this Corrective Special Warranty Deed, to which this restrictive covenant ("**Restrictive Covenant**") is attached, Grantor hereby establishes, declares and prescribes that the Property shall be owned, held, transferred and conveyed subject to this Restrictive Covenant, which shall apply to and be a covenant running with the land; Grantee, its successors and assignees, and every owner, present or past of the Property or any part thereof, including any purchaser at a judicial sale (by acceptance of a deed therefor, whether or not it shall be so expressed in such deed of conveyance) hereby covenants and agrees to covenant, to comply with, abide and be bound by the following Restrictive Covenant:

1. The Property shall not be used for a land fill, solid waste facility or any similar use, for surface application of sludge or waste, an animal slaughtering facility, swine, cattle, or other animal breeding facility.

2. These restrictions shall be enforceable by all available legal and equitable means by Grantor, its successors and such of its assignees to which Grantor specifically assigns its rights hereunder in a written instrument.

3. Violation or breach of any restriction, covenant, condition, obligation, reservation, right, power or charge herein set forth shall give the affected party, in addition to all other remedies, the right to proceed at law or in equity to compel compliance with the terms of such violated or breached covenant, condition, obligation, reservation, right, power or charge, and to prevent the violation or breach thereof; and the expenses of such litigation (inclusive of any such expenses incurred at all appellate levels), including, without limitation, reasonable attorneys' and paralegals' fees, shall be borne by the party losing such litigation.

4. The term of these Restrictive Covenants shall be for thirty (30) years, commencing from February 16, 2018, the date the initial Special Warranty Deed was recorded in the Public Records of Martin County, Florida and automatically terminating on the thirtieth (30th) anniversary of such date.

Copy Copy Copy

Recorded in Martin County, FL 5/26/2023 8:21 AM
Carolyn Timmann, Clerk of the Circuit Court & Comptroller
Rec Fees: $95.00Deed Tax: $653,795.10
CFN#3018281 BK 3376 PG 2547 PAGE 1 of 11

This instrument prepared by or under the supervision of
(and after recording should be returned to):

Seth S. Sheitelman, Esq.
Florida Power & Light Company
700 Universe Boulevard (Law/JB)
Juno Beach, Florida 33408

Parcel I.D. Nos.: 03-40-38-000-000-00050-9; a portion of 07-40-39-000-000-00040-1;
09-40-38-000-000-00030-1; 10-40-38-000-000-00020-1;
11-40-38-000-000-00020-9; 12-40-38-000-000-00050-0;
13-40-38-000-000-00010-7; 14-40-38-000-000-00010-5;
15-40-38-000-000-00010-2; 18-40-39-000-000-00010-4;
22-40-38-000-000-00010-8; 23-40-38-000-000-00010-6;
24-40-38-000-000-00010-4; 25-40-38-000-000-00010-1;
26-40-38-000-000-00010-9; and 27-40-38-000-000-00010-7 (Space Reserved for Clerk of Court)

SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY DEED is made effective as of the 26th day of May, 2023, by Tesoro Groves Limited Partnership, a Delaware limited partnership ("**Grantor**"), whose mailing address is Three Riverway, Suite 1600, Houston, Texas 77056, to Florida Power & Light Company, a Florida corporation ("**Grantee**"), whose mailing address is 700 Universe Boulevard, Juno Beach, Florida 33408, Attention: Corporate Real Estate Department. Wherever used herein, the terms "Grantor" and "Grantee" shall include all of the parties to this instrument and their heirs, personal representatives, and assigns.

W I T N E S S E T H:

GRANTOR, for and in consideration of Ten and No/100 Dollars ($10.00) and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, has granted, bargained and sold, and by these presents does hereby grant, bargain and sell to Grantee and Grantee's successors and/or assigns forever, the following described land situate and being in Martin County, Florida ("**Property**"), to wit:

SEE ATTACHED EXHIBIT A.

TOGETHER WITH all the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining.

THIS CONVEYANCE is subject to: (a) taxes and assessments for the year of closing and subsequent years which are not yet due and payable; (b) zoning, restrictions, prohibitions and other requirements imposed by governmental authority, (c) restrictions and matters appearing on the plat or otherwise common to the subdivision, and (d) all covenants, conditions, restrictions, rights of way, limitations, easements and similar matters of record, if any, but this reference shall not operate to reimpose same.

TO HAVE and to hold the same in fee simple forever.

GRANTOR hereby covenants with Grantee that Grantor is lawfully seized of the Property in fee simple; that Grantor has good right and lawful authority to sell and convey the Property to Grantee; and, that Grantor hereby warrants the title to the Property and will defend the same against the lawful claims of all persons claiming by, through or under the Grantor.

[Signature and acknowledgement appear on following page.]

Certified Copy

Recorded in Martin County, FL 5/26/2023 8:21 AM
Carolyn Timmann, Clerk of the Circuit Court & Comptroller
Rec Fees: $95.00Deed Tax: $653,795.10
CFN#3018281 BK 3376 PG 2547 PAGE 1 of 11

This instrument prepared by or under the supervision of
(and after recording should be returned to):

Seth S. Sheitelman, Esq.
Florida Power & Light Company
700 Universe Boulevard (Law/JB)
Juno Beach, Florida 33408

Parcel I.D. Nos.: 03-40-38-000-000-00050-9; a portion of 07-40-39-000-000-00040-1;
09-40-38-000-000-00030-1; 10-40-38-000-000-00020-1;
11-40-38-000-000-00020-9; 12-40-38-000-000-00050-0;
13-40-38-000-000-00010-7; 14-40-38-000-000-00010-5;
15-40-38-000-000-00010-2; 18-40-39-000-000-00010-4;
22-40-38-000-000-00010-8; 23-40-38-000-000-00010-6;
24-40-38-000-000-00010-4; 25-40-38-000-000-00010-1;
26-40-38-000-000-00010-9; and 27-40-38-000-000-00010-7 (Space Reserved for Clerk of Court)

SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY DEED is made effective as of the 26th day of May, 2023, by Tesoro Groves Limited Partnership, a Delaware limited partnership ("**Grantor**"), whose mailing address is Three Riverway, Suite 1600, Houston, Texas 77056, to Florida Power & Light Company, a Florida corporation ("**Grantee**"), whose mailing address is 700 Universe Boulevard, Juno Beach, Florida 33408, Attention: Corporate Real Estate Department. Wherever used herein, the terms "Grantor" and "Grantee" shall include all of the parties to this instrument and their heirs, personal representatives, and assigns.

W I T N E S S E T H:

GRANTOR, for and in consideration of Ten and No/100 Dollars ($10.00) and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, has granted, bargained and sold, and by these presents does hereby grant, bargain and sell to Grantee and Grantee's successors and/or assigns forever, the following described land situate and being in Martin County, Florida ("**Property**"), to wit:

SEE ATTACHED EXHIBIT A.

TOGETHER WITH all the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining.

THIS CONVEYANCE is subject to: (a) taxes and assessments for the year of closing and subsequent years which are not yet due and payable; (b) zoning, restrictions, prohibitions and other requirements imposed by governmental authority, (c) restrictions and matters appearing on the plat or otherwise common to the subdivision, and (d) all covenants, conditions, restrictions, rights of way, limitations, easements and similar matters of record, if any, but this reference shall not operate to reimpose same.

TO HAVE and to hold the same in fee simple forever.

GRANTOR hereby covenants with Grantee that Grantor is lawfully seized of the Property in fee simple; that Grantor has good right and lawful authority to sell and convey the Property to Grantee; and, that Grantor hereby warrants the title to the Property and will defend the same against the lawful claims of all persons claiming by, through or under the Grantor.

[Signature and acknowledgement appear on following page.]

Certified Copy

IN WITNESS WHEREOF, Grantor has hereunto set its hand and seal as of the day and year first above written.

Signed, sealed and delivered
in the presence of:

Grantor:

Tesoro Groves Limited Partnership, a Delaware limited partnership

By: Tesoro Groves Management, L.L.C., a Delaware limited liability company, its general partner

By: KR Florida Operations, LLC, a Delaware limited liability company, its manager

Sign: Katrina Papetti
Print: Katrina Papetti

Sign: Lori A. Frances
Print: Lori A. Frances

By: M.A. H
Name: MITCHEL A HUTCHCRAFT
Its: VP

Copy Copy Copy

ACKNOWLEDGEMENT

STATE OF TEXAS)
) SS:
COUNTY OF HARRIS)

The foregoing instrument was acknowledged before me, by means of ☑ physical presence or ☐ online notarization, this 22 day of May, 2023, by MITCHEL A. HUTCHCRAFT, as VICE PRESIDENT of KR Florida Operations, LLC, a Delaware limited liability company, as manager of Tesoro Groves Management, L.L.C., a Delaware limited liability company, as general partner of Tesoro Groves Limited Partnership, a Delaware limited partnership, on behalf of the company as manager of the company as general partner of the partnership. He is ☑ personally known to me or ☐ produced _____ as identification.

[NOTARIAL SEAL]

CHEREESA M. WILLIAMS
My Notary ID # 7352134
Expires December 28, 2025

Notary: Chereesa M Williams
Print Name: CHEREESA M WILLIAMS
Notary Public, State of Texas
My commission expires: 12-28-25

EXHIBIT A

LEGAL DESCRIPTION OF THE PROPERTY

DIVISION 1

PARCEL 1:

NOT INCLUDED

PARCEL 2:

ALL OF SECTION 18; ALL OF THE SOUTH ONE-HALF OF SECTION 7, LESS THAT PART OF THE SE 1/4 LYING NORTH OF THE ST. LUCIE CANAL AND LESS THAT PART OF THE NE 1/4 OF SW 1/4 LYING NORTH OF THE ST. LUCIE CANAL, AND LESS THAT PART OF THE NW 1/4 OF THE SW 1/4 LYING NORTH OF THE ST. LUCIE CANAL, ALL IN TOWNSHIP 40 SOUTH, RANGE 39 EAST, MARTIN COUNTY, FLORIDA.

LESS AND EXCEPT

A PARCEL OF LAND LYING IN SECTION 7, TOWNSHIP 40 SOUTH, RANGE 39 EAST, MARTIN COUNTY, FLORIDA BEING MORE PARTICULARLY DESCRIBED:

COMMENCE AT THE SOUTHEAST CORNER OF SAID SECTION 7; THENCE NORTH 00°20'02" EAST, ALONG THE EAST LINE OF SAID SECTION 7, A DISTANCE OF 1052.83 FEET TO THE POINT OF BEGINNING; THENCE NORTH 89°57'02" WEST, A DISTANCE OF 1292.58 FEET; THENCE NORTH 00°19'46" EAST, A DISTANCE OF 649.50 FEET TO THE INTERSECTION WITH THE SOUTH LINE OF STATE ROAD 76, AS SHOWN ON THE STATE OF FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT OF WAY MAP, SECTION 89060-2508, DATED AUGUST 15, 1985 AND THE BEGINNING OF A NON-TANGENT CURVE CONCAVE TO THE NORTHWEST HAVING A RADIUS OF 6232.60 FEET, A CHORD WHICH BEARS NORTH 82°40'54" EAST, A CHORD DISTANCE OF 248.16 FEET; THENCE ALONG THE ARC OF SAID CURVE AND SAID SOUTH RIGHT OF WAY LINE THROUGH A CENTRAL ANGLE OF 002°16'53", FOR A DISTANCE OF 248.18 FEET TO A POINT ON THE SOUTHWESTERLY RIGHT OF WAY LINE OF THE ST. LUCIE CANAL ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 2, PAGE 35 OF THE PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA; THENCE SOUTH 82°24'26" EAST, ALONG SAID RIGHT-OF-WAY LINE, A DISTANCE OF 159.76 FEET TO A POINT OF INTERSECTION WITH THE SOUTHEASTERLY RIGHT OF WAY LINE OF SAID ST. LUCIE CANAL; THENCE NORTH 68°08'13" EAST, ALONG SAID SOUTHEASTERLY RIGHT OF WAY LINE A DISTANCE OF 243.31 FEET TO A POINT ON THE SOUTH RIGHT OF WAY LINE OF SAID STATE ROAD 76 AND THE BEGINNING OF A NON-TANGENT CURVE CONCAVE TO THE NORTHWEST HAVING A RADIUS OF 6232.60 FEET; A CHORD WHICH BEARS NORTH 74°47'13" EAST WITH A CHORD DISTANCE OF 688.09 FEET; THENCE ALONG SAID CURVE, AND SAID SOUTH RIGHT OF WAY LINE, THROUGH

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A CENTRAL ANGLE OF 006°19'43" FOR A DISTANCE OF 688.44 FEET TO A POINT ON THE EAST LINE OF SAID SECTION 7; THENCE SOUTH 00°20'02" WEST, A DISTANCE OF 932.28 FEET TO THE POINT OF BEGINNING.

PARCEL 3:

THAT PART OF SECTION 12 LYING SOUTH OF ST. LUCIE CANAL (LESS ROAD RIGHT-OF-WAY AND LESS THE SOUTH HALF OF THE SE 1/4 OF THE SW 1/4 OF THE NW 1/4, AND THE NORTH HALF OF THE NE 1/4 OF THE NW 1/4 OF THE SW 1/4 OF SAID SECTION 12); ALL OF SECTION 13; ALL OF SECTION 24; AND ALL OF SECTION 25; ALL BEING IN TOWNSHIP 40 SOUTH, RANGE 38 EAST, MARTIN COUNTY, FLORIDA.

LESS AND EXCEPT FROM PARCELS 1, 2 AND 3 ABOVE:

ALL PORTIONS OF THE ABOVE DESCRIBED PROPERTY LYING NORTH OF STATE ROAD 76 AND SOUTHERLY OF THE SOUTH RIGHT-OF-WAY LINE OF THE ST. LUCIE CANAL, EXCEPT AS IS SET FORTH IN EXHIBIT "B" TO WARRANTY DEED RECORDED IN OFFICIAL RECORDS BOOK 786, PAGE 1603, OF THE PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA, WHICH HEREAFTER DESCRIBED PROPERTY IS SPECIFICALLY INCLUDED IN AND MADE A PART OF THE PROPERTY HEREIN CONVEYED, AS FOLLOWS:

PARCEL 4:
A PORTION OF SECTION 12, TOWNSHIP 40 SOUTH, RANGE 38 EAST, AND A PORTION OF SECTION 7, TOWNSHIP 40 SOUTH, RANGE 39 EAST, LYING BETWEEN THE NORTHERLY RIGHT-OF -WAY LINE OF STATE ROAD NO. 76, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 7, PAGE 47 AND SOUTHERLY RIGHT-OF-WAY OF THE ST. LUCIE CANAL, ACCORDING TO THE PLAT, AS RECORDED IN PLAT BOOK 2, PAGE 35, BOTH OF THE PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA; BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEASTERLY CORNER OF SPILLWAY "E", THENCE RUN S 73 DEGREES 07' 38" E, FOR A DISTANCE OF 402.09 FEET; THENCE RUN S 82 DEGREES 25' 01" E, FOR A DISTANCE OF 4796.70 FEET, (SAID LAST TWO COURSES BEING COINCIDENT WITH THE SAID SOUTHERLY RIGHT-OF-WAY) TO THE POINT OF BEGINNING OF THE PARCEL OF LAND HEREINAFTER DESCRIBED:

THENCE CONTINUE SOUTH 82 DEGREES 25' 01" E, ALONG THE LAST DESCRIBED COURSE, FOR A DISTANCE OF 335.86 FEET; THENCE RUN S 07 DEGREES 34' 59" W, FOR A DISTANCE OF 133.00 FEET; THENCE RUN N 82 DEGREES 25' 01" W ALONG THE SAID NORTHERLY RIGHT-OF-WAY, FOR A DISTANCE OF 335.86 FEET; THENCE RUN N 07 DEGREES 34' 59" E, FOR A DISTANCE OF 133.00 FEET TO THE POINT OF BEGINNING.

DIVISION 2

PARCEL 1:

ALL THAT PART LYING SOUTH OF THE ST. LUCIE CANAL OF SECTION 10 AND SECTION 11, THE EAST 1/2 OF THE EAST 1/2 OF THE EAST 1/2 OF SECTION 9, AND THAT PART OF THE SW 1/4 OF SECTION 3, EXTENDING EASTWARD ALONG THE SOUTH BOUNDARY, NOT TO EXCEED 2640 FEET. ALL OF SECTIONS 14, 15, 22, 23, 26 AND 27, ALL IN TOWNSHIP 40 SOUTH, RANGE 38 EAST, MARTIN COUNTY, FLORIDA.
LESS AND EXCEPT ALL PORTIONS OF THE ABOVE DESCRIBED PROPERTY LYING NORTH OF THE SOUTHERLY LINE OF STATE ROAD 76 AND SOUTHERLY OF THE SOUTH RIGHT-OF-WAY LINE OF THE ST. LUCIE CANAL, EXCEPT AS SET FORTH IN EXHIBIT "B" TO WARRANTY DEED RECORDED IN OFFICIAL RECORDS BOOK 786, PAGE 1600, OF THE PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA, WHICH HEREAFTER DESCRIBED PROPERTY IS SPECIFICALLY INCLUDED IN AND MADE A PART OF THE PROPERTY HEREIN CONVEYED, AS FOLLOWS:

PORTIONS OF SECTIONS 10 AND 11, TOWNSHIP 40 SOUTH, RANGE 38 EAST, LYING BETWEEN THE NORTHERLY RIGHT-OF-WAY LINE OF STATE ROAD NO. 76 ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 7, PAGE 47 AND THE SOUTHERLY RIGHT-OF-WAY OF THE ST. LUCIE CANAL, ACCORDING TO THE PLAT, AS RECORDED IN PLAT BOOK 2, PAGE 35, BOTH OF THE PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA; BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE NORTHEASTERLY CORNER OF SPILLWAY "D", AS SHOWN ON SHEET 3, OF THE AFORESAID PLAT OF THE ST. LUCIE CANAL; THENCE RUN S 73 DEGREES 07' 38" E, ALONG THE SAID SOUTHERLY RIGHT-OF-WAY, FOR A DISTANCE OF 430.06 FEET; THENCE RUN S 16 DEGREES 52' 22" W FOR A DISTANCE OF 133.00 FEET; THENCE RUN N 73 DEGREES 07' 38" W ALONG SAID NORTHERLY RIGHT-OF-WAY, FOR A DISTANCE OF 430.06 FEET; THENCE RUN N 16 DEGREES 52' 22" E ALONG THE SOUTHEASTERLY LINE OF SAID SPILLWAY "D", FOR A DISTANCE OF 133.00 FEET TO THE POINT OF BEGINNING.

FURTHER LESS AND EXCEPT PARCEL CONVEYED TO FLORIDA POWER & LIGHT CO. BY WARRANTY DEED FROM GEORGE P. CAULKINS, JR. AND ELEANOR NEWMAN CAULKINS, HIS WIFE, DATED JULY 6, 1973, RECORDED IN OFFICIAL RECORDS BOOK 360, PAGE 1533, OF THE PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA, AS FOLLOWS:

THE EAST 1/4 OF THE EAST 1/2, LESS THE EAST 40 FEET THEREOF, OF SECTION 9, TOWNSHIP 40 SOUTH, RANGE 38 EAST, MARTIN COUNTY, FLORIDA.

PARCEL 2:

PORTIONS OF SECTION 10 AND 11, TOWNSHIP 40 SOUTH, RANGE 38 EAST, LYING BETWEEN THE NORTHERLY RIGHT-OF-WAY LINE OF STATE ROAD NO. 76, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 7 AT PAGE 47

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AND THE SOUTHERLY RIGHT-OF-WAY OF THE ST. LUCIE CANAL, ACCORDING TO THE PLAT, AS RECORDED IN PLAT BOOK 2 AT PAGE 35, BOTH OF THE PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA; BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE NORTHEASTERLY CORNER OF SPILLWAY "D", AS SHOWN ON SHEET 3, OF THE AFORESAID PLAT OF THE ST. LUCIE CANAL; THENCE RUN SOUTH 73 DEGREES 07 MINUTES 38 SECONDS EAST, ALONG THE SAID SOUTHERLY RIGHT-OF-WAY, FOR A DISTANCE OF 430.06 FEET: THENCE RUN SOUTH 16 DEGREES 52 MINUTES 22 SECONDS WEST, FOR A DISTANCE OF 133.00 FEET; THENCE RUN NORTH 73 DEGREES 07 MINUTES 38 SECONDS WEST, ALONG THE SAID NORTHERLY RIGHT-OF-WAY, FOR A DISTANCE OF 430.06 FEET; THENCE RUN NORTH 16 DEGREES 52 MINUTES 22 SECONDS EAST, ALONG THE SOUTHEASTERLY LINE OF SAID SPILLWAY "D", FOR A DISTANCE OF 133.00 FEET TO THE POINT OF BEGINNING.

PARCEL 3:

THE EAST QUARTER (E 1/4) OF THE EAST ONE-HALF (E 1/2), LESS THE EAST 40 FEET THEREOF OF SECTION 9, TOWNSHIP 40 SOUTH, RANGE 38 EAST, MARTIN COUNTY, FLORIDA.

THE ABOVE DIVISION 1 AND DIVISION 2 PARCELS ARE ALSO DESCRIBED AS:
A PARCEL OF LAND LYING WITHIN SECTIONS 7 AND 18, TOWNSHIP 40 SOUTH, RANGE 39 EAST AND SECTION 3; SECTIONS 9 THROUGH 15, AND SECTIONS 22 THROUGH 27, TOWNSHIP 40 SOUTH, RANGE 38 EAST. SAID PARCEL BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT A POINT ON THE SOUTH RIGHT OF WAY LINE OF STATE ROAD 76 AS SHOWN ON FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT-OF-WAY MAP SECTION 89060-2101, A 100 FOOT RIGHT-OF-WAY AS LAID OUT AND IN USE, ALSO KNOWN AS SW KANNER HIGHWAY THAT INTERSECTS THE EAST LINE OF SAID SECTION 9; THENCE NORTH 79°19'55" EAST, ALONG THE SOUTH RIGHT-OF-WAY LINE, A DISTANCE OF 1276.15 FEET TO THE INTERSECTION WITH THE NORTH LINE OF SAID SECTION 10, BEING ALSO THE SOUTH LINE OF SECTION 3, TOWNSHIP 40 SOUTH, RANGE 38 EAST, MARTIN COUNTY FLORIDA; THENCE CONTINUE NORTH 79°19'55" EAST, ALONG SAID SOUTH RIGHT-OF-WAY LINE, A DISTANCE OF 136.80 FEET TO THE BEGINNING OF A CURVE CONCAVE TO THE SOUTHWEST HAVING A RADIUS OF 3770.33 FEET; THENCE ALONG THE ARC OF SAID CURVE, AND SAID SOUTH RIGHT-OF-WAY LINE, THROUGH A CENTRAL ANGLE OF 19°06'47" FOR A DISTANCE OF 1257.72 FEET TO THE INTERSECTION WITH A LINE THAT IS 15.13' WEST OF AND PARALLEL WITH THE EAST LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 3; THENCE DEPARTING SAID RIGHT-OF-WAY LINE, SOUTH 00°39'18" WEST, ALONG SAID PARALLEL LINE, A DISTANCE OF 43.10 FEET TO A POINT IN THE SOUTH LINE OF SAID SECTION 3 SAID POINT IS SOUTH 89°43'51" WEST, A DISTANCE OF 2640 FEET, AS MEASURED ALONG SAID SOUTH LINE, FROM THE SOUTHWEST CORNER OF SAID SECTION 3; THENCE NORTH 89°43'51" EAST, ALONG

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THE SOUTH LINE OF SAID SECTION 3, BEING ALSO THE NORTH LINE OF SAID SECTION 10, A DISTANCE OF 232.99 FEET TO THE INTERSECTION WITH SAID SOUTH RIGHT-OF-WAY LINE OF SW KANNER HIGHWAY AND THE BEGINNING OF A NON-TANGENT CURVE CONCAVE TO THE SOUTHWEST HAVING A RADIUS OF 3770.33 FEET, A CHORD WHICH BEARS SOUTH 75°30'59" EAST, WITH A CHORD DISTANCE OF 322.03 FEET; THENCE ALONG THE ARC OF SAID CURVE AND SAID SOUTH RIGHT-OF-WAY LINE THROUGH A CENTRAL ANGLE OF 4°53'43" FOR A DISTANCE OF 322.13 FEET; THENCE SOUTH 73°07'29" EAST, ALONG THE SAID SOUTH RIGHT-OF-WAY LINE, A DISTANCE OF 1390.76 FEET TO THE WESTERLY LINE OF SPILLWAY "D" AS SHOWN ON THE DEPARTMENT OF THE ARMY, OKEECHOBEE WATERWAY, FLORIDA ST. LUCIE CANAL PORTION, SURVEY FOR LOCATION OF RIGHTS-OF-WAY SHEET 3 OF 53, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 10, PAGE 84 OF THE PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA ; THENCE SOUTH 16°52'31" WEST, ALONG SAID WESTERLY LINE, A DISTANCE OF 167.00 FEET TO THE SOUTHWEST CORNER OF SAID SPILLWAY "D"; THENCE SOUTH 73°07'29" EAST, ALONG THE SOUTHERLY LINE OF SPILLWAY "D", A DISTANCE OF 600.00 FEET TO THE SOUTHEAST CORNER OF SAID SPILLWAY "D"; THENCE NORTH 16°52'31" EAST, ALONG THE EASTERLY LINE OF SAID SPILLWAY "D", A DISTANCE OF 167.00 FEET TO THE INTERSECTION WITH SAID SOUTH RIGHT-OF-WAY LINE OF SW KANNER HIGHWAY; THENCE SOUTH 73°07'29" EAST, ALONG SAID SOUTH RIGHT-OF-WAY LINE A DISTANCE OF 5388.76 FEET TO THE INTERSECTION WITH THE WESTERLY LINE OF SPILLWAY "E", AS RECORDED IN SAID PLAT BOOK 10, PAGE 84 OF THE PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA; THENCE SOUTH 16°52'31" WEST, ALONG SAID WESTERLY LINE, A DISTANCE OF 167.00 FEET TO THE SOUTHWEST CORNER OF SAID SPILLWAY "E"; THENCE SOUTH 73°07'29" EAST, ALONG THE SOUTHERLY LINE OF SPILLWAY "E", A DISTANCE OF 400.00 FEET TO THE SOUTHEAST CORNER OF SPILLWAY "E"; THENCE NORTH 16°52'31" EAST, ALONG THE EASTERLY LINE OF SPILLWAY "E", A DISTANCE OF 167.33 FEET TO THE INTERSECTION WITH THE SOUTH RIGHT-OF-WAY LINE OF SAID SW KANNER HIGHWAY AND THE BEGINNING OF A NON-TANGENT CURVE CONCAVE TO THE NORTHEAST HAVING A RADIUS OF 5977.15 FEET, THE CHORD OF WHICH BEARS SOUTH 77°03'22" EAST, WITH A CHORD DISTANCE OF 694.48 FEET; THENCE ALONG THE ARC OF SAID CURVE AND SAID RIGHT-OF-WAY LINE, THROUGH A CENTRAL ANGLE OF 6°39'39", FOR A DISTANCE OF 694.87 FEET TO THE INTERSECTION OF THE WEST LINE OF THOSE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 2899, PAGE 401 OF THE PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA; THENCE SOUTH 00°25'18" EAST, COINCIDENT WITH SAID WEST LINE, A DISTANCE OF 457.41 FEET TO THE SOUTHWEST CORNER OF SAID DESCRIBED LANDS; THENCE NORTH 89°08'37" EAST, COINCIDENT WITH THE SOUTH LINE OF THOSE LANDS DESCRIBED IN OFFICIAL RECORD BOOK 2899, PAGE 401 AND OFFICIAL RECORDS BOOK 2912, PAGE 2786, A DISTANCE OF 678.81 FEET TO THE SOUTHEAST CORNER OF THOSE LANDS DESCRIBED ON OFFICIAL RECORDS BOOK 2912, PAGE 2786; THENCE NORTH 00°13'17" WEST, COINCIDENT ALONG THE EAST LINE OF THOSE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 2912, PAGE 2786, A DISTANCE OF 352.74 FEET TO THE INTERSECTION WITH THE SOUTH RIGHT-OF-WAY LINE OF SAID SW KANNER HIGHWAY; THENCE SOUTH 82°24'15" EAST, ALONG SAID SOUTH RIGHT-

OF-WAY LINE, A DISTANCE OF 3629.28 FEET TO A POINT OF INTERSECTION; THENCE SOUTH 82°24'26" EAST, ALONG SAID RIGHT-OF-WAY LINE, A DISTANCE OF 2339.97 FEET TO THE INTERSECTION WITH THE WEST LINE OF SPILLWAY "F", AS RECORDED IN SAID PLAT BOOK 10, PAGE 84 OF THE PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA; THENCE SOUTH 07°35'34" WEST, ALONG SAID WESTERLY LINE, A DISTANCE OF 167.00 FEET TO THE SOUTHWEST CORNER OF SAID SPILLWAY "F"; THENCE SOUTH 82°24'26" EAST, ALONG THE SOUTH LINE OF SAID SPILLWAY "F", A DISTANCE OF 400.00 FEET TO THE SOUTHEAST CORNER OF SAID SPILLWAY "F", THENCE NORTH 07°35'34" EAST, ALONG THE EAST LINE OF SPILLWAY "F", A DISTANCE OF 157.00 FEET TO THE INTERSECTION WITH SAID SOUTH RIGHT-OF-WAY LINE OF SAID SW KANNER HIGHWAY; THENCE SOUTH 82°24'26" EAST, ALONG SAID SOUTH RIGHT-OF-WAY LINE, A DISTANCE OF 237.76 FEET TO THE BEGINNING OF A CURVE CONCAVE TO THE NORTHEAST HAVING A RADIUS OF 6232.60 FEET, A CHORD WHICH BEARS SOUTH 86°59'15" EAST, WITH A CHORD DISTANCE OF 995.34 FEET; THENCE ALONG THE ARC OF SAID CURVE AND SAID SOUTH RIGHT-OF-WAY LINE, THROUGH A CENTRAL ANGLE OF 9°09'35", FOR A DISTANCE OF 996.40 FEET TO THE INTERSECTION WITH THE WEST LINE OF A PARCEL OF LAND DESCRIBED AS DIVISION 1, PARCEL 1, AS RECORDED IN OFFICIAL RECORDS BOOK 1580, PAGE 1309 IN THE PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA; THENCE SOUTH 00°19'46" WEST, ALONG SAID WEST LINE, A DISTANCE OF 483.92 FEET TO THE SOUTHWEST CORNER OF SAID DESCRIBED PARCEL; THENCE SOUTH 89°40'18" EAST, ALONG THE SOUTH LINE OF SAID DESCRIBED PARCEL, A DISTANCE OF 500.00 FEET TO THE SOUTHEAST CORNER OF SAID DESCRIBED PARCEL; THENCE SOUTH 00°19'46" WEST, ALONG THE SOUTH PROLONGATION OF THE EAST LINE OF SAID DESCRIBED PARCEL, A DISTANCE OF 128.85 FEET; THENCE SOUTH 89°57'02" EAST, A DISTANCE OF 1292.58 FEET TO THE INTERSECTION WITH THE EAST LINE OF SECTION 7, TOWNSHIP 40 SOUTH, RANGE 39 EAST; THENCE SOUTH 00°20'02" WEST, ALONG SAID EAST LINE, A DISTANCE OF 1052.83 FEET TO THE SOUTHEAST SECTION CORNER OF SAID SECTION 7 AND BEING ALSO THE NORTHEAST CORNER OF SECTION 18, TOWNSHIP 40 SOUTH, RANGE 39 EAST; THENCE SOUTH 00°13'37" WEST, ALONG THE EAST LINE OF THE NORTHEAST QUARTER (1/4) OF SAID SECTION 18, A DISTANCE OF 2678.73 FEET TO THE EAST QUARTER CORNER OF SAID SECTION 18; THENCE SOUTH 00°13'32" WEST, ALONG THE EAST LINE OF THE SOUTHEAST QUARTER, A DISTANCE OF 2679.04 FEET TO THE SOUTHEAST CORNER OF SAID SECTION 18; THENCE NORTH 89°23'26" WEST, ALONG THE SOUTH LINE OF SAID SECTION 18, A DISTANCE OF 5197.01 FEET TO THE SOUTHWEST CORNER OF SAID SECTION 18, BEING ALSO THE NORTHEAST CORNER OF SECTION 24, TOWNSHIP 40 SOUTH, RANGE 38 EAST; THENCE SOUTH 00°00'48" EAST, ALONG THE EAST LINE OF THE NORTHEAST QUARTER OF SAID SECTION 24, A DISTANCE OF 2643.41 FEET TO THE EAST QUARTER CORNER OF SAID SECTION 24; THENCE SOUTH 00°00'37" EAST, ALONG THE EAST LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 24, A DISTANCE OF 2643.41 FEET TO THE SOUTHEAST CORNER OF SECTION 24, BEING ALSO THE NORTHEAST CORNER OF SECTION 25, TOWNSHIP 40 SOUTH, RANGE 38 EAST; THENCE SOUTH 00°37'32" WEST, ALONG THE EAST LINE OF THE NORTHEAST QUARTER OF SAID SECTION 25, A DISTANCE OF 2653.00 FEET TO THE EAST QUARTER CORNER OF SAID SECTION 25; THENCE SOUTH 00°37'54" WEST, ALONG

THE EAST LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 25, A DISTANCE OF 2652.45 FEET TO THE SOUTHEAST CORNER OF SAID SECTION 25; THENCE SOUTH 89°23'59" WEST, ALONG THE SOUTH LINE OF SAID SECTION 25, A DISTANCE OF 5309.73 FEET TO THE SOUTHWEST CORNER OF SAID SECTION 25, BEING ALSO THE SOUTHEAST CORNER OF SECTION 26, TOWNSHIP 40 SOUTH, RANGE 38 EAST; THENCE SOUTH 89°48'33" WEST, ALONG THE SOUTH LINE OF SAID SECTION 26, A DISTANCE OF 5311.60 FEET TO THE SOUTHWEST CORNER OF SAID SECTION 26, BEING ALSO THE SOUTHEAST CORNER OF SECTION 27, TOWNSHIP 40 SOUTH, RANGE 38 EAST, MARTIN COUNTY , FLORIDA; THENCE SOUTH 89°36'28" WEST, ALONG THE SOUTH LINE OF SAID SECTION 27, A DISTANCE OF 5300.26 FEET TO THE SOUTHWEST CORNER OF SAID SECTION 27; THENCE NORTH 00°19'09" WEST, ALONG THE WEST LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 27, A DISTANCE 2636.48 FEET TO THE WEST QUARTER CORNER OF SAID SECTION 27; THENCE NORTH 00°19'27" WEST, ALONG THE WEST LINE OF THE NORTHWEST QUARTER OF SAID SECTION 27, A DISTANCE OF 2636.60 FEET TO THE NORTHWEST CORNER OF SAID SECTION 27, BEING ALSO THE SOUTHWEST CORNER OF SECTION 22, TOWNSHIP 40 SOUTH, RANGE 38 EAST; THENCE NORTH 00°19'56" WEST, ALONG THE WEST LINE OF SAID SECTION 22, A DISTANCE OF 5319.39 FEET TO THE NORTHWEST CORNER OF SAID SECTION 22, BEING ALSO THE SOUTHWEST CORNER OF SECTION 15, TOWNSHIP 40 SOUTH, RANGE 38 EAST; THENCE NORTH 00°31'20" WEST, ALONG THE WEST LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 15, A DISTANCE OF 2657.77 FEET TO THE WEST QUARTER CORNER OF SAID SECTION 15; THENCE NORTH 00°31'08" WEST, ALONG THE WEST LINE OF THE NORTHWEST QUARTER OF SAID SECTION 15, A DISTANCE OF 2656.26 FEET TO THE NORTHWEST CORNER OF SAID SECTION 15, BEING ALSO THE SOUTHEAST CORNER OF SECTION 9, TOWNSHIP 40 SOUTH, RANGE 40 EAST, THENCE NORTH 89°35'56" EAST, ALONG THE SOUTH LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 9, A DISTANCE OF 661.84 FEET TO THE INTERSECTION OF THE WEST LINE OF THE EAST QUARTER OF THE EAST HALF OF SAID SECTION 9; THENCE NORTH 00°07'11" WEST, ALONG SAID WEST LINE, A DISTANCE OF 4926.81 FEET TO THE INTERSECTION WITH THE SOUTH RIGHT-OF-WAY LINE OF SAID SW KANNER HIGHWAY; THENCE NORTH 79°19'55" EAST, ALONG SAID SOUTH RIGHT-OF-WAY LINE, A DISTANCE OF 20.79 FEET TO THE INTERSECTION OF THE WEST LINE OF SPILLWAY "C" AS RECORDED IN SAID PLAT BOOK 10, PAGE 84, PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA; THENCE SOUTH 10°40'05" EAST, ALONG SAID WEST LINE, A DISTANCE OF 167.00 FEET TO THE SOUTHWEST CORNER OF SAID SPILLWAY "C"; THENCE NORTH 79°19'55" EAST, ALONG THE SOUTH LINE OF SAID SPILLWAY "C", A DISTANCE OF 400.19 FEET TO THE SOUTHEAST CORNER OF SAID SPILLWAY "C"; THENCE NORTH 10°40'05" WEST, ALONG THE EAST LINE OF SAID SPILLWAY "C", A DISTANCE OF 167.00 FEET TO THE INTERSECTION OF THE SAID SOUTH RIGHT-OF-WAY LINE OF SW KANNER HIGHWAY; THENCE NORTH 79°19'55" EAST, ALONG SAID SOUTH RIGHT-OF-WAY, A DISTANCE OF 256.57 FEET TO THE EAST LINE OF SAID SECTION 9, BEING ALSO THE WEST LINE OF SAID SECTION 10 AND THE POINT OF BEGINNING.

TOGETHER WITH

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

BEGIN AT THE NORTHEAST CORNER OF SECTION 9, TOWNSHIP 40 SOUTH, RANGE 38 EAST, BEING ALSO THE NORTHWEST CORNER OF SECTION 10, SAID CORNER BEING MARKED BY A 4" X 4" CONCRETE MONUMENT AS SHOWN ON CERTIFIED CORNER RECORD NUMBER 092879; THENCE SOUTH 00°04'04" EAST, ALONG THE EAST LINE OF SAID SECTION 9, A DISTANCE OF 128.61 FEET TO A POINT ON THE NORTH RIGHT-OF-WAY LINE OF STATE ROAD 76 AS SHOWN ON FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT-OF-WAY MAP SECTION 89060-2101, BEING A 100 FOOT RIGHT-OF-WAY AS LAID OUT AND IN USE, ALSO KNOWN AS SW KANNER HIGHWAY; THENCE SOUTH 79°19'55" WEST, ALONG SAID RIGHT-OF-WAY LINE, A DISTANCE OF 275.28 FEET TO THE INTERSECTION WITH THE EAST LINE OF SPILLWAY "C", ST. LUCIE CANAL, AS RECORDED IN PLAT BOOK 10, PAGE 84, PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA; THENCE NORTH 10°40'05" WEST, ALONG SAID EAST LINE, A DISTANCE OF 133.00 FEET TO A POINT ON THE SOUTH RIGHT OF WAY LINE OF SAID ST. LUCIE CANAL; THENCE NORTH 79°19'55" EAST, ALONG SAID SOUTH LINE, A DISTANCE OF 263.75 FEET TO A POINT ON THE NORTH LINE OF SAID SECTION 9; THENCE NORTH 89°56'02" EAST, ALONG SAID NORTH LINE, A DISTANCE OF 35.80 FEET TO THE POINT OF BEGINNING.

TOGETHER WITH

A PARCEL OF LAND LYING IN SECTION 10 AND SECTION 11, TOWNSHIP 40 SOUTH, RANGE 38 EAST, MARTIN COUNTY, FLORIDA, LYING BETWEEN THE NORTHERLY RIGHT-OF-WAY LINE OF STATE ROAD 76 AS SHOWN ON FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT-OF-WAY MAP SECTION 89060-2101, BEING A 100 FOOT RIGHT-OF-WAY AS LAID OUT AND IN USE, ALSO KNOWN AS SW KANNER HIGHWAY; AND THE SOUTHERLY RIGHT-OF-WAY OF THE ST. LUCIE CANAL, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 10, PAGE 84, BOTH OF THE PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA; BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE NORTHEASTERLY CORNER OF SPILLWAY "D" AS SHOWN ON SAID PLAT OF THE ST. LUCIE CANAL; THENCE SOUTH 73°07'29" EAST, ALONG THE SOUTHERLY RIGHT-OF-WAY LINE OF SAID ST. LUCIE CANAL; THENCE SOUTH 16°52'31" WEST, A DISTANCE OF 133.00' TO A POINT ON THE NORTHERLY RIGHT-OF-WAY LINE OF SAID STATE ROAD 76; THENCE NORTH 73°07'29" WEST, ALONG SAID RIGHT-OF-WAY LINE, A DISTANCE OF 430.06 FEET TO A POINT ON THE EASTERLY LINE OF SAID SPILLWAY "D"; THENCE NORTH 16°52'31" EAST, ALONG SAID EASTERLY LINE, A DISTANCE OF 133.00 FEET TO THE POINT OF BEGINNING.

TOGETHER WITH

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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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Project Parrot
Future Land Use Map Amendment – Justification Statements

Requested Change:

Owner/Applicant requests the assignment of the LI (Light Industrial) Future Land Use classification to approximately 5,700 ac. (+/-) of land which is the subject of a concurrent Voluntary Annexation request to incorporate the subject parcels into the municipal boundary of the Village of Indiantown. As outlined in the accompanying Traffic Impact Analysis, such Light Industrial uses will be limited to 2,000,000 square feet.

Existing Future Land Use (unincorporated Martin County):

Power Generation
Conservation
Agricultural

Existing Zoning (unincorporated Martin County):

A-2 (Agricultural; 1 dwelling unit / 20 ac.)

Proposed Future Land Use Map Amendment Justification Statements:

As provided in the Village of Indiantown's Comprehensive Plan 2040:

Policy L1.2.3 - Discourage Urban Sprawl Through Amendments
The Future Land Use element and any amendment to the Future Land Use element shall discourage the proliferation of urban sprawl by adhering to at least four of the following indicators:

a) *Directs or locates economic growth and associated land development to geographic areas of the community in a manner that does not have an adverse impact on and protects natural resources and ecosystems.*

   The proposed Amendment complies with this indicator. The proposed Amendment will not adversely affect natural resources or ecosystems by locating economic growth and associated development adjacent to the same or similar existing uses within the Village.

b) *Promotes the efficient and cost-effective provision or extension of public infrastructure and services.*

   The proposed Amendment complies with the indicator. The provision or extension of public infrastructure will occur commensurate with development.

c) *Promotes walkable and connected communities and provides for compact development and a mix of uses at densities and intensities that will support a range of housing choices and a multimodal transportation system, including pedestrian, bicycle, and transit, if available.*

This indicator is not applicable to the proposed Amendment; the proposed Amendment does not propose or provide for residential uses.

d) *Promotes conservation of water and energy.*

The proposed Amendment complies with the indicator.

e) *Preserves agricultural areas and activities, including silviculture (the growing and cultivation of trees), and dormant, unique, and prime farmlands and soils.*

The proposed Amendment complies with the indicator. As proposed, the Amendment will not adversely affect adjacent agricultural areas.

f) *Preserves open space and natural lands and provides for public open space and recreation needs.*

The proposed Amendment complies with this indicator. The proposed Amendment will not impact natural lands and will not generate demands for public open space.

g) *Creates a balance of land uses based upon demands of the residential population for the nonresidential needs of an area.*

This indicator is not applicable to the proposed Amendment; the proposed Amendment does not propose or provide for residential uses.

h) *Provides uses, densities, and intensities of use and urban form that would remediate an existing or planned development pattern in the vicinity that constitutes sprawl or if it provides for an innovative development pattern such as transit-oriented developments.*

The proposed Amendment complies with this indicator. The proposed development does not promote urban sprawl.

As provided for in Sec. 163.3177(6)(a)(9)(a), Florida Statutes:

The future land use element and any amendment to the future land use element shall discourage the proliferation of urban sprawl.

a. The primary indicators that a plan or plan amendment does not discourage the proliferation of urban sprawl are listed below. The evaluation of the presence of these indicators shall consist of an analysis of the plan or plan amendment within the context of features and characteristics unique to each locality in order to determine whether the plan or plan amendment:

(I) Promotes, allows, or designates for development substantial areas of the jurisdiction to develop as low-intensity, low-density, or single-use development or uses.

Should the requested Amendment be granted, it would not promote, allow or designate for development substantial areas of the jurisdiction to develop as low-intensity, low-density nor single-use development.

The requested Amendment does not promote urban sprawl.

(II) Promotes, allows, or designates significant amounts of urban development to occur in rural areas at substantial distances from existing urban areas while not using undeveloped lands that are available and suitable for development.

Should the requested amendment be granted, it would not promote, allow or designate significant amounts of urban development to occur in rural areas at substantial distances from existing urban areas while not using undeveloped lands that are available and suitable for development.

The subject parcels are proposed to be incorporated into the municipal limits of the Village of Indiantown and are adjacent to the same or similar existing Land Use classifications within the Village boundary.

(III) Promotes, allows, or designates urban development in radial, strip, isolated, or ribbon patterns generally emanating from existing urban developments.

Should the request be granted, it will not promote allow, or designate urban development in radial, strip, isolated, or ribbon patterns generally emanating from existing urban developments.

(IV) Fails to adequately protect and conserve natural resources, such as wetlands, floodplains, native vegetation, environmentally sensitive areas, natural groundwater aquifer recharge areas, lakes, rivers, shorelines, beaches, bays, estuarine systems, and other significant natural systems.

The requested Amendment will not fail to adequately protect and conserve natural resources.

(V) Fails to adequately protect adjacent agricultural areas and activities, including silviculture, active agricultural and silvicultural activities, passive agricultural activities, and dormant, unique, and prime farmlands and soils.

Agricultural areas will not be adversely affected by the proposed Amendment.

(VI) Fails to maximize use of existing public facilities and services.

No. The subject parcels are proposed to be incorporated into the municipal limits of the Village of Indiantown and adequate public facilities will be available or made available commensurate with development.

(VII) Fails to maximize use of future public facilities and services.

No. The subject parcels are proposed to be incorporated into the municipal limits of the village of Indiantown and adequate public facilities will be available or made available commensurate with development.

(VIII) Allows for land use patterns or timing which disproportionately increase the cost in time, money, and energy of providing and maintaining facilities and services, including roads, potable water, sanitary sewer, stormwater management, law enforcement, education, health care, fire and emergency response, and general government.

No. The subject parcels are proposed to be incorporated into the municipal limits of the village of Indiantown and will not allow or promote land use patterns or timing which disproportionately increases the cost in time, money, and energy in providing and maintaining facilities and services, including roads, potable water, sanitary sewer, stormwater management, law enforcement, education, health care, fire and emergency response, and general government.

(IX) Fails to provide a clear separation between rural and urban uses.

No. The subject parcels are proposed to be incorporated into the municipal limits of the Village of Indiantown and are adjacent to the same or similar existing Land Use classifications within the Village boundary.

(X) Discourages or inhibits infill development or the redevelopment of existing neighborhoods and communities.

No. The Amendment as proposed will not discourage or inhibit infill development, or the development or redevelopment of existing neighborhoods and communities.

(XI) Fails to encourage a functional mix of uses.

No.

(XII) Results in poor accessibility among linked or related land uses.

No.

(XIII) Results in the loss of significant amounts of functional open space.

No.

Project Parrot
Description of Surrounding Land Uses and Zoning

General Location and Description of Subject Parcels: Subject parcels front and lie on the north and south side of Kanner Highway (SR 76) approximately 3.5 miles southwest of the Village's urban core and approximately 6 miles east of Lake Okeechobee. The southern extent of the annexation area abuts the Martin/Palm Beach County line while the northern extent of the annexation area abuts and is contiguous to the municipal boundary of the Village of Indiantown. Subject parcels are assigned Martin County's Major Power Generation Facility Future Land Use classification and Agricultural zoning district with a majority of the land consisting of vacant and active agricultural uses and the northwestern portion consisting of electric transmission uses.

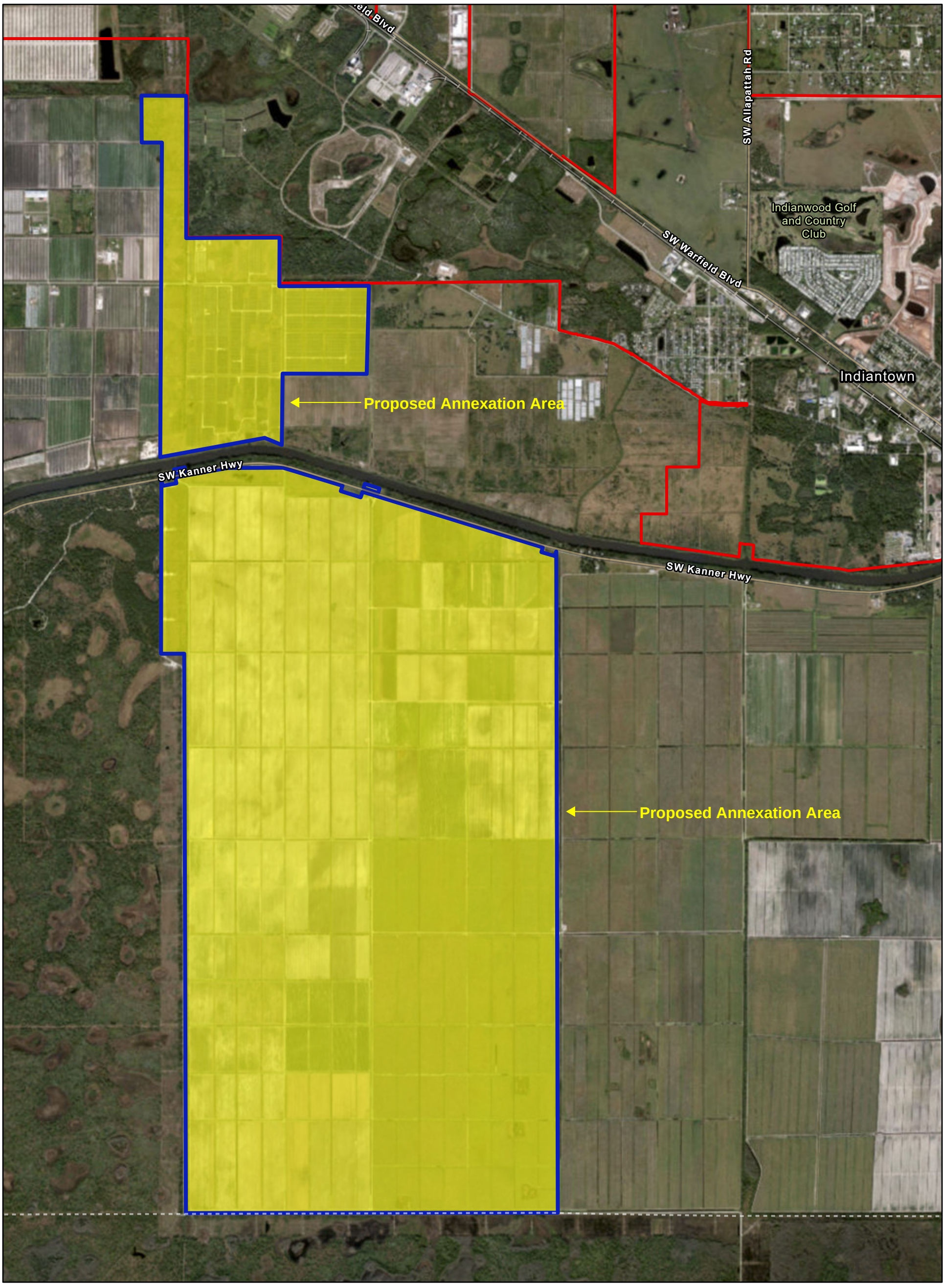
North: Power Generation and agricultural uses.

South: Conservation lands (Palm Beach County).

East: Solar energy and agricultural uses.

West: Conservation and agricultural uses.

Location Map



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Indiantown Limits

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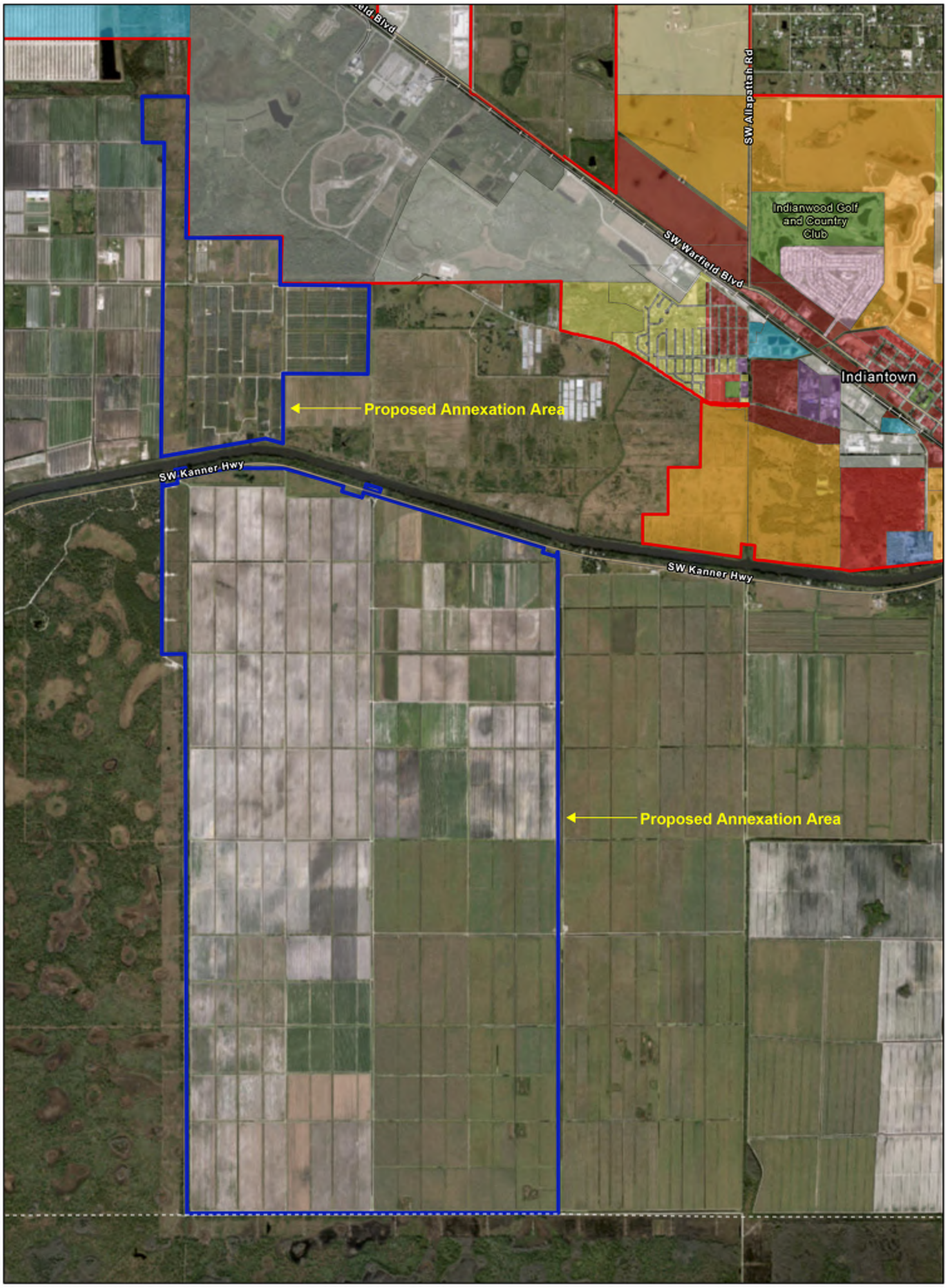
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Sources: Esri, TomTom, Garmin, FAO, NOAA, USGS, © OpenStreetMap contributors, and the GIS User Community

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Existing Future Land Use - Village



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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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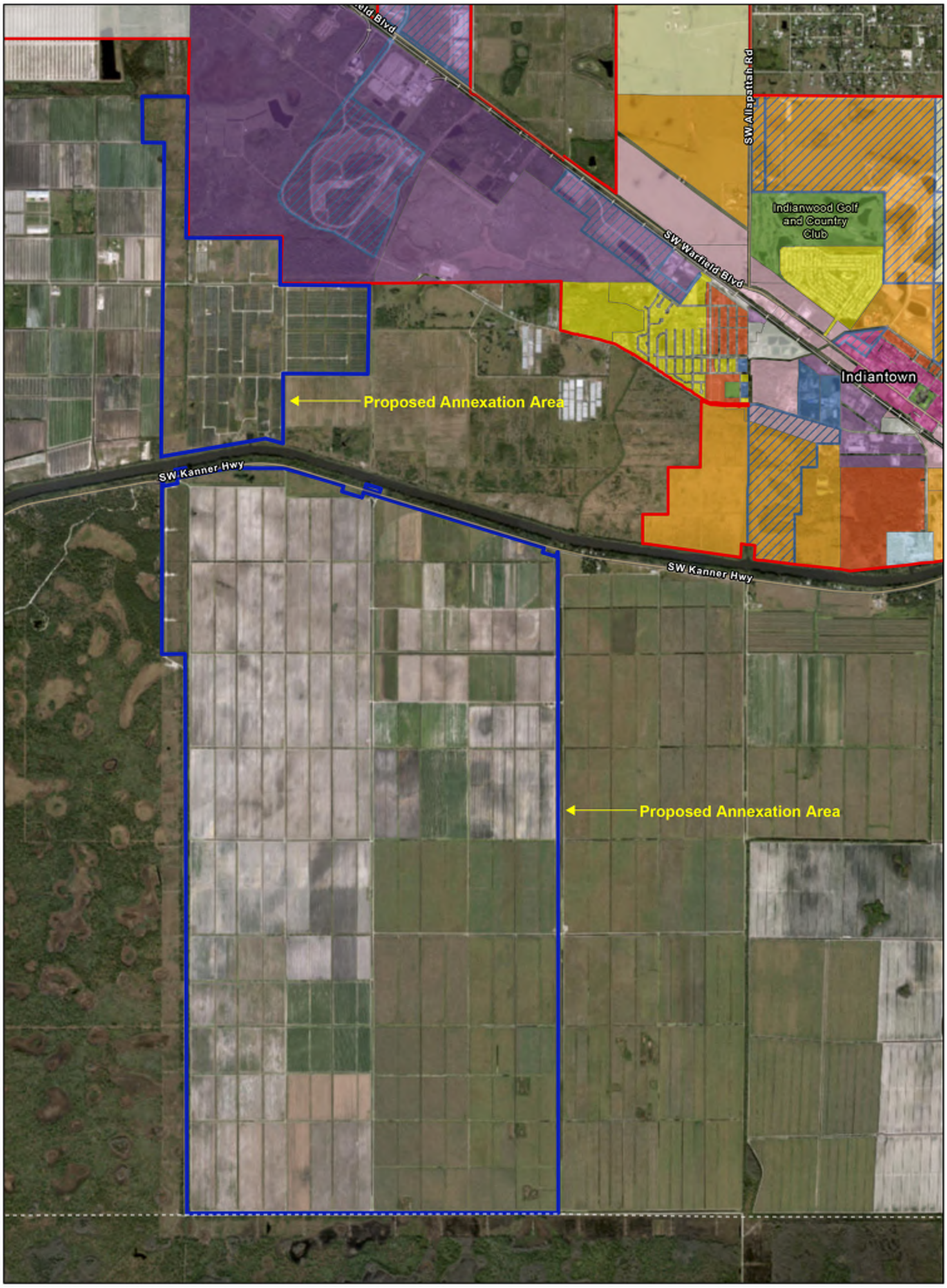
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Existing Zoning - Village



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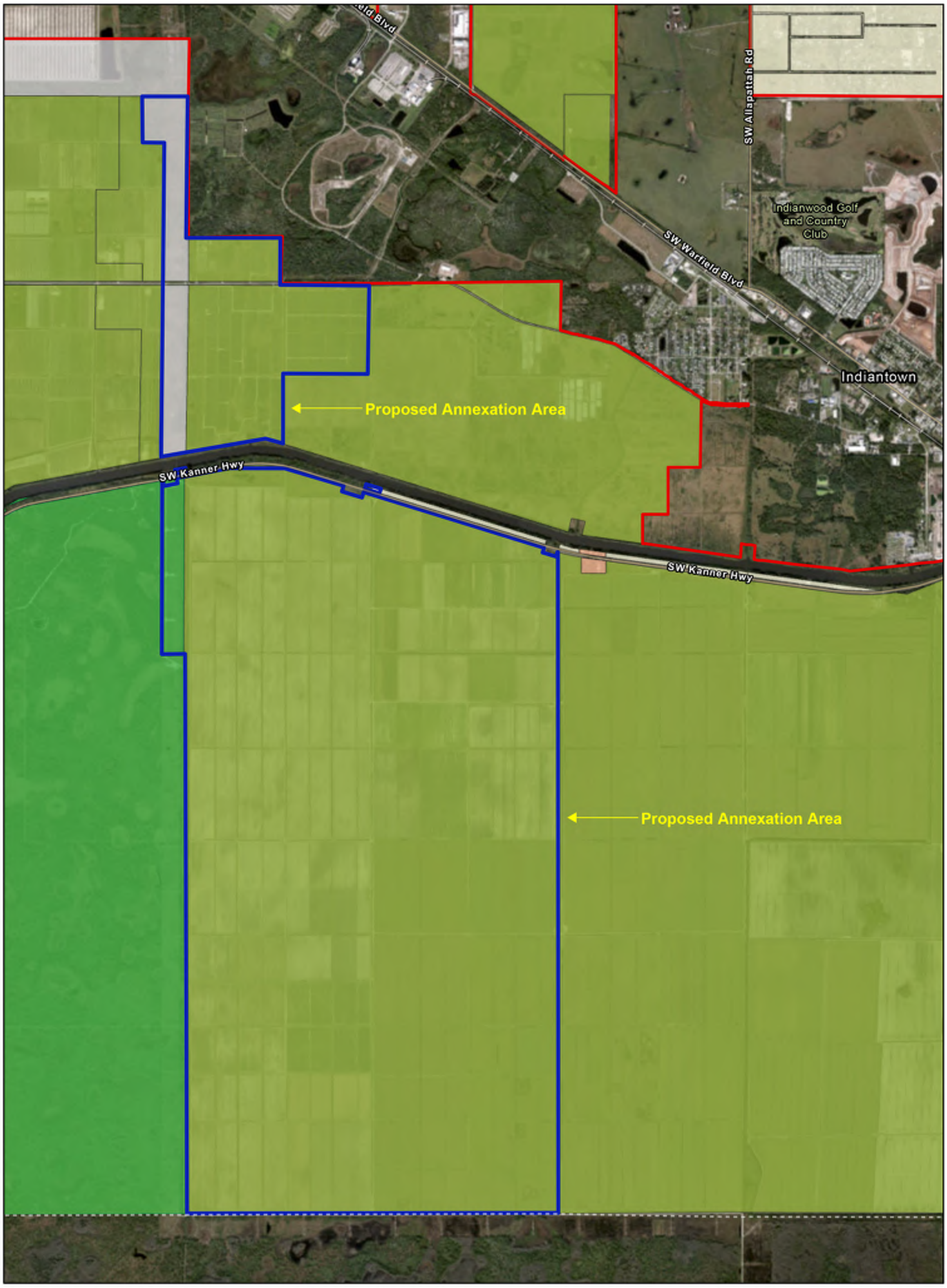
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Sources: Esri, TomTom, Garmin, FAO, NOAA, USGS, © OpenStreetMap contributors, and the GIS User Community

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Existing Future Land Use - County



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Indiantown Limits

Future Landuse

- Agricultural Ranchette
- Agricultural
- Public Conservation Area
- Estate Density -up to 2 UPA
- No Data (May Include Incorporated Area)
- Major Power Generation Facility
- Rural Density -up to 0.5 UPA

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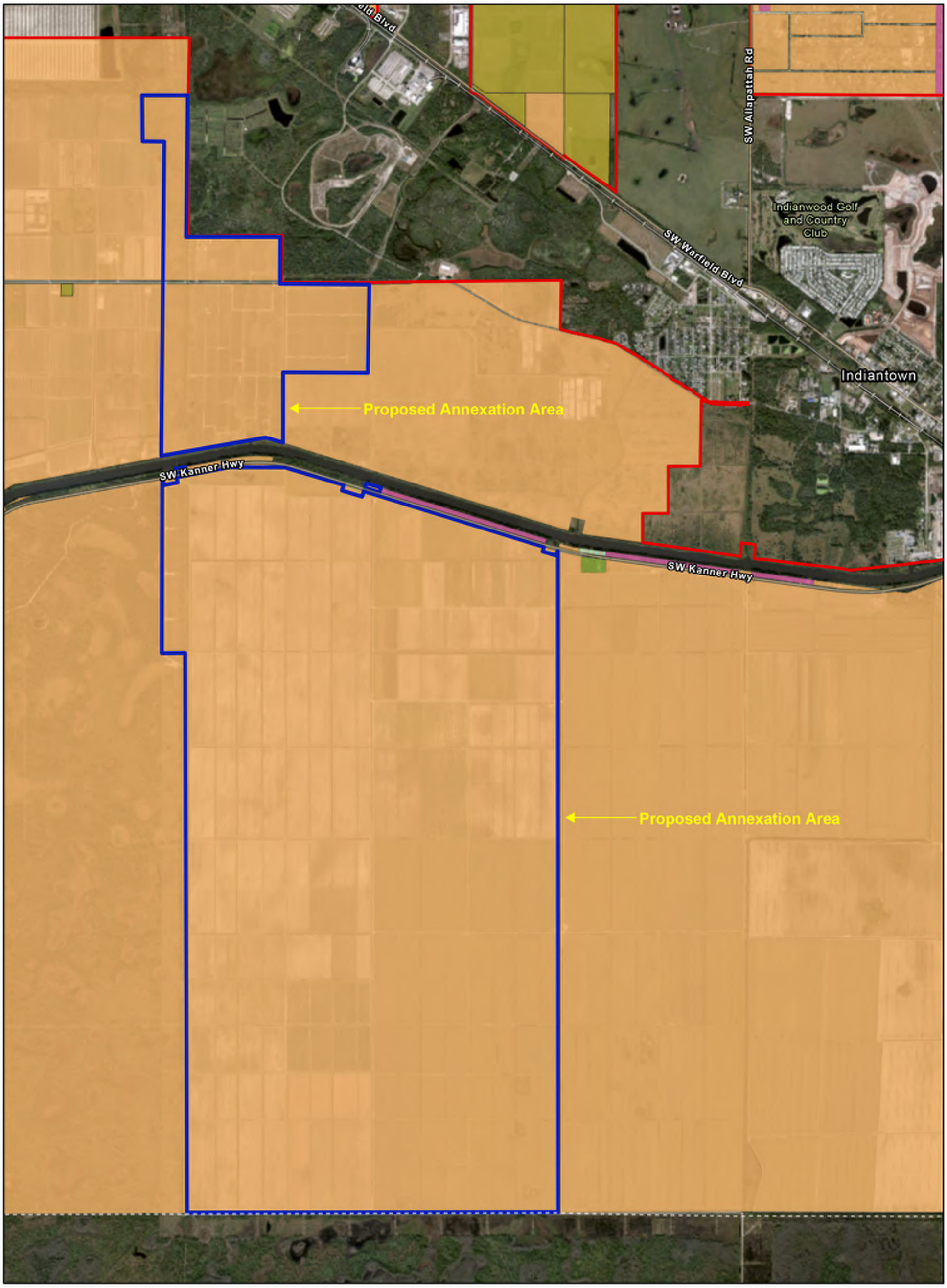
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Existing Zoning - County



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Indiantown Limits

Zoning

A-2 (Agricultural)

AG-20A (General Agricultural District)

E-1 (Estates and Suburban Homes District)

RE-1/2A (Residential Estate District)

RE-2A (Rural Estate District)

Indiantown

1:36,112

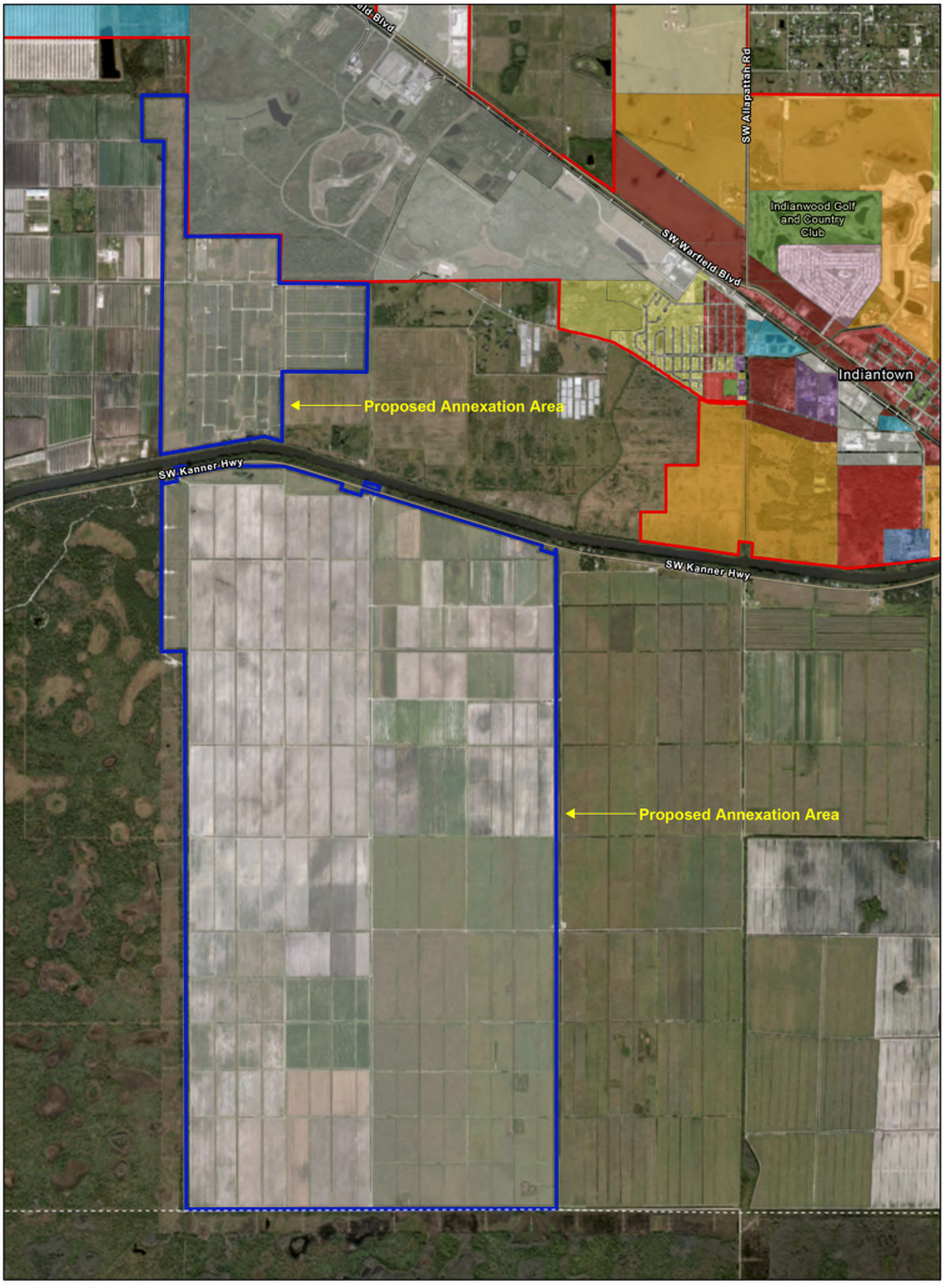
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Proposed Future Land Use - Village



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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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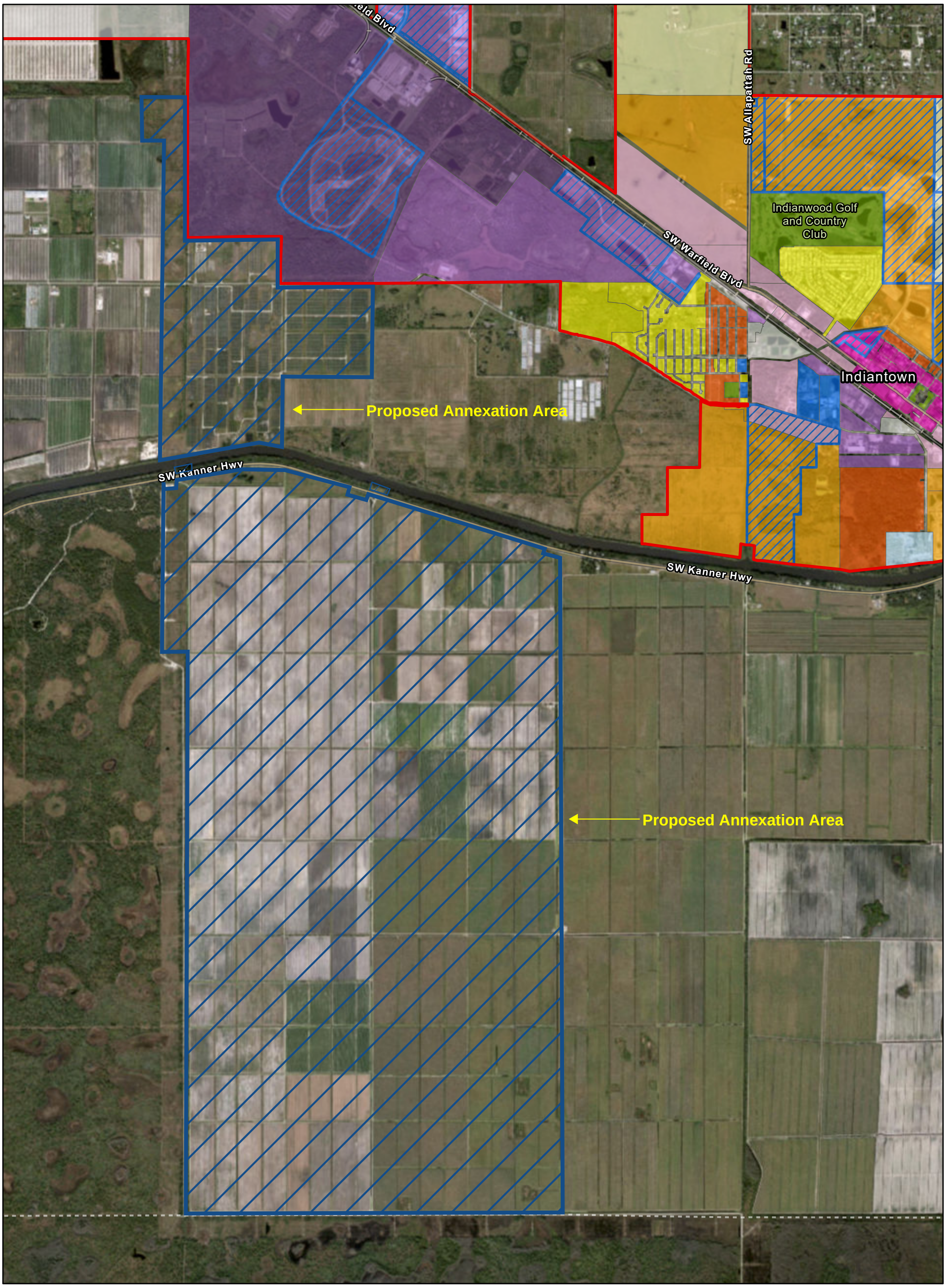
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Proposed Zoning - Village



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

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Project Parrot
Future Land Use Map Amendment – Soils Narrative

A desktop inventory of the existing soils was conducted utilizing the United States Department of Agriculture's Natural Resources Conservation Service Web Soil Survey (WSS), which is a publicly accessible web-based soil mapping tool. A polygonal boundary of the subject was input into the mapping tool, and a general soils map and general description of the soil types were queried. Of the soils noted in the results of the query, soils classified as "Farmland of unique importance" make up approximately 1,730 ac. of the approximately 5,700 ac.; this includes, but is not limited to, soils such as Oldsmar, Wabasso, Winder, Pineda and Floridana. As illustrated on the attached soil maps, such soils exist sporadically throughout the subject rather than consolidated into relatively large contiguous areas.

Currently, the northern portion of the subject (north of Kanner Hwy.) is comprised of overhead electric transmission infrastructure (approximately 190 ac.) and a solar power generation facility (approximately 510 ac.). The southern portion of the subject (south of Kanner Hwy.) is comprised of agricultural land (approximately 4,925 ac.) and overhead electric transmission infrastructure (approximately 75 ac). Agricultural operations on the southern portion consist chiefly of sugarcane, with a relatively small area for sod and miscellaneous crop production. The proposed Future Land Use Classification of Light Industrial (LI) will not adversely affect adjacent agricultural areas, and agricultural uses will be a permitted use within the Planned Unit Development.

Based on Martin County's historic aerial imagery, at least a portion of the subject has been farmed since the 1960's, with the remainder of the subject having been farmed since the 1970's through to the 2020's. Given this extensive farming history, while the soil characteristics remain suitable for agricultural crop production, organic content has likely been depleted over the years, necessitating increased use of costly soil amendments, such as fertilizers, to maintain economic viability.

Notwithstanding the incorporation of the Village of Indiantown and the subject's contiguity to the Village's municipal boundary, the assignment of the Agricultural classification on the subject was appropriate at the time of the creation of Martin County's Comprehensive Growth Management Plan in 1982. However, growth patterns have changed, as have the methods and economics of farming. Assignment of the LI classification upon annexation will provide the Village with the potential to greatly increase economic development by expanding the Village's tax base and providing for local employment opportunities.

Soil Map—Martin County, Florida
(Project Parrot)



MAP LEGEND

Area of Interest (AOI)
- Area of Interest (AOI)

Soils
- Soil Map Unit Polygons
- Soil Map Unit Lines
- Soil Map Unit Points

Special Point Features
- Blowout
- Borrow Pit
- Clay Spot
- Closed Depression
- Gravel Pit
- Gravelly Spot
- Landfill
- Lava Flow
- Marsh or swamp
- Mine or Quarry
- Miscellaneous Water
- Perennial Water
- Rock Outcrop
- Saline Spot
- Sandy Spot
- Severely Eroded Spot
- Sinkhole
- Slide or Slip
- Sodic Spot
- Spoil Area
- Stony Spot
- Very Stony Spot
- Wet Spot
- Other
- Special Line Features

Water Features
- Streams and Canals

Transportation
- Rails
- Interstate Highways
- US Routes
- Major Roads
- Local Roads

Background
- Aerial Photography

MAP INFORMATION

The soil surveys that comprise your AOI were mapped at 1:20,000.

Please rely on the bar scale on each map sheet for map measurements.

Source of Map: Natural Resources Conservation Service
Web Soil Survey URL:
Coordinate System: Web Mercator (EPSG:3857)

Maps from the Web Soil Survey are based on the Web Mercator projection, which preserves direction and shape but distorts distance and area. A projection that preserves area, such as the Albers equal-area conic projection, should be used if more accurate calculations of distance or area are required.

This product is generated from the USDA-NRCS certified data as of the version date(s) listed below.

Soil Survey Area: Martin County, Florida
Survey Area Data: Version 24, Aug 29, 2025

Soil map units are labeled (as space allows) for map scales 1:50,000 or larger.

Date(s) aerial images were photographed: Jan 14, 2022—Jan 30, 2022

The orthophoto or other base map on which the soil lines were compiled and digitized probably differs from the background imagery displayed on these maps. As a result, some minor shifting of map unit boundaries may be evident.

Map Unit Legend

Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
2	Lawnwood and Myakka fine sands	17.3	2.5%
4	Waveland and Immokalee fine sands	45.4	6.5%
17	Wabasso sand, 0 to 2 percent slopes	26.2	3.8%
21	Pineda-Riviera fine sands association, 0 to 2 percent slopes	13.8	2.0%
38	Floridana fine sand, frequently ponded, 0 to 1 percent slopes	83.9	12.1%
42	Brynwood sand, wet, 0 to 2 percent slopes	12.1	1.7%
44	Cypress Lake fine sand, 0 to 2 percent slopes	248.7	35.8%
47	Pinellas fine sand, 0 to 2 percent slopes	115.3	16.6%
48	Jupiter sand	50.8	7.3%
49	Riviera fine sand, frequently ponded, 0 to 1 percent slopes	17.5	2.5%
53	Udorthents, 0 to 35 percent slopes	40.2	5.8%
57	Chobee muck, frequently ponded, 0 to 1 percent slopes	22.8	3.3%
58	Gator and Tequesta mucks	0.2	0.0%
66	Holopaw fine sand, 0 to 2 percent slopes	0.6	0.1%
99	Water	0.6	0.1%
Totals for Area of Interest		**695.3**	**100.0%**

Map Unit Description

The map units delineated on the detailed soil maps in a soil survey represent the soils or miscellaneous areas in the survey area. The map unit descriptions in this report, along with the maps, can be used to determine the composition and properties of a unit.

A map unit delineation on a soil map represents an area dominated by one or more major kinds of soil or miscellaneous areas. A map unit is identified and named according to the taxonomic classification of the dominant soils. Within a taxonomic class there are precisely defined limits for the properties of the soils. On the landscape, however, the soils are natural phenomena, and they have the characteristic variability of all natural phenomena. Thus, the range of some observed properties may extend beyond the limits defined for a taxonomic class. Areas of soils of a single taxonomic class rarely, if ever, can be mapped without including areas of other taxonomic classes. Consequently, every map unit is made up of the soils or miscellaneous areas for which it is named, soils that are similar to the named components, and some minor components that differ in use and management from the major soils.

Most of the soils similar to the major components have properties similar to those of the dominant soil or soils in the map unit, and thus they do not affect use and management. These are called noncontrasting, or similar, components. They may or may not be mentioned in a particular map unit description. Some minor components, however, have properties and behavior characteristics divergent enough to affect use or to require different management. These are called contrasting, or dissimilar, components. They generally are in small areas and could not be mapped separately because of the scale used. Some small areas of strongly contrasting soils or miscellaneous areas are identified by a special symbol on the maps. If included in the database for a given area, the contrasting minor components are identified in the map unit descriptions along with some characteristics of each. A few areas of minor components may not have been observed, and consequently they are not mentioned in the descriptions, especially where the pattern was so complex that it was impractical to make enough observations to identify all the soils and miscellaneous areas on the landscape.

The presence of minor components in a map unit in no way diminishes the usefulness or accuracy of the data. The objective of mapping is not to delineate pure taxonomic classes but rather to separate the landscape into landforms or landform segments that have similar use and management requirements. The delineation of such segments on the map provides sufficient information for the development of resource plans. If intensive use of small areas is planned, however, onsite investigation is needed to define and locate the soils and miscellaneous areas.

An identifying symbol precedes the map unit name in the map unit descriptions. Each description includes general facts about the unit and gives important soil properties and qualities.

Soils that have profiles that are almost alike make up a *soil series*. All the soils of a series have major horizons that are similar in composition, thickness, and arrangement. Soils of a given series can differ in texture of the surface layer, slope, stoniness, salinity, degree of erosion, and other characteristics that affect their use. On the basis of such differences, a soil series is divided into *soil phases*. Most of the areas shown on the detailed soil maps are phases of soil series. The name of a soil phase commonly indicates a feature that affects use or management. For example, Alpha silt loam, 0 to 2 percent slopes, is a phase of the Alpha series.

Some map units are made up of two or more major soils or miscellaneous areas. These map units are complexes, associations, or undifferentiated groups.

A *complex* consists of two or more soils or miscellaneous areas in such an intricate pattern or in such small areas that they cannot be shown separately on the maps. The pattern and proportion of the soils or miscellaneous areas are somewhat similar in all areas. Alpha-Beta complex, 0 to 6 percent slopes, is an example.

An *association* is made up of two or more geographically associated soils or miscellaneous areas that are shown as one unit on the maps. Because of present or anticipated uses of the map units in the survey area, it was not considered practical or necessary to map the soils or miscellaneous areas separately. The pattern and relative proportion of the soils or miscellaneous areas are somewhat similar. Alpha-Beta association, 0 to 2 percent slopes, is an example.

An *undifferentiated group* is made up of two or more soils or miscellaneous areas that could be mapped individually but are mapped as one unit because similar interpretations can be made for use and management. The pattern and proportion of the soils or miscellaneous areas in a mapped area are not uniform. An area can be made up of only one of the major soils or miscellaneous areas, or it can be made up of all of them. Alpha and Beta soils, 0 to 2 percent slopes, is an example.

Some surveys include *miscellaneous areas*. Such areas have little or no soil material and support little or no vegetation. Rock outcrop is an example.

Additional information about the map units described in this report is available in other soil reports, which give properties of the soils and the limitations, capabilities, and potentials for many uses. Also, the narratives that accompany the soil reports define some of the properties included in the map unit descriptions.

Martin County, Florida

2—Lawnwood and Myakka fine sands

Map Unit Setting

National map unit symbol: 1jq7l
Elevation: 0 to 110 feet
Mean annual precipitation: 56 to 64 inches
Mean annual air temperature: 72 to 79 degrees F
Frost-free period: 350 to 365 days

Farmland classification: Farmland of unique importance

Map Unit Composition

Lawnwood and similar soils: 41 percent
Myakka and similar soils: 39 percent
Minor components: 20 percent
Estimates are based on observations, descriptions, and transects of the mapunit.

Description of Lawnwood

Setting

Landform: Marine terraces on flatwoods
Landform position (three-dimensional): Talf
Down-slope shape: Linear
Across-slope shape: Linear
Parent material: Sandy marine deposits

Typical profile

A - 0 to 5 inches: fine sand
E - 5 to 28 inches: fine sand
Bh - 28 to 52 inches: loamy fine sand
C1 - 52 to 64 inches: fine sand
C2 - 64 to 80 inches: loamy fine sand

Properties and qualities

Slope: 0 to 2 percent
Depth to restrictive feature: 20 to 30 inches to ortstein
Drainage class: Poorly drained
Runoff class: High
Capacity of the most limiting layer to transmit water (Ksat): Moderately low to moderately high (0.06 to 0.20 in/hr)
Depth to water table: About 6 to 18 inches
Frequency of flooding: None
Frequency of ponding: None
Maximum salinity: Nonsaline to very slightly saline (0.0 to 2.0 mmhos/cm)
Sodium adsorption ratio, maximum: 4.0
Available water supply, 0 to 60 inches: Very low (about 0.8 inches)

Interpretive groups

Land capability classification (irrigated): None specified
Land capability classification (nonirrigated): 4w
Hydrologic Soil Group: A/D
Ecological site: F156BY040FL - Sandy Pine Flatwoods and Hammocks
Forage suitability group: Sandy soils on flats of mesic or hydric lowlands (G156BC141FL)
Other vegetative classification: South Florida Flatwoods (R156BY003FL), Sandy soils on flats of mesic or hydric lowlands (G156BC141FL)
Hydric soil rating: No

Description of Myakka

Setting

Landform: Flatwoods on marine terraces
Landform position (three-dimensional): Talf
Down-slope shape: Linear
Across-slope shape: Linear
Parent material: Sandy marine deposits

Typical profile

A - 0 to 6 inches: fine sand
E - 6 to 20 inches: fine sand
Bh - 20 to 36 inches: fine sand
C - 36 to 80 inches: fine sand

Properties and qualities

Slope: 0 to 2 percent
Depth to restrictive feature: More than 80 inches
Drainage class: Poorly drained
Runoff class: High
Capacity of the most limiting layer to transmit water (Ksat): Moderately high to high (0.57 to 5.95 in/hr)
Depth to water table: About 6 to 18 inches
Frequency of flooding: None
Frequency of ponding: None
Maximum salinity: Nonsaline to very slightly saline (0.0 to 2.0 mmhos/cm)
Sodium adsorption ratio, maximum: 4.0
Available water supply, 0 to 60 inches: Low (about 5.0 inches)

Interpretive groups

Land capability classification (irrigated): None specified
Land capability classification (nonirrigated): 4w
Hydrologic Soil Group: B/D
Ecological site: F156BY040FL - Sandy Pine Flatwoods and Hammocks
Forage suitability group: Sandy soils on flats of mesic or hydric lowlands (G156BC141FL)
Other vegetative classification: South Florida Flatwoods (R156BY003FL), Sandy soils on flats of mesic or hydric lowlands (G156BC141FL)
Hydric soil rating: No

Minor Components

Basinger

Percent of map unit: 7 percent
Landform: Drainageways on marine terraces
Landform position (three-dimensional): Dip
Down-slope shape: Linear
Across-slope shape: Concave
Ecological site: R156BY021FL - Mineral Isolated Marshes and Swamps

Other vegetative classification: Slough (R156BY011FL), Sandy soils on flats of mesic or hydric lowlands (G156BC141FL)
Hydric soil rating: Yes

Placid

Percent of map unit: 7 percent
Landform: Depressions on marine terraces
Landform position (three-dimensional): Dip
Down-slope shape: Concave
Across-slope shape: Concave
Ecological site: R156BY021FL - Mineral Isolated Marshes and Swamps
Other vegetative classification: Freshwater Marshes and Ponds (R156BY010FL), Sandy soils on stream terraces, flood plains, or in depressions (G156BC145FL)
Hydric soil rating: Yes

Waveland

Percent of map unit: 6 percent
Landform: Flatwoods on marine terraces
Landform position (three-dimensional): Talf
Down-slope shape: Linear
Across-slope shape: Linear
Ecological site: F156BY040FL - Sandy Pine Flatwoods and Hammocks
Other vegetative classification: South Florida Flatwoods (R156BY003FL), Sandy soils on flats of mesic or hydric lowlands (G156BC141FL)
Hydric soil rating: No

Data Source Information

Soil Survey Area: Martin County, Florida
Survey Area Data: Version 24, Aug 29, 2025

Map Unit Description

The map units delineated on the detailed soil maps in a soil survey represent the soils or miscellaneous areas in the survey area. The map unit descriptions in this report, along with the maps, can be used to determine the composition and properties of a unit.

A map unit delineation on a soil map represents an area dominated by one or more major kinds of soil or miscellaneous areas. A map unit is identified and named according to the taxonomic classification of the dominant soils. Within a taxonomic class there are precisely defined limits for the properties of the soils. On the landscape, however, the soils are natural phenomena, and they have the characteristic variability of all natural phenomena. Thus, the range of some observed properties may extend beyond the limits defined for a taxonomic class. Areas of soils of a single taxonomic class rarely, if ever, can be mapped without including areas of other taxonomic classes. Consequently, every map unit is made up of the soils or miscellaneous areas for which it is named, soils that are similar to the named components, and some minor components that differ in use and management from the major soils.

Most of the soils similar to the major components have properties similar to those of the dominant soil or soils in the map unit, and thus they do not affect use and management. These are called noncontrasting, or similar, components. They may or may not be mentioned in a particular map unit description. Some minor components, however, have properties and behavior characteristics divergent enough to affect use or to require different management. These are called contrasting, or dissimilar, components. They generally are in small areas and could not be mapped separately because of the scale used. Some small areas of strongly contrasting soils or miscellaneous areas are identified by a special symbol on the maps. If included in the database for a given area, the contrasting minor components are identified in the map unit descriptions along with some characteristics of each. A few areas of minor components may not have been observed, and consequently they are not mentioned in the descriptions, especially where the pattern was so complex that it was impractical to make enough observations to identify all the soils and miscellaneous areas on the landscape.

The presence of minor components in a map unit in no way diminishes the usefulness or accuracy of the data. The objective of mapping is not to delineate pure taxonomic classes but rather to separate the landscape into landforms or landform segments that have similar use and management requirements. The delineation of such segments on the map provides sufficient information for the development of resource plans. If intensive use of small areas is planned, however, onsite investigation is needed to define and locate the soils and miscellaneous areas.

An identifying symbol precedes the map unit name in the map unit descriptions. Each description includes general facts about the unit and gives important soil properties and qualities.

Soils that have profiles that are almost alike make up a *soil series*. All the soils of a series have major horizons that are similar in composition, thickness, and arrangement. Soils of a given series can differ in texture of the surface layer, slope, stoniness, salinity, degree of erosion, and other characteristics that affect their use. On the basis of such differences, a soil series is divided into *soil phases*. Most of the areas shown on the detailed soil maps are phases of soil series. The name of a soil phase commonly indicates a feature that affects use or management. For example, Alpha silt loam, 0 to 2 percent slopes, is a phase of the Alpha series.

Some map units are made up of two or more major soils or miscellaneous areas. These map units are complexes, associations, or undifferentiated groups.

A *complex* consists of two or more soils or miscellaneous areas in such an intricate pattern or in such small areas that they cannot be shown separately on the maps. The pattern and proportion of the soils or miscellaneous areas are somewhat similar in all areas. Alpha-Beta complex, 0 to 6 percent slopes, is an example.

An *association* is made up of two or more geographically associated soils or miscellaneous areas that are shown as one unit on the maps. Because of present or anticipated uses of the map units in the survey area, it was not considered practical or necessary to map the soils or miscellaneous areas separately. The pattern and relative proportion of the soils or miscellaneous areas are somewhat similar. Alpha-Beta association, 0 to 2 percent slopes, is an example.

An *undifferentiated group* is made up of two or more soils or miscellaneous areas that could be mapped individually but are mapped as one unit because similar interpretations can be made for use and management. The pattern and proportion of the soils or miscellaneous areas in a mapped area are not uniform. An area can be made up of only one of the major soils or miscellaneous areas, or it can be made up of all of them. Alpha and Beta soils, 0 to 2 percent slopes, is an example.

Some surveys include *miscellaneous areas*. Such areas have little or no soil material and support little or no vegetation. Rock outcrop is an example.

Additional information about the map units described in this report is available in other soil reports, which give properties of the soils and the limitations, capabilities, and potentials for many uses. Also, the narratives that accompany the soil reports define some of the properties included in the map unit descriptions.

Martin County, Florida

4—Waveland and Immokalee fine sands

Map Unit Setting

National map unit symbol: 1jq7n
Elevation: 0 to 80 feet
Mean annual precipitation: 56 to 64 inches
Mean annual air temperature: 72 to 79 degrees F
Frost-free period: 350 to 365 days

Farmland classification: Farmland of unique importance

Map Unit Composition

Waveland and similar soils: 41 percent
Immokalee and similar soils: 39 percent
Minor components: 20 percent
Estimates are based on observations, descriptions, and transects of the mapunit.

Description of Waveland

Setting

Landform: Flatwoods on marine terraces
Landform position (three-dimensional): Talf
Down-slope shape: Linear
Across-slope shape: Linear
Parent material: Sandy marine deposits

Typical profile

A - 0 to 4 inches: fine sand
Eg - 4 to 43 inches: fine sand
Bh1 - 43 to 47 inches: fine sand
Bh2 - 47 to 77 inches: loamy fine sand
Cg1 - 77 to 91 inches: fine sand
Cg2 - 91 to 99 inches: fine sand

Properties and qualities

Slope: 0 to 2 percent
Depth to restrictive feature: 30 to 50 inches to ortstein
Drainage class: Poorly drained
Runoff class: High
Capacity of the most limiting layer to transmit water (Ksat): Moderately low to moderately high (0.06 to 0.20 in/hr)
Depth to water table: About 6 to 18 inches
Frequency of flooding: None
Frequency of ponding: None
Maximum salinity: Nonsaline to very slightly saline (0.0 to 2.0 mmhos/cm)
Sodium adsorption ratio, maximum: 4.0
Available water supply, 0 to 60 inches: Very low (about 1.0 inches)

Interpretive groups

Land capability classification (irrigated): None specified
Land capability classification (nonirrigated): 4w
Hydrologic Soil Group: A/D
Ecological site: F155XY120FL - Sandy Flatwoods and Hammocks
Forage suitability group: Sandy soils on flats of mesic or hydric lowlands (G156BC141FL)
Other vegetative classification: South Florida Flatwoods (R156BY003FL), Sandy soils on flats of mesic or hydric lowlands (G156BC141FL)
Hydric soil rating: No

Description of Immokalee

Setting

Landform: Flatwoods on marine terraces
Landform position (three-dimensional): Talf
Down-slope shape: Convex
Across-slope shape: Linear
Parent material: Sandy marine deposits

Typical profile

A - 0 to 6 inches: fine sand
E - 6 to 35 inches: fine sand
Bh - 35 to 54 inches: fine sand
BC - 54 to 80 inches: fine sand

Properties and qualities

Slope: 0 to 2 percent
Depth to restrictive feature: More than 80 inches
Drainage class: Poorly drained
Runoff class: High
Capacity of the most limiting layer to transmit water (Ksat): Moderately high to high (0.57 to 1.98 in/hr)
Depth to water table: About 6 to 18 inches
Frequency of flooding: None
Frequency of ponding: None
Maximum salinity: Nonsaline to very slightly saline (0.0 to 2.0 mmhos/cm)
Sodium adsorption ratio, maximum: 4.0
Available water supply, 0 to 60 inches: Low (about 5.3 inches)

Interpretive groups

Land capability classification (irrigated): None specified
Land capability classification (nonirrigated): 4w
Hydrologic Soil Group: B/D
Ecological site: F155XY120FL - Sandy Flatwoods and Hammocks
Forage suitability group: Sandy soils on flats of mesic or hydric lowlands (G156BC141FL)
Other vegetative classification: South Florida Flatwoods (R156BY003FL), Sandy soils on flats of mesic or hydric lowlands (G156BC141FL)
Hydric soil rating: No

Minor Components

Lawnwood

Percent of map unit: 4 percent
Landform: Marine terraces on flatwoods
Landform position (three-dimensional): Talf
Down-slope shape: Linear
Across-slope shape: Linear
Ecological site: F155XY120FL - Sandy Flatwoods and Hammocks

Other vegetative classification: South Florida Flatwoods (R156BY003FL), Sandy soils on flats of mesic or hydric lowlands (G156BC141FL)
Hydric soil rating: No

Basinger

Percent of map unit: 4 percent
Landform: Drainageways on marine terraces
Landform position (three-dimensional): Dip
Down-slope shape: Linear
Across-slope shape: Concave
Ecological site: F155XY120FL - Sandy Flatwoods and Hammocks
Other vegetative classification: Slough (R156BY011FL), Sandy soils on flats of mesic or hydric lowlands (G156BC141FL)
Hydric soil rating: Yes

Placid

Percent of map unit: 3 percent
Landform: Depressions on marine terraces
Landform position (three-dimensional): Dip
Down-slope shape: Concave
Across-slope shape: Concave
Ecological site: R155XY070FL - Sandy Freshwater Isolated Marshes and Swamps
Other vegetative classification: Freshwater Marshes and Ponds (R156BY010FL), Sandy soils on stream terraces, flood plains, or in depressions (G156BC145FL)
Hydric soil rating: Yes

Jonathan

Percent of map unit: 3 percent
Landform: Rises on marine terraces
Landform position (three-dimensional): Interfluve
Down-slope shape: Convex
Across-slope shape: Linear
Ecological site: R155XY180FL - Sandy Scrub on Rises, Ridges, and Knolls of Mesic Uplands
Other vegetative classification: South Florida Flatwoods (R156BY003FL), Sandy soils on rises, knolls, and ridges of mesic uplands (G156BC121FL)
Hydric soil rating: No

Nettles

Percent of map unit: 3 percent
Landform: Flatwoods on marine terraces
Landform position (three-dimensional): Talf
Down-slope shape: Linear
Across-slope shape: Linear
Ecological site: F155XY120FL - Sandy Flatwoods and Hammocks
Other vegetative classification: South Florida Flatwoods (R156BY003FL), Sandy soils on flats of mesic or hydric lowlands (G156BC141FL)
Hydric soil rating: No

Salerno

Percent of map unit: 3 percent
Landform: Flatwoods on marine terraces
Landform position (three-dimensional): Talf
Down-slope shape: Linear
Across-slope shape: Linear
Ecological site: F155XY120FL - Sandy Flatwoods and Hammocks
Other vegetative classification: South Florida Flatwoods (R156BY003FL), Sandy soils on flats of mesic or hydric lowlands (G156BC141FL)
Hydric soil rating: No

Data Source Information

Soil Survey Area: Martin County, Florida
Survey Area Data: Version 24, Aug 29, 2025

Map Unit Description

The map units delineated on the detailed soil maps in a soil survey represent the soils or miscellaneous areas in the survey area. The map unit descriptions in this report, along with the maps, can be used to determine the composition and properties of a unit.

A map unit delineation on a soil map represents an area dominated by one or more major kinds of soil or miscellaneous areas. A map unit is identified and named according to the taxonomic classification of the dominant soils. Within a taxonomic class there are precisely defined limits for the properties of the soils. On the landscape, however, the soils are natural phenomena, and they have the characteristic variability of all natural phenomena. Thus, the range of some observed properties may extend beyond the limits defined for a taxonomic class. Areas of soils of a single taxonomic class rarely, if ever, can be mapped without including areas of other taxonomic classes. Consequently, every map unit is made up of the soils or miscellaneous areas for which it is named, soils that are similar to the named components, and some minor components that differ in use and management from the major soils.

Most of the soils similar to the major components have properties similar to those of the dominant soil or soils in the map unit, and thus they do not affect use and management. These are called noncontrasting, or similar, components. They may or may not be mentioned in a particular map unit description. Some minor components, however, have properties and behavior characteristics divergent enough to affect use or to require different management. These are called contrasting, or dissimilar, components. They generally are in small areas and could not be mapped separately because of the scale used. Some small areas of strongly contrasting soils or miscellaneous areas are identified by a special symbol on the maps. If included in the database for a given area, the contrasting minor components are identified in the map unit descriptions along with some characteristics of each. A few areas of minor components may not have been observed, and consequently they are not mentioned in the descriptions, especially where the pattern was so complex that it was impractical to make enough observations to identify all the soils and miscellaneous areas on the landscape.

The presence of minor components in a map unit in no way diminishes the usefulness or accuracy of the data. The objective of mapping is not to delineate pure taxonomic classes but rather to separate the landscape into landforms or landform segments that have similar use and management requirements. The delineation of such segments on the map provides sufficient information for the development of resource plans. If intensive use of small areas is planned, however, onsite investigation is needed to define and locate the soils and miscellaneous areas.

An identifying symbol precedes the map unit name in the map unit descriptions. Each description includes general facts about the unit and gives important soil properties and qualities.

Soils that have profiles that are almost alike make up a *soil series*. All the soils of a series have major horizons that are similar in composition, thickness, and arrangement. Soils of a given series can differ in texture of the surface layer, slope, stoniness, salinity, degree of erosion, and other characteristics that affect their use. On the basis of such differences, a soil series is divided into *soil phases*. Most of the areas shown on the detailed soil maps are phases of soil series. The name of a soil phase commonly indicates a feature that affects use or management. For example, Alpha silt loam, 0 to 2 percent slopes, is a phase of the Alpha series.

Some map units are made up of two or more major soils or miscellaneous areas. These map units are complexes, associations, or undifferentiated groups.

A *complex* consists of two or more soils or miscellaneous areas in such an intricate pattern or in such small areas that they cannot be shown separately on the maps. The pattern and proportion of the soils or miscellaneous areas are somewhat similar in all areas. Alpha-Beta complex, 0 to 6 percent slopes, is an example.

An *association* is made up of two or more geographically associated soils or miscellaneous areas that are shown as one unit on the maps. Because of present or anticipated uses of the map units in the survey area, it was not considered practical or necessary to map the soils or miscellaneous areas separately. The pattern and relative proportion of the soils or miscellaneous areas are somewhat similar. Alpha-Beta association, 0 to 2 percent slopes, is an example.

An *undifferentiated group* is made up of two or more soils or miscellaneous areas that could be mapped individually but are mapped as one unit because similar interpretations can be made for use and management. The pattern and proportion of the soils or miscellaneous areas in a mapped area are not uniform. An area can be made up of only one of the major soils or miscellaneous areas, or it can be made up of all of them. Alpha and Beta soils, 0 to 2 percent slopes, is an example.

Some surveys include *miscellaneous areas*. Such areas have little or no soil material and support little or no vegetation. Rock outcrop is an example.

Additional information about the map units described in this report is available in other soil reports, which give properties of the soils and the limitations, capabilities, and potentials for many uses. Also, the narratives that accompany the soil reports define some of the properties included in the map unit descriptions.

Martin County, Florida

17—Wabasso sand, 0 to 2 percent slopes

Map Unit Setting

National map unit symbol: 2svyr
Elevation: 0 to 70 feet
Mean annual precipitation: 46 to 55 inches
Mean annual air temperature: 70 to 77 degrees F
Frost-free period: 355 to 365 days

Farmland classification: Farmland of unique importance

Map Unit Composition

Wabasso and similar soils: 85 percent
Minor components: 15 percent
Estimates are based on observations, descriptions, and transects of the mapunit.

Description of Wabasso

Setting

Landform: Flatwoods on marine terraces
Landform position (three-dimensional): Tread, talf
Down-slope shape: Linear
Across-slope shape: Linear
Parent material: Sandy and loamy marine deposits

Typical profile

A - 0 to 6 inches: sand
E - 6 to 25 inches: sand
Bh - 25 to 30 inches: sand
Btg - 30 to 58 inches: sandy clay loam
Cg - 58 to 80 inches: loamy sand

Properties and qualities

Slope: 0 to 2 percent
Depth to restrictive feature: 9 to 50 inches to strongly contrasting textural stratification
Drainage class: Poorly drained
Runoff class: Very high
Capacity of the most limiting layer to transmit water (Ksat): Moderately low to moderately high (0.06 to 0.20 in/hr)
Depth to water table: About 6 to 18 inches
Frequency of flooding: None
Frequency of ponding: None
Calcium carbonate, maximum content: 5 percent
Maximum salinity: Nonsaline to very slightly saline (0.0 to 2.0 mmhos/cm)
Sodium adsorption ratio, maximum: 4.0
Available water supply, 0 to 60 inches: Very low (about 1.4 inches)

Interpretive groups

Land capability classification (irrigated): None specified
Land capability classification (nonirrigated): 3w
Hydrologic Soil Group: C/D
Ecological site: F155XY120FL - Sandy Flatwoods and Hammocks
Forage suitability group: Sandy soils on flats of mesic or hydric lowlands (G155XB141FL)
Other vegetative classification: South Florida Flatwoods (R155XY003FL), Sandy soils on flats of mesic or hydric lowlands (G155XB141FL)
Hydric soil rating: No

Minor Components

Brynwood

Percent of map unit: 6 percent
Landform: Flatwoods on marine terraces
Landform position (three-dimensional): Tread, talf
Down-slope shape: Linear
Across-slope shape: Linear
Ecological site: F155XY120FL - Sandy Flatwoods and Hammocks
Other vegetative classification: South Florida Flatwoods (R155XY003FL), Sandy soils on flats of mesic or hydric lowlands (G155XB141FL)
Hydric soil rating: Yes

Cypress lake

Percent of map unit: 5 percent
Landform: Drainageways on marine terraces, flats on marine terraces
Landform position (three-dimensional): Tread, dip, talf
Down-slope shape: Linear, convex
Across-slope shape: Concave, linear
Ecological site: F155XY130FL - Sandy over Loamy Flatwoods and Hammocks
Other vegetative classification: South Florida Flatwoods (R155XY003FL), Sandy over loamy soils on flats of hydric or mesic lowlands (G155XB241FL)
Hydric soil rating: Yes

Pineda

Percent of map unit: 4 percent
Landform: Flats on marine terraces, drainageways on marine terraces
Landform position (three-dimensional): Tread, talf, dip
Down-slope shape: Linear
Across-slope shape: Linear, concave
Ecological site: F155XY130FL - Sandy over Loamy Flatwoods and Hammocks
Other vegetative classification: Slough (R155XY011FL), Sandy over loamy soils on flats of hydric or mesic lowlands (G155XB241FL)
Hydric soil rating: Yes

Data Source Information

Soil Survey Area: Martin County, Florida
Survey Area Data: Version 24, Aug 29, 2025

Map Unit Description

The map units delineated on the detailed soil maps in a soil survey represent the soils or miscellaneous areas in the survey area. The map unit descriptions in this report, along with the maps, can be used to determine the composition and properties of a unit.

A map unit delineation on a soil map represents an area dominated by one or more major kinds of soil or miscellaneous areas. A map unit is identified and named according to the taxonomic classification of the dominant soils. Within a taxonomic class there are precisely defined limits for the properties of the soils. On the landscape, however, the soils are natural phenomena, and they have the characteristic variability of all natural phenomena. Thus, the range of some observed properties may extend beyond the limits defined for a taxonomic class. Areas of soils of a single taxonomic class rarely, if ever, can be mapped without including areas of other taxonomic classes. Consequently, every map unit is made up of the soils or miscellaneous areas for which it is named, soils that are similar to the named components, and some minor components that differ in use and management from the major soils.

Most of the soils similar to the major components have properties similar to those of the dominant soil or soils in the map unit, and thus they do not affect use and management. These are called noncontrasting, or similar, components. They may or may not be mentioned in a particular map unit description. Some minor components, however, have properties and behavior characteristics divergent enough to affect use or to require different management. These are called contrasting, or dissimilar, components. They generally are in small areas and could not be mapped separately because of the scale used. Some small areas of strongly contrasting soils or miscellaneous areas are identified by a special symbol on the maps. If included in the database for a given area, the contrasting minor components are identified in the map unit descriptions along with some characteristics of each. A few areas of minor components may not have been observed, and consequently they are not mentioned in the descriptions, especially where the pattern was so complex that it was impractical to make enough observations to identify all the soils and miscellaneous areas on the landscape.

The presence of minor components in a map unit in no way diminishes the usefulness or accuracy of the data. The objective of mapping is not to delineate pure taxonomic classes but rather to separate the landscape into landforms or landform segments that have similar use and management requirements. The delineation of such segments on the map provides sufficient information for the development of resource plans. If intensive use of small areas is planned, however, onsite investigation is needed to define and locate the soils and miscellaneous areas.

An identifying symbol precedes the map unit name in the map unit descriptions. Each description includes general facts about the unit and gives important soil properties and qualities.

Soils that have profiles that are almost alike make up a *soil series*. All the soils of a series have major horizons that are similar in composition, thickness, and arrangement. Soils of a given series can differ in texture of the surface layer, slope, stoniness, salinity, degree of erosion, and other characteristics that affect their use. On the basis of such differences, a soil series is divided into *soil phases*. Most of the areas shown on the detailed soil maps are phases of soil series. The name of a soil phase commonly indicates a feature that affects use or management. For example, Alpha silt loam, 0 to 2 percent slopes, is a phase of the Alpha series.

Some map units are made up of two or more major soils or miscellaneous areas. These map units are complexes, associations, or undifferentiated groups.

A *complex* consists of two or more soils or miscellaneous areas in such an intricate pattern or in such small areas that they cannot be shown separately on the maps. The pattern and proportion of the soils or miscellaneous areas are somewhat similar in all areas. Alpha-Beta complex, 0 to 6 percent slopes, is an example.

An *association* is made up of two or more geographically associated soils or miscellaneous areas that are shown as one unit on the maps. Because of present or anticipated uses of the map units in the survey area, it was not considered practical or necessary to map the soils or miscellaneous areas separately. The pattern and relative proportion of the soils or miscellaneous areas are somewhat similar. Alpha-Beta association, 0 to 2 percent slopes, is an example.

An *undifferentiated group* is made up of two or more soils or miscellaneous areas that could be mapped individually but are mapped as one unit because similar interpretations can be made for use and management. The pattern and proportion of the soils or miscellaneous areas in a mapped area are not uniform. An area can be made up of only one of the major soils or miscellaneous areas, or it can be made up of all of them. Alpha and Beta soils, 0 to 2 percent slopes, is an example.

Some surveys include *miscellaneous areas*. Such areas have little or no soil material and support little or no vegetation. Rock outcrop is an example.

Additional information about the map units described in this report is available in other soil reports, which give properties of the soils and the limitations, capabilities, and potentials for many uses. Also, the narratives that accompany the soil reports define some of the properties included in the map unit descriptions.

Martin County, Florida

21—Pineda-Riviera fine sands association, 0 to 2 percent slopes

Map Unit Setting

National map unit symbol: 2x9fy
Elevation: 0 to 40 feet
Mean annual precipitation: 46 to 64 inches
Mean annual air temperature: 70 to 77 degrees F

Frost-free period: 360 to 365 days
Farmland classification: Farmland of unique importance

Map Unit Composition

Pineda and similar soils: 45 percent
Riviera and similar soils: 40 percent
Minor components: 15 percent
Estimates are based on observations, descriptions, and transects of the mapunit.

Description of Pineda

Setting

Landform: Flats on marine terraces, drainageways on marine terraces
Landform position (three-dimensional): Tread, talf, dip
Down-slope shape: Linear
Across-slope shape: Linear, concave
Parent material: Sandy and loamy marine deposits

Typical profile

A - 0 to 1 inches: fine sand
E - 1 to 5 inches: fine sand
Bw - 5 to 36 inches: fine sand
Btg/E - 36 to 54 inches: fine sandy loam
Cg - 54 to 80 inches: fine sand

Properties and qualities

Slope: 0 to 2 percent
Depth to restrictive feature: More than 80 inches
Drainage class: Poorly drained
Runoff class: Negligible
Capacity of the most limiting layer to transmit water (Ksat): High (1.98 to 5.95 in/hr)
Depth to water table: About 0 inches
Frequency of flooding: None
Frequency of ponding: Frequent
Calcium carbonate, maximum content: 15 percent
Maximum salinity: Nonsaline to very slightly saline (0.0 to 2.0 mmhos/cm)
Sodium adsorption ratio, maximum: 4.0
Available water supply, 0 to 60 inches: Low (about 5.7 inches)

Interpretive groups

Land capability classification (irrigated): None specified
Land capability classification (nonirrigated): 3w
Hydrologic Soil Group: A/D
Ecological site: R155XY080FL - Sandy over Loamy Freshwater Isolated Marshes and Swamps
Forage suitability group: Sandy over loamy soils on flats of hydric or mesic lowlands (G155XB241FL)

Other vegetative classification: Sandy over loamy soils on flats of hydric or mesic lowlands (G155XB241FL), Slough (R155XY011FL)
Hydric soil rating: Yes

Description of Riviera

Setting

Landform: Flats on marine terraces, drainageways on marine terraces
Landform position (three-dimensional): Tread, talf, dip
Down-slope shape: Linear
Across-slope shape: Linear, concave
Parent material: Sandy and loamy marine deposits

Typical profile

A - 0 to 6 inches: fine sand
E - 6 to 28 inches: fine sand
Bt/E - 28 to 36 inches: fine sandy loam
Btg - 36 to 42 inches: sandy clay loam
C - 42 to 80 inches: fine sand

Properties and qualities

Slope: 0 to 2 percent
Depth to restrictive feature: More than 80 inches
Drainage class: Poorly drained
Runoff class: Negligible
Capacity of the most limiting layer to transmit water (Ksat): Moderately high to high (0.60 to 6.00 in/hr)
Depth to water table: About 3 to 18 inches
Frequency of flooding: None
Frequency of ponding: None
Maximum salinity: Nonsaline to very slightly saline (0.0 to 2.0 mmhos/cm)
Sodium adsorption ratio, maximum: 4.0
Available water supply, 0 to 60 inches: Low (about 5.8 inches)

Interpretive groups

Land capability classification (irrigated): None specified
Land capability classification (nonirrigated): 3w
Hydrologic Soil Group: A/D
Ecological site: R155XY080FL - Sandy over Loamy Freshwater Isolated Marshes and Swamps
Forage suitability group: Sandy over loamy soils on flats of hydric or mesic lowlands (G155XB241FL)
Other vegetative classification: Slough (R155XY011FL), Sandy over loamy soils on flats of hydric or mesic lowlands (G155XB241FL)
Hydric soil rating: Yes

Minor Components

Malabar

Percent of map unit: 5 percent

Landform: Flatwoods on marine terraces
Landform position (three-dimensional): Tread, talf
Down-slope shape: Convex, linear
Across-slope shape: Linear
Ecological site: F155XY120FL - Sandy Flatwoods and Hammocks
Other vegetative classification: South Florida Flatwoods (R155XY003FL), Sandy soils on flats of mesic or hydric lowlands (G155XB141FL)
Hydric soil rating: No

Cypress lake

Percent of map unit: 3 percent
Landform: Drainageways on marine terraces, flats on marine terraces
Landform position (three-dimensional): Tread, dip, talf
Down-slope shape: Linear, convex
Across-slope shape: Concave, linear
Ecological site: R155XY080FL - Sandy over Loamy Freshwater Isolated Marshes and Swamps
Other vegetative classification: South Florida Flatwoods (R155XY003FL), Sandy over loamy soils on flats of hydric or mesic lowlands (G155XB241FL)
Hydric soil rating: Yes

Oldsmar

Percent of map unit: 3 percent
Landform: Flatwoods on marine terraces
Landform position (three-dimensional): Talf
Down-slope shape: Linear, convex
Across-slope shape: Linear
Ecological site: F155XY120FL - Sandy Flatwoods and Hammocks
Other vegetative classification: South Florida Flatwoods (R155XY003FL), Sandy soils on flats of mesic or hydric lowlands (G155XB141FL)
Hydric soil rating: No

Pinellas

Percent of map unit: 3 percent
Landform: Flatwoods on marine terraces
Landform position (three-dimensional): Tread, talf
Down-slope shape: Linear
Across-slope shape: Linear
Ecological site: F155XY130FL - Sandy over Loamy Flatwoods and Hammocks
Other vegetative classification: Cabbage Palm Flatwoods (R155XY005FL), Sandy over loamy soils on flats of hydric or mesic lowlands (G155XB241FL)
Hydric soil rating: No

Basinger

Percent of map unit: 1 percent
Landform: Depressions on marine terraces
Landform position (three-dimensional): Tread, dip

Down-slope shape: Concave, linear
Across-slope shape: Concave, linear
Ecological site: R155XY070FL - Sandy Freshwater Isolated Marshes and Swamps
Other vegetative classification: Sandy soils on flats of mesic or hydric lowlands (G155XB141FL)
Hydric soil rating: Yes

Data Source Information

Soil Survey Area: Martin County, Florida
Survey Area Data: Version 24, Aug 29, 2025

Map Unit Description

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A map unit delineation on a soil map represents an area dominated by one or more major kinds of soil or miscellaneous areas. A map unit is identified and named according to the taxonomic classification of the dominant soils. Within a taxonomic class there are precisely defined limits for the properties of the soils. On the landscape, however, the soils are natural phenomena, and they have the characteristic variability of all natural phenomena. Thus, the range of some observed properties may extend beyond the limits defined for a taxonomic class. Areas of soils of a single taxonomic class rarely, if ever, can be mapped without including areas of other taxonomic classes. Consequently, every map unit is made up of the soils or miscellaneous areas for which it is named, soils that are similar to the named components, and some minor components that differ in use and management from the major soils.

Most of the soils similar to the major components have properties similar to those of the dominant soil or soils in the map unit, and thus they do not affect use and management. These are called noncontrasting, or similar, components. They may or may not be mentioned in a particular map unit description. Some minor components, however, have properties and behavior characteristics divergent enough to affect use or to require different management. These are called contrasting, or dissimilar, components. They generally are in small areas and could not be mapped separately because of the scale used. Some small areas of strongly contrasting soils or miscellaneous areas are identified by a special symbol on the maps. If included in the database for a given area, the contrasting minor components are identified in the map unit descriptions along with some characteristics of each. A few areas of minor components may not have been observed, and consequently they are not mentioned in the descriptions, especially where the pattern was so complex that it was impractical to make enough observations to identify all the soils and miscellaneous areas on the landscape.

The presence of minor components in a map unit in no way diminishes the usefulness or accuracy of the data. The objective of mapping is not to delineate pure taxonomic classes but rather to separate the landscape into landforms or landform segments that have similar use and management requirements. The delineation of such segments on the map provides sufficient information for the development of resource plans. If intensive use of small areas is planned, however, onsite investigation is needed to define and locate the soils and miscellaneous areas.

An identifying symbol precedes the map unit name in the map unit descriptions. Each description includes general facts about the unit and gives important soil properties and qualities.

Soils that have profiles that are almost alike make up a *soil series*. All the soils of a series have major horizons that are similar in composition, thickness, and arrangement. Soils of a given series can differ in texture of the surface layer, slope, stoniness, salinity, degree of erosion, and other characteristics that affect their use. On the basis of such differences, a soil series is divided into *soil phases*. Most of the areas shown on the detailed soil maps are phases of soil series. The name of a soil phase commonly indicates a feature that affects use or management. For example, Alpha silt loam, 0 to 2 percent slopes, is a phase of the Alpha series.

Some map units are made up of two or more major soils or miscellaneous areas. These map units are complexes, associations, or undifferentiated groups.

A *complex* consists of two or more soils or miscellaneous areas in such an intricate pattern or in such small areas that they cannot be shown separately on the maps. The pattern and proportion of the soils or miscellaneous areas are somewhat similar in all areas. Alpha-Beta complex, 0 to 6 percent slopes, is an example.

An *association* is made up of two or more geographically associated soils or miscellaneous areas that are shown as one unit on the maps. Because of present or anticipated uses of the map units in the survey area, it was not considered practical or necessary to map the soils or miscellaneous areas separately. The pattern and relative proportion of the soils or miscellaneous areas are somewhat similar. Alpha-Beta association, 0 to 2 percent slopes, is an example.

An *undifferentiated group* is made up of two or more soils or miscellaneous areas that could be mapped individually but are mapped as one unit because similar interpretations can be made for use and management. The pattern and proportion of the soils or miscellaneous areas in a mapped area are not uniform. An area can be made up of only one of the major soils or miscellaneous areas, or it can be made up of all of them. Alpha and Beta soils, 0 to 2 percent slopes, is an example.

Some surveys include *miscellaneous areas*. Such areas have little or no soil material and support little or no vegetation. Rock outcrop is an example.

Additional information about the map units described in this report is available in other soil reports, which give properties of the soils and the limitations, capabilities, and potentials for many uses. Also, the narratives that accompany the soil reports define some of the properties included in the map unit descriptions.

Martin County, Florida

38—Floridana fine sand, frequently ponded, 0 to 1 percent slopes

Map Unit Setting

National map unit symbol: 2sm53
Elevation: 0 to 90 feet
Mean annual precipitation: 42 to 64 inches
Mean annual air temperature: 70 to 77 degrees F

Frost-free period: 350 to 365 days
Farmland classification: Farmland of unique importance

Map Unit Composition

Floridana and similar soils: 85 percent
Minor components: 15 percent
Estimates are based on observations, descriptions, and transects of the mapunit.

Description of Floridana

Setting

Landform: Depressions on marine terraces
Landform position (three-dimensional): Tread, dip
Down-slope shape: Linear, concave
Across-slope shape: Linear, concave
Parent material: Sandy and loamy marine deposits

Typical profile

A - 0 to 19 inches: fine sand
Eg - 19 to 25 inches: fine sand
Btg - 25 to 80 inches: fine sandy loam

Properties and qualities

Slope: 0 to 1 percent
Depth to restrictive feature: More than 80 inches
Drainage class: Very poorly drained
Runoff class: Negligible
Capacity of the most limiting layer to transmit water (Ksat): Moderately low to moderately high (0.06 to 0.20 in/hr)
Depth to water table: About 0 inches
Frequency of flooding: None
Frequency of ponding: Frequent
Calcium carbonate, maximum content: 10 percent
Maximum salinity: Nonsaline to very slightly saline (0.0 to 2.0 mmhos/cm)
Sodium adsorption ratio, maximum: 4.0
Available water supply, 0 to 60 inches: Moderate (about 6.5 inches)

Interpretive groups

Land capability classification (irrigated): None specified
Land capability classification (nonirrigated): 7w
Hydrologic Soil Group: C/D
Ecological site: R155XY080FL - Sandy over Loamy Freshwater Isolated Marshes and Swamps
Forage suitability group: Sandy over loamy soils on stream terraces, flood plains, or in depressions (G155XB245FL)
Other vegetative classification: Freshwater Marshes and Ponds (R155XY010FL), Sandy over loamy soils on stream terraces, flood plains, or in depressions (G155XB245FL)
Hydric soil rating: Yes

Minor Components

Tequesta

Percent of map unit: 4 percent
Landform: Depressions on marine terraces
Landform position (three-dimensional): Tread, dip
Down-slope shape: Concave
Across-slope shape: Concave
Ecological site: R155XY100FL - Organic Freshwater Isolated Marshes and Swamps
Other vegetative classification: Freshwater Marshes and Ponds (R156BY010FL), Organic soils in depressions and on flood plains (G156AC645FL)
Hydric soil rating: Yes

Gator

Percent of map unit: 3 percent
Landform: Depressions on marine terraces
Landform position (three-dimensional): Tread, dip
Down-slope shape: Concave
Across-slope shape: Concave
Ecological site: R155XY100FL - Organic Freshwater Isolated Marshes and Swamps
Other vegetative classification: Freshwater Marshes and Ponds (R155XY010FL), Organic soils in depressions and on flood plains (G155XB645FL)
Hydric soil rating: Yes

Anclote

Percent of map unit: 3 percent
Landform: Depressions on marine terraces
Landform position (three-dimensional): Tread, dip
Down-slope shape: Convex, concave
Across-slope shape: Linear, concave
Ecological site: R155XY070FL - Sandy Freshwater Isolated Marshes and Swamps
Other vegetative classification: Sandy soils on stream terraces, flood plains, or in depressions (G155XB145FL)
Hydric soil rating: Yes

Riviera

Percent of map unit: 3 percent
Landform: Flatwoods on marine terraces, drainageways on marine terraces
Landform position (three-dimensional): Tread, talf, dip
Down-slope shape: Linear
Across-slope shape: Linear, concave
Ecological site: F155XY130FL - Sandy over Loamy Flatwoods and Hammocks
Other vegetative classification: Slough (R155XY011FL), Sandy over loamy soils on flats of hydric or mesic lowlands (G155XB241FL)

Hydric soil rating: Yes

Felda

Percent of map unit: 2 percent
Landform: Flatwoods on marine terraces, drainageways on marine terraces
Landform position (three-dimensional): Tread, talf, dip
Down-slope shape: Linear
Across-slope shape: Linear, concave
Ecological site: F155XY130FL - Sandy over Loamy Flatwoods and Hammocks
Other vegetative classification: Slough (R155XY011FL), Sandy over loamy soils on flats of hydric or mesic lowlands (G155XB241FL)
Hydric soil rating: Yes

Data Source Information

Soil Survey Area: Martin County, Florida
Survey Area Data: Version 24, Aug 29, 2025

Map Unit Description

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The presence of minor components in a map unit in no way diminishes the usefulness or accuracy of the data. The objective of mapping is not to delineate pure taxonomic classes but rather to separate the landscape into landforms or landform segments that have similar use and management requirements. The delineation of such segments on the map provides sufficient information for the development of resource plans. If intensive use of small areas is planned, however, onsite investigation is needed to define and locate the soils and miscellaneous areas.

An identifying symbol precedes the map unit name in the map unit descriptions. Each description includes general facts about the unit and gives important soil properties and qualities.

Soils that have profiles that are almost alike make up a *soil series*. All the soils of a series have major horizons that are similar in composition, thickness, and arrangement. Soils of a given series can differ in texture of the surface layer, slope, stoniness, salinity, degree of erosion, and other characteristics that affect their use. On the basis of such differences, a soil series is divided into *soil phases*. Most of the areas shown on the detailed soil maps are phases of soil series. The name of a soil phase commonly indicates a feature that affects use or management. For example, Alpha silt loam, 0 to 2 percent slopes, is a phase of the Alpha series.

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Some surveys include *miscellaneous areas*. Such areas have little or no soil material and support little or no vegetation. Rock outcrop is an example.

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Martin County, Florida

42—Brynwood sand, wet, 0 to 2 percent slopes

Map Unit Setting

National map unit symbol: 2zlfh
Elevation: 0 to 70 feet
Mean annual precipitation: 46 to 54 inches
Mean annual air temperature: 70 to 77 degrees F
Frost-free period: 360 to 365 days

Farmland classification: Not prime farmland

Map Unit Composition

Brynwood and similar soils: 85 percent
Minor components: 15 percent
Estimates are based on observations, descriptions, and transects of the mapunit.

Description of Brynwood

Setting

Landform: Flatwoods on marine terraces
Landform position (three-dimensional): Tread, talf
Down-slope shape: Linear
Across-slope shape: Linear
Parent material: Sandy marine deposits over limestone

Typical profile

A - 0 to 4 inches: sand
Bw - 4 to 16 inches: sand
2R - 16 to 26 inches: bedrock

Properties and qualities

Slope: 0 to 2 percent
Depth to restrictive feature: 7 to 20 inches to lithic bedrock
Drainage class: Poorly drained
Runoff class: Very high
Capacity of the most limiting layer to transmit water (Ksat): Moderately high to high (0.60 to 5.95 in/hr)
Depth to water table: About 3 to 18 inches
Frequency of flooding: None
Frequency of ponding: None
Maximum salinity: Nonsaline to very slightly saline (0.0 to 2.0 mmhos/cm)
Sodium adsorption ratio, maximum: 4.0
Available water supply, 0 to 60 inches: Very low (about 0.6 inches)

Interpretive groups

Land capability classification (irrigated): None specified
Land capability classification (nonirrigated): 4w
Hydrologic Soil Group: B/D
Ecological site: F155XY120FL - Sandy Flatwoods and Hammocks
Forage suitability group: Sandy soils on flats of mesic or hydric lowlands (G155XB141FL)
Other vegetative classification: South Florida Flatwoods (R155XY003FL), Sandy soils on flats of mesic or hydric lowlands (G155XB141FL)
Hydric soil rating: Yes

Minor Components

Jupiter

Percent of map unit: 5 percent
Landform: Flatwoods on marine terraces

Landform position (three-dimensional): Tread, talf
Down-slope shape: Linear
Across-slope shape: Linear
Ecological site: F155XY120FL - Sandy Flatwoods and Hammocks
Other vegetative classification: Cabbage Palm Flatwoods (R155XY005FL), Sandy soils on flats of mesic or hydric lowlands (G155XB141FL)
Hydric soil rating: Yes

Cypress lake

Percent of map unit: 5 percent
Landform: Drainageways on marine terraces, flats on marine terraces
Landform position (three-dimensional): Tread, dip, talf
Down-slope shape: Linear, convex
Across-slope shape: Linear, concave
Ecological site: F155XY130FL - Sandy over Loamy Flatwoods and Hammocks
Other vegetative classification: South Florida Flatwoods (R155XY003FL), Sandy over loamy soils on flats of hydric or mesic lowlands (G155XB241FL)
Hydric soil rating: Yes

Wabasso, limestone substratum

Percent of map unit: 3 percent
Landform: Flatwoods on marine terraces
Landform position (three-dimensional): Tread, talf
Down-slope shape: Linear, convex
Across-slope shape: Linear
Ecological site: F155XY120FL - Sandy Flatwoods and Hammocks
Other vegetative classification: South Florida Flatwoods (R155XY003FL), Sandy soils on flats of mesic or hydric lowlands (G155XB141FL)
Hydric soil rating: No

Riviera, limestone substratum

Percent of map unit: 2 percent
Landform: Flatwoods on marine terraces, drainageways on marine terraces
Landform position (three-dimensional): Tread, dip
Down-slope shape: Linear
Across-slope shape: Concave
Ecological site: F155XY130FL - Sandy over Loamy Flatwoods and Hammocks
Other vegetative classification: Wetland Hardwood Hammock (R156AY012FL), Sandy over loamy soils on flats of hydric or mesic lowlands (G156AC241FL)

Hydric soil rating: Yes

Data Source Information

Soil Survey Area: Martin County, Florida
Survey Area Data: Version 24, Aug 29, 2025

Map Unit Description

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Most of the soils similar to the major components have properties similar to those of the dominant soil or soils in the map unit, and thus they do not affect use and management. These are called noncontrasting, or similar, components. They may or may not be mentioned in a particular map unit description. Some minor components, however, have properties and behavior characteristics divergent enough to affect use or to require different management. These are called contrasting, or dissimilar, components. They generally are in small areas and could not be mapped separately because of the scale used. Some small areas of strongly contrasting soils or miscellaneous areas are identified by a special symbol on the maps. If included in the database for a given area, the contrasting minor components are identified in the map unit descriptions along with some characteristics of each. A few areas of minor components may not have been observed, and consequently they are not mentioned in the descriptions, especially where the pattern was so complex that it was impractical to make enough observations to identify all the soils and miscellaneous areas on the landscape.

The presence of minor components in a map unit in no way diminishes the usefulness or accuracy of the data. The objective of mapping is not to delineate pure taxonomic classes but rather to separate the landscape into landforms or landform segments that have similar use and management requirements. The delineation of such segments on the map provides sufficient information for the development of resource plans. If intensive use of small areas is planned, however, onsite investigation is needed to define and locate the soils and miscellaneous areas.

An identifying symbol precedes the map unit name in the map unit descriptions. Each description includes general facts about the unit and gives important soil properties and qualities.

Soils that have profiles that are almost alike make up a *soil series*. All the soils of a series have major horizons that are similar in composition, thickness, and arrangement. Soils of a given series can differ in texture of the surface layer, slope, stoniness, salinity, degree of erosion, and other characteristics that affect their use. On the basis of such differences, a soil series is divided into *soil phases*. Most of the areas shown on the detailed soil maps are phases of soil series. The name of a soil phase commonly indicates a feature that affects use or management. For example, Alpha silt loam, 0 to 2 percent slopes, is a phase of the Alpha series.

Some map units are made up of two or more major soils or miscellaneous areas. These map units are complexes, associations, or undifferentiated groups.

A *complex* consists of two or more soils or miscellaneous areas in such an intricate pattern or in such small areas that they cannot be shown separately on the maps. The pattern and proportion of the soils or miscellaneous areas are somewhat similar in all areas. Alpha-Beta complex, 0 to 6 percent slopes, is an example.

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Some surveys include *miscellaneous areas*. Such areas have little or no soil material and support little or no vegetation. Rock outcrop is an example.

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Martin County, Florida

44—Cypress Lake fine sand, 0 to 2 percent slopes

Map Unit Setting

National map unit symbol: 2zldq
Elevation: 0 to 40 feet
Mean annual precipitation: 55 to 63 inches
Mean annual air temperature: 68 to 77 degrees F
Frost-free period: 355 to 365 days

Farmland classification: Not prime farmland

Map Unit Composition

Cypress lake, nonhydric, and similar soils: 70 percent
Cypress lake, hydric, and similar soils: 15 percent
Minor components: 15 percent
Estimates are based on observations, descriptions, and transects of the mapunit.

Description of Cypress Lake, Nonhydric

Setting

Landform: Flats on marine terraces
Landform position (three-dimensional): Tread, talf
Down-slope shape: Convex
Across-slope shape: Linear
Parent material: Sandy and loamy marine deposits over limestone over sandy marine deposits

Typical profile

A - 0 to 7 inches: fine sand
E - 7 to 25 inches: fine sand
Btg - 25 to 32 inches: fine sandy loam
2R - 32 to 40 inches: bedrock
3C1 - 40 to 50 inches: fine sand
3C2 - 50 to 81 inches: fine sand

Properties and qualities

Slope: 0 to 2 percent
Depth to restrictive feature: 9 to 58 inches to lithic bedrock
Drainage class: Poorly drained
Runoff class: Very high
Capacity of the most limiting layer to transmit water (Ksat): High (1.98 to 6.00 in/hr)
Depth to water table: About 6 to 18 inches
Frequency of flooding: None
Frequency of ponding: None
Calcium carbonate, maximum content: 5 percent
Maximum salinity: Nonsaline to very slightly saline (0.0 to 2.0 mmhos/cm)
Sodium adsorption ratio, maximum: 4.0
Available water supply, 0 to 60 inches: Very low (about 2.9 inches)

Interpretive groups

Land capability classification (irrigated): None specified
Land capability classification (nonirrigated): 3w
Hydrologic Soil Group: A/D
Ecological site: F155XY130FL - Sandy over Loamy Flatwoods and Hammocks
Forage suitability group: Sandy over loamy soils on flats of hydric or mesic lowlands (G156BC241FL)

Other vegetative classification: South Florida Flatwoods (R156BY003FL), Sandy over loamy soils on flats of hydric or mesic lowlands (G156BC241FL)
Hydric soil rating: No

Description of Cypress Lake, Hydric

Setting

Landform: Flats on marine terraces
Landform position (three-dimensional): Tread, talf
Down-slope shape: Linear
Across-slope shape: Linear, concave
Parent material: Sandy and loamy marine deposits over limestone over sandy marine deposits

Typical profile

A - 0 to 7 inches: fine sand
E - 7 to 25 inches: fine sand
Btg - 25 to 32 inches: fine sandy loam
2R - 32 to 40 inches: bedrock
3C1 - 40 to 50 inches: fine sand
3C2 - 50 to 81 inches: fine sand

Properties and qualities

Slope: 0 to 2 percent
Depth to restrictive feature: 9 to 58 inches to lithic bedrock
Drainage class: Poorly drained
Runoff class: Very high
Capacity of the most limiting layer to transmit water (Ksat): High (1.98 to 6.00 in/hr)
Depth to water table: About 0 to 12 inches
Frequency of flooding: None
Frequency of ponding: Frequent
Calcium carbonate, maximum content: 5 percent
Maximum salinity: Nonsaline to very slightly saline (0.0 to 2.0 mmhos/cm)
Sodium adsorption ratio, maximum: 4.0
Available water supply, 0 to 60 inches: Very low (about 2.9 inches)

Interpretive groups

Land capability classification (irrigated): None specified
Land capability classification (nonirrigated): 3w
Hydrologic Soil Group: A/D
Ecological site: F155XY130FL - Sandy over Loamy Flatwoods and Hammocks
Forage suitability group: Sandy over loamy soils on flats of hydric or mesic lowlands (G156BC241FL)
Other vegetative classification: South Florida Flatwoods (R156BY003FL), Sandy over loamy soils on flats of hydric or mesic lowlands (G156BC241FL)
Hydric soil rating: Yes

Minor Components

Riviera

Percent of map unit: 3 percent
Landform: Flats on marine terraces, drainageways on marine terraces
Landform position (three-dimensional): Tread, talf, dip
Down-slope shape: Linear
Across-slope shape: Linear, concave
Ecological site: F155XY130FL - Sandy over Loamy Flatwoods and Hammocks
Other vegetative classification: Slough (R155XY011FL), Sandy over loamy soils on flats of hydric or mesic lowlands (G155XB241FL)
Hydric soil rating: Yes

Wabasso

Percent of map unit: 3 percent
Landform: Flatwoods on marine terraces
Landform position (three-dimensional): Tread, talf
Down-slope shape: Linear, convex
Across-slope shape: Linear
Ecological site: F155XY120FL - Sandy Flatwoods and Hammocks
Other vegetative classification: South Florida Flatwoods (R155XY003FL), Sandy soils on flats of mesic or hydric lowlands (G155XB141FL)
Hydric soil rating: No

Brynwood

Percent of map unit: 3 percent
Landform: Flatwoods on marine terraces
Landform position (three-dimensional): Tread, talf
Down-slope shape: Linear
Across-slope shape: Linear
Ecological site: F155XY120FL - Sandy Flatwoods and Hammocks
Other vegetative classification: South Florida Flatwoods (R155XY003FL), Sandy soils on flats of mesic or hydric lowlands (G155XB141FL)
Hydric soil rating: Yes

Pineda

Percent of map unit: 3 percent
Landform: Flats on marine terraces, drainageways on marine terraces
Landform position (three-dimensional): Tread, talf, dip
Down-slope shape: Linear
Across-slope shape: Linear, concave
Ecological site: F155XY130FL - Sandy over Loamy Flatwoods and Hammocks
Other vegetative classification: Slough (R155XY011FL), Sandy over loamy soils on flats of hydric or mesic lowlands (G155XB241FL)

Hydric soil rating: Yes

Pinellas

Percent of map unit: 3 percent
Landform: Flatwoods on marine terraces
Landform position (three-dimensional): Tread, talf
Down-slope shape: Linear
Across-slope shape: Linear
Ecological site: F155XY130FL - Sandy over Loamy Flatwoods and Hammocks
Other vegetative classification: Cabbage Palm Flatwoods (R155XY005FL), Sandy over loamy soils on flats of hydric or mesic lowlands (G155XB241FL)
Hydric soil rating: No

Data Source Information

Soil Survey Area: Martin County, Florida
Survey Area Data: Version 24, Aug 29, 2025

Map Unit Description

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Most of the soils similar to the major components have properties similar to those of the dominant soil or soils in the map unit, and thus they do not affect use and management. These are called noncontrasting, or similar, components. They may or may not be mentioned in a particular map unit description. Some minor components, however, have properties and behavior characteristics divergent enough to affect use or to require different management. These are called contrasting, or dissimilar, components. They generally are in small areas and could not be mapped separately because of the scale used. Some small areas of strongly contrasting soils or miscellaneous areas are identified by a special symbol on the maps. If included in the database for a given area, the contrasting minor components are identified in the map unit descriptions along with some characteristics of each. A few areas of minor components may not have been observed, and consequently they are not mentioned in the descriptions, especially where the pattern was so complex that it was impractical to make enough observations to identify all the soils and miscellaneous areas on the landscape.

The presence of minor components in a map unit in no way diminishes the usefulness or accuracy of the data. The objective of mapping is not to delineate pure taxonomic classes but rather to separate the landscape into landforms or landform segments that have similar use and management requirements. The delineation of such segments on the map provides sufficient information for the development of resource plans. If intensive use of small areas is planned, however, onsite investigation is needed to define and locate the soils and miscellaneous areas.

An identifying symbol precedes the map unit name in the map unit descriptions. Each description includes general facts about the unit and gives important soil properties and qualities.

Soils that have profiles that are almost alike make up a *soil series*. All the soils of a series have major horizons that are similar in composition, thickness, and arrangement. Soils of a given series can differ in texture of the surface layer, slope, stoniness, salinity, degree of erosion, and other characteristics that affect their use. On the basis of such differences, a soil series is divided into *soil phases*. Most of the areas shown on the detailed soil maps are phases of soil series. The name of a soil phase commonly indicates a feature that affects use or management. For example, Alpha silt loam, 0 to 2 percent slopes, is a phase of the Alpha series.

Some map units are made up of two or more major soils or miscellaneous areas. These map units are complexes, associations, or undifferentiated groups.

A *complex* consists of two or more soils or miscellaneous areas in such an intricate pattern or in such small areas that they cannot be shown separately on the maps. The pattern and proportion of the soils or miscellaneous areas are somewhat similar in all areas. Alpha-Beta complex, 0 to 6 percent slopes, is an example.

An *association* is made up of two or more geographically associated soils or miscellaneous areas that are shown as one unit on the maps. Because of present or anticipated uses of the map units in the survey area, it was not considered practical or necessary to map the soils or miscellaneous areas separately. The pattern and relative proportion of the soils or miscellaneous areas are somewhat similar. Alpha-Beta association, 0 to 2 percent slopes, is an example.

An *undifferentiated group* is made up of two or more soils or miscellaneous areas that could be mapped individually but are mapped as one unit because similar interpretations can be made for use and management. The pattern and proportion of the soils or miscellaneous areas in a mapped area are not uniform. An area can be made up of only one of the major soils or miscellaneous areas, or it can be made up of all of them. Alpha and Beta soils, 0 to 2 percent slopes, is an example.

Some surveys include *miscellaneous areas*. Such areas have little or no soil material and support little or no vegetation. Rock outcrop is an example.

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Martin County, Florida

47—Pinellas fine sand, 0 to 2 percent slopes

Map Unit Setting

National map unit symbol: 2tzw0
Elevation: 0 to 80 feet
Mean annual precipitation: 45 to 64 inches
Mean annual air temperature: 70 to 77 degrees F
Frost-free period: 350 to 365 days

Farmland classification: Farmland of unique importance

Map Unit Composition

Pinellas and similar soils: 85 percent
Minor components: 15 percent
Estimates are based on observations, descriptions, and transects of the mapunit.

Description of Pinellas

Setting

Landform: Flatwoods on marine terraces
Landform position (three-dimensional): Tread, talf
Down-slope shape: Linear
Across-slope shape: Linear
Parent material: Sandy and loamy marine deposits

Typical profile

A - 0 to 5 inches: fine sand
E - 5 to 18 inches: fine sand
Bk - 18 to 34 inches: fine sand
Btkg - 34 to 46 inches: fine sandy loam
2Ckg - 46 to 80 inches: paragravelly fine sand

Properties and qualities

Slope: 0 to 2 percent
Depth to restrictive feature: More than 80 inches
Drainage class: Poorly drained
Runoff class: Very high
Capacity of the most limiting layer to transmit water (Ksat): Moderately high to high (0.57 to 1.98 in/hr)
Depth to water table: About 6 to 18 inches
Frequency of flooding: None
Frequency of ponding: None
Calcium carbonate, maximum content: 4 percent
Maximum salinity: Nonsaline to very slightly saline (0.0 to 2.0 mmhos/cm)
Sodium adsorption ratio, maximum: 4.0
Available water supply, 0 to 60 inches: Low (about 5.4 inches)

Interpretive groups

Land capability classification (irrigated): None specified
Land capability classification (nonirrigated): 3w
Hydrologic Soil Group: B/D
Ecological site: F155XY130FL - Sandy over Loamy Flatwoods and Hammocks
Forage suitability group: Sandy over loamy soils on flats of hydric or mesic lowlands (G155XB241FL)
Other vegetative classification: Cabbage Palm Flatwoods (R155XY005FL), Sandy over loamy soils on flats of hydric or mesic lowlands (G155XB241FL)
Hydric soil rating: No

Minor Components

Riviera

Percent of map unit: 6 percent
Landform: Flats on marine terraces, drainageways on marine terraces
Landform position (three-dimensional): Tread, talf, dip
Down-slope shape: Linear
Across-slope shape: Linear, concave
Ecological site: F155XY130FL - Sandy over Loamy Flatwoods and Hammocks
Other vegetative classification: Slough (R155XY011FL), Sandy over loamy soils on flats of hydric or mesic lowlands (G155XB241FL)
Hydric soil rating: Yes

Cypress lake

Percent of map unit: 3 percent
Landform: Drainageways on marine terraces, flats on marine terraces
Landform position (three-dimensional): Tread, dip, talf
Down-slope shape: Linear, convex
Across-slope shape: Concave, linear
Ecological site: F155XY130FL - Sandy over Loamy Flatwoods and Hammocks
Other vegetative classification: South Florida Flatwoods (R155XY003FL), Sandy over loamy soils on flats of hydric or mesic lowlands (G155XB241FL)
Hydric soil rating: Yes

Brynwood

Percent of map unit: 3 percent
Landform: Flatwoods on marine terraces
Landform position (three-dimensional): Tread, talf
Down-slope shape: Linear
Across-slope shape: Linear
Ecological site: F155XY120FL - Sandy Flatwoods and Hammocks
Other vegetative classification: South Florida Flatwoods (R155XY003FL), Sandy soils on flats of mesic or hydric lowlands (G155XB141FL)
Hydric soil rating: Yes

Holopaw

Percent of map unit: 2 percent
Landform: Flats on marine terraces, drainageways on marine terraces
Landform position (three-dimensional): Tread, talf, dip
Down-slope shape: Linear
Across-slope shape: Concave, linear
Ecological site: F155XY120FL - Sandy Flatwoods and Hammocks
Other vegetative classification: Slough (R155XY011FL), Sandy soils on flats of mesic or hydric lowlands (G155XB141FL)

Hydric soil rating: Yes

Wabasso

Percent of map unit: 1 percent
Landform: Flatwoods on marine terraces
Landform position (three-dimensional): Tread, talf
Down-slope shape: Linear
Across-slope shape: Linear
Ecological site: F155XY120FL - Sandy Flatwoods and Hammocks
Other vegetative classification: South Florida Flatwoods (R155XY003FL), Sandy soils on flats of mesic or hydric lowlands (G155XB141FL)
Hydric soil rating: No

Data Source Information

Soil Survey Area: Martin County, Florida
Survey Area Data: Version 24, Aug 29, 2025

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Some surveys include *miscellaneous areas*. Such areas have little or no soil material and support little or no vegetation. Rock outcrop is an example.

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Martin County, Florida

48—Jupiter sand

Map Unit Setting

National map unit symbol: 1jq8v
Elevation: 10 to 30 feet
Mean annual precipitation: 56 to 64 inches
Mean annual air temperature: 72 to 79 degrees F
Frost-free period: 350 to 365 days

Farmland classification: Farmland of unique importance

Map Unit Composition

Jupiter, nonhydric, and similar soils: 60 percent
Jupiter, hydric, and similar soils: 20 percent
Minor components: 20 percent
Estimates are based on observations, descriptions, and transects of the mapunit.

Description of Jupiter, Nonhydric

Setting

Landform: Flats on marine terraces
Landform position (three-dimensional): Talf
Down-slope shape: Convex
Across-slope shape: Linear
Parent material: Sandy marine deposits over limestone

Typical profile

Ap1 - 0 to 4 inches: sand
A2 - 4 to 10 inches: sand
2R - 10 to 22 inches: unweathered bedrock
3C1 - 22 to 32 inches: sandy clay loam
3C2 - 32 to 48 inches: sandy loam
3C3 - 48 to 72 inches: fine sandy loam
3C4 - 72 to 80 inches: loamy sand

Properties and qualities

Slope: 0 to 1 percent
Depth to restrictive feature: 8 to 20 inches to lithic bedrock
Drainage class: Poorly drained
Runoff class: Very high
Capacity of the most limiting layer to transmit water (Ksat): Moderately low to moderately high (0.06 to 0.20 in/hr)
Depth to water table: About 6 to 18 inches
Frequency of flooding: None
Frequency of ponding: None
Calcium carbonate, maximum content: 30 percent
Maximum salinity: Nonsaline to very slightly saline (0.0 to 2.0 mmhos/cm)
Sodium adsorption ratio, maximum: 4.0
Available water supply, 0 to 60 inches: Very low (about 0.9 inches)

Interpretive groups

Land capability classification (irrigated): None specified
Land capability classification (nonirrigated): 4w
Hydrologic Soil Group: D
Ecological site: F155XY120FL - Sandy Flatwoods and Hammocks
Forage suitability group: Sandy soils on flats of mesic or hydric lowlands (G156BC141FL)
Other vegetative classification: Wetland Hardwood Hammock (R156BY012FL), Sandy soils on flats of mesic or hydric lowlands (G156BC141FL)

Hydric soil rating: No

Description of Jupiter, Hydric

Setting

Landform: Drainageways on marine terraces
Landform position (three-dimensional): Dip
Down-slope shape: Linear
Across-slope shape: Concave
Parent material: Sandy marine deposits over limestone

Typical profile

Ap1 - 0 to 4 inches: mucky fine sand
A2 - 4 to 10 inches: sand
2R - 10 to 22 inches: unweathered bedrock
3C1 - 22 to 32 inches: sandy clay loam
3C2 - 32 to 48 inches: sandy loam
3C3 - 48 to 72 inches: fine sandy loam
3C4 - 72 to 80 inches: loamy sand

Properties and qualities

Slope: 0 to 1 percent
Depth to restrictive feature: 8 to 20 inches to lithic bedrock
Drainage class: Poorly drained
Runoff class: Very high
Capacity of the most limiting layer to transmit water (Ksat): Moderately low to moderately high (0.06 to 0.20 in/hr)
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Maximum salinity: Nonsaline to very slightly saline (0.0 to 2.0 mmhos/cm)
Sodium adsorption ratio, maximum: 4.0
Available water supply, 0 to 60 inches: Very low (about 0.9 inches)

Interpretive groups

Land capability classification (irrigated): None specified
Land capability classification (nonirrigated): 4w
Hydrologic Soil Group: D
Ecological site: R155XY070FL - Sandy Freshwater Isolated Marshes and Swamps
Forage suitability group: Sandy soils on flats of mesic or hydric lowlands (G156BC141FL)
Other vegetative classification: Wetland Hardwood Hammock (R156BY012FL), Sandy soils on flats of mesic or hydric lowlands (G156BC141FL)
Hydric soil rating: Yes

Minor Components

Canova variant, drained

Percent of map unit: 4 percent
Landform: Depressions on marine terraces

Landform position (three-dimensional): Dip
Down-slope shape: Concave
Across-slope shape: Concave
Ecological site: R155XY100FL - Organic Freshwater Isolated Marshes and Swamps
Other vegetative classification: Organic soils in depressions and on flood plains (G156BC645FL)
Hydric soil rating: Yes

Hallandale, hydric

Percent of map unit: 4 percent
Landform: Flats on marine terraces
Landform position (three-dimensional): Talf
Down-slope shape: Linear
Across-slope shape: Linear
Ecological site: R156AY320FL - Subtropical Freshwater Non-Forested Wetlands of Miami Ridge/ Atlantic Coastal Strip
Other vegetative classification: South Florida Flatwoods (R156BY003FL), Sandy soils on flats of mesic or hydric lowlands (G156BC141FL)
Hydric soil rating: Yes

Chobee

Percent of map unit: 4 percent
Landform: Depressions on marine terraces
Landform position (three-dimensional): Dip
Down-slope shape: Concave
Across-slope shape: Concave
Ecological site: R155XY090FL - Loamy and Clayey Freshwater Isolated Marshes and Swamps
Other vegetative classification: Freshwater Marshes and Ponds (R156BY010FL), Loamy and clayey soils on stream terraces, flood plains, or in depressions (G156BC345FL)
Hydric soil rating: Yes

Floridana

Percent of map unit: 4 percent
Landform: Depressions on marine terraces
Landform position (three-dimensional): Dip
Down-slope shape: Concave
Across-slope shape: Concave
Ecological site: R155XY080FL - Sandy over Loamy Freshwater Isolated Marshes and Swamps
Other vegetative classification: Freshwater Marshes and Ponds (R156BY010FL), Sandy over loamy soils on stream terraces, flood plains, or in depressions (G156BC245FL)
Hydric soil rating: Yes

Pinellas

Percent of map unit: 4 percent
Landform: Flats on marine terraces
Landform position (three-dimensional): Talf
Down-slope shape: Convex

Across-slope shape: Linear
Ecological site: F155XY130FL - Sandy over Loamy Flatwoods and Hammocks
Other vegetative classification: Wetland Hardwood Hammock (R156BY012FL), Sandy over loamy soils on flats of hydric or mesic lowlands (G156BC241FL)
Hydric soil rating: No

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Survey Area Data: Version 24, Aug 29, 2025

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Martin County, Florida

49—Riviera fine sand, frequently ponded, 0 to 1 percent slopes

Map Unit Setting

National map unit symbol: 2tzwl
Elevation: 0 to 80 feet
Mean annual precipitation: 44 to 64 inches
Mean annual air temperature: 68 to 77 degrees F

Frost-free period: 350 to 365 days
Farmland classification: Farmland of unique importance

Map Unit Composition

Riviera and similar soils: 85 percent
Minor components: 15 percent
Estimates are based on observations, descriptions, and transects of the mapunit.

Description of Riviera

Setting

Landform: Depressions on marine terraces
Landform position (three-dimensional): Tread, dip
Down-slope shape: Concave
Across-slope shape: Concave
Parent material: Sandy and loamy marine deposits

Typical profile

A - 0 to 4 inches: fine sand
E - 4 to 36 inches: fine sand
Bt/E - 36 to 42 inches: fine sandy loam
Cg1 - 42 to 56 inches: fine sand
Cg2 - 56 to 80 inches: fine sand

Properties and qualities

Slope: 0 to 1 percent
Depth to restrictive feature: More than 80 inches
Drainage class: Very poorly drained
Runoff class: Negligible
Capacity of the most limiting layer to transmit water (Ksat): Moderately high to high (0.60 to 2.00 in/hr)
Depth to water table: About 0 inches
Frequency of flooding: None
Frequency of ponding: Frequent
Maximum salinity: Nonsaline to very slightly saline (0.0 to 2.0 mmhos/cm)
Sodium adsorption ratio, maximum: 4.0
Available water supply, 0 to 60 inches: Low (about 5.1 inches)

Interpretive groups

Land capability classification (irrigated): None specified
Land capability classification (nonirrigated): 7w
Hydrologic Soil Group: A/D
Ecological site: R155XY080FL - Sandy over Loamy Freshwater Isolated Marshes and Swamps
Forage suitability group: Sandy over loamy soils on stream terraces, flood plains, or in depressions (G155XB245FL)
Other vegetative classification: Freshwater Marshes and Ponds (R155XY010FL), Sandy over loamy soils on stream terraces, flood plains, or in depressions (G155XB245FL)
Hydric soil rating: Yes

Minor Components

Chobee

Percent of map unit: 7 percent
Landform: Depressions on marine terraces
Landform position (three-dimensional): Tread, dip
Down-slope shape: Concave
Across-slope shape: Concave
Ecological site: R155XY090FL - Loamy and Clayey Freshwater Isolated Marshes and Swamps
Other vegetative classification: Freshwater Marshes and Ponds (R156BY010FL), Loamy and clayey soils on stream terraces, flood plains, or in depressions (G156BC345FL)
Hydric soil rating: Yes

Tequesta

Percent of map unit: 4 percent
Landform: Depressions on marine terraces
Landform position (three-dimensional): Tread, dip
Down-slope shape: Concave
Across-slope shape: Concave
Ecological site: R155XY100FL - Organic Freshwater Isolated Marshes and Swamps
Other vegetative classification: Freshwater Marshes and Ponds (R156BY010FL), Organic soils in depressions and on flood plains (G156AC645FL)
Hydric soil rating: Yes

Wabasso

Percent of map unit: 4 percent
Landform: Flatwoods on marine terraces
Landform position (three-dimensional): Tread, talf
Down-slope shape: Linear, convex
Across-slope shape: Linear
Ecological site: F155XY120FL - Sandy Flatwoods and Hammocks
Other vegetative classification: South Florida Flatwoods (R155XY003FL), Sandy soils on flats of mesic or hydric lowlands (G155XB141FL)
Hydric soil rating: No

Data Source Information

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Soils that have profiles that are almost alike make up a *soil series*. All the soils of a series have major horizons that are similar in composition, thickness, and arrangement. Soils of a given series can differ in texture of the surface layer, slope, stoniness, salinity, degree of erosion, and other characteristics that affect their use. On the basis of such differences, a soil series is divided into *soil phases*. Most of the areas shown on the detailed soil maps are phases of soil series. The name of a soil phase commonly indicates a feature that affects use or management. For example, Alpha silt loam, 0 to 2 percent slopes, is a phase of the Alpha series.

Some map units are made up of two or more major soils or miscellaneous areas. These map units are complexes, associations, or undifferentiated groups.

A *complex* consists of two or more soils or miscellaneous areas in such an intricate pattern or in such small areas that they cannot be shown separately on the maps. The pattern and proportion of the soils or miscellaneous areas are somewhat similar in all areas. Alpha-Beta complex, 0 to 6 percent slopes, is an example.

An *association* is made up of two or more geographically associated soils or miscellaneous areas that are shown as one unit on the maps. Because of present or anticipated uses of the map units in the survey area, it was not considered practical or necessary to map the soils or miscellaneous areas separately. The pattern and relative proportion of the soils or miscellaneous areas are somewhat similar. Alpha-Beta association, 0 to 2 percent slopes, is an example.

An *undifferentiated group* is made up of two or more soils or miscellaneous areas that could be mapped individually but are mapped as one unit because similar interpretations can be made for use and management. The pattern and proportion of the soils or miscellaneous areas in a mapped area are not uniform. An area can be made up of only one of the major soils or miscellaneous areas, or it can be made up of all of them. Alpha and Beta soils, 0 to 2 percent slopes, is an example.

Some surveys include *miscellaneous areas*. Such areas have little or no soil material and support little or no vegetation. Rock outcrop is an example.

Additional information about the map units described in this report is available in other soil reports, which give properties of the soils and the limitations, capabilities, and potentials for many uses. Also, the narratives that accompany the soil reports define some of the properties included in the map unit descriptions.

Martin County, Florida

53—Udorthents, 0 to 35 percent slopes

Map Unit Setting

National map unit symbol: 1jq92
Elevation: 0 to 70 feet
Mean annual precipitation: 56 to 64 inches
Mean annual air temperature: 72 to 79 degrees F
Frost-free period: 350 to 365 days

Farmland classification: Not prime farmland

Map Unit Composition

Udorthents and similar soils: 100 percent
Estimates are based on observations, descriptions, and transects of the mapunit.

Description of Udorthents

Setting

Landform: Ridges on marine terraces
Landform position (three-dimensional): Interfluve
Down-slope shape: Convex
Across-slope shape: Convex, linear
Parent material: Altered marine deposits

Typical profile

C - 0 to 80 inches: gravelly sand

Properties and qualities

Slope: 0 to 35 percent
Depth to restrictive feature: More than 80 inches
Drainage class: Well drained
Runoff class: Medium
Capacity of the most limiting layer to transmit water (Ksat): High to very high (5.95 to 19.98 in/hr)
Depth to water table: More than 80 inches
Frequency of flooding: None
Frequency of ponding: None
Maximum salinity: Nonsaline to very slightly saline (0.0 to 2.0 mmhos/cm)
Sodium adsorption ratio, maximum: 4.0
Available water supply, 0 to 60 inches: Very low (about 2.4 inches)

Interpretive groups

Land capability classification (irrigated): None specified
Land capability classification (nonirrigated): 7s
Hydrologic Soil Group: A
Ecological site: F156BY040FL - Sandy Pine Flatwoods and Hammocks, F156BY041FL - Sandy Over Loamy Pine Flatwoods and Hammocks
Forage suitability group: Forage suitability group not assigned (G156BC999FL)
Other vegetative classification: Forage suitability group not assigned (G156BC999FL)
Hydric soil rating: No

Data Source Information

Soil Survey Area: Martin County, Florida
Survey Area Data: Version 24, Aug 29, 2025

Map Unit Description

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Most of the soils similar to the major components have properties similar to those of the dominant soil or soils in the map unit, and thus they do not affect use and management. These are called noncontrasting, or similar, components. They may or may not be mentioned in a particular map unit description. Some minor components, however, have properties and behavior characteristics divergent enough to affect use or to require different management. These are called contrasting, or dissimilar, components. They generally are in small areas and could not be mapped separately because of the scale used. Some small areas of strongly contrasting soils or miscellaneous areas are identified by a special symbol on the maps. If included in the database for a given area, the contrasting minor components are identified in the map unit descriptions along with some characteristics of each. A few areas of minor components may not have been observed, and consequently they are not mentioned in the descriptions, especially where the pattern was so complex that it was impractical to make enough observations to identify all the soils and miscellaneous areas on the landscape.

The presence of minor components in a map unit in no way diminishes the usefulness or accuracy of the data. The objective of mapping is not to delineate pure taxonomic classes but rather to separate the landscape into landforms or landform segments that have similar use and management requirements. The delineation of such segments on the map provides sufficient information for the development of resource plans. If intensive use of small areas is planned, however, onsite investigation is needed to define and locate the soils and miscellaneous areas.

An identifying symbol precedes the map unit name in the map unit descriptions. Each description includes general facts about the unit and gives important soil properties and qualities.

Soils that have profiles that are almost alike make up a *soil series*. All the soils of a series have major horizons that are similar in composition, thickness, and arrangement. Soils of a given series can differ in texture of the surface layer, slope, stoniness, salinity, degree of erosion, and other characteristics that affect their use. On the basis of such differences, a soil series is divided into *soil phases*. Most of the areas shown on the detailed soil maps are phases of soil series. The name of a soil phase commonly indicates a feature that affects use or management. For example, Alpha silt loam, 0 to 2 percent slopes, is a phase of the Alpha series.

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A *complex* consists of two or more soils or miscellaneous areas in such an intricate pattern or in such small areas that they cannot be shown separately on the maps. The pattern and proportion of the soils or miscellaneous areas are somewhat similar in all areas. Alpha-Beta complex, 0 to 6 percent slopes, is an example.

An *association* is made up of two or more geographically associated soils or miscellaneous areas that are shown as one unit on the maps. Because of present or anticipated uses of the map units in the survey area, it was not considered practical or necessary to map the soils or miscellaneous areas separately. The pattern and relative proportion of the soils or miscellaneous areas are somewhat similar. Alpha-Beta association, 0 to 2 percent slopes, is an example.

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Some surveys include *miscellaneous areas*. Such areas have little or no soil material and support little or no vegetation. Rock outcrop is an example.

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Martin County, Florida

57—Chobee muck, frequently ponded, 0 to 1 percent slopes

Map Unit Setting

National map unit symbol: 2tzwg
Elevation: 0 to 130 feet
Mean annual precipitation: 43 to 64 inches
Mean annual air temperature: 70 to 77 degrees F
Frost-free period: 350 to 365 days

Farmland classification: Farmland of unique importance

Map Unit Composition

Chobee and similar soils: 90 percent
Minor components: 10 percent
Estimates are based on observations, descriptions, and transects of the mapunit.

Description of Chobee

Setting

Landform: Depressions on flatwoods on marine terraces
Landform position (three-dimensional): Tread, dip, talf
Down-slope shape: Linear, concave
Across-slope shape: Linear, concave
Parent material: Loamy alluvium

Typical profile

Oa - 0 to 4 inches: muck
A - 4 to 16 inches: loamy sand
Btg1 - 16 to 28 inches: fine sandy loam
Btg2 - 28 to 42 inches: sandy clay loam
Btg3 - 42 to 53 inches: fine sandy loam
Cg - 53 to 80 inches: fine sand

Properties and qualities

Slope: 0 to 1 percent
Depth to restrictive feature: More than 80 inches
Drainage class: Very poorly drained
Runoff class: Negligible
Capacity of the most limiting layer to transmit water (Ksat): Moderately low to moderately high (0.06 to 0.20 in/hr)
Depth to water table: About 0 inches
Frequency of flooding: None
Frequency of ponding: Frequent
Calcium carbonate, maximum content: 7 percent
Maximum salinity: Nonsaline to very slightly saline (0.0 to 2.0 mmhos/cm)
Sodium adsorption ratio, maximum: 2.0
Available water supply, 0 to 60 inches: Moderate (about 8.5 inches)

Interpretive groups

Land capability classification (irrigated): None specified
Land capability classification (nonirrigated): 7w
Hydrologic Soil Group: C/D
Ecological site: R156BY021FL - Mineral Isolated Marshes and Swamps
Forage suitability group: Organic soils in depressions and on flood plains (G155XB645FL)
Other vegetative classification: Freshwater Marshes and Ponds (R155XY010FL), Organic soils in depressions and on flood plains (G155XB645FL)

Hydric soil rating: Yes

Minor Components

Riviera

Percent of map unit: 4 percent
Landform: Depressions on marine terraces
Landform position (three-dimensional): Tread, dip
Down-slope shape: Concave
Across-slope shape: Concave
Ecological site: R156BY021FL - Mineral Isolated Marshes and Swamps
Other vegetative classification: Freshwater Marshes and Ponds (R155XY010FL), Sandy over loamy soils on stream terraces, flood plains, or in depressions (G155XB245FL)
Hydric soil rating: Yes

Gator

Percent of map unit: 3 percent
Landform: Depressions on marine terraces
Landform position (three-dimensional): Tread, dip
Down-slope shape: Concave
Across-slope shape: Concave
Ecological site: R156BY020FL - Histisol Isolated Marshes and Swamps
Other vegetative classification: Freshwater Marshes and Ponds (R155XY010FL), Organic soils in depressions and on flood plains (G155XB645FL)
Hydric soil rating: Yes

Tequesta

Percent of map unit: 3 percent
Landform: Depressions on marine terraces
Landform position (three-dimensional): Tread, dip
Down-slope shape: Concave
Across-slope shape: Concave
Ecological site: R156BY021FL - Mineral Isolated Marshes and Swamps
Other vegetative classification: Freshwater Marshes and Ponds (R156BY010FL), Organic soils in depressions and on flood plains (G156AC645FL)
Hydric soil rating: Yes

Data Source Information

Soil Survey Area: Martin County, Florida
Survey Area Data: Version 24, Aug 29, 2025

Map Unit Description

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A map unit delineation on a soil map represents an area dominated by one or more major kinds of soil or miscellaneous areas. A map unit is identified and named according to the taxonomic classification of the dominant soils. Within a taxonomic class there are precisely defined limits for the properties of the soils. On the landscape, however, the soils are natural phenomena, and they have the characteristic variability of all natural phenomena. Thus, the range of some observed properties may extend beyond the limits defined for a taxonomic class. Areas of soils of a single taxonomic class rarely, if ever, can be mapped without including areas of other taxonomic classes. Consequently, every map unit is made up of the soils or miscellaneous areas for which it is named, soils that are similar to the named components, and some minor components that differ in use and management from the major soils.

Most of the soils similar to the major components have properties similar to those of the dominant soil or soils in the map unit, and thus they do not affect use and management. These are called noncontrasting, or similar, components. They may or may not be mentioned in a particular map unit description. Some minor components, however, have properties and behavior characteristics divergent enough to affect use or to require different management. These are called contrasting, or dissimilar, components. They generally are in small areas and could not be mapped separately because of the scale used. Some small areas of strongly contrasting soils or miscellaneous areas are identified by a special symbol on the maps. If included in the database for a given area, the contrasting minor components are identified in the map unit descriptions along with some characteristics of each. A few areas of minor components may not have been observed, and consequently they are not mentioned in the descriptions, especially where the pattern was so complex that it was impractical to make enough observations to identify all the soils and miscellaneous areas on the landscape.

The presence of minor components in a map unit in no way diminishes the usefulness or accuracy of the data. The objective of mapping is not to delineate pure taxonomic classes but rather to separate the landscape into landforms or landform segments that have similar use and management requirements. The delineation of such segments on the map provides sufficient information for the development of resource plans. If intensive use of small areas is planned, however, onsite investigation is needed to define and locate the soils and miscellaneous areas.

An identifying symbol precedes the map unit name in the map unit descriptions. Each description includes general facts about the unit and gives important soil properties and qualities.

Soils that have profiles that are almost alike make up a *soil series*. All the soils of a series have major horizons that are similar in composition, thickness, and arrangement. Soils of a given series can differ in texture of the surface layer, slope, stoniness, salinity, degree of erosion, and other characteristics that affect their use. On the basis of such differences, a soil series is divided into *soil phases*. Most of the areas shown on the detailed soil maps are phases of soil series. The name of a soil phase commonly indicates a feature that affects use or management. For example, Alpha silt loam, 0 to 2 percent slopes, is a phase of the Alpha series.

Some map units are made up of two or more major soils or miscellaneous areas. These map units are complexes, associations, or undifferentiated groups.

A *complex* consists of two or more soils or miscellaneous areas in such an intricate pattern or in such small areas that they cannot be shown separately on the maps. The pattern and proportion of the soils or miscellaneous areas are somewhat similar in all areas. Alpha-Beta complex, 0 to 6 percent slopes, is an example.

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Some surveys include *miscellaneous areas*. Such areas have little or no soil material and support little or no vegetation. Rock outcrop is an example.

Additional information about the map units described in this report is available in other soil reports, which give properties of the soils and the limitations, capabilities, and potentials for many uses. Also, the narratives that accompany the soil reports define some of the properties included in the map unit descriptions.

Martin County, Florida

58—Gator and Tequesta mucks

Map Unit Setting

National map unit symbol: 1jq98
Elevation: 0 to 60 feet
Mean annual precipitation: 56 to 64 inches
Mean annual air temperature: 72 to 79 degrees F
Frost-free period: 350 to 365 days

Farmland classification: Farmland of unique importance

Map Unit Composition

Gator and similar soils: 50 percent
Tequesta and similar soils: 40 percent
Minor components: 10 percent
Estimates are based on observations, descriptions, and transects of the mapunit.

Description of Gator

Setting

Landform: Depressions on marine terraces
Landform position (three-dimensional): Dip
Down-slope shape: Concave
Across-slope shape: Concave
Parent material: Herbaceous organic material over loamy and sandy marine deposits

Typical profile

Oa - 0 to 24 inches: muck
Cg1 - 24 to 48 inches: fine sandy loam
Cg2 - 48 to 56 inches: fine sand

Properties and qualities

Slope: 0 to 1 percent
Depth to restrictive feature: More than 80 inches
Drainage class: Very poorly drained
Runoff class: Negligible
Capacity of the most limiting layer to transmit water (Ksat): Moderately high to high (0.60 to 1.98 in/hr)
Depth to water table: About 0 inches
Frequency of flooding: None
Frequency of ponding: Frequent
Maximum salinity: Nonsaline to very slightly saline (0.0 to 2.0 mmhos/cm)
Sodium adsorption ratio, maximum: 4.0
Available water supply, 0 to 60 inches: High (about 11.8 inches)

Interpretive groups

Land capability classification (irrigated): None specified
Land capability classification (nonirrigated): 7w
Hydrologic Soil Group: B/D
Ecological site: R155XY100FL - Organic Freshwater Isolated Marshes and Swamps
Forage suitability group: Organic soils in depressions and on flood plains (G156BC645FL)
Other vegetative classification: Freshwater Marshes and Ponds (R156BY010FL), Organic soils in depressions and on flood plains (G156BC645FL)
Hydric soil rating: Yes

Description of Tequesta

Setting

Landform: Depressions on marine terraces
Landform position (three-dimensional): Dip
Down-slope shape: Concave
Across-slope shape: Concave
Parent material: Stratified sandy and loamy marine deposits

Typical profile

Oa - 0 to 14 inches: muck
A - 14 to 26 inches: sand
Eg - 26 to 30 inches: sand
Btg - 30 to 40 inches: sandy clay loam
B/C - 40 to 48 inches: loamy sand
Cg - 48 to 64 inches: sand

Properties and qualities

Slope: 0 to 1 percent
Depth to restrictive feature: More than 80 inches
Drainage class: Very poorly drained
Runoff class: Negligible
Capacity of the most limiting layer to transmit water (Ksat): Moderately low to moderately high (0.06 to 0.60 in/hr)
Depth to water table: About 0 inches
Frequency of flooding: None
Frequency of ponding: Frequent
Calcium carbonate, maximum content: 5 percent
Maximum salinity: Nonsaline to very slightly saline (0.0 to 2.0 mmhos/cm)
Sodium adsorption ratio, maximum: 4.0
Available water supply, 0 to 60 inches: Moderate (about 7.3 inches)

Interpretive groups

Land capability classification (irrigated): None specified
Land capability classification (nonirrigated): 7w
Hydrologic Soil Group: C/D
Ecological site: R155XY100FL - Organic Freshwater Isolated Marshes and Swamps
Forage suitability group: Organic soils in depressions and on flood plains (G156BC645FL)
Other vegetative classification: Freshwater Marshes and Ponds (R156BY010FL), Organic soils in depressions and on flood plains (G156BC645FL)
Hydric soil rating: Yes

Minor Components

Floridana

Percent of map unit: 5 percent
Landform: Depressions on marine terraces
Landform position (three-dimensional): Dip

Down-slope shape: Concave
Across-slope shape: Concave
Ecological site: R155XY080FL - Sandy over Loamy Freshwater Isolated Marshes and Swamps
Other vegetative classification: Freshwater Marshes and Ponds (R156BY010FL), Sandy over loamy soils on stream terraces, flood plains, or in depressions (G156BC245FL)
Hydric soil rating: Yes

Chobee

Percent of map unit: 5 percent
Landform: Depressions on marine terraces
Landform position (three-dimensional): Dip
Down-slope shape: Concave
Across-slope shape: Concave
Ecological site: R155XY090FL - Loamy and Clayey Freshwater Isolated Marshes and Swamps
Other vegetative classification: Freshwater Marshes and Ponds (R156BY010FL), Loamy and clayey soils on stream terraces, flood plains, or in depressions (G156BC345FL)
Hydric soil rating: Yes

Data Source Information

Soil Survey Area: Martin County, Florida
Survey Area Data: Version 24, Aug 29, 2025

Map Unit Description

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Some surveys include *miscellaneous areas*. Such areas have little or no soil material and support little or no vegetation. Rock outcrop is an example.

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Martin County, Florida

66—Holopaw fine sand, 0 to 2 percent slopes

Map Unit Setting

National map unit symbol: 2vbpd
Elevation: 0 to 130 feet
Mean annual precipitation: 4 to 62 inches
Mean annual air temperature: 68 to 77 degrees F
Frost-free period: 350 to 365 days

Farmland classification: Farmland of unique importance

Map Unit Composition

Holopaw and similar soils: 85 percent
Minor components: 15 percent
Estimates are based on observations, descriptions, and transects of the mapunit.

Description of Holopaw

Setting

Landform: Drainageways on marine terraces, flats on marine terraces
Landform position (three-dimensional): Tread, dip, talf
Down-slope shape: Linear, convex
Across-slope shape: Concave, linear
Parent material: Sandy and loamy marine deposits

Typical profile

A - 0 to 6 inches: fine sand
Eg - 6 to 42 inches: fine sand
Btg - 42 to 60 inches: fine sandy loam
Cg - 60 to 80 inches: loamy sand

Properties and qualities

Slope: 0 to 2 percent
Depth to restrictive feature: More than 80 inches
Drainage class: Poorly drained
Runoff class: Very high
Capacity of the most limiting layer to transmit water (Ksat): High (2.00 to 6.00 in/hr)
Depth to water table: About 3 to 18 inches
Frequency of flooding: None
Frequency of ponding: None
Calcium carbonate, maximum content: 5 percent
Maximum salinity: Nonsaline to very slightly saline (0.0 to 2.0 mmhos/cm)
Sodium adsorption ratio, maximum: 4.0
Available water supply, 0 to 60 inches: Low (about 5.7 inches)

Interpretive groups

Land capability classification (irrigated): None specified
Land capability classification (nonirrigated): 4w
Hydrologic Soil Group: A/D
Ecological site: R155XY070FL - Sandy Freshwater Isolated Marshes and Swamps
Forage suitability group: Sandy soils on flats of mesic or hydric lowlands (G155XB141FL)
Other vegetative classification: Slough (R155XY011FL), Sandy soils on flats of mesic or hydric lowlands (G155XB141FL)
Hydric soil rating: Yes

Minor Components

Basinger

Percent of map unit: 6 percent
Landform: Depressions on marine terraces
Landform position (three-dimensional): Tread, dip
Down-slope shape: Concave, linear
Across-slope shape: Concave, linear
Ecological site: R155XY070FL - Sandy Freshwater Isolated Marshes and Swamps
Other vegetative classification: Sandy soils on flats of mesic or hydric lowlands (G155XB141FL)
Hydric soil rating: Yes

Oldsmar

Percent of map unit: 4 percent
Landform: Flatwoods on marine terraces
Landform position (three-dimensional): Talf
Down-slope shape: Linear, convex
Across-slope shape: Linear
Ecological site: F155XY120FL - Sandy Flatwoods and Hammocks
Other vegetative classification: South Florida Flatwoods (R155XY003FL), Sandy soils on flats of mesic or hydric lowlands (G155XB141FL)
Hydric soil rating: No

Cypress lake

Percent of map unit: 3 percent
Landform: Drainageways on marine terraces, flats on marine terraces
Landform position (three-dimensional): Tread, dip, talf
Down-slope shape: Linear, convex
Across-slope shape: Concave, linear
Ecological site: R155XY080FL - Sandy over Loamy Freshwater Isolated Marshes and Swamps
Other vegetative classification: South Florida Flatwoods (R155XY003FL), Sandy over loamy soils on flats of hydric or mesic lowlands (G155XB241FL)
Hydric soil rating: Yes

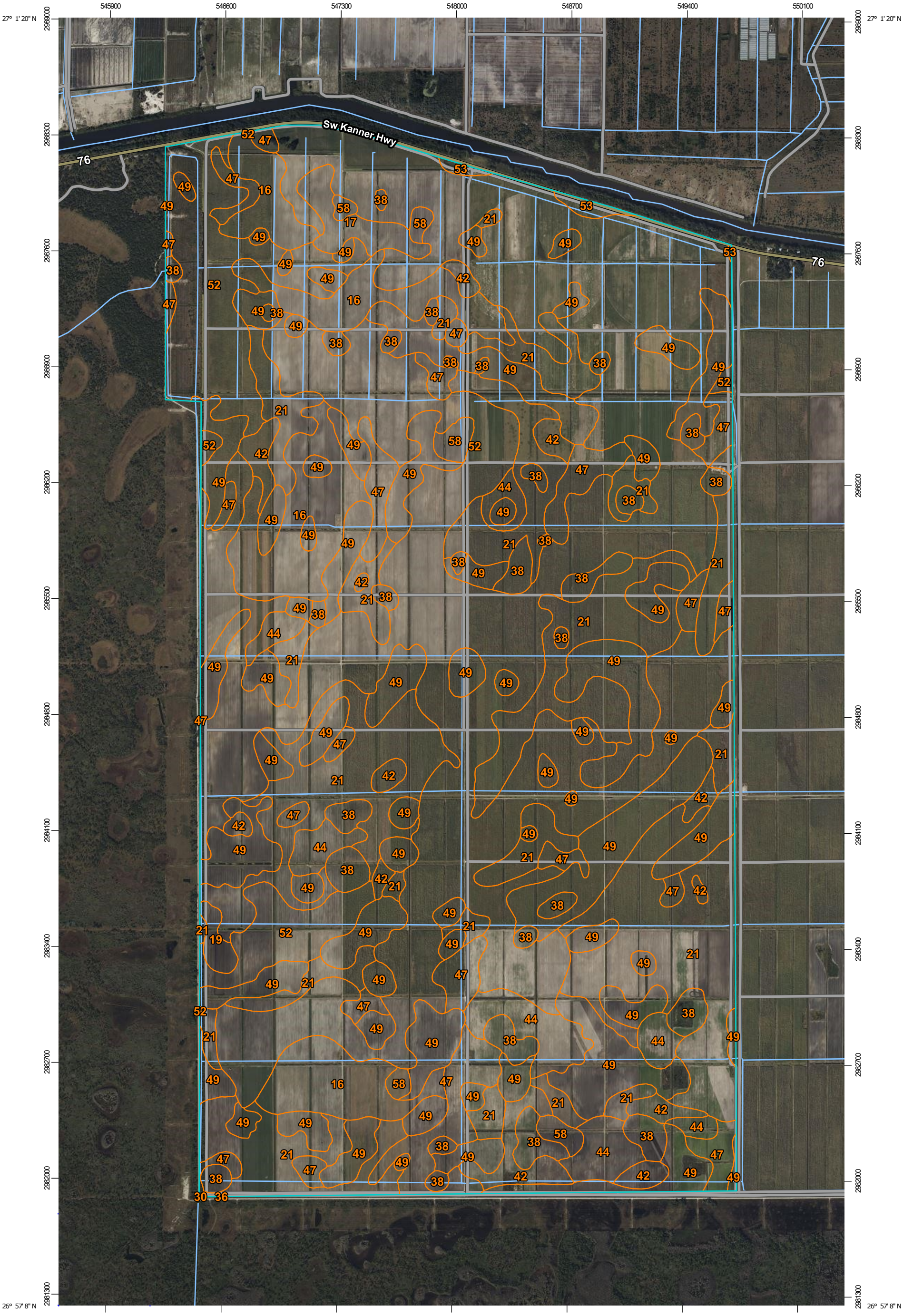
Riviera

Percent of map unit: 2 percent
Landform: Flatwoods on marine terraces, drainageways on marine terraces
Landform position (three-dimensional): Tread, talf, dip
Down-slope shape: Linear
Across-slope shape: Linear, concave
Ecological site: F155XY130FL - Sandy over Loamy Flatwoods and Hammocks
Other vegetative classification: Slough (R155XY011FL), Sandy over loamy soils on flats of hydric or mesic lowlands (G155XB241FL)

Hydric soil rating: Yes

Data Source Information

Soil Survey Area: Martin County, Florida
Survey Area Data: Version 24, Aug 29, 2025


80° 32' 25" W
80° 29' 32" W
27° 1' 20" N
26° 57' 8" N
545900
546600
547300
548000
548700
549400
550100
2989000
2988300
2987600
2986900
2986200
2985500
2984800
2984100
2983400
2982700
2982000
2981300
Sw Kanner Hwy
76
Map Scale: 1:21,800 if printed on B portrait (11" x 17") sheet.
N
Meters
0 300 600 1200 1800
Feet
0 1000 2000 4000 6000
Map projection: Web Mercator Corner coordinates: WGS84 Edge tics: UTM Zone 17N WGS84

MAP LEGEND

Area of Interest (AOI)
- Area of Interest (AOI)

Soils
- Soil Map Unit Polygons
- Soil Map Unit Lines
- Soil Map Unit Points

Special Point Features
- Blowout
- Borrow Pit
- Clay Spot
- Closed Depression
- Gravel Pit
- Gravelly Spot
- Landfill
- Lava Flow
- Marsh or swamp
- Mine or Quarry
- Miscellaneous Water
- Perennial Water
- Rock Outcrop
- Saline Spot
- Sandy Spot
- Severely Eroded Spot
- Sinkhole
- Slide or Slip
- Sodic Spot
- Spoil Area
- Stony Spot
- Very Stony Spot
- Wet Spot
- Other
- Special Line Features

Water Features
- Streams and Canals

Transportation
- Rails
- Interstate Highways
- US Routes
- Major Roads
- Local Roads

Background
- Aerial Photography

MAP INFORMATION

The soil surveys that comprise your AOI were mapped at 1:20,000.

Please rely on the bar scale on each map sheet for map measurements.

Source of Map: Natural Resources Conservation Service
Web Soil Survey URL:
Coordinate System: Web Mercator (EPSG:3857)

Maps from the Web Soil Survey are based on the Web Mercator projection, which preserves direction and shape but distorts distance and area. A projection that preserves area, such as the Albers equal-area conic projection, should be used if more accurate calculations of distance or area are required.

This product is generated from the USDA-NRCS certified data as of the version date(s) listed below.

Soil Survey Area: Martin County, Florida
Survey Area Data: Version 24, Aug 29, 2025

Soil Survey Area: Palm Beach County Area, Florida
Survey Area Data: Version 22, Aug 29, 2025

Your area of interest (AOI) includes more than one soil survey area. These survey areas may have been mapped at different scales, with a different land use in mind, at different times, or at different levels of detail. This may result in map unit symbols, soil properties, and interpretations that do not completely agree across soil survey area boundaries.

Soil map units are labeled (as space allows) for map scales 1:50,000 or larger.

Date(s) aerial images were photographed: Jan 14, 2022—Jan 30, 2022

The orthophoto or other base map on which the soil lines were compiled and digitized probably differs from the background imagery displayed on these maps. As a result, some minor shifting of map unit boundaries may be evident.

Map Unit Legend

Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
16	Oldsmar fine sand, 0 to 2 percent slopes	323.8	6.4%
17	Wabasso sand, 0 to 2 percent slopes	38.6	0.8%
19	Winder sand, frequently ponded, 0 to 1 percent slopes	13.6	0.3%
21	Pineda-Riviera fine sands association, 0 to 2 percent slopes	987.7	19.6%
38	Floridana fine sand, frequently ponded, 0 to 1 percent slopes	184.2	3.7%
42	Brynwood sand, wet, 0 to 2 percent slopes	113.0	2.2%
44	Cypress Lake fine sand, 0 to 2 percent slopes	147.3	2.9%
47	Pinellas fine sand, 0 to 2 percent slopes	264.9	5.3%
49	Riviera fine sand, frequently ponded, 0 to 1 percent slopes	998.4	19.8%
52	Malabar fine sand, high, 0 to 2 percent slopes	1,921.0	38.1%
53	Udorthents, 0 to 35 percent slopes	12.4	0.2%
58	Gator and Tequesta mucks	36.1	0.7%
Subtotals for Soil Survey Area		**5,041.1**	**100.0%**
Totals for Area of Interest		**5,041.2**	**100.0%**

Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
30	Pinellas fine sand, 0 to 2 percent slopes	0.0	0.0%
36	Riviera fine sand, 0 to 2 percent slopes	0.1	0.0%
Subtotals for Soil Survey Area		**0.1**	**0.0%**
Totals for Area of Interest		**5,041.2**	**100.0%**

Map Unit Description

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A map unit delineation on a soil map represents an area dominated by one or more major kinds of soil or miscellaneous areas. A map unit is identified and named according to the taxonomic classification of the dominant soils. Within a taxonomic class there are precisely defined limits for the properties of the soils. On the landscape, however, the soils are natural phenomena, and they have the characteristic variability of all natural phenomena. Thus, the range of some observed properties may extend beyond the limits defined for a taxonomic class. Areas of soils of a single taxonomic class rarely, if ever, can be mapped without including areas of other taxonomic classes. Consequently, every map unit is made up of the soils or miscellaneous areas for which it is named, soils that are similar to the named components, and some minor components that differ in use and management from the major soils.

Most of the soils similar to the major components have properties similar to those of the dominant soil or soils in the map unit, and thus they do not affect use and management. These are called noncontrasting, or similar, components. They may or may not be mentioned in a particular map unit description. Some minor components, however, have properties and behavior characteristics divergent enough to affect use or to require different management. These are called contrasting, or dissimilar, components. They generally are in small areas and could not be mapped separately because of the scale used. Some small areas of strongly contrasting soils or miscellaneous areas are identified by a special symbol on the maps. If included in the database for a given area, the contrasting minor components are identified in the map unit descriptions along with some characteristics of each. A few areas of minor components may not have been observed, and consequently they are not mentioned in the descriptions, especially where the pattern was so complex that it was impractical to make enough observations to identify all the soils and miscellaneous areas on the landscape.

The presence of minor components in a map unit in no way diminishes the usefulness or accuracy of the data. The objective of mapping is not to delineate pure taxonomic classes but rather to separate the landscape into landforms or landform segments that have similar use and management requirements. The delineation of such segments on the map provides sufficient information for the development of resource plans. If intensive use of small areas is planned, however, onsite investigation is needed to define and locate the soils and miscellaneous areas.

An identifying symbol precedes the map unit name in the map unit descriptions. Each description includes general facts about the unit and gives important soil properties and qualities.

Soils that have profiles that are almost alike make up a *soil series*. All the soils of a series have major horizons that are similar in composition, thickness, and arrangement. Soils of a given series can differ in texture of the surface layer, slope, stoniness, salinity, degree of erosion, and other characteristics that affect their use. On the basis of such differences, a soil series is divided into *soil phases*. Most of the areas shown on the detailed soil maps are phases of soil series. The name of a soil phase commonly indicates a feature that affects use or management. For example, Alpha silt loam, 0 to 2 percent slopes, is a phase of the Alpha series.

Some map units are made up of two or more major soils or miscellaneous areas. These map units are complexes, associations, or undifferentiated groups.

A *complex* consists of two or more soils or miscellaneous areas in such an intricate pattern or in such small areas that they cannot be shown separately on the maps. The pattern and proportion of the soils or miscellaneous areas are somewhat similar in all areas. Alpha-Beta complex, 0 to 6 percent slopes, is an example.

An *association* is made up of two or more geographically associated soils or miscellaneous areas that are shown as one unit on the maps. Because of present or anticipated uses of the map units in the survey area, it was not considered practical or necessary to map the soils or miscellaneous areas separately. The pattern and relative proportion of the soils or miscellaneous areas are somewhat similar. Alpha-Beta association, 0 to 2 percent slopes, is an example.

An *undifferentiated group* is made up of two or more soils or miscellaneous areas that could be mapped individually but are mapped as one unit because similar interpretations can be made for use and management. The pattern and proportion of the soils or miscellaneous areas in a mapped area are not uniform. An area can be made up of only one of the major soils or miscellaneous areas, or it can be made up of all of them. Alpha and Beta soils, 0 to 2 percent slopes, is an example.

Some surveys include *miscellaneous areas*. Such areas have little or no soil material and support little or no vegetation. Rock outcrop is an example.

Additional information about the map units described in this report is available in other soil reports, which give properties of the soils and the limitations, capabilities, and potentials for many uses. Also, the narratives that accompany the soil reports define some of the properties included in the map unit descriptions.

Martin County, Florida

16—Oldsmar fine sand, 0 to 2 percent slopes

Map Unit Setting

National map unit symbol: 2sm4t
Elevation: 0 to 100 feet
Mean annual precipitation: 44 to 64 inches
Mean annual air temperature: 70 to 77 degrees F
Frost-free period: 350 to 365 days

Farmland classification: Farmland of unique importance

Map Unit Composition

Oldsmar and similar soils: 85 percent
Minor components: 15 percent
Estimates are based on observations, descriptions, and transects of the mapunit.

Description of Oldsmar

Setting

Landform: Flatwoods on marine terraces
Landform position (three-dimensional): Talf
Down-slope shape: Linear, convex
Across-slope shape: Linear
Parent material: Sandy and loamy marine deposits

Typical profile

A - 0 to 4 inches: fine sand
E - 4 to 35 inches: fine sand
Bh - 35 to 50 inches: fine sand
Btg - 50 to 80 inches: sandy clay loam

Properties and qualities

Slope: 0 to 2 percent
Depth to restrictive feature: More than 80 inches
Drainage class: Poorly drained
Runoff class: Very high
Capacity of the most limiting layer to transmit water (Ksat): Moderately low to moderately high (0.06 to 0.20 in/hr)
Depth to water table: About 6 to 18 inches
Frequency of flooding: None
Frequency of ponding: None
Maximum salinity: Nonsaline to very slightly saline (0.0 to 2.0 mmhos/cm)
Sodium adsorption ratio, maximum: 4.0
Available water supply, 0 to 60 inches: Moderate (about 6.7 inches)

Interpretive groups

Land capability classification (irrigated): None specified
Land capability classification (nonirrigated): 4w
Hydrologic Soil Group: A/D
Ecological site: F155XY120FL - Sandy Flatwoods and Hammocks
Forage suitability group: Sandy soils on flats of mesic or hydric lowlands (G155XB141FL)
Other vegetative classification: South Florida Flatwoods (R155XY003FL), Sandy soils on flats of mesic or hydric lowlands (G155XB141FL)
Hydric soil rating: No

Minor Components

Malabar

Percent of map unit: 5 percent
Landform: — error in exists on —
Landform position (three-dimensional): Tread, talf, dip
Down-slope shape: Linear, concave
Across-slope shape: Linear, concave
Ecological site: F155XY120FL - Sandy Flatwoods and Hammocks
Other vegetative classification: Slough (R155XY011FL), Sandy soils on flats of mesic or hydric lowlands (G155XB141FL)
Hydric soil rating: Yes

Basinger

Percent of map unit: 3 percent
Landform: Depressions on marine terraces
Landform position (three-dimensional): Tread, dip
Down-slope shape: Linear, concave
Across-slope shape: Linear, concave
Ecological site: R155XY070FL - Sandy Freshwater Isolated Marshes and Swamps
Other vegetative classification: Sandy soils on flats of mesic or hydric lowlands (G155XB141FL)
Hydric soil rating: Yes

Nettles

Percent of map unit: 3 percent
Landform: Flatwoods on marine terraces
Landform position (three-dimensional): Tread, talf
Down-slope shape: Linear
Across-slope shape: Linear
Ecological site: F155XY120FL - Sandy Flatwoods and Hammocks
Other vegetative classification: Sandy soils on flats of mesic or hydric lowlands (G155XB141FL)
Hydric soil rating: No

Cypress lake

Percent of map unit: 2 percent
Landform: Drainageways on marine terraces, flats on marine terraces
Landform position (three-dimensional): Tread, dip, talf
Down-slope shape: Linear, convex
Across-slope shape: Concave, linear
Ecological site: F155XY130FL - Sandy over Loamy Flatwoods and Hammocks
Other vegetative classification: South Florida Flatwoods (R155XY003FL), Sandy over loamy soils on flats of hydric or mesic lowlands (G155XB241FL)
Hydric soil rating: Yes

Pineda

Percent of map unit: 2 percent

Landform: Flats on marine terraces, drainageways on marine terraces
Landform position (three-dimensional): Tread, talf, dip
Down-slope shape: Linear
Across-slope shape: Linear, concave
Ecological site: F155XY130FL - Sandy over Loamy Flatwoods and Hammocks
Other vegetative classification: Slough (R155XY011FL), Sandy over loamy soils on flats of hydric or mesic lowlands (G155XB241FL)
Hydric soil rating: Yes

Data Source Information

Soil Survey Area: Martin County, Florida
Survey Area Data: Version 24, Aug 29, 2025

Soil Survey Area: Palm Beach County Area, Florida
Survey Area Data: Version 22, Aug 29, 2025

Map Unit Description

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A map unit delineation on a soil map represents an area dominated by one or more major kinds of soil or miscellaneous areas. A map unit is identified and named according to the taxonomic classification of the dominant soils. Within a taxonomic class there are precisely defined limits for the properties of the soils. On the landscape, however, the soils are natural phenomena, and they have the characteristic variability of all natural phenomena. Thus, the range of some observed properties may extend beyond the limits defined for a taxonomic class. Areas of soils of a single taxonomic class rarely, if ever, can be mapped without including areas of other taxonomic classes. Consequently, every map unit is made up of the soils or miscellaneous areas for which it is named, soils that are similar to the named components, and some minor components that differ in use and management from the major soils.

Most of the soils similar to the major components have properties similar to those of the dominant soil or soils in the map unit, and thus they do not affect use and management. These are called noncontrasting, or similar, components. They may or may not be mentioned in a particular map unit description. Some minor components, however, have properties and behavior characteristics divergent enough to affect use or to require different management. These are called contrasting, or dissimilar, components. They generally are in small areas and could not be mapped separately because of the scale used. Some small areas of strongly contrasting soils or miscellaneous areas are identified by a special symbol on the maps. If included in the database for a given area, the contrasting minor components are identified in the map unit descriptions along with some characteristics of each. A few areas of minor components may not have been observed, and consequently they are not mentioned in the descriptions, especially where the pattern was so complex that it was impractical to make enough observations to identify all the soils and miscellaneous areas on the landscape.

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An identifying symbol precedes the map unit name in the map unit descriptions. Each description includes general facts about the unit and gives important soil properties and qualities.

Soils that have profiles that are almost alike make up a *soil series*. All the soils of a series have major horizons that are similar in composition, thickness, and arrangement. Soils of a given series can differ in texture of the surface layer, slope, stoniness, salinity, degree of erosion, and other characteristics that affect their use. On the basis of such differences, a soil series is divided into *soil phases*. Most of the areas shown on the detailed soil maps are phases of soil series. The name of a soil phase commonly indicates a feature that affects use or management. For example, Alpha silt loam, 0 to 2 percent slopes, is a phase of the Alpha series.

Some map units are made up of two or more major soils or miscellaneous areas. These map units are complexes, associations, or undifferentiated groups.

A *complex* consists of two or more soils or miscellaneous areas in such an intricate pattern or in such small areas that they cannot be shown separately on the maps. The pattern and proportion of the soils or miscellaneous areas are somewhat similar in all areas. Alpha-Beta complex, 0 to 6 percent slopes, is an example.

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An *undifferentiated group* is made up of two or more soils or miscellaneous areas that could be mapped individually but are mapped as one unit because similar interpretations can be made for use and management. The pattern and proportion of the soils or miscellaneous areas in a mapped area are not uniform. An area can be made up of only one of the major soils or miscellaneous areas, or it can be made up of all of them. Alpha and Beta soils, 0 to 2 percent slopes, is an example.

Some surveys include *miscellaneous areas*. Such areas have little or no soil material and support little or no vegetation. Rock outcrop is an example.

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Martin County, Florida

17—Wabasso sand, 0 to 2 percent slopes

Map Unit Setting

National map unit symbol: 2svyr
Elevation: 0 to 70 feet
Mean annual precipitation: 46 to 55 inches
Mean annual air temperature: 70 to 77 degrees F
Frost-free period: 355 to 365 days

Farmland classification: Farmland of unique importance

Map Unit Composition

Wabasso and similar soils: 85 percent
Minor components: 15 percent
Estimates are based on observations, descriptions, and transects of the mapunit.

Description of Wabasso

Setting

Landform: Flatwoods on marine terraces
Landform position (three-dimensional): Tread, talf
Down-slope shape: Linear
Across-slope shape: Linear
Parent material: Sandy and loamy marine deposits

Typical profile

A - 0 to 6 inches: sand
E - 6 to 25 inches: sand
Bh - 25 to 30 inches: sand
Btg - 30 to 58 inches: sandy clay loam
Cg - 58 to 80 inches: loamy sand

Properties and qualities

Slope: 0 to 2 percent
Depth to restrictive feature: 9 to 50 inches to strongly contrasting textural stratification
Drainage class: Poorly drained
Runoff class: Very high
Capacity of the most limiting layer to transmit water (Ksat): Moderately low to moderately high (0.06 to 0.20 in/hr)
Depth to water table: About 6 to 18 inches
Frequency of flooding: None
Frequency of ponding: None
Calcium carbonate, maximum content: 5 percent
Maximum salinity: Nonsaline to very slightly saline (0.0 to 2.0 mmhos/cm)
Sodium adsorption ratio, maximum: 4.0
Available water supply, 0 to 60 inches: Very low (about 1.4 inches)

Interpretive groups

Land capability classification (irrigated): None specified
Land capability classification (nonirrigated): 3w
Hydrologic Soil Group: C/D
Ecological site: F155XY120FL - Sandy Flatwoods and Hammocks
Forage suitability group: Sandy soils on flats of mesic or hydric lowlands (G155XB141FL)
Other vegetative classification: South Florida Flatwoods (R155XY003FL), Sandy soils on flats of mesic or hydric lowlands (G155XB141FL)
Hydric soil rating: No

Minor Components

Brynwood

Percent of map unit: 6 percent
Landform: Flatwoods on marine terraces
Landform position (three-dimensional): Tread, talf
Down-slope shape: Linear
Across-slope shape: Linear
Ecological site: F155XY120FL - Sandy Flatwoods and Hammocks
Other vegetative classification: South Florida Flatwoods (R155XY003FL), Sandy soils on flats of mesic or hydric lowlands (G155XB141FL)
Hydric soil rating: Yes

Cypress lake

Percent of map unit: 5 percent
Landform: Drainageways on marine terraces, flats on marine terraces
Landform position (three-dimensional): Tread, dip, talf
Down-slope shape: Linear, convex
Across-slope shape: Concave, linear
Ecological site: F155XY130FL - Sandy over Loamy Flatwoods and Hammocks
Other vegetative classification: South Florida Flatwoods (R155XY003FL), Sandy over loamy soils on flats of hydric or mesic lowlands (G155XB241FL)
Hydric soil rating: Yes

Pineda

Percent of map unit: 4 percent
Landform: Flats on marine terraces, drainageways on marine terraces
Landform position (three-dimensional): Tread, talf, dip
Down-slope shape: Linear
Across-slope shape: Linear, concave
Ecological site: F155XY130FL - Sandy over Loamy Flatwoods and Hammocks
Other vegetative classification: Slough (R155XY011FL), Sandy over loamy soils on flats of hydric or mesic lowlands (G155XB241FL)
Hydric soil rating: Yes

Data Source Information

Soil Survey Area: Martin County, Florida
Survey Area Data: Version 24, Aug 29, 2025

Soil Survey Area: Palm Beach County Area, Florida
Survey Area Data: Version 22, Aug 29, 2025

Map Unit Description

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An identifying symbol precedes the map unit name in the map unit descriptions. Each description includes general facts about the unit and gives important soil properties and qualities.

Soils that have profiles that are almost alike make up a *soil series*. All the soils of a series have major horizons that are similar in composition, thickness, and arrangement. Soils of a given series can differ in texture of the surface layer, slope, stoniness, salinity, degree of erosion, and other characteristics that affect their use. On the basis of such differences, a soil series is divided into *soil phases*. Most of the areas shown on the detailed soil maps are phases of soil series. The name of a soil phase commonly indicates a feature that affects use or management. For example, Alpha silt loam, 0 to 2 percent slopes, is a phase of the Alpha series.

Some map units are made up of two or more major soils or miscellaneous areas. These map units are complexes, associations, or undifferentiated groups.

A *complex* consists of two or more soils or miscellaneous areas in such an intricate pattern or in such small areas that they cannot be shown separately on the maps. The pattern and proportion of the soils or miscellaneous areas are somewhat similar in all areas. Alpha-Beta complex, 0 to 6 percent slopes, is an example.

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Martin County, Florida

19—Winder sand, frequently ponded, 0 to 1 percent slopes

Map Unit Setting

National map unit symbol: 2x9f9
Elevation: 0 to 80 feet
Mean annual precipitation: 45 to 64 inches
Mean annual air temperature: 70 to 77 degrees F
Frost-free period: 355 to 365 days

Farmland classification: Farmland of unique importance

Map Unit Composition

Winder and similar soils: 85 percent
Minor components: 15 percent
Estimates are based on observations, descriptions, and transects of the mapunit.

Description of Winder

Setting

Landform: Depressions on marine terraces
Landform position (three-dimensional): Tread, dip
Down-slope shape: Concave
Across-slope shape: Concave, linear
Parent material: Sandy and loamy marine deposits

Typical profile

A - 0 to 3 inches: sand
E - 3 to 13 inches: sand
Btg/E - 13 to 35 inches: sandy clay loam
Btg - 35 to 71 inches: sandy loam
Ckg - 71 to 80 inches: sandy clay loam

Properties and qualities

Slope: 0 to 1 percent
Depth to restrictive feature: More than 80 inches
Drainage class: Very poorly drained
Runoff class: Negligible
Capacity of the most limiting layer to transmit water (Ksat): Moderately low to moderately high (0.06 to 0.20 in/hr)
Depth to water table: About 0 inches
Frequency of flooding: None
Frequency of ponding: Frequent
Calcium carbonate, maximum content: 10 percent
Maximum salinity: Nonsaline to very slightly saline (0.0 to 2.0 mmhos/cm)
Sodium adsorption ratio, maximum: 4.0
Available water supply, 0 to 60 inches: Moderate (about 7.5 inches)

Interpretive groups

Land capability classification (irrigated): None specified
Land capability classification (nonirrigated): 7w
Hydrologic Soil Group: C/D
Ecological site: R155XY090FL - Loamy and Clayey Freshwater Isolated Marshes and Swamps
Forage suitability group: Loamy and clayey soils on stream terraces, flood plains, or in depressions (G155XB345FL)
Other vegetative classification: Freshwater Marshes and Ponds (R155XY010FL), Loamy and clayey soils on stream terraces, flood plains, or in depressions (G155XB345FL)
Hydric soil rating: Yes

Minor Components

Felda

Percent of map unit: 5 percent
Landform: Flats on marine terraces, depressions on marine terraces
Landform position (three-dimensional): Tread, talf, dip
Down-slope shape: Linear
Across-slope shape: Linear, concave
Ecological site: R155XY080FL - Sandy over Loamy Freshwater Isolated Marshes and Swamps
Other vegetative classification: Freshwater Marshes and Ponds (R155XY010FL), Sandy over loamy soils on stream terraces, flood plains, or in depressions (G155XB245FL)
Hydric soil rating: Yes

Pineda

Percent of map unit: 3 percent
Landform: Depressions on marine terraces
Landform position (three-dimensional): Tread, dip
Down-slope shape: Concave
Across-slope shape: Concave
Ecological site: R155XY080FL - Sandy over Loamy Freshwater Isolated Marshes and Swamps
Other vegetative classification: Sandy over loamy soils on stream terraces, flood plains, or in depressions (G155XB245FL), Freshwater Marshes and Ponds (R155XY010FL)
Hydric soil rating: Yes

Wabasso

Percent of map unit: 2 percent
Landform: Flatwoods on marine terraces
Landform position (three-dimensional): Tread, talf
Down-slope shape: Linear, convex
Across-slope shape: Linear
Ecological site: F155XY120FL - Sandy Flatwoods and Hammocks
Other vegetative classification: South Florida Flatwoods (R155XY003FL), Sandy soils on flats of mesic or hydric lowlands (G155XB141FL)
Hydric soil rating: No

Copeland

Percent of map unit: 2 percent
Landform: Depressions on marine terraces
Landform position (three-dimensional): Tread, dip
Down-slope shape: Concave
Across-slope shape: Concave
Ecological site: R155XY090FL - Loamy and Clayey Freshwater Isolated Marshes and Swamps
Other vegetative classification: Freshwater Marshes and Ponds (R155XY010FL), Loamy and clayey soils on stream terraces, flood plains, or in depressions (G155XB345FL)

Hydric soil rating: Yes

Brynwood

Percent of map unit: 2 percent
Landform: Flatwoods on marine terraces
Landform position (three-dimensional): Tread, talf
Down-slope shape: Linear
Across-slope shape: Linear
Ecological site: F155XY120FL - Sandy Flatwoods and Hammocks
Other vegetative classification: South Florida Flatwoods (R155XY003FL), Sandy soils on flats of mesic or hydric lowlands (G155XB141FL)
Hydric soil rating: Yes

Gator

Percent of map unit: 1 percent
Landform: Depressions on marine terraces
Landform position (three-dimensional): Tread, dip
Down-slope shape: Concave
Across-slope shape: Concave
Ecological site: R155XY100FL - Organic Freshwater Isolated Marshes and Swamps
Other vegetative classification: Freshwater Marshes and Ponds (R155XY010FL), Organic soils in depressions and on flood plains (G155XB645FL)
Hydric soil rating: Yes

Data Source Information

Soil Survey Area: Martin County, Florida
Survey Area Data: Version 24, Aug 29, 2025

Soil Survey Area: Palm Beach County Area, Florida
Survey Area Data: Version 22, Aug 29, 2025

Map Unit Description

The map units delineated on the detailed soil maps in a soil survey represent the soils or miscellaneous areas in the survey area. The map unit descriptions in this report, along with the maps, can be used to determine the composition and properties of a unit.

A map unit delineation on a soil map represents an area dominated by one or more major kinds of soil or miscellaneous areas. A map unit is identified and named according to the taxonomic classification of the dominant soils. Within a taxonomic class there are precisely defined limits for the properties of the soils. On the landscape, however, the soils are natural phenomena, and they have the characteristic variability of all natural phenomena. Thus, the range of some observed properties may extend beyond the limits defined for a taxonomic class. Areas of soils of a single taxonomic class rarely, if ever, can be mapped without including areas of other taxonomic classes. Consequently, every map unit is made up of the soils or miscellaneous areas for which it is named, soils that are similar to the named components, and some minor components that differ in use and management from the major soils.

Most of the soils similar to the major components have properties similar to those of the dominant soil or soils in the map unit, and thus they do not affect use and management. These are called noncontrasting, or similar, components. They may or may not be mentioned in a particular map unit description. Some minor components, however, have properties and behavior characteristics divergent enough to affect use or to require different management. These are called contrasting, or dissimilar, components. They generally are in small areas and could not be mapped separately because of the scale used. Some small areas of strongly contrasting soils or miscellaneous areas are identified by a special symbol on the maps. If included in the database for a given area, the contrasting minor components are identified in the map unit descriptions along with some characteristics of each. A few areas of minor components may not have been observed, and consequently they are not mentioned in the descriptions, especially where the pattern was so complex that it was impractical to make enough observations to identify all the soils and miscellaneous areas on the landscape.

The presence of minor components in a map unit in no way diminishes the usefulness or accuracy of the data. The objective of mapping is not to delineate pure taxonomic classes but rather to separate the landscape into landforms or landform segments that have similar use and management requirements. The delineation of such segments on the map provides sufficient information for the development of resource plans. If intensive use of small areas is planned, however, onsite investigation is needed to define and locate the soils and miscellaneous areas.

An identifying symbol precedes the map unit name in the map unit descriptions. Each description includes general facts about the unit and gives important soil properties and qualities.

Soils that have profiles that are almost alike make up a *soil series*. All the soils of a series have major horizons that are similar in composition, thickness, and arrangement. Soils of a given series can differ in texture of the surface layer, slope, stoniness, salinity, degree of erosion, and other characteristics that affect their use. On the basis of such differences, a soil series is divided into *soil phases*. Most of the areas shown on the detailed soil maps are phases of soil series. The name of a soil phase commonly indicates a feature that affects use or management. For example, Alpha silt loam, 0 to 2 percent slopes, is a phase of the Alpha series.

Some map units are made up of two or more major soils or miscellaneous areas. These map units are complexes, associations, or undifferentiated groups.

A *complex* consists of two or more soils or miscellaneous areas in such an intricate pattern or in such small areas that they cannot be shown separately on the maps. The pattern and proportion of the soils or miscellaneous areas are somewhat similar in all areas. Alpha-Beta complex, 0 to 6 percent slopes, is an example.

An *association* is made up of two or more geographically associated soils or miscellaneous areas that are shown as one unit on the maps. Because of present or anticipated uses of the map units in the survey area, it was not considered practical or necessary to map the soils or miscellaneous areas separately. The pattern and relative proportion of the soils or miscellaneous areas are somewhat similar. Alpha-Beta association, 0 to 2 percent slopes, is an example.

An *undifferentiated group* is made up of two or more soils or miscellaneous areas that could be mapped individually but are mapped as one unit because similar interpretations can be made for use and management. The pattern and proportion of the soils or miscellaneous areas in a mapped area are not uniform. An area can be made up of only one of the major soils or miscellaneous areas, or it can be made up of all of them. Alpha and Beta soils, 0 to 2 percent slopes, is an example.

Some surveys include *miscellaneous areas*. Such areas have little or no soil material and support little or no vegetation. Rock outcrop is an example.

Additional information about the map units described in this report is available in other soil reports, which give properties of the soils and the limitations, capabilities, and potentials for many uses. Also, the narratives that accompany the soil reports define some of the properties included in the map unit descriptions.

Martin County, Florida

21—Pineda-Riviera fine sands association, 0 to 2 percent slopes

Map Unit Setting

National map unit symbol: 2x9fy
Elevation: 0 to 40 feet
Mean annual precipitation: 46 to 64 inches
Mean annual air temperature: 70 to 77 degrees F

Frost-free period: 360 to 365 days
Farmland classification: Farmland of unique importance

Map Unit Composition

Pineda and similar soils: 45 percent
Riviera and similar soils: 40 percent
Minor components: 15 percent
Estimates are based on observations, descriptions, and transects of the mapunit.

Description of Pineda

Setting

Landform: Flats on marine terraces, drainageways on marine terraces
Landform position (three-dimensional): Tread, talf, dip
Down-slope shape: Linear
Across-slope shape: Linear, concave
Parent material: Sandy and loamy marine deposits

Typical profile

A - 0 to 1 inches: fine sand
E - 1 to 5 inches: fine sand
Bw - 5 to 36 inches: fine sand
Btg/E - 36 to 54 inches: fine sandy loam
Cg - 54 to 80 inches: fine sand

Properties and qualities

Slope: 0 to 2 percent
Depth to restrictive feature: More than 80 inches
Drainage class: Poorly drained
Runoff class: Negligible
Capacity of the most limiting layer to transmit water (Ksat): High (1.98 to 5.95 in/hr)
Depth to water table: About 0 inches
Frequency of flooding: None
Frequency of ponding: Frequent
Calcium carbonate, maximum content: 15 percent
Maximum salinity: Nonsaline to very slightly saline (0.0 to 2.0 mmhos/cm)
Sodium adsorption ratio, maximum: 4.0
Available water supply, 0 to 60 inches: Low (about 5.7 inches)

Interpretive groups

Land capability classification (irrigated): None specified
Land capability classification (nonirrigated): 3w
Hydrologic Soil Group: A/D
Ecological site: R155XY080FL - Sandy over Loamy Freshwater Isolated Marshes and Swamps
Forage suitability group: Sandy over loamy soils on flats of hydric or mesic lowlands (G155XB241FL)

Other vegetative classification: Sandy over loamy soils on flats of hydric or mesic lowlands (G155XB241FL), Slough (R155XY011FL)
Hydric soil rating: Yes

Description of Riviera

Setting

Landform: Flats on marine terraces, drainageways on marine terraces
Landform position (three-dimensional): Tread, talf, dip
Down-slope shape: Linear
Across-slope shape: Linear, concave
Parent material: Sandy and loamy marine deposits

Typical profile

A - 0 to 6 inches: fine sand
E - 6 to 28 inches: fine sand
Bt/E - 28 to 36 inches: fine sandy loam
Btg - 36 to 42 inches: sandy clay loam
C - 42 to 80 inches: fine sand

Properties and qualities

Slope: 0 to 2 percent
Depth to restrictive feature: More than 80 inches
Drainage class: Poorly drained
Runoff class: Negligible
Capacity of the most limiting layer to transmit water (Ksat): Moderately high to high (0.60 to 6.00 in/hr)
Depth to water table: About 3 to 18 inches
Frequency of flooding: None
Frequency of ponding: None
Maximum salinity: Nonsaline to very slightly saline (0.0 to 2.0 mmhos/cm)
Sodium adsorption ratio, maximum: 4.0
Available water supply, 0 to 60 inches: Low (about 5.8 inches)

Interpretive groups

Land capability classification (irrigated): None specified
Land capability classification (nonirrigated): 3w
Hydrologic Soil Group: A/D
Ecological site: R155XY080FL - Sandy over Loamy Freshwater Isolated Marshes and Swamps
Forage suitability group: Sandy over loamy soils on flats of hydric or mesic lowlands (G155XB241FL)
Other vegetative classification: Slough (R155XY011FL), Sandy over loamy soils on flats of hydric or mesic lowlands (G155XB241FL)
Hydric soil rating: Yes

Minor Components

Malabar

Percent of map unit: 5 percent

Landform: Flatwoods on marine terraces
Landform position (three-dimensional): Tread, talf
Down-slope shape: Convex, linear
Across-slope shape: Linear
Ecological site: F155XY120FL - Sandy Flatwoods and Hammocks
Other vegetative classification: South Florida Flatwoods (R155XY003FL), Sandy soils on flats of mesic or hydric lowlands (G155XB141FL)
Hydric soil rating: No

Cypress lake

Percent of map unit: 3 percent
Landform: Drainageways on marine terraces, flats on marine terraces
Landform position (three-dimensional): Tread, dip, talf
Down-slope shape: Linear, convex
Across-slope shape: Concave, linear
Ecological site: R155XY080FL - Sandy over Loamy Freshwater Isolated Marshes and Swamps
Other vegetative classification: South Florida Flatwoods (R155XY003FL), Sandy over loamy soils on flats of hydric or mesic lowlands (G155XB241FL)
Hydric soil rating: Yes

Oldsmar

Percent of map unit: 3 percent
Landform: Flatwoods on marine terraces
Landform position (three-dimensional): Talf
Down-slope shape: Linear, convex
Across-slope shape: Linear
Ecological site: F155XY120FL - Sandy Flatwoods and Hammocks
Other vegetative classification: South Florida Flatwoods (R155XY003FL), Sandy soils on flats of mesic or hydric lowlands (G155XB141FL)
Hydric soil rating: No

Pinellas

Percent of map unit: 3 percent
Landform: Flatwoods on marine terraces
Landform position (three-dimensional): Tread, talf
Down-slope shape: Linear
Across-slope shape: Linear
Ecological site: F155XY130FL - Sandy over Loamy Flatwoods and Hammocks
Other vegetative classification: Cabbage Palm Flatwoods (R155XY005FL), Sandy over loamy soils on flats of hydric or mesic lowlands (G155XB241FL)
Hydric soil rating: No

Basinger

Percent of map unit: 1 percent
Landform: Depressions on marine terraces
Landform position (three-dimensional): Tread, dip

Down-slope shape: Concave, linear
Across-slope shape: Concave, linear
Ecological site: R155XY070FL - Sandy Freshwater Isolated Marshes and Swamps
Other vegetative classification: Sandy soils on flats of mesic or hydric lowlands (G155XB141FL)
Hydric soil rating: Yes

Data Source Information

Soil Survey Area: Martin County, Florida
Survey Area Data: Version 24, Aug 29, 2025

Soil Survey Area: Palm Beach County Area, Florida
Survey Area Data: Version 22, Aug 29, 2025

Map Unit Description

The map units delineated on the detailed soil maps in a soil survey represent the soils or miscellaneous areas in the survey area. The map unit descriptions in this report, along with the maps, can be used to determine the composition and properties of a unit.

A map unit delineation on a soil map represents an area dominated by one or more major kinds of soil or miscellaneous areas. A map unit is identified and named according to the taxonomic classification of the dominant soils. Within a taxonomic class there are precisely defined limits for the properties of the soils. On the landscape, however, the soils are natural phenomena, and they have the characteristic variability of all natural phenomena. Thus, the range of some observed properties may extend beyond the limits defined for a taxonomic class. Areas of soils of a single taxonomic class rarely, if ever, can be mapped without including areas of other taxonomic classes. Consequently, every map unit is made up of the soils or miscellaneous areas for which it is named, soils that are similar to the named components, and some minor components that differ in use and management from the major soils.

Most of the soils similar to the major components have properties similar to those of the dominant soil or soils in the map unit, and thus they do not affect use and management. These are called noncontrasting, or similar, components. They may or may not be mentioned in a particular map unit description. Some minor components, however, have properties and behavior characteristics divergent enough to affect use or to require different management. These are called contrasting, or dissimilar, components. They generally are in small areas and could not be mapped separately because of the scale used. Some small areas of strongly contrasting soils or miscellaneous areas are identified by a special symbol on the maps. If included in the database for a given area, the contrasting minor components are identified in the map unit descriptions along with some characteristics of each. A few areas of minor components may not have been observed, and consequently they are not mentioned in the descriptions, especially where the pattern was so complex that it was impractical to make enough observations to identify all the soils and miscellaneous areas on the landscape.

The presence of minor components in a map unit in no way diminishes the usefulness or accuracy of the data. The objective of mapping is not to delineate pure taxonomic classes but rather to separate the landscape into landforms or landform segments that have similar use and management requirements. The delineation of such segments on the map provides sufficient information for the development of resource plans. If intensive use of small areas is planned, however, onsite investigation is needed to define and locate the soils and miscellaneous areas.

An identifying symbol precedes the map unit name in the map unit descriptions. Each description includes general facts about the unit and gives important soil properties and qualities.

Soils that have profiles that are almost alike make up a *soil series*. All the soils of a series have major horizons that are similar in composition, thickness, and arrangement. Soils of a given series can differ in texture of the surface layer, slope, stoniness, salinity, degree of erosion, and other characteristics that affect their use. On the basis of such differences, a soil series is divided into *soil phases*. Most of the areas shown on the detailed soil maps are phases of soil series. The name of a soil phase commonly indicates a feature that affects use or management. For example, Alpha silt loam, 0 to 2 percent slopes, is a phase of the Alpha series.

Some map units are made up of two or more major soils or miscellaneous areas. These map units are complexes, associations, or undifferentiated groups.

A *complex* consists of two or more soils or miscellaneous areas in such an intricate pattern or in such small areas that they cannot be shown separately on the maps. The pattern and proportion of the soils or miscellaneous areas are somewhat similar in all areas. Alpha-Beta complex, 0 to 6 percent slopes, is an example.

An *association* is made up of two or more geographically associated soils or miscellaneous areas that are shown as one unit on the maps. Because of present or anticipated uses of the map units in the survey area, it was not considered practical or necessary to map the soils or miscellaneous areas separately. The pattern and relative proportion of the soils or miscellaneous areas are somewhat similar. Alpha-Beta association, 0 to 2 percent slopes, is an example.

An *undifferentiated group* is made up of two or more soils or miscellaneous areas that could be mapped individually but are mapped as one unit because similar interpretations can be made for use and management. The pattern and proportion of the soils or miscellaneous areas in a mapped area are not uniform. An area can be made up of only one of the major soils or miscellaneous areas, or it can be made up of all of them. Alpha and Beta soils, 0 to 2 percent slopes, is an example.

Some surveys include *miscellaneous areas*. Such areas have little or no soil material and support little or no vegetation. Rock outcrop is an example.

Additional information about the map units described in this report is available in other soil reports, which give properties of the soils and the limitations, capabilities, and potentials for many uses. Also, the narratives that accompany the soil reports define some of the properties included in the map unit descriptions.

Martin County, Florida

38—Floridana fine sand, frequently ponded, 0 to 1 percent slopes

Map Unit Setting

National map unit symbol: 2sm53
Elevation: 0 to 90 feet
Mean annual precipitation: 42 to 64 inches
Mean annual air temperature: 70 to 77 degrees F

Frost-free period: 350 to 365 days
Farmland classification: Farmland of unique importance

Map Unit Composition

Floridana and similar soils: 85 percent
Minor components: 15 percent
Estimates are based on observations, descriptions, and transects of the mapunit.

Description of Floridana

Setting

Landform: Depressions on marine terraces
Landform position (three-dimensional): Tread, dip
Down-slope shape: Linear, concave
Across-slope shape: Linear, concave
Parent material: Sandy and loamy marine deposits

Typical profile

A - 0 to 19 inches: fine sand
Eg - 19 to 25 inches: fine sand
Btg - 25 to 80 inches: fine sandy loam

Properties and qualities

Slope: 0 to 1 percent
Depth to restrictive feature: More than 80 inches
Drainage class: Very poorly drained
Runoff class: Negligible
Capacity of the most limiting layer to transmit water (Ksat): Moderately low to moderately high (0.06 to 0.20 in/hr)
Depth to water table: About 0 inches
Frequency of flooding: None
Frequency of ponding: Frequent
Calcium carbonate, maximum content: 10 percent
Maximum salinity: Nonsaline to very slightly saline (0.0 to 2.0 mmhos/cm)
Sodium adsorption ratio, maximum: 4.0
Available water supply, 0 to 60 inches: Moderate (about 6.5 inches)

Interpretive groups

Land capability classification (irrigated): None specified
Land capability classification (nonirrigated): 7w
Hydrologic Soil Group: C/D
Ecological site: R155XY080FL - Sandy over Loamy Freshwater Isolated Marshes and Swamps
Forage suitability group: Sandy over loamy soils on stream terraces, flood plains, or in depressions (G155XB245FL)
Other vegetative classification: Freshwater Marshes and Ponds (R155XY010FL), Sandy over loamy soils on stream terraces, flood plains, or in depressions (G155XB245FL)
Hydric soil rating: Yes

Minor Components

Tequesta

Percent of map unit: 4 percent
Landform: Depressions on marine terraces
Landform position (three-dimensional): Tread, dip
Down-slope shape: Concave
Across-slope shape: Concave
Ecological site: R155XY100FL - Organic Freshwater Isolated Marshes and Swamps
Other vegetative classification: Freshwater Marshes and Ponds (R156BY010FL), Organic soils in depressions and on flood plains (G156AC645FL)
Hydric soil rating: Yes

Gator

Percent of map unit: 3 percent
Landform: Depressions on marine terraces
Landform position (three-dimensional): Tread, dip
Down-slope shape: Concave
Across-slope shape: Concave
Ecological site: R155XY100FL - Organic Freshwater Isolated Marshes and Swamps
Other vegetative classification: Freshwater Marshes and Ponds (R155XY010FL), Organic soils in depressions and on flood plains (G155XB645FL)
Hydric soil rating: Yes

Anclote

Percent of map unit: 3 percent
Landform: Depressions on marine terraces
Landform position (three-dimensional): Tread, dip
Down-slope shape: Convex, concave
Across-slope shape: Linear, concave
Ecological site: R155XY070FL - Sandy Freshwater Isolated Marshes and Swamps
Other vegetative classification: Sandy soils on stream terraces, flood plains, or in depressions (G155XB145FL)
Hydric soil rating: Yes

Riviera

Percent of map unit: 3 percent
Landform: Flatwoods on marine terraces, drainageways on marine terraces
Landform position (three-dimensional): Tread, talf, dip
Down-slope shape: Linear
Across-slope shape: Linear, concave
Ecological site: F155XY130FL - Sandy over Loamy Flatwoods and Hammocks
Other vegetative classification: Slough (R155XY011FL), Sandy over loamy soils on flats of hydric or mesic lowlands (G155XB241FL)

Hydric soil rating: Yes

Felda

Percent of map unit: 2 percent
Landform: Flatwoods on marine terraces, drainageways on marine terraces
Landform position (three-dimensional): Tread, talf, dip
Down-slope shape: Linear
Across-slope shape: Linear, concave
Ecological site: F155XY130FL - Sandy over Loamy Flatwoods and Hammocks
Other vegetative classification: Slough (R155XY011FL), Sandy over loamy soils on flats of hydric or mesic lowlands (G155XB241FL)
Hydric soil rating: Yes

Data Source Information

Soil Survey Area: Martin County, Florida
Survey Area Data: Version 24, Aug 29, 2025

Soil Survey Area: Palm Beach County Area, Florida
Survey Area Data: Version 22, Aug 29, 2025

Map Unit Description

The map units delineated on the detailed soil maps in a soil survey represent the soils or miscellaneous areas in the survey area. The map unit descriptions in this report, along with the maps, can be used to determine the composition and properties of a unit.

A map unit delineation on a soil map represents an area dominated by one or more major kinds of soil or miscellaneous areas. A map unit is identified and named according to the taxonomic classification of the dominant soils. Within a taxonomic class there are precisely defined limits for the properties of the soils. On the landscape, however, the soils are natural phenomena, and they have the characteristic variability of all natural phenomena. Thus, the range of some observed properties may extend beyond the limits defined for a taxonomic class. Areas of soils of a single taxonomic class rarely, if ever, can be mapped without including areas of other taxonomic classes. Consequently, every map unit is made up of the soils or miscellaneous areas for which it is named, soils that are similar to the named components, and some minor components that differ in use and management from the major soils.

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The presence of minor components in a map unit in no way diminishes the usefulness or accuracy of the data. The objective of mapping is not to delineate pure taxonomic classes but rather to separate the landscape into landforms or landform segments that have similar use and management requirements. The delineation of such segments on the map provides sufficient information for the development of resource plans. If intensive use of small areas is planned, however, onsite investigation is needed to define and locate the soils and miscellaneous areas.

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Soils that have profiles that are almost alike make up a *soil series*. All the soils of a series have major horizons that are similar in composition, thickness, and arrangement. Soils of a given series can differ in texture of the surface layer, slope, stoniness, salinity, degree of erosion, and other characteristics that affect their use. On the basis of such differences, a soil series is divided into *soil phases*. Most of the areas shown on the detailed soil maps are phases of soil series. The name of a soil phase commonly indicates a feature that affects use or management. For example, Alpha silt loam, 0 to 2 percent slopes, is a phase of the Alpha series.

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A *complex* consists of two or more soils or miscellaneous areas in such an intricate pattern or in such small areas that they cannot be shown separately on the maps. The pattern and proportion of the soils or miscellaneous areas are somewhat similar in all areas. Alpha-Beta complex, 0 to 6 percent slopes, is an example.

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An *undifferentiated group* is made up of two or more soils or miscellaneous areas that could be mapped individually but are mapped as one unit because similar interpretations can be made for use and management. The pattern and proportion of the soils or miscellaneous areas in a mapped area are not uniform. An area can be made up of only one of the major soils or miscellaneous areas, or it can be made up of all of them. Alpha and Beta soils, 0 to 2 percent slopes, is an example.

Some surveys include *miscellaneous areas*. Such areas have little or no soil material and support little or no vegetation. Rock outcrop is an example.

Additional information about the map units described in this report is available in other soil reports, which give properties of the soils and the limitations, capabilities, and potentials for many uses. Also, the narratives that accompany the soil reports define some of the properties included in the map unit descriptions.

Martin County, Florida

42—Brynwood sand, wet, 0 to 2 percent slopes

Map Unit Setting

National map unit symbol: 2zlfh
Elevation: 0 to 70 feet
Mean annual precipitation: 46 to 54 inches
Mean annual air temperature: 70 to 77 degrees F
Frost-free period: 360 to 365 days

Farmland classification: Not prime farmland

Map Unit Composition

Brynwood and similar soils: 85 percent
Minor components: 15 percent
Estimates are based on observations, descriptions, and transects of the mapunit.

Description of Brynwood

Setting

Landform: Flatwoods on marine terraces
Landform position (three-dimensional): Tread, talf
Down-slope shape: Linear
Across-slope shape: Linear
Parent material: Sandy marine deposits over limestone

Typical profile

A - 0 to 4 inches: sand
Bw - 4 to 16 inches: sand
2R - 16 to 26 inches: bedrock

Properties and qualities

Slope: 0 to 2 percent
Depth to restrictive feature: 7 to 20 inches to lithic bedrock
Drainage class: Poorly drained
Runoff class: Very high
Capacity of the most limiting layer to transmit water (Ksat): Moderately high to high (0.60 to 5.95 in/hr)
Depth to water table: About 3 to 18 inches
Frequency of flooding: None
Frequency of ponding: None
Maximum salinity: Nonsaline to very slightly saline (0.0 to 2.0 mmhos/cm)
Sodium adsorption ratio, maximum: 4.0
Available water supply, 0 to 60 inches: Very low (about 0.6 inches)

Interpretive groups

Land capability classification (irrigated): None specified
Land capability classification (nonirrigated): 4w
Hydrologic Soil Group: B/D
Ecological site: F155XY120FL - Sandy Flatwoods and Hammocks
Forage suitability group: Sandy soils on flats of mesic or hydric lowlands (G155XB141FL)
Other vegetative classification: South Florida Flatwoods (R155XY003FL), Sandy soils on flats of mesic or hydric lowlands (G155XB141FL)
Hydric soil rating: Yes

Minor Components

Jupiter

Percent of map unit: 5 percent
Landform: Flatwoods on marine terraces

Landform position (three-dimensional): Tread, talf
Down-slope shape: Linear
Across-slope shape: Linear
Ecological site: F155XY120FL - Sandy Flatwoods and Hammocks
Other vegetative classification: Cabbage Palm Flatwoods (R155XY005FL), Sandy soils on flats of mesic or hydric lowlands (G155XB141FL)
Hydric soil rating: Yes

Cypress lake

Percent of map unit: 5 percent
Landform: Drainageways on marine terraces, flats on marine terraces
Landform position (three-dimensional): Tread, dip, talf
Down-slope shape: Linear, convex
Across-slope shape: Linear, concave
Ecological site: F155XY130FL - Sandy over Loamy Flatwoods and Hammocks
Other vegetative classification: South Florida Flatwoods (R155XY003FL), Sandy over loamy soils on flats of hydric or mesic lowlands (G155XB241FL)
Hydric soil rating: Yes

Wabasso, limestone substratum

Percent of map unit: 3 percent
Landform: Flatwoods on marine terraces
Landform position (three-dimensional): Tread, talf
Down-slope shape: Linear, convex
Across-slope shape: Linear
Ecological site: F155XY120FL - Sandy Flatwoods and Hammocks
Other vegetative classification: South Florida Flatwoods (R155XY003FL), Sandy soils on flats of mesic or hydric lowlands (G155XB141FL)
Hydric soil rating: No

Riviera, limestone substratum

Percent of map unit: 2 percent
Landform: Flatwoods on marine terraces, drainageways on marine terraces
Landform position (three-dimensional): Tread, dip
Down-slope shape: Linear
Across-slope shape: Concave
Ecological site: F155XY130FL - Sandy over Loamy Flatwoods and Hammocks
Other vegetative classification: Wetland Hardwood Hammock (R156AY012FL), Sandy over loamy soils on flats of hydric or mesic lowlands (G156AC241FL)

Hydric soil rating: Yes

Data Source Information

Soil Survey Area: Martin County, Florida
Survey Area Data: Version 24, Aug 29, 2025

Soil Survey Area: Palm Beach County Area, Florida
Survey Area Data: Version 22, Aug 29, 2025

Map Unit Description

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A map unit delineation on a soil map represents an area dominated by one or more major kinds of soil or miscellaneous areas. A map unit is identified and named according to the taxonomic classification of the dominant soils. Within a taxonomic class there are precisely defined limits for the properties of the soils. On the landscape, however, the soils are natural phenomena, and they have the characteristic variability of all natural phenomena. Thus, the range of some observed properties may extend beyond the limits defined for a taxonomic class. Areas of soils of a single taxonomic class rarely, if ever, can be mapped without including areas of other taxonomic classes. Consequently, every map unit is made up of the soils or miscellaneous areas for which it is named, soils that are similar to the named components, and some minor components that differ in use and management from the major soils.

Most of the soils similar to the major components have properties similar to those of the dominant soil or soils in the map unit, and thus they do not affect use and management. These are called noncontrasting, or similar, components. They may or may not be mentioned in a particular map unit description. Some minor components, however, have properties and behavior characteristics divergent enough to affect use or to require different management. These are called contrasting, or dissimilar, components. They generally are in small areas and could not be mapped separately because of the scale used. Some small areas of strongly contrasting soils or miscellaneous areas are identified by a special symbol on the maps. If included in the database for a given area, the contrasting minor components are identified in the map unit descriptions along with some characteristics of each. A few areas of minor components may not have been observed, and consequently they are not mentioned in the descriptions, especially where the pattern was so complex that it was impractical to make enough observations to identify all the soils and miscellaneous areas on the landscape.

The presence of minor components in a map unit in no way diminishes the usefulness or accuracy of the data. The objective of mapping is not to delineate pure taxonomic classes but rather to separate the landscape into landforms or landform segments that have similar use and management requirements. The delineation of such segments on the map provides sufficient information for the development of resource plans. If intensive use of small areas is planned, however, onsite investigation is needed to define and locate the soils and miscellaneous areas.

An identifying symbol precedes the map unit name in the map unit descriptions. Each description includes general facts about the unit and gives important soil properties and qualities.

Soils that have profiles that are almost alike make up a *soil series*. All the soils of a series have major horizons that are similar in composition, thickness, and arrangement. Soils of a given series can differ in texture of the surface layer, slope, stoniness, salinity, degree of erosion, and other characteristics that affect their use. On the basis of such differences, a soil series is divided into *soil phases*. Most of the areas shown on the detailed soil maps are phases of soil series. The name of a soil phase commonly indicates a feature that affects use or management. For example, Alpha silt loam, 0 to 2 percent slopes, is a phase of the Alpha series.

Some map units are made up of two or more major soils or miscellaneous areas. These map units are complexes, associations, or undifferentiated groups.

A *complex* consists of two or more soils or miscellaneous areas in such an intricate pattern or in such small areas that they cannot be shown separately on the maps. The pattern and proportion of the soils or miscellaneous areas are somewhat similar in all areas. Alpha-Beta complex, 0 to 6 percent slopes, is an example.

An *association* is made up of two or more geographically associated soils or miscellaneous areas that are shown as one unit on the maps. Because of present or anticipated uses of the map units in the survey area, it was not considered practical or necessary to map the soils or miscellaneous areas separately. The pattern and relative proportion of the soils or miscellaneous areas are somewhat similar. Alpha-Beta association, 0 to 2 percent slopes, is an example.

An *undifferentiated group* is made up of two or more soils or miscellaneous areas that could be mapped individually but are mapped as one unit because similar interpretations can be made for use and management. The pattern and proportion of the soils or miscellaneous areas in a mapped area are not uniform. An area can be made up of only one of the major soils or miscellaneous areas, or it can be made up of all of them. Alpha and Beta soils, 0 to 2 percent slopes, is an example.

Some surveys include *miscellaneous areas*. Such areas have little or no soil material and support little or no vegetation. Rock outcrop is an example.

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Martin County, Florida

44—Cypress Lake fine sand, 0 to 2 percent slopes

Map Unit Setting

National map unit symbol: 2zldq
Elevation: 0 to 40 feet
Mean annual precipitation: 55 to 63 inches
Mean annual air temperature: 68 to 77 degrees F
Frost-free period: 355 to 365 days

Farmland classification: Not prime farmland

Map Unit Composition

Cypress lake, nonhydric, and similar soils: 70 percent
Cypress lake, hydric, and similar soils: 15 percent
Minor components: 15 percent
Estimates are based on observations, descriptions, and transects of the mapunit.

Description of Cypress Lake, Nonhydric

Setting

Landform: Flats on marine terraces
Landform position (three-dimensional): Tread, talf
Down-slope shape: Convex
Across-slope shape: Linear
Parent material: Sandy and loamy marine deposits over limestone over sandy marine deposits

Typical profile

A - 0 to 7 inches: fine sand
E - 7 to 25 inches: fine sand
Btg - 25 to 32 inches: fine sandy loam
2R - 32 to 40 inches: bedrock
3C1 - 40 to 50 inches: fine sand
3C2 - 50 to 81 inches: fine sand

Properties and qualities

Slope: 0 to 2 percent
Depth to restrictive feature: 9 to 58 inches to lithic bedrock
Drainage class: Poorly drained
Runoff class: Very high
Capacity of the most limiting layer to transmit water (Ksat): High (1.98 to 6.00 in/hr)
Depth to water table: About 6 to 18 inches
Frequency of flooding: None
Frequency of ponding: None
Calcium carbonate, maximum content: 5 percent
Maximum salinity: Nonsaline to very slightly saline (0.0 to 2.0 mmhos/cm)
Sodium adsorption ratio, maximum: 4.0
Available water supply, 0 to 60 inches: Very low (about 2.9 inches)

Interpretive groups

Land capability classification (irrigated): None specified
Land capability classification (nonirrigated): 3w
Hydrologic Soil Group: A/D
Ecological site: F155XY130FL - Sandy over Loamy Flatwoods and Hammocks
Forage suitability group: Sandy over loamy soils on flats of hydric or mesic lowlands (G156BC241FL)

Other vegetative classification: South Florida Flatwoods (R156BY003FL), Sandy over loamy soils on flats of hydric or mesic lowlands (G156BC241FL)
Hydric soil rating: No

Description of Cypress Lake, Hydric

Setting

Landform: Flats on marine terraces
Landform position (three-dimensional): Tread, talf
Down-slope shape: Linear
Across-slope shape: Linear, concave
Parent material: Sandy and loamy marine deposits over limestone over sandy marine deposits

Typical profile

A - 0 to 7 inches: fine sand
E - 7 to 25 inches: fine sand
Btg - 25 to 32 inches: fine sandy loam
2R - 32 to 40 inches: bedrock
3C1 - 40 to 50 inches: fine sand
3C2 - 50 to 81 inches: fine sand

Properties and qualities

Slope: 0 to 2 percent
Depth to restrictive feature: 9 to 58 inches to lithic bedrock
Drainage class: Poorly drained
Runoff class: Very high
Capacity of the most limiting layer to transmit water (Ksat): High (1.98 to 6.00 in/hr)
Depth to water table: About 0 to 12 inches
Frequency of flooding: None
Frequency of ponding: Frequent
Calcium carbonate, maximum content: 5 percent
Maximum salinity: Nonsaline to very slightly saline (0.0 to 2.0 mmhos/cm)
Sodium adsorption ratio, maximum: 4.0
Available water supply, 0 to 60 inches: Very low (about 2.9 inches)

Interpretive groups

Land capability classification (irrigated): None specified
Land capability classification (nonirrigated): 3w
Hydrologic Soil Group: A/D
Ecological site: F155XY130FL - Sandy over Loamy Flatwoods and Hammocks
Forage suitability group: Sandy over loamy soils on flats of hydric or mesic lowlands (G156BC241FL)
Other vegetative classification: South Florida Flatwoods (R156BY003FL), Sandy over loamy soils on flats of hydric or mesic lowlands (G156BC241FL)
Hydric soil rating: Yes

Minor Components

Riviera

Percent of map unit: 3 percent
Landform: Flats on marine terraces, drainageways on marine terraces
Landform position (three-dimensional): Tread, talf, dip
Down-slope shape: Linear
Across-slope shape: Linear, concave
Ecological site: F155XY130FL - Sandy over Loamy Flatwoods and Hammocks
Other vegetative classification: Slough (R155XY011FL), Sandy over loamy soils on flats of hydric or mesic lowlands (G155XB241FL)
Hydric soil rating: Yes

Wabasso

Percent of map unit: 3 percent
Landform: Flatwoods on marine terraces
Landform position (three-dimensional): Tread, talf
Down-slope shape: Linear, convex
Across-slope shape: Linear
Ecological site: F155XY120FL - Sandy Flatwoods and Hammocks
Other vegetative classification: South Florida Flatwoods (R155XY003FL), Sandy soils on flats of mesic or hydric lowlands (G155XB141FL)
Hydric soil rating: No

Brynwood

Percent of map unit: 3 percent
Landform: Flatwoods on marine terraces
Landform position (three-dimensional): Tread, talf
Down-slope shape: Linear
Across-slope shape: Linear
Ecological site: F155XY120FL - Sandy Flatwoods and Hammocks
Other vegetative classification: South Florida Flatwoods (R155XY003FL), Sandy soils on flats of mesic or hydric lowlands (G155XB141FL)
Hydric soil rating: Yes

Pineda

Percent of map unit: 3 percent
Landform: Flats on marine terraces, drainageways on marine terraces
Landform position (three-dimensional): Tread, talf, dip
Down-slope shape: Linear
Across-slope shape: Linear, concave
Ecological site: F155XY130FL - Sandy over Loamy Flatwoods and Hammocks
Other vegetative classification: Slough (R155XY011FL), Sandy over loamy soils on flats of hydric or mesic lowlands (G155XB241FL)

Hydric soil rating: Yes

Pinellas

Percent of map unit: 3 percent
Landform: Flatwoods on marine terraces
Landform position (three-dimensional): Tread, talf
Down-slope shape: Linear
Across-slope shape: Linear
Ecological site: F155XY130FL - Sandy over Loamy Flatwoods and Hammocks
Other vegetative classification: Cabbage Palm Flatwoods (R155XY005FL), Sandy over loamy soils on flats of hydric or mesic lowlands (G155XB241FL)
Hydric soil rating: No

Data Source Information

Soil Survey Area: Martin County, Florida
Survey Area Data: Version 24, Aug 29, 2025

Soil Survey Area: Palm Beach County Area, Florida
Survey Area Data: Version 22, Aug 29, 2025

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Martin County, Florida

47—Pinellas fine sand, 0 to 2 percent slopes

Map Unit Setting

National map unit symbol: 2tzw0
Elevation: 0 to 80 feet
Mean annual precipitation: 45 to 64 inches
Mean annual air temperature: 70 to 77 degrees F
Frost-free period: 350 to 365 days

Farmland classification: Farmland of unique importance

Map Unit Composition

Pinellas and similar soils: 85 percent
Minor components: 15 percent
Estimates are based on observations, descriptions, and transects of the mapunit.

Description of Pinellas

Setting

Landform: Flatwoods on marine terraces
Landform position (three-dimensional): Tread, talf
Down-slope shape: Linear
Across-slope shape: Linear
Parent material: Sandy and loamy marine deposits

Typical profile

A - 0 to 5 inches: fine sand
E - 5 to 18 inches: fine sand
Bk - 18 to 34 inches: fine sand
Btkg - 34 to 46 inches: fine sandy loam
2Ckg - 46 to 80 inches: paragravelly fine sand

Properties and qualities

Slope: 0 to 2 percent
Depth to restrictive feature: More than 80 inches
Drainage class: Poorly drained
Runoff class: Very high
Capacity of the most limiting layer to transmit water (Ksat): Moderately high to high (0.57 to 1.98 in/hr)
Depth to water table: About 6 to 18 inches
Frequency of flooding: None
Frequency of ponding: None
Calcium carbonate, maximum content: 4 percent
Maximum salinity: Nonsaline to very slightly saline (0.0 to 2.0 mmhos/cm)
Sodium adsorption ratio, maximum: 4.0
Available water supply, 0 to 60 inches: Low (about 5.4 inches)

Interpretive groups

Land capability classification (irrigated): None specified
Land capability classification (nonirrigated): 3w
Hydrologic Soil Group: B/D
Ecological site: F155XY130FL - Sandy over Loamy Flatwoods and Hammocks
Forage suitability group: Sandy over loamy soils on flats of hydric or mesic lowlands (G155XB241FL)
Other vegetative classification: Cabbage Palm Flatwoods (R155XY005FL), Sandy over loamy soils on flats of hydric or mesic lowlands (G155XB241FL)
Hydric soil rating: No

Minor Components

Riviera

Percent of map unit: 6 percent
Landform: Flats on marine terraces, drainageways on marine terraces
Landform position (three-dimensional): Tread, talf, dip
Down-slope shape: Linear
Across-slope shape: Linear, concave
Ecological site: F155XY130FL - Sandy over Loamy Flatwoods and Hammocks
Other vegetative classification: Slough (R155XY011FL), Sandy over loamy soils on flats of hydric or mesic lowlands (G155XB241FL)
Hydric soil rating: Yes

Cypress lake

Percent of map unit: 3 percent
Landform: Drainageways on marine terraces, flats on marine terraces
Landform position (three-dimensional): Tread, dip, talf
Down-slope shape: Linear, convex
Across-slope shape: Concave, linear
Ecological site: F155XY130FL - Sandy over Loamy Flatwoods and Hammocks
Other vegetative classification: South Florida Flatwoods (R155XY003FL), Sandy over loamy soils on flats of hydric or mesic lowlands (G155XB241FL)
Hydric soil rating: Yes

Brynwood

Percent of map unit: 3 percent
Landform: Flatwoods on marine terraces
Landform position (three-dimensional): Tread, talf
Down-slope shape: Linear
Across-slope shape: Linear
Ecological site: F155XY120FL - Sandy Flatwoods and Hammocks
Other vegetative classification: South Florida Flatwoods (R155XY003FL), Sandy soils on flats of mesic or hydric lowlands (G155XB141FL)
Hydric soil rating: Yes

Holopaw

Percent of map unit: 2 percent
Landform: Flats on marine terraces, drainageways on marine terraces
Landform position (three-dimensional): Tread, talf, dip
Down-slope shape: Linear
Across-slope shape: Concave, linear
Ecological site: F155XY120FL - Sandy Flatwoods and Hammocks
Other vegetative classification: Slough (R155XY011FL), Sandy soils on flats of mesic or hydric lowlands (G155XB141FL)

Hydric soil rating: Yes

Wabasso

Percent of map unit: 1 percent
Landform: Flatwoods on marine terraces
Landform position (three-dimensional): Tread, talf
Down-slope shape: Linear
Across-slope shape: Linear
Ecological site: F155XY120FL - Sandy Flatwoods and Hammocks
Other vegetative classification: South Florida Flatwoods (R155XY003FL), Sandy soils on flats of mesic or hydric lowlands (G155XB141FL)
Hydric soil rating: No

Data Source Information

Soil Survey Area: Martin County, Florida
Survey Area Data: Version 24, Aug 29, 2025

Soil Survey Area: Palm Beach County Area, Florida
Survey Area Data: Version 22, Aug 29, 2025

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Martin County, Florida

49—Riviera fine sand, frequently ponded, 0 to 1 percent slopes

Map Unit Setting

National map unit symbol: 2tzwl
Elevation: 0 to 80 feet
Mean annual precipitation: 44 to 64 inches
Mean annual air temperature: 68 to 77 degrees F

Frost-free period: 350 to 365 days
Farmland classification: Farmland of unique importance

Map Unit Composition

Riviera and similar soils: 85 percent
Minor components: 15 percent
Estimates are based on observations, descriptions, and transects of the mapunit.

Description of Riviera

Setting

Landform: Depressions on marine terraces
Landform position (three-dimensional): Tread, dip
Down-slope shape: Concave
Across-slope shape: Concave
Parent material: Sandy and loamy marine deposits

Typical profile

A - 0 to 4 inches: fine sand
E - 4 to 36 inches: fine sand
Bt/E - 36 to 42 inches: fine sandy loam
Cg1 - 42 to 56 inches: fine sand
Cg2 - 56 to 80 inches: fine sand

Properties and qualities

Slope: 0 to 1 percent
Depth to restrictive feature: More than 80 inches
Drainage class: Very poorly drained
Runoff class: Negligible
Capacity of the most limiting layer to transmit water (Ksat): Moderately high to high (0.60 to 2.00 in/hr)
Depth to water table: About 0 inches
Frequency of flooding: None
Frequency of ponding: Frequent
Maximum salinity: Nonsaline to very slightly saline (0.0 to 2.0 mmhos/cm)
Sodium adsorption ratio, maximum: 4.0
Available water supply, 0 to 60 inches: Low (about 5.1 inches)

Interpretive groups

Land capability classification (irrigated): None specified
Land capability classification (nonirrigated): 7w
Hydrologic Soil Group: A/D
Ecological site: R155XY080FL - Sandy over Loamy Freshwater Isolated Marshes and Swamps
Forage suitability group: Sandy over loamy soils on stream terraces, flood plains, or in depressions (G155XB245FL)
Other vegetative classification: Freshwater Marshes and Ponds (R155XY010FL), Sandy over loamy soils on stream terraces, flood plains, or in depressions (G155XB245FL)
Hydric soil rating: Yes

Minor Components

Chobee

Percent of map unit: 7 percent
Landform: Depressions on marine terraces
Landform position (three-dimensional): Tread, dip
Down-slope shape: Concave
Across-slope shape: Concave
Ecological site: R155XY090FL - Loamy and Clayey Freshwater Isolated Marshes and Swamps
Other vegetative classification: Freshwater Marshes and Ponds (R156BY010FL), Loamy and clayey soils on stream terraces, flood plains, or in depressions (G156BC345FL)
Hydric soil rating: Yes

Tequesta

Percent of map unit: 4 percent
Landform: Depressions on marine terraces
Landform position (three-dimensional): Tread, dip
Down-slope shape: Concave
Across-slope shape: Concave
Ecological site: R155XY100FL - Organic Freshwater Isolated Marshes and Swamps
Other vegetative classification: Freshwater Marshes and Ponds (R156BY010FL), Organic soils in depressions and on flood plains (G156AC645FL)
Hydric soil rating: Yes

Wabasso

Percent of map unit: 4 percent
Landform: Flatwoods on marine terraces
Landform position (three-dimensional): Tread, talf
Down-slope shape: Linear, convex
Across-slope shape: Linear
Ecological site: F155XY120FL - Sandy Flatwoods and Hammocks
Other vegetative classification: South Florida Flatwoods (R155XY003FL), Sandy soils on flats of mesic or hydric lowlands (G155XB141FL)
Hydric soil rating: No

Data Source Information

Soil Survey Area: Martin County, Florida
Survey Area Data: Version 24, Aug 29, 2025

Soil Survey Area: Palm Beach County Area, Florida
Survey Area Data: Version 22, Aug 29, 2025

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An identifying symbol precedes the map unit name in the map unit descriptions. Each description includes general facts about the unit and gives important soil properties and qualities.

Soils that have profiles that are almost alike make up a *soil series*. All the soils of a series have major horizons that are similar in composition, thickness, and arrangement. Soils of a given series can differ in texture of the surface layer, slope, stoniness, salinity, degree of erosion, and other characteristics that affect their use. On the basis of such differences, a soil series is divided into *soil phases*. Most of the areas shown on the detailed soil maps are phases of soil series. The name of a soil phase commonly indicates a feature that affects use or management. For example, Alpha silt loam, 0 to 2 percent slopes, is a phase of the Alpha series.

Some map units are made up of two or more major soils or miscellaneous areas. These map units are complexes, associations, or undifferentiated groups.

A *complex* consists of two or more soils or miscellaneous areas in such an intricate pattern or in such small areas that they cannot be shown separately on the maps. The pattern and proportion of the soils or miscellaneous areas are somewhat similar in all areas. Alpha-Beta complex, 0 to 6 percent slopes, is an example.

An *association* is made up of two or more geographically associated soils or miscellaneous areas that are shown as one unit on the maps. Because of present or anticipated uses of the map units in the survey area, it was not considered practical or necessary to map the soils or miscellaneous areas separately. The pattern and relative proportion of the soils or miscellaneous areas are somewhat similar. Alpha-Beta association, 0 to 2 percent slopes, is an example.

An *undifferentiated group* is made up of two or more soils or miscellaneous areas that could be mapped individually but are mapped as one unit because similar interpretations can be made for use and management. The pattern and proportion of the soils or miscellaneous areas in a mapped area are not uniform. An area can be made up of only one of the major soils or miscellaneous areas, or it can be made up of all of them. Alpha and Beta soils, 0 to 2 percent slopes, is an example.

Some surveys include *miscellaneous areas*. Such areas have little or no soil material and support little or no vegetation. Rock outcrop is an example.

Additional information about the map units described in this report is available in other soil reports, which give properties of the soils and the limitations, capabilities, and potentials for many uses. Also, the narratives that accompany the soil reports define some of the properties included in the map unit descriptions.

Martin County, Florida

52—Malabar fine sand, high, 0 to 2 percent slopes

Map Unit Setting

National map unit symbol: 2svz4
Elevation: 0 to 80 feet
Mean annual precipitation: 42 to 64 inches
Mean annual air temperature: 70 to 77 degrees F
Frost-free period: 355 to 365 days

Farmland classification: Farmland of unique importance

Map Unit Composition

Malabar, high, and similar soils: 85 percent
Minor components: 15 percent
Estimates are based on observations, descriptions, and transects of the mapunit.

Description of Malabar, High

Setting

Landform: Flatwoods on marine terraces
Landform position (three-dimensional): Tread, talf
Down-slope shape: Convex, linear
Across-slope shape: Linear
Parent material: Sandy and loamy marine deposits

Typical profile

A - 0 to 5 inches: fine sand
E - 5 to 17 inches: fine sand
Bw - 17 to 42 inches: fine sand
Bt - 42 to 59 inches: fine sandy loam
Cg - 59 to 80 inches: loamy fine sand

Properties and qualities

Slope: 0 to 2 percent
Depth to restrictive feature: More than 80 inches
Drainage class: Poorly drained
Runoff class: Very high
Capacity of the most limiting layer to transmit water (Ksat): High (2.00 to 6.00 in/hr)
Depth to water table: About 6 to 18 inches
Frequency of flooding: None
Frequency of ponding: None
Calcium carbonate, maximum content: 1 percent
Maximum salinity: Nonsaline to very slightly saline (0.0 to 2.0 mmhos/cm)
Sodium adsorption ratio, maximum: 4.0
Available water supply, 0 to 60 inches: Low (about 5.6 inches)

Interpretive groups

Land capability classification (irrigated): None specified
Land capability classification (nonirrigated): 4w
Hydrologic Soil Group: A/D
Ecological site: F155XY120FL - Sandy Flatwoods and Hammocks
Forage suitability group: Sandy soils on flats of mesic or hydric lowlands (G155XB141FL)
Other vegetative classification: South Florida Flatwoods (R155XY003FL), Sandy soils on flats of mesic or hydric lowlands (G155XB141FL)
Hydric soil rating: No

Minor Components

Oldsmar

Percent of map unit: 5 percent
Landform: Flatwoods on marine terraces
Landform position (three-dimensional): Talf
Down-slope shape: Linear, convex
Across-slope shape: Linear
Ecological site: F155XY120FL - Sandy Flatwoods and Hammocks
Other vegetative classification: South Florida Flatwoods (R155XY003FL), Sandy soils on flats of mesic or hydric lowlands (G155XB141FL)
Hydric soil rating: No

Felda

Percent of map unit: 4 percent
Landform: Flatwoods on marine terraces, drainageways on marine terraces
Landform position (three-dimensional): Tread, talf, dip
Down-slope shape: Linear
Across-slope shape: Linear, concave
Ecological site: F155XY130FL - Sandy over Loamy Flatwoods and Hammocks
Other vegetative classification: Slough (R155XY011FL), Sandy over loamy soils on flats of hydric or mesic lowlands (G155XB241FL)
Hydric soil rating: Yes

Pineda

Percent of map unit: 4 percent
Landform: Flats on marine terraces, drainageways on marine terraces
Landform position (three-dimensional): Tread, talf, dip
Down-slope shape: Linear
Across-slope shape: Linear, concave
Ecological site: F155XY130FL - Sandy over Loamy Flatwoods and Hammocks
Other vegetative classification: Slough (R155XY011FL), Sandy over loamy soils on flats of hydric or mesic lowlands (G155XB241FL)
Hydric soil rating: Yes

Basinger

Percent of map unit: 2 percent
Landform: Depressions on marine terraces
Landform position (three-dimensional): Tread, dip
Down-slope shape: Concave, linear
Across-slope shape: Concave, linear
Ecological site: R155XY070FL - Sandy Freshwater Isolated Marshes and Swamps
Other vegetative classification: Sandy soils on flats of mesic or hydric lowlands (G155XB141FL)

Hydric soil rating: Yes

Data Source Information

Soil Survey Area: Martin County, Florida
Survey Area Data: Version 24, Aug 29, 2025

Soil Survey Area: Palm Beach County Area, Florida
Survey Area Data: Version 22, Aug 29, 2025

Map Unit Description

The map units delineated on the detailed soil maps in a soil survey represent the soils or miscellaneous areas in the survey area. The map unit descriptions in this report, along with the maps, can be used to determine the composition and properties of a unit.

A map unit delineation on a soil map represents an area dominated by one or more major kinds of soil or miscellaneous areas. A map unit is identified and named according to the taxonomic classification of the dominant soils. Within a taxonomic class there are precisely defined limits for the properties of the soils. On the landscape, however, the soils are natural phenomena, and they have the characteristic variability of all natural phenomena. Thus, the range of some observed properties may extend beyond the limits defined for a taxonomic class. Areas of soils of a single taxonomic class rarely, if ever, can be mapped without including areas of other taxonomic classes. Consequently, every map unit is made up of the soils or miscellaneous areas for which it is named, soils that are similar to the named components, and some minor components that differ in use and management from the major soils.

Most of the soils similar to the major components have properties similar to those of the dominant soil or soils in the map unit, and thus they do not affect use and management. These are called noncontrasting, or similar, components. They may or may not be mentioned in a particular map unit description. Some minor components, however, have properties and behavior characteristics divergent enough to affect use or to require different management. These are called contrasting, or dissimilar, components. They generally are in small areas and could not be mapped separately because of the scale used. Some small areas of strongly contrasting soils or miscellaneous areas are identified by a special symbol on the maps. If included in the database for a given area, the contrasting minor components are identified in the map unit descriptions along with some characteristics of each. A few areas of minor components may not have been observed, and consequently they are not mentioned in the descriptions, especially where the pattern was so complex that it was impractical to make enough observations to identify all the soils and miscellaneous areas on the landscape.

The presence of minor components in a map unit in no way diminishes the usefulness or accuracy of the data. The objective of mapping is not to delineate pure taxonomic classes but rather to separate the landscape into landforms or landform segments that have similar use and management requirements. The delineation of such segments on the map provides sufficient information for the development of resource plans. If intensive use of small areas is planned, however, onsite investigation is needed to define and locate the soils and miscellaneous areas.

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Soils that have profiles that are almost alike make up a *soil series*. All the soils of a series have major horizons that are similar in composition, thickness, and arrangement. Soils of a given series can differ in texture of the surface layer, slope, stoniness, salinity, degree of erosion, and other characteristics that affect their use. On the basis of such differences, a soil series is divided into *soil phases*. Most of the areas shown on the detailed soil maps are phases of soil series. The name of a soil phase commonly indicates a feature that affects use or management. For example, Alpha silt loam, 0 to 2 percent slopes, is a phase of the Alpha series.

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Some surveys include *miscellaneous areas*. Such areas have little or no soil material and support little or no vegetation. Rock outcrop is an example.

Additional information about the map units described in this report is available in other soil reports, which give properties of the soils and the limitations, capabilities, and potentials for many uses. Also, the narratives that accompany the soil reports define some of the properties included in the map unit descriptions.

Martin County, Florida

53—Udorthents, 0 to 35 percent slopes

Map Unit Setting

National map unit symbol: 1jq92
Elevation: 0 to 70 feet
Mean annual precipitation: 56 to 64 inches
Mean annual air temperature: 72 to 79 degrees F
Frost-free period: 350 to 365 days

Farmland classification: Not prime farmland

Map Unit Composition

Udorthents and similar soils: 100 percent
Estimates are based on observations, descriptions, and transects of the mapunit.

Description of Udorthents

Setting

Landform: Ridges on marine terraces
Landform position (three-dimensional): Interfluve
Down-slope shape: Convex
Across-slope shape: Convex, linear
Parent material: Altered marine deposits

Typical profile

C - 0 to 80 inches: gravelly sand

Properties and qualities

Slope: 0 to 35 percent
Depth to restrictive feature: More than 80 inches
Drainage class: Well drained
Runoff class: Medium
Capacity of the most limiting layer to transmit water (Ksat): High to very high (5.95 to 19.98 in/hr)
Depth to water table: More than 80 inches
Frequency of flooding: None
Frequency of ponding: None
Maximum salinity: Nonsaline to very slightly saline (0.0 to 2.0 mmhos/cm)
Sodium adsorption ratio, maximum: 4.0
Available water supply, 0 to 60 inches: Very low (about 2.4 inches)

Interpretive groups

Land capability classification (irrigated): None specified
Land capability classification (nonirrigated): 7s
Hydrologic Soil Group: A
Ecological site: F156BY040FL - Sandy Pine Flatwoods and Hammocks, F156BY041FL - Sandy Over Loamy Pine Flatwoods and Hammocks
Forage suitability group: Forage suitability group not assigned (G156BC999FL)
Other vegetative classification: Forage suitability group not assigned (G156BC999FL)

Hydric soil rating: No

Data Source Information

Soil Survey Area: Martin County, Florida
Survey Area Data: Version 24, Aug 29, 2025

Soil Survey Area: Palm Beach County Area, Florida
Survey Area Data: Version 22, Aug 29, 2025

Map Unit Description

The map units delineated on the detailed soil maps in a soil survey represent the soils or miscellaneous areas in the survey area. The map unit descriptions in this report, along with the maps, can be used to determine the composition and properties of a unit.

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Additional information about the map units described in this report is available in other soil reports, which give properties of the soils and the limitations, capabilities, and potentials for many uses. Also, the narratives that accompany the soil reports define some of the properties included in the map unit descriptions.

Martin County, Florida

58—Gator and Tequesta mucks

Map Unit Setting

National map unit symbol: 1jq98
Elevation: 0 to 60 feet
Mean annual precipitation: 56 to 64 inches
Mean annual air temperature: 72 to 79 degrees F
Frost-free period: 350 to 365 days

Farmland classification: Farmland of unique importance

Map Unit Composition

Gator and similar soils: 50 percent
Tequesta and similar soils: 40 percent
Minor components: 10 percent
Estimates are based on observations, descriptions, and transects of the mapunit.

Description of Gator

Setting

Landform: Depressions on marine terraces
Landform position (three-dimensional): Dip
Down-slope shape: Concave
Across-slope shape: Concave
Parent material: Herbaceous organic material over loamy and sandy marine deposits

Typical profile

Oa - 0 to 24 inches: muck
Cg1 - 24 to 48 inches: fine sandy loam
Cg2 - 48 to 56 inches: fine sand

Properties and qualities

Slope: 0 to 1 percent
Depth to restrictive feature: More than 80 inches
Drainage class: Very poorly drained
Runoff class: Negligible
Capacity of the most limiting layer to transmit water (Ksat): Moderately high to high (0.60 to 1.98 in/hr)
Depth to water table: About 0 inches
Frequency of flooding: None
Frequency of ponding: Frequent
Maximum salinity: Nonsaline to very slightly saline (0.0 to 2.0 mmhos/cm)
Sodium adsorption ratio, maximum: 4.0
Available water supply, 0 to 60 inches: High (about 11.8 inches)

Interpretive groups

Land capability classification (irrigated): None specified
Land capability classification (nonirrigated): 7w
Hydrologic Soil Group: B/D
Ecological site: R155XY100FL - Organic Freshwater Isolated Marshes and Swamps
Forage suitability group: Organic soils in depressions and on flood plains (G156BC645FL)
Other vegetative classification: Freshwater Marshes and Ponds (R156BY010FL), Organic soils in depressions and on flood plains (G156BC645FL)
Hydric soil rating: Yes

Description of Tequesta

Setting

Landform: Depressions on marine terraces
Landform position (three-dimensional): Dip
Down-slope shape: Concave
Across-slope shape: Concave
Parent material: Stratified sandy and loamy marine deposits

Typical profile

Oa - 0 to 14 inches: muck
A - 14 to 26 inches: sand
Eg - 26 to 30 inches: sand
Btg - 30 to 40 inches: sandy clay loam
B/C - 40 to 48 inches: loamy sand
Cg - 48 to 64 inches: sand

Properties and qualities

Slope: 0 to 1 percent
Depth to restrictive feature: More than 80 inches
Drainage class: Very poorly drained
Runoff class: Negligible
Capacity of the most limiting layer to transmit water (Ksat): Moderately low to moderately high (0.06 to 0.60 in/hr)
Depth to water table: About 0 inches
Frequency of flooding: None
Frequency of ponding: Frequent
Calcium carbonate, maximum content: 5 percent
Maximum salinity: Nonsaline to very slightly saline (0.0 to 2.0 mmhos/cm)
Sodium adsorption ratio, maximum: 4.0
Available water supply, 0 to 60 inches: Moderate (about 7.3 inches)

Interpretive groups

Land capability classification (irrigated): None specified
Land capability classification (nonirrigated): 7w
Hydrologic Soil Group: C/D
Ecological site: R155XY100FL - Organic Freshwater Isolated Marshes and Swamps
Forage suitability group: Organic soils in depressions and on flood plains (G156BC645FL)
Other vegetative classification: Freshwater Marshes and Ponds (R156BY010FL), Organic soils in depressions and on flood plains (G156BC645FL)
Hydric soil rating: Yes

Minor Components

Floridana

Percent of map unit: 5 percent
Landform: Depressions on marine terraces
Landform position (three-dimensional): Dip

Down-slope shape: Concave
Across-slope shape: Concave
Ecological site: R155XY080FL - Sandy over Loamy Freshwater Isolated Marshes and Swamps
Other vegetative classification: Freshwater Marshes and Ponds (R156BY010FL), Sandy over loamy soils on stream terraces, flood plains, or in depressions (G156BC245FL)
Hydric soil rating: Yes

Chobee

Percent of map unit: 5 percent
Landform: Depressions on marine terraces
Landform position (three-dimensional): Dip
Down-slope shape: Concave
Across-slope shape: Concave
Ecological site: R155XY090FL - Loamy and Clayey Freshwater Isolated Marshes and Swamps
Other vegetative classification: Freshwater Marshes and Ponds (R156BY010FL), Loamy and clayey soils on stream terraces, flood plains, or in depressions (G156BC345FL)
Hydric soil rating: Yes

Data Source Information

Soil Survey Area: Martin County, Florida
Survey Area Data: Version 24, Aug 29, 2025

Soil Survey Area: Palm Beach County Area, Florida
Survey Area Data: Version 22, Aug 29, 2025

PROJECT PARROT
VILLAGE OF INDIANTOWN, FL

LAND USE PLAN AMENDMENT
TRAFFIC ANALYSIS

Kimley»Horn

December 15, 2025

LAND USE PLAN AMENDMENT TRAFFIC ANALYSIS

PROJECT PARROT
VILLAGE OF INDIANTOWN, FL

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

November 24, 2025
Revised December 15, 2025

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

Adam B. Kerr, P.E.
Florida Registration Number 64773

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Figure 1: Site Location 2

INTRODUCTION

Kimley-Horn and Associates, Inc. has been retained to prepare a Future Land Use (FLU) Amendment traffic analysis for the 5,722.30-acre site located on the north and south side of Kanner Highway, east of US Route 98, in Martin County, Florida. **Figure 1** illustrates the location of the project site. The parcel control numbers for the site are as follows:

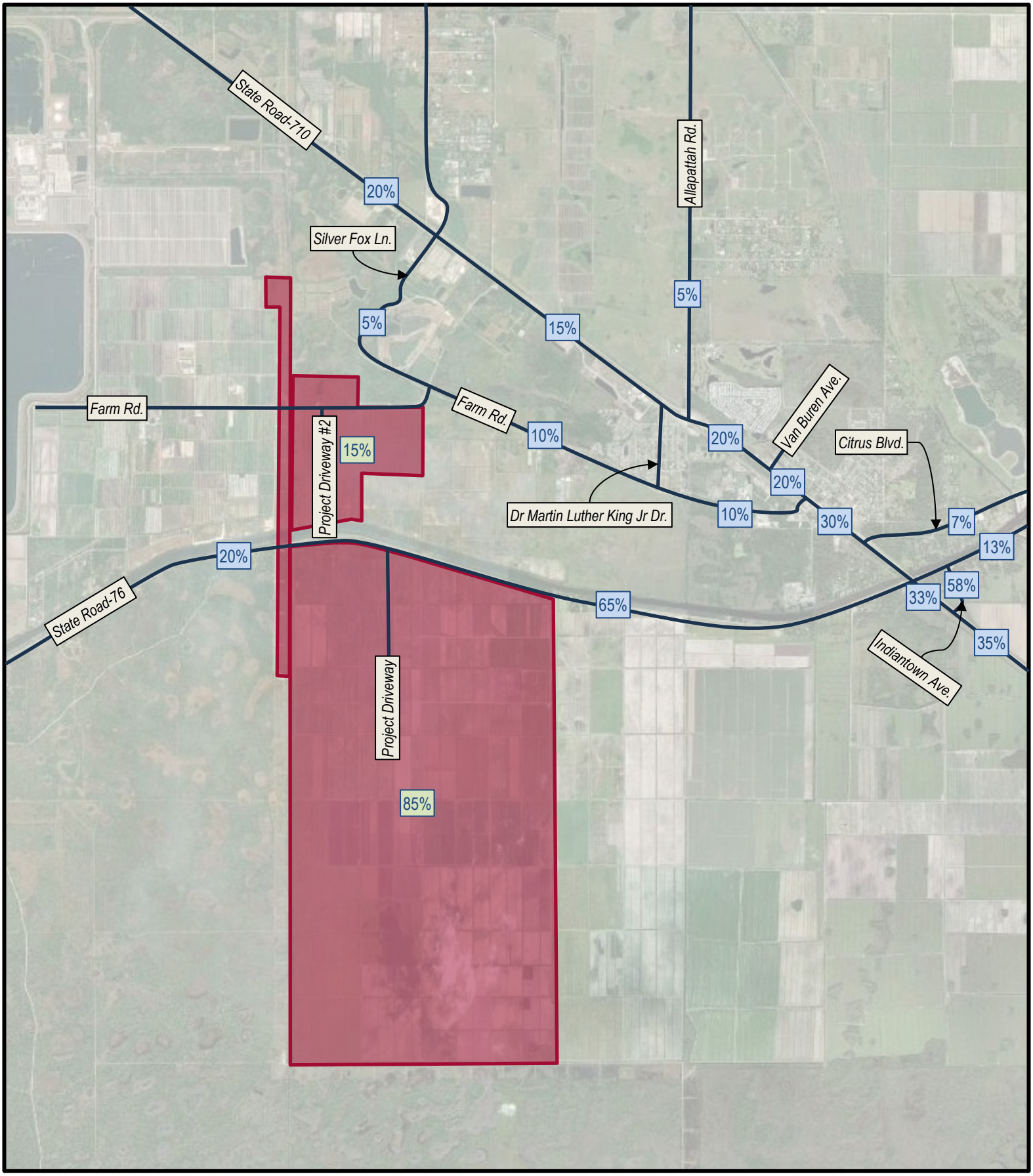
- 323938001006000007
- 323938001012000005
- 323938001018000011
- 323938001024000108
- 323938001005000107
- 323938001034000116
- 323938001039000017
- 034038000000000110
- 104038000000000201
- 114038000000000209
- 154038000000000102
- 144038000000000105
- 224038000000000108
- 234038000000000106
- 274038000000000107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

The site is currently designated Agricultural under the Martin County Future Land Use (FLU) map. This Agricultural designation permits one single family residence per 20-acre tract. Therefore, 286 single family residences are permitted on the 5,722.30-acre site.

The subject site is proposed to be annexed into the Village of Indiantown, Florida. Following annexation, the applicant is proposing a Future Land Use change to the Village of Indiantown Light Industrial FLU designation. The Light Industrial designation would allow 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 general light industrial uses.

However, the applicant is proposing a voluntary restriction of site intensity of 2,000,000 square feet of general light industrial use on the 5,722.30-acre site. Therefore, any permitted uses under the Light Industrial FLU designation will be allowed on the site, provided they generate traffic equivalent to, or less than, the trips associated with 2,000,000 square feet of general light industrial use.

This analysis was conducted to evaluate a five-year (2031) buildout and a long-range (2045) buildout. This report summarizes the findings of the comprehensive plan land use amendment traffic analysis.



NORTH

LEGEND

Site Location

XX% Project Distribution

FIGURE 1
Project Parrot
Site Location/Project Distribution
KH #144196173

Kimley»Horn

PROJECT TRAFFIC

The project traffic volumes evaluated in this analysis are defined as the vehicle trips expected to be generated by the maximum possible site intensity, and the distribution and assignment of that traffic over the study roadway network.

Trip Generation

The trip generation calculations are based on the trip generation rates published by the Institute of Transportation Engineers (ITE) in *Trip Generation Handbook, 12th Edition*. Trip generation calculations have been performed for the following scenarios:

Existing Site Development

This scenario represents the current trip generation occurring on site. The site is currently vacant; hence, no trips are generated for current daily, AM peak hour and PM peak hour conditions.

Existing Future Land Use Potential Development

This scenario represents the maximum development potential for the site under the existing FLU designation of Agricultural on the 5,722.30-acre site. This Agricultural designation permits one single family residence per 20-acre tract. Therefore, 286 single family residences are permitted on the 5,722.30-acre site. As shown in **Table 1**, the maximum intensity of development under the currently adopted future land use designation has the potential to generate 197 net new external AM peak hour trips (+53 inbound, +144 outbound), and 253 net new external PM peak hour trips (+157 inbound, +96 outbound).

Proposed Future Land Use Maximum Potential Development

This scenario represents the maximum development permitted on site under the proposed FLU designation of Light Industrial, which equates to 498,526,776 square feet of general light industrial uses. However, the applicant is proposing a voluntary restriction of site intensity of 2,000,000 square feet of general light industrial uses on the 5,722.30-acre site. Therefore, any permitted uses under the Light Industrial FLU designation will be allowed on the site, provided they generate traffic equivalent to, or less than, the trips associated with 2,000,000 square feet of general light industrial use.

As indicated in **Table 1,** the proposed voluntary restriction on the 5,722.30-acre site under the proposed FLU designation has the potential to generate 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).

Because the proposed amendment for the subject site results in an overall net increase in the trip generation potential of the site on a daily, AM, and PM peak-hour basis in comparison to existing uses on site, it was necessary to determine if any of the roadway links within the project Radius of Development Influence (RDI) are expected to be significantly impacted. Roadway link analyses were conducted for the short-range (2031) and long-range (2045) scenarios consistent with the methodology outlined in the Village of Indiantown, Florida, Comprehensive Plan.

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
Existing Site Development										
	Vacant		5,722.3 acres	0	0	0	0	0	0	0
			Subtotal	*0*	*0*	*0*	*0*	*0*	*0*	*0*
Net New External Trips				**0**	**0**	**0**	**0**	**0**	**0**	**0**
Existing FLU Potential Development										
ITE	Single-Family Detached Housing	210	286 DU	2,573	197	53	144	253	157	96
			Subtotal	*2,573*	*197*	*53*	*144*	*253*	*157*	*96*
Driveway Volumes				**2,573**	**197**	**53**	**144**	**253**	**157**	**96**
Net New External Trips				**2,573**	**197**	**53**	**144**	**253**	**157**	**96**
Proposed FLU - Voluntary Restriction										
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*
Driveway Volumes				**7,200**	**960**	**826**	**134**	**980**	**235**	**745**
Net New External Trips				**7,200**	**960**	**826**	**134**	**980**	**235**	**745**
Proposed FLU - Existing Development Trips (Short-range)				**7,200**	**960**	**826**	**134**	**980**	**235**	**745**
Radius of Development Influence:				**3 miles**						
Proposed FLU - Existing FLU Potential Trips (Long-range)				**4,627**	**763**	**773**	**-10**	**727**	**78**	**649**
Radius of Development Influence:				**3 miles**						

Source	Land Use	Daily	AM Peak Hour	PM Peak Hour	Avg. Pass By
ITE	Single-Family Detached Housing	Trips = 8.07(X) +265.45	Trips = 0.67(X) +5.59 (27% in, 73% out)	Ln(T) = 0.92*Ln(X) +0.33 (62% in, 38% out)	0.0%
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%

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.

The daily and peak-hour trips for the project were then assigned to the surrounding roadway network proposed to be in place for each respective analysis year. **Figure 1** also illustrates the project traffic assignment to the surrounding roadway network.

LEVEL OF SERVICE ANALYSIS

Consistent with comprehensive plan amendment evaluation requirements, roadway segment analyses were conducted to address the traffic conditions for the short-range planning horizon (2031), and long-range planning horizon (2045) conditions on the surrounding roadway network.

Short-Range (Year 2031)

This analysis is based on peak hour, peak direction link service volumes published in the 2023 Martin County Roadway Level of Service Inventory Report.

As stated previously, this analysis utilizes the net increase in peak-hour trip generation potential of the maximum development potential under the proposed FLU designation in comparison to traffic generated by the existing site development.

Long-Range (Year 2045)

This analysis was conducted using the 2045 cost feasible laneage published by the Martin County Metropolitan Planning Organization and projected 2045 traffic volumes developed using the Treasure Coast Regional Planning Model (TCRPM), shown in Appendix B for reference.

This analysis utilizes the net increase in daily trip generation potential of the maximum development potential under the proposed FLU designation in comparison to the maximum development potential under the existing FLU.

SHORT-RANGE (2031) PLANNING HORIZON

The maximum development under the proposed future land use is 498,526,776 square feet of general light industrial uses. However, the applicant is proposing a voluntary restriction of site intensity of 2,000,000 square feet of general light industrial use on the 5,722.30-acre site. Therefore, any permitted uses under the Light Industrial FLU designation will be allowed on the site, provided they generate traffic equivalent to, or less than, the trips associated with 2,000,000 square feet of general light industrial use.

Therefore, the net increase in peak hour trip generation potential is 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). For the purposes of this analysis, the radius of development influence is 3 miles. Significance was determined in accordance with the two percent (2%) significance thresholds published by Martin County in Division 3, Section 5.64.C.5 of the Martin County Land Development Regulations.

Significance Analysis

As indicated in **Table 2**, the following roadway links are projected to be significantly impacted by the proposed project according to Martin County Land Development Regulations:

- State Road-76 – from State Road-15 to Project Driveway
- State Road-76 – from Project Driveway 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 Project Driveway #2 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, capacity analyses were subsequently performed.

Table 2: Short-Range (Year 2031) 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	Project Driveway	2L	730	20%	i	165	22.60%	Yes
SR-76 (Kanner Hwy.)	Project Driveway	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.	Project Driveway #2	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 Short Range (Year 2031)

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. **Table 3** provides the peak hour peak direction capacity analysis on the significantly impacted roadways.

As shown below, all significantly impacted roadway segments are projected to have sufficient capacity through buildout in 2031 with the proposed FLU change.

Table 3: Short-Range (Year 2031) Link 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	Project Driveway	C2	2L	730	Yes	2023	101	0.50%	4	46	165	316	Yes	-
SR-76 (Kanner Hwy.)	Project Driveway	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	-
*Planned roadway widening fro	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.	Project Driveway #2	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.

LONG-RANGE (2045) PLANNING HORIZON

As noted, the existing FLU designation for the 5,722.30-acre site is Agricultural. The existing FLU designation is proposed to be changed from Agricultural to Light Industrial. The proposed Light Industrial FLU would allow for a floor area ratio of 2.0 on the 5,722.30-acre site. The applicant is proposing a voluntary restriction of site intensity of 2,000,000 square feet of general light industrial use. Therefore, the net increase in daily trip generation potential is 4,627 daily trips compared to the maximum trips allowed under the existing FLU designation. For this analysis the radius of developmental influence is three (3) miles. Per the Martin County Land Development Code, during the long-range horizon, a link is considered significantly impacted where the net trip increase impacting roads is greater than two percent (2%).

Projected 2045 traffic volumes were developed using the Treasure Coast Regional Planning Model (TCRPM), shown in Appendix B for reference. The 2045 volumes for the roadway links of Farm Road and Silver Fox Lane were projected based on 2024 AADT volumes obtained from FDOT Traffic Online and were grown to 2045 by applying an annually compounded growth rate of 0.5%. Additionally, traffic from committed developments in the area have been included in the analysis.

As shown in **Table 4**, the following roadway links are projected to be significantly impacted by the proposed project under significance determination standards:

- State Road-76 – from State Road-15 to Project Driveway
- State Road-76 – from Project Driveway 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 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
- Farm Road – from Project Driveway #2 to Silver Fox Lane
- Farm Road – from Silver Fox Lane to State Road-710

As shown in **Table 4**, these links are projected to operate acceptably under long-range 2045 conditions with the proposed FLU change.

Table 4: Long-Range (Year 2045) Significance and Capacity Analysis

ROADWAY	FROM	TO	Functional Classification	EXISTING NUMBER OF LANES	GENERAL SVC. VOLUME	PROJECT TRIPS			% IMPACT	Sig?	Committed Development Traffic	2045 Base Volumes	Total 2045 Volumes	Meet Standards
						PROJECT % ASSIGNMENT	NB/EB IN/OUT?	DAILY TRIPS						
SR-76 (Kanner Hwy.)	SR-15	Project Driveway	C2	2L	14,000	20%	i	925	6.61%	Yes	269	6,249	7,443	Yes
SR-76 (Kanner Hwy.)	Project Driveway	SR-710	C2	2L	14,000	65%	o	3,008	21.49%	Yes	293	7,582	10,883	Yes
SR-76 (Kanner Hwy.)	SR-710	SW Bridge Rd.	C2	2L	14,000	13%	o	602	4.30%	Yes	512	10,709	11,823	Yes
SR-710 (Warfield Blvd.)	Okeechobee County	Fox Brown Rd.	C2	2L	14,000	20%	i	925	6.61%	Yes	1,422	6,806	9,153	Yes
SR-710 (Warfield Blvd.)	Fox Brown Rd.	Allapattah Rd.	C2	* 4L	55,700	15%	i	694	1.25%	No	1,744	6,806	9,244	Yes
SR-710 (Warfield Blvd.)	Allapattah Rd.	Van Buren Ave.	C2	* 4L	55,700	20%	i	925	1.66%	No	2,024	18,646	21,595	Yes
SR-710 (Warfield Blvd.)	Van Buren Ave.	Farm Rd.	C2	4L	55,700	20%	i	925	1.66%	No	2,160	17,858	20,943	Yes
SR-710 (Warfield Blvd.)	Farm Rd.	CR-726	C2	4L	55,700	30%	i	1,388	2.49%	Yes	2,654	17,858	21,900	Yes
SR-710 (Warfield Blvd.)	Farm Rd.	Kanner Hwy.	C2	4L	55,700	33%	i	1,527	2.74%	Yes	2,775	16,780	21,082	Yes
SR-710 (Warfield Blvd.)	Kanner Hwy.	Indiantown Ave.	C2	4L	55,700	33%	i	1,527	2.74%	Yes	2,530	16,638	20,695	Yes
SR-710 (Warfield Blvd.)	Indiantown Ave.	Indiantown Rd.	C2	4L	55,700	35%	o	1,619	2.91%	Yes	2,530	13,395	17,544	Yes
CR-726 (Citrus Blvd.)	SR-710	Greenridge Ln.	C2	2L	14,000	7%	o	324	2.31%	Yes	2,370	4,512	7,206	Yes
Allapattah Road	SR-710	CR-714	C2	2L	14,000	5%	o	231	1.65%	No	297	11,711	12,239	Yes
Farm Rd.	Project Driveway #2	Silver Fox Ln	C2	2L	14,000	15%	o	694	4.96%	Yes	489	4,560	5,743	Yes
Farm Rd.	Silver Fox Ln	SR-710	C3C	2L	21,700	10%	o	463	2.13%	Yes	61	4,560	5,084	Yes
Silver Fox Ln.	Farm Rd.	SR-710	C2	2L	14,000	5%	o	231	1.65%	No	304	431	966	Yes

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

**LOS D Daily 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.

CONCLUSION

The foregoing comprehensive plan traffic analysis has been conducted to evaluate the proposed future land use designation change from Agriculture to Light Industrial. The Light Industrial designation would allow 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 general light industrial use. However, the applicant is proposing a voluntary restriction of site intensity of 2,000,000 square feet of general light industrial use on the 5,722.30-acre site. Therefore, any permitted uses under the Light Industrial FLU designation will be allowed on the site, provided they generate traffic equivalent to, or less than, the trips associated with 2,000,000 square feet of general light industrial use. The project site is located on the north and south side of Kanner Highway, just east of US Route 98, in the Village of Indiantown, Florida.

Based on the analyses conducted for each of the planning horizons (short-range and long-range), all significantly impacted links are projected to operate acceptably in 2031 and 2045 with the proposed FLU change and voluntary restriction. Therefore, the traffic associated with the proposed FLU change meets the requirements of the Village of Indiantown, Florida.

APPENDIX A: SITE INFORMATION

BOUNDARY SURVEY

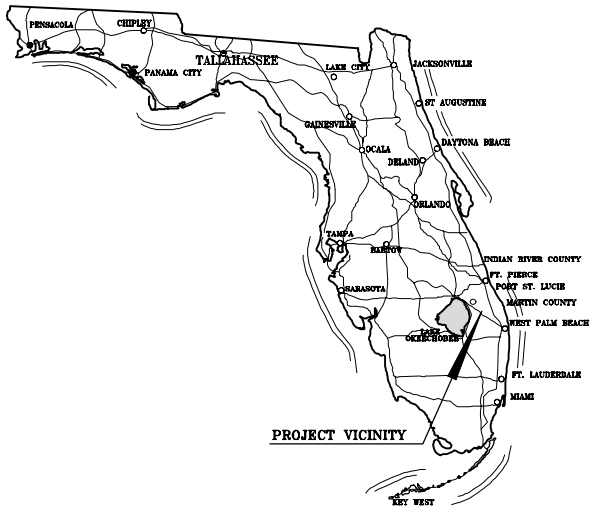
PREPARED FOR

FLORIDA POWER & LIGHT

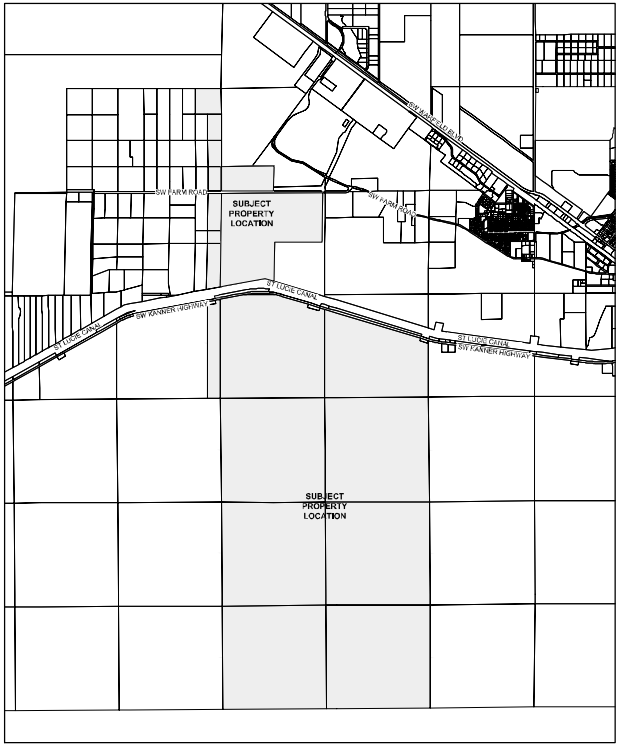
OF A PARCEL OF LAND LYING WITHIN A PORTION OF SECTION 33 AND 34, TOWNSHIP 39 SOUTH, RANGE 38 EAST AND PORTIONS OF SECTIONS 3, 4, 9, 10 AND 11, TOWNSHIP 40 SOUTH, RANGE 38 EAST AND ALL OF SECTIONS 14, 15, 22, 23, 26, AND 27, TOWNSHIP 40 SOUTH, RANGE 38 EAST.
MARTIN COUNTY, FLORIDA

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.



VICINITY MAP
(NOT TO SCALE)



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

CERTIFICATION:

THE UNDERSIGNED HEREBY CERTIFIES THAT THIS SURVEY MEETS THE STANDARDS OF PRACTICE RECOGNIZED BY FLORIDA BOARD OF PROFESSIONAL LAND SURVEYORS, AS SET FORTH IN CHAPTER [CODIFICS 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

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 2652.88 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 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 6,099,401.87 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

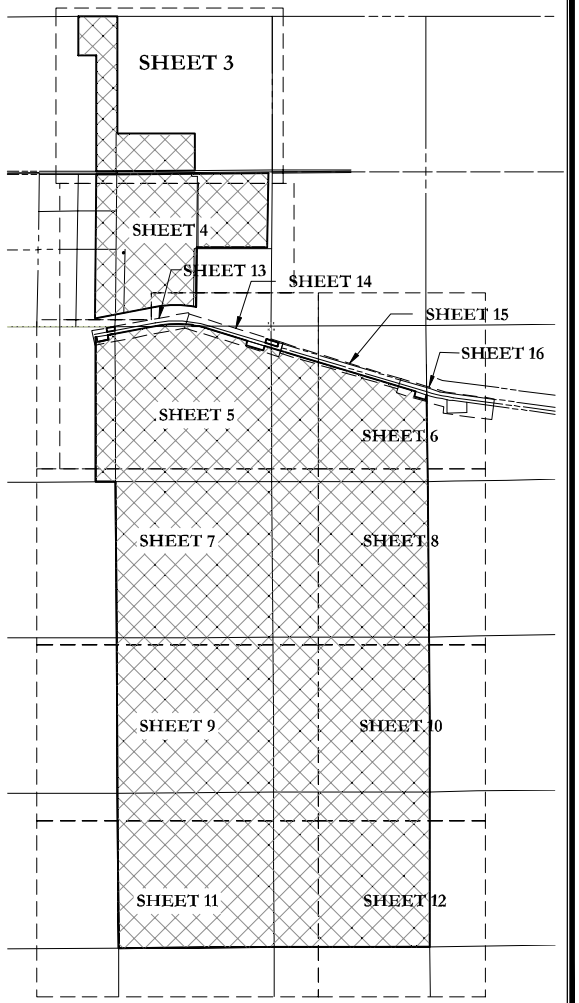
PARCEL 3
A PARCEL OF LAND LYING IN SECTION 9 TOWNSHIP 40 SOUTH, RANGE 38 EAST, MARTIN COUNTY, FLORIDA; BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

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 1362.69 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 2929.26 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 5366.89 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\2023\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

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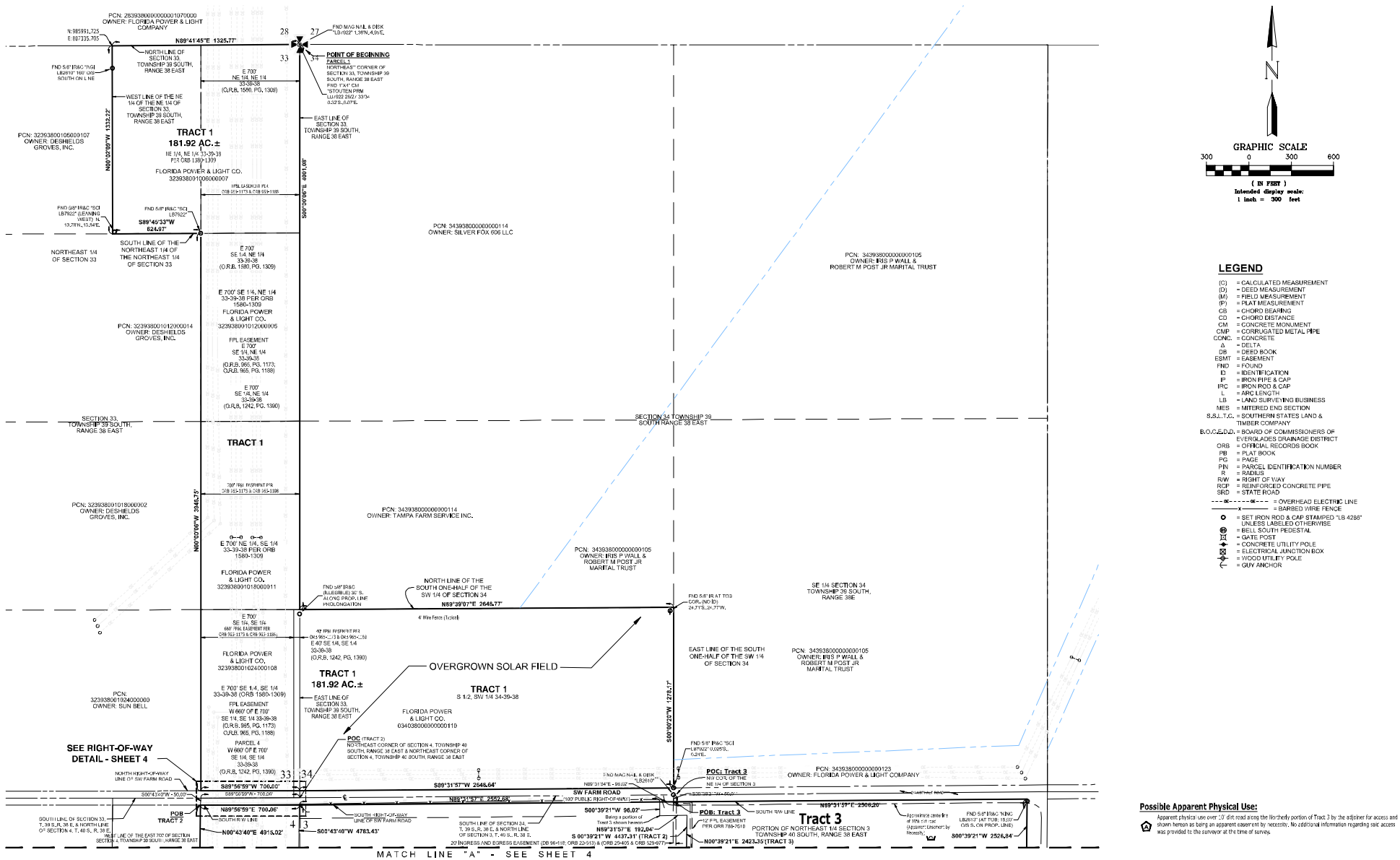
CULPEPPER & TERPENING INC
2980 SOUTH 25th STREET • FORT PIERCE, FLORIDA 34981
PHONE 772-464-3537 • FAX 772-464-6497 • www.ctengr.com
STATE OF FLORIDA BOARD OF PROFESSIONAL ENGINEERS AUTHORIZATION NO. 4286

– 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 Texas Grove\Update\Survey\22-152.001 Boundary Revi.dwg Plotted: 11/24/2025 9:16 AM By: JONATHAN JONES

GRAPHICS

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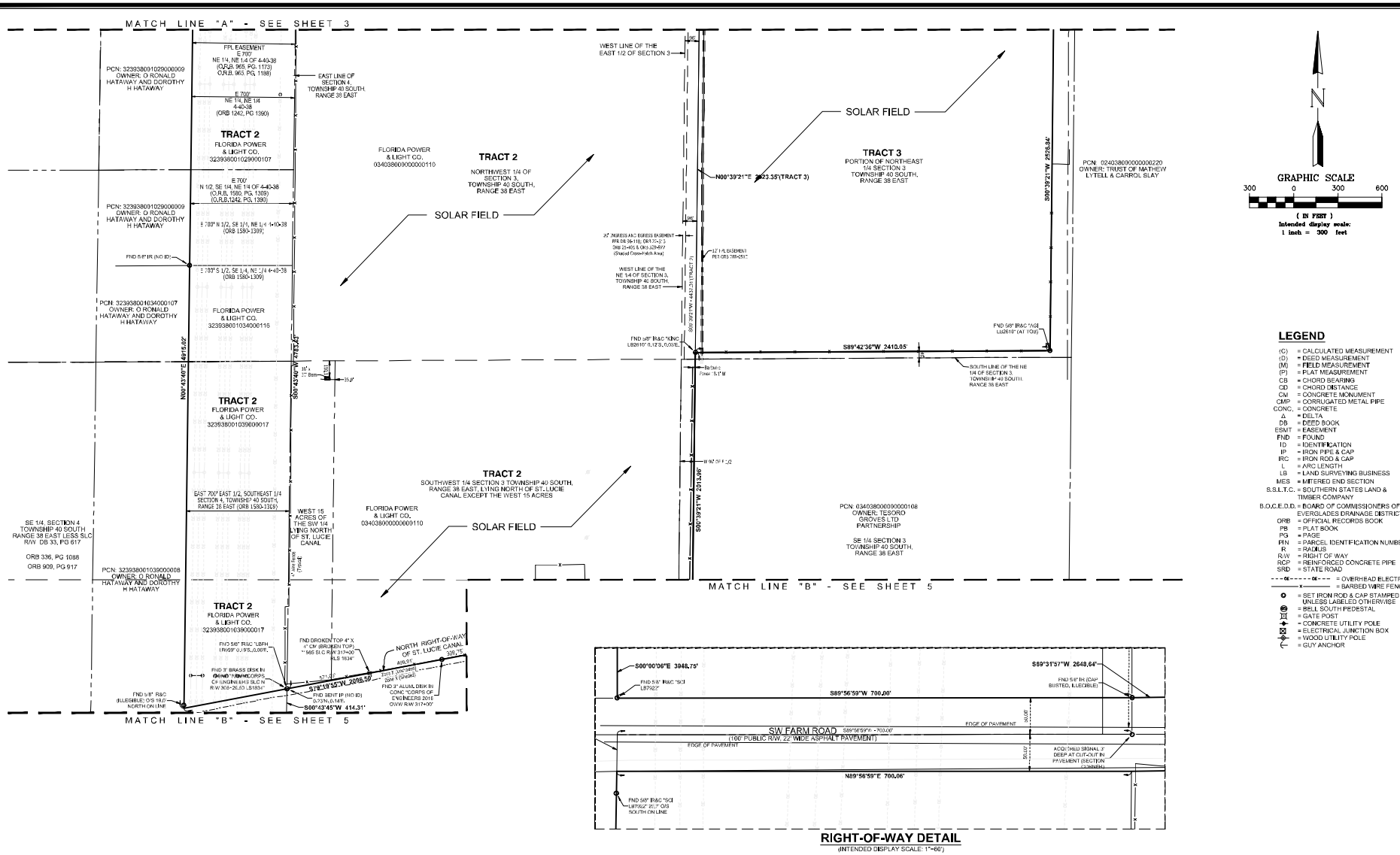
	BY	DATE
FIELD	SG	10-16-2025
CALCS.		-
DRAWN	JHY	10-15-2025
DETAILED		-
CHECKED	JDJ	10-15-2025
APPROVED	LBR	-

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
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
	= BELL SOUTH PEDESTAL
	= GATE POST
	= CONCRETE UTILITY POLE
	= ELECTRICAL JUNCTION BOX
	= WOOD UTILITY POLE
	= GUY ANCHOR

RIGHT-OF-WAY DETAIL
(INTENDED DISPLAY SCALE: 1"=60')

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GRAPHICS

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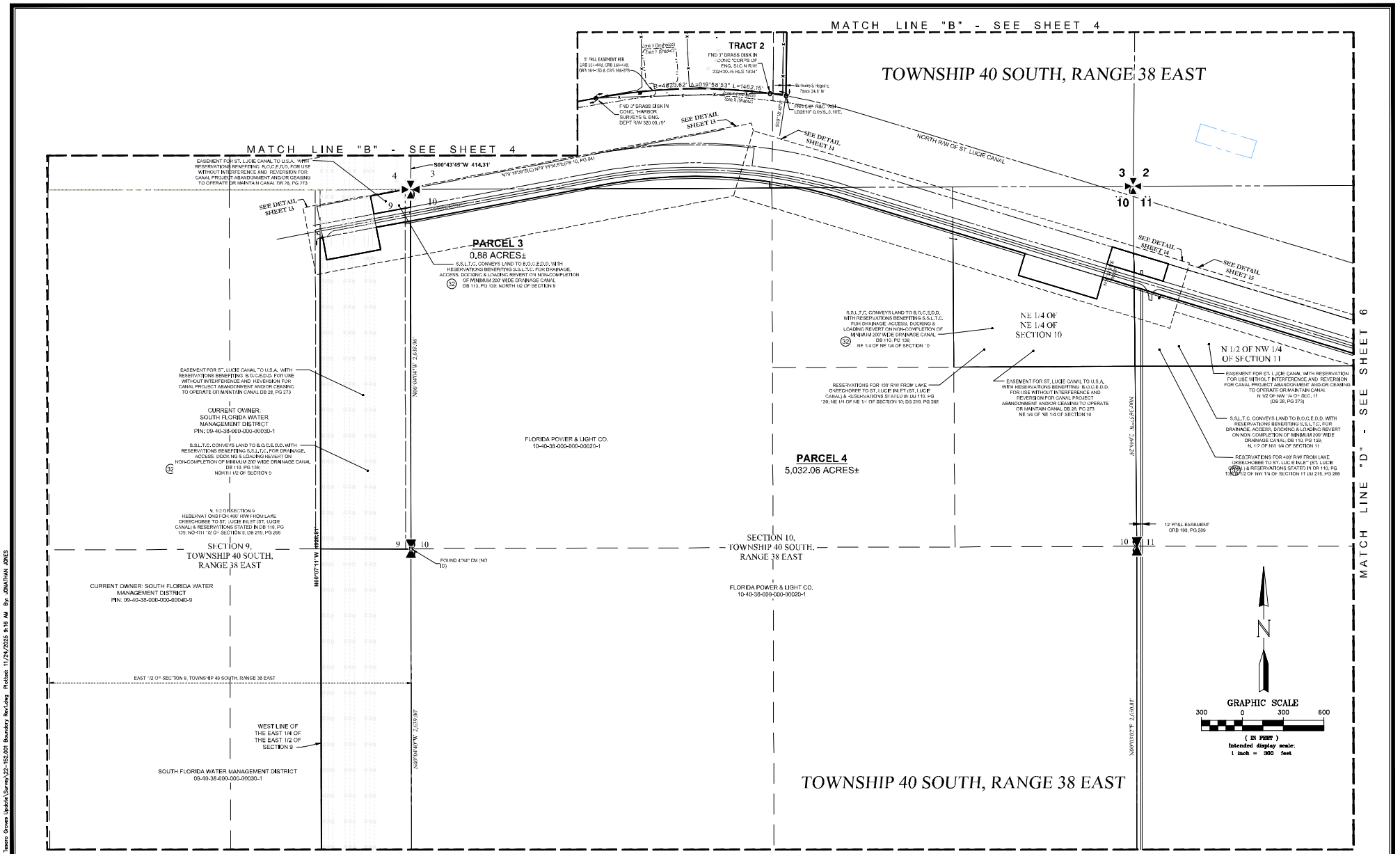
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– REVISIONS –	BY	DATE

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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 4 of 16



P:\Proj\2023\23-152.001 FPL Tenoro Groves Update\Survey\23-152.001 Boundary Rev1.dwg Plotted: 11/24/2025 9:16 AM By: JONATHAN JONES

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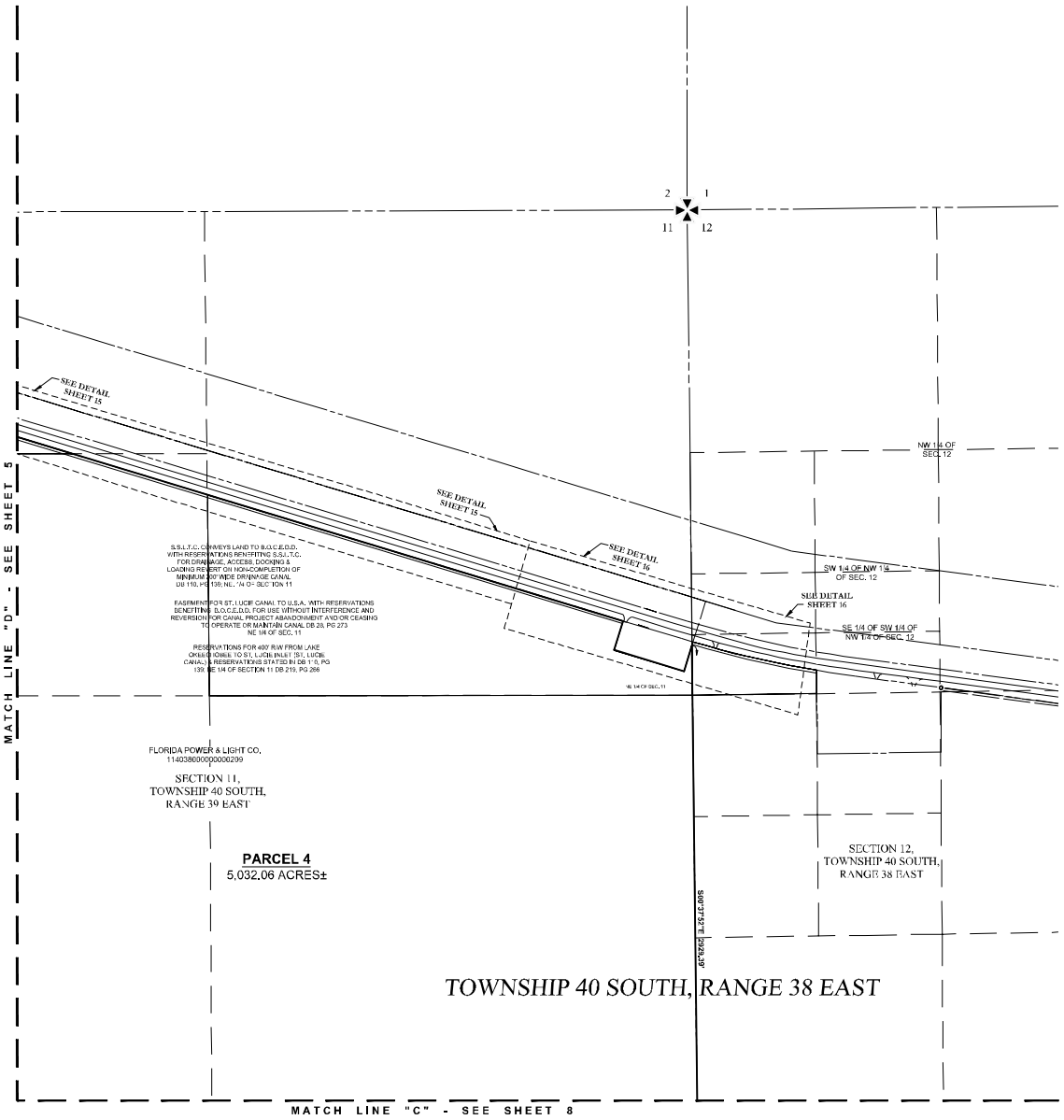
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BOUNDARY SURVEY
PREPARED FOR
FLORIDA POWER AND LIGHT COMPANY

DATE: 10/20/2025
HORIZ. SCALE: 1"=300'
VERT. SCALE: N/A
JOB No. 23-152.001
SHEET 5 of 16



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
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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 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	

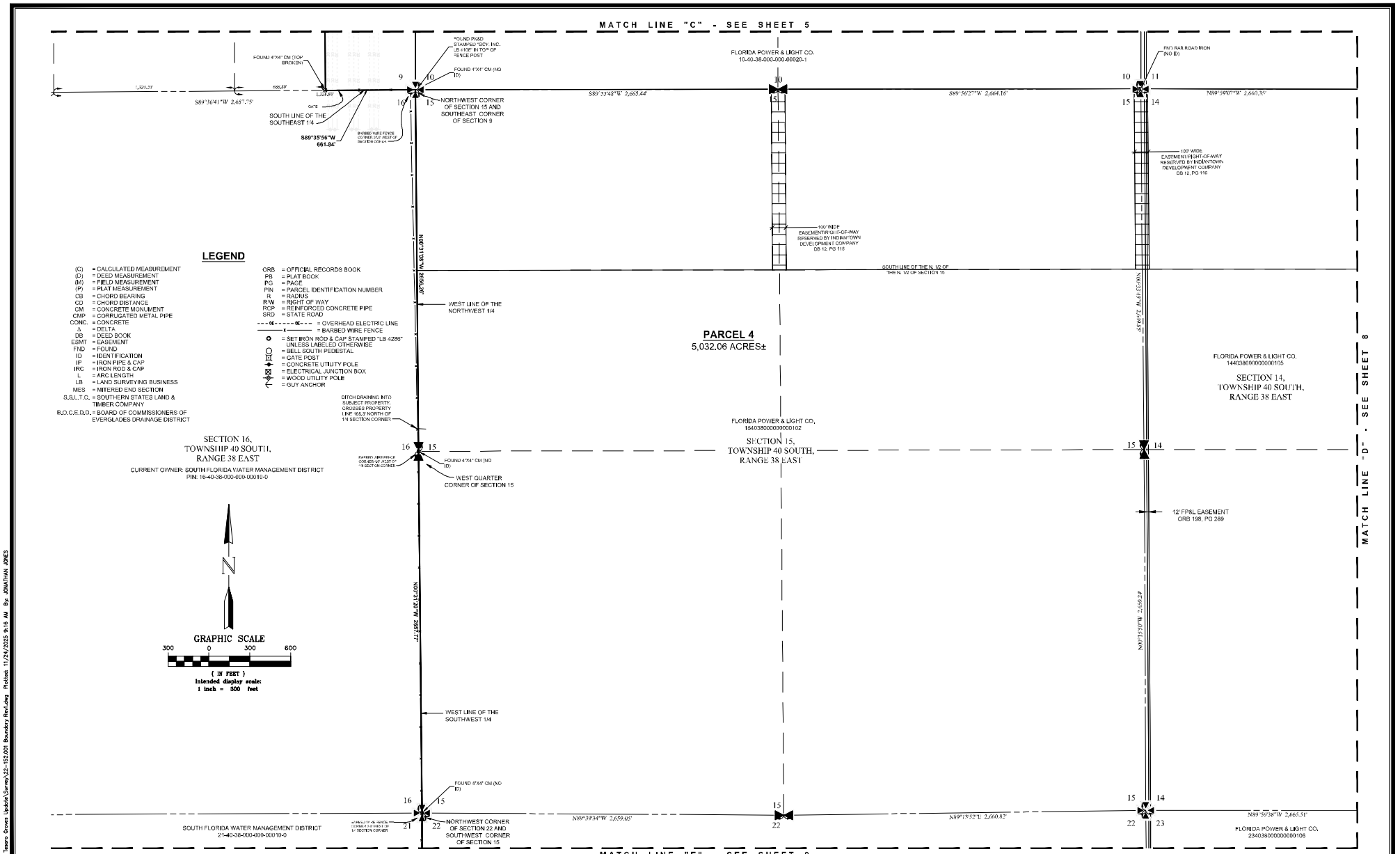
BOUNDARY SURVEY

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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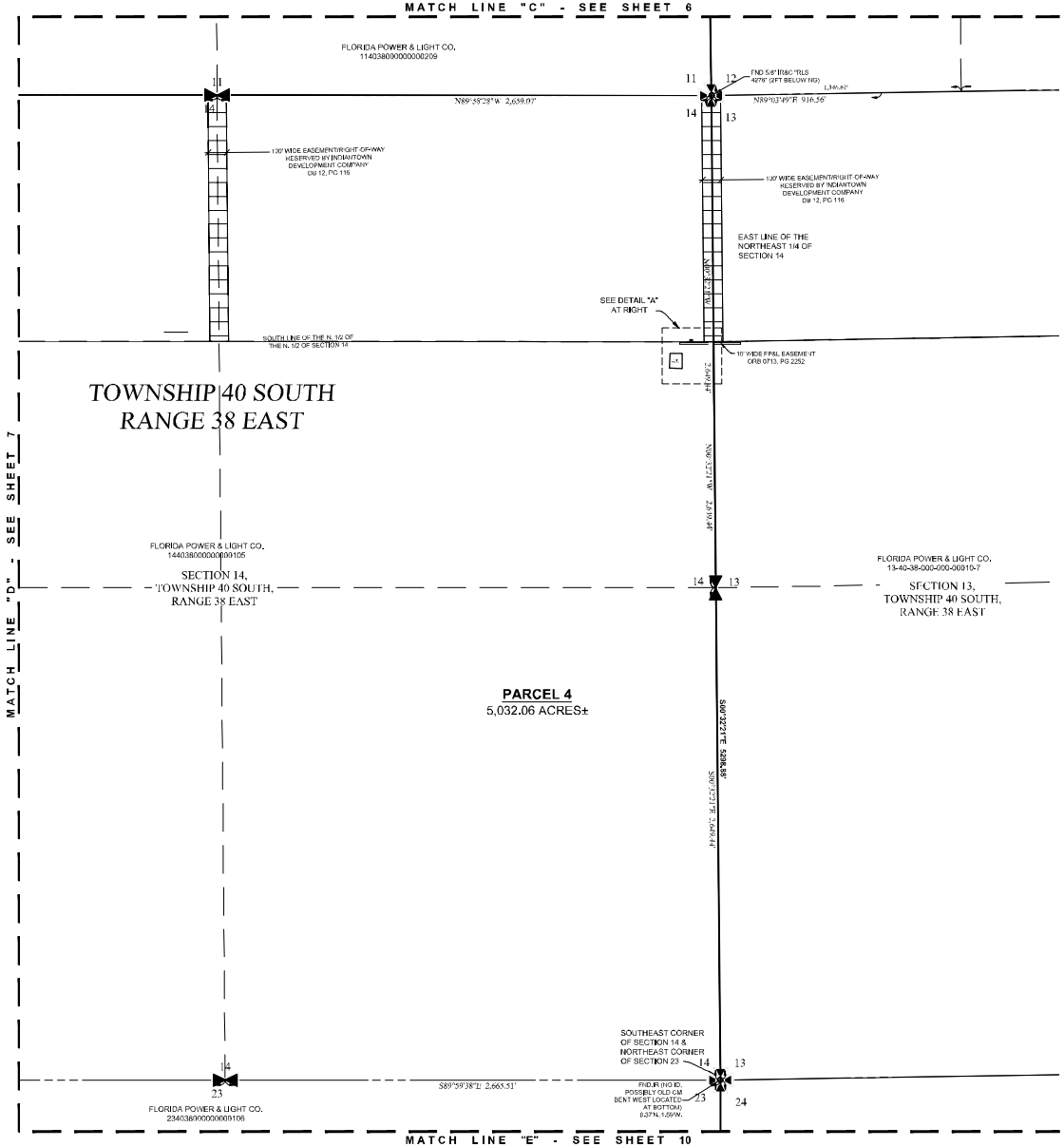
	BY	DATE
FIELD	SG	10–16–2025
CALCS.		
DRAWN	JHY	10–15–2025
DETAILED		
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APPROVED	LBR	

BOUNDARY SURVEY

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FLORIDA POWER AND LIGHT COMPANY

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JOB No. 22–152.001
SHEET 7 of 16

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



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	= WOOD UTILITY POLE
	= GUY ANCHOR

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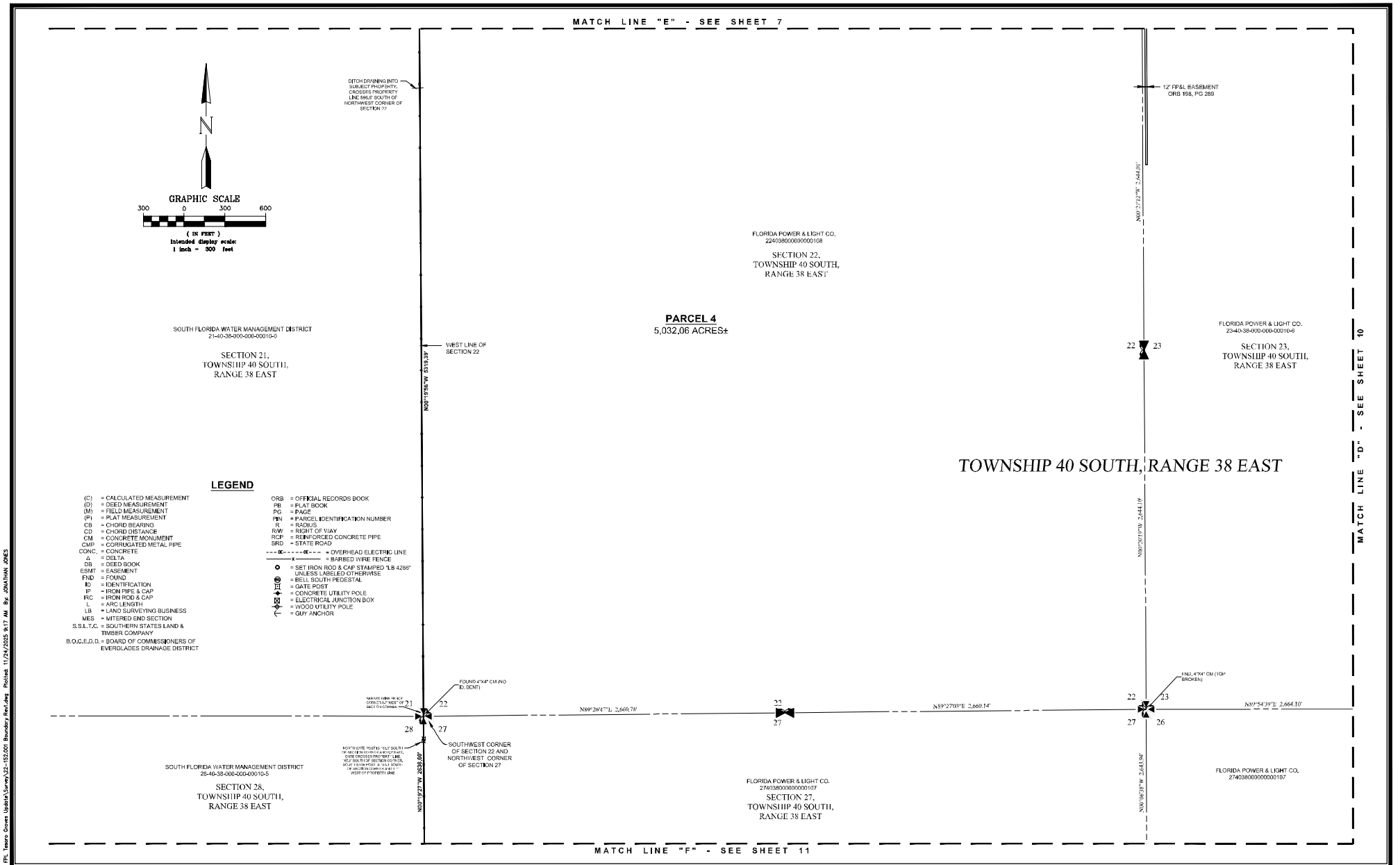
BOUNDARY SURVEY

PREPARED FOR

FLORIDA POWER AND LIGHT COMPANY

DATE: 10/20/2025
HORIZ. SCALE: 1"=300'
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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



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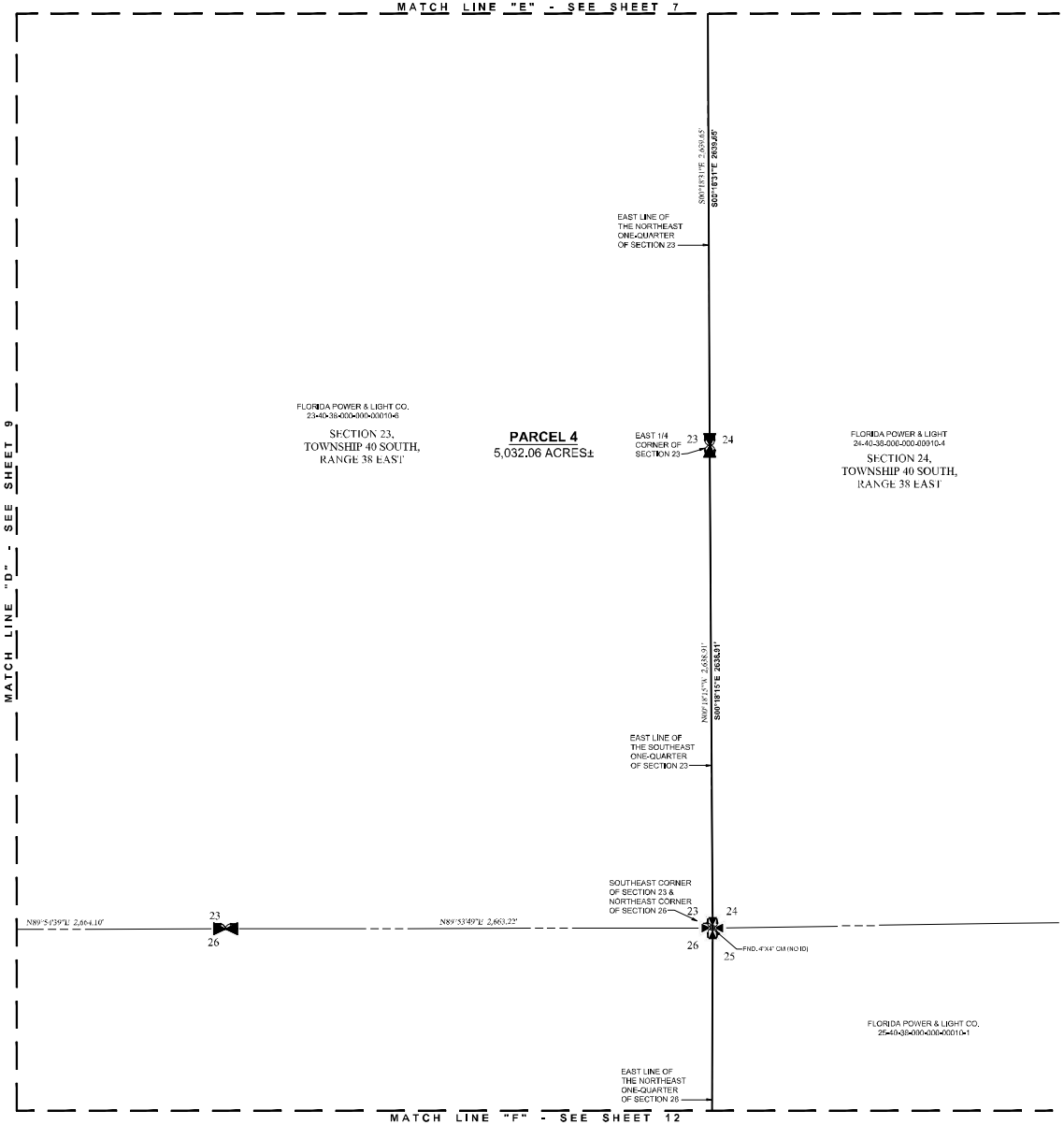
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SHEET 9 of 16



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FND	= FOUND		= GATE POST
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IRC	= IRON ROD & CAP		= WOOD UTILITY POLE
L	= ARC LENGTH		= GUY ANCHOR
LB	= LAND SURVEYING BUSINESS		
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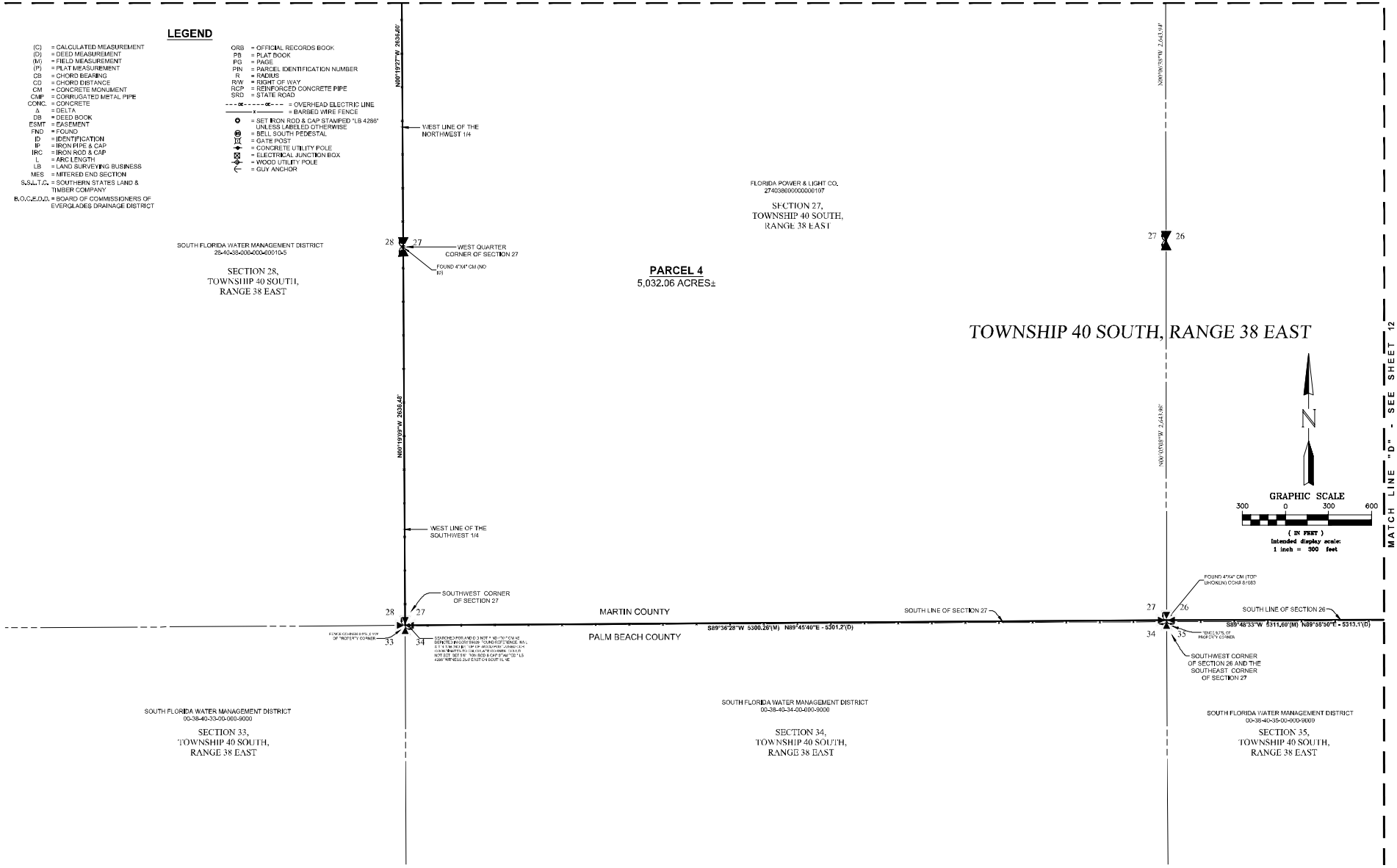
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DETAILED		
CHECKED	JDJ	10–15–2025
APPROVED	LBR	10–19–25

BOUNDARY SURVEY

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SHEET 10 of 16

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GRAPHICS

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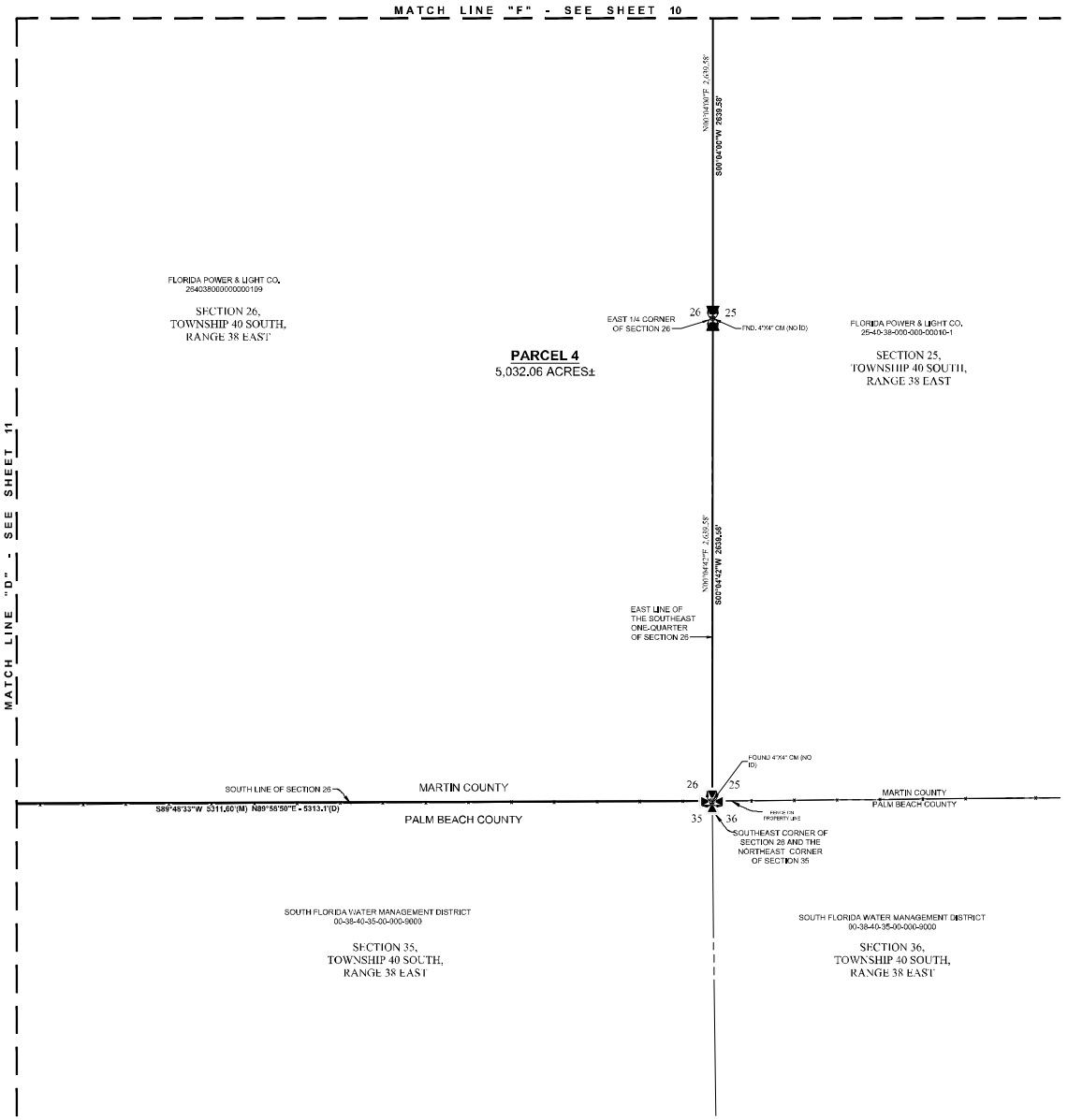
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CALCS.		
DRAWN	JHY	10–15–2025
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CHECKED	JDJ	10–15–2025
APPROVED	LBR	

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FLORIDA POWER AND LIGHT COMPANY

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VERT. SCALE: N/A
JOB No. 22–152.001
SHEET 11 of 16

P:\Proj\2022\22-152.001 FPL Towns Groves Update\Survey\22-152.001 Boundary Ref.dwg Plotted: 11/24/2025 9:17 AM By: JONATHAN JONES



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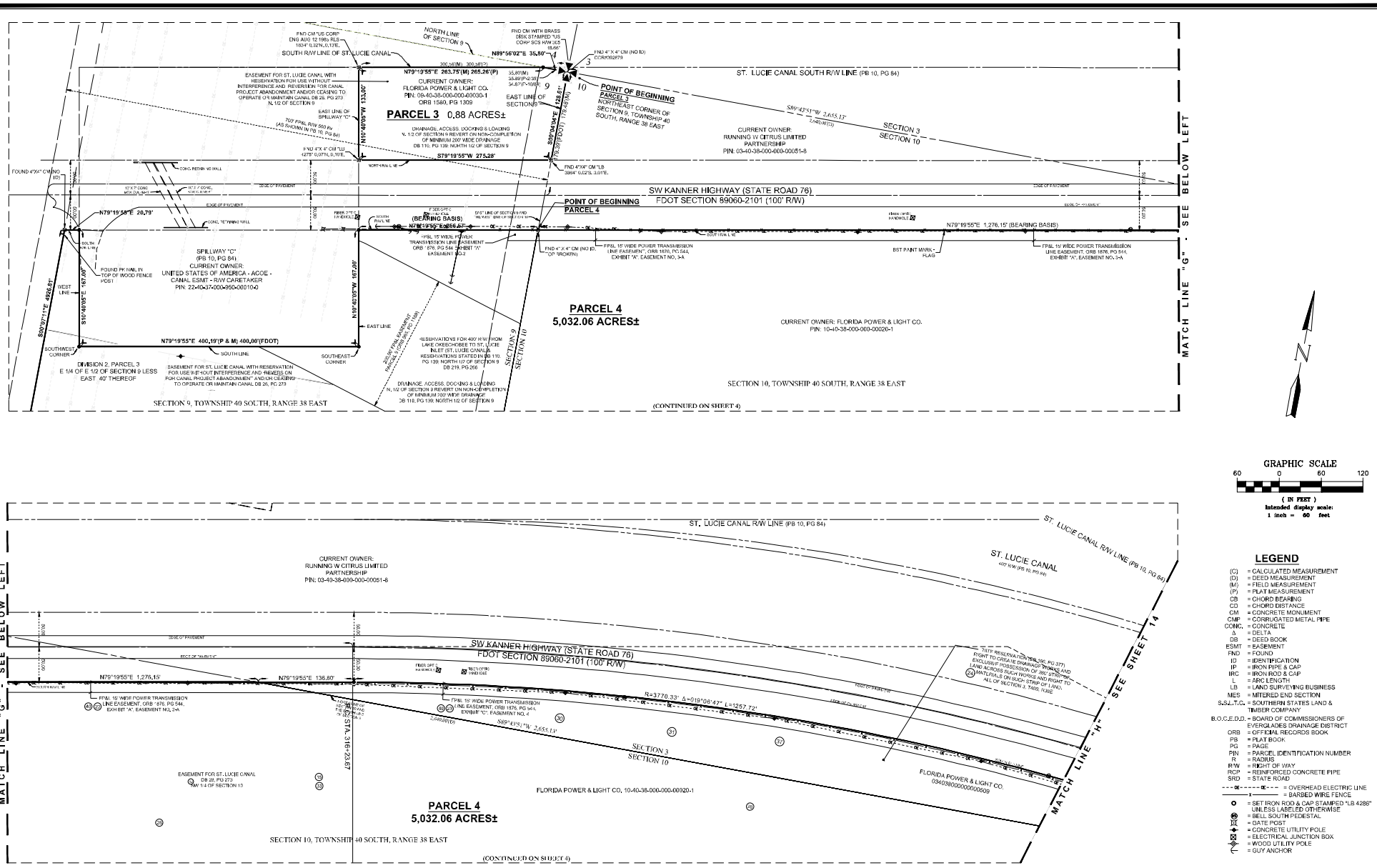
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DRAWN	JHY	10–15–2025
DETAILED		
CHECKED	JDJ	10–15–2025
APPROVED	LBR	10–19–25

BOUNDARY SURVEY

PREPARED FOR

FLORIDA POWER AND LIGHT COMPANY

DATE: 10/20/2025
HORIZ. SCALE: 1"=300'
VERT. SCALE: N/A
JOB No. 22–152.001
SHEET 12 of 16



GRAPHIC SCALE

60 0 60 120

(IN FEET)

Intended display scale: 1 inch = 60 feet

LEGEND

(C)	= CALCULATED MEASUREMENT
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⊡	= GATE POST
⊕	= CONCRETE UTILITY POLE
⊠	= ELECTRICAL JUNCTION BOX
⊗	= WOOD UTILITY POLE
⊱	= GUY ANCHOR

GRAPHICS

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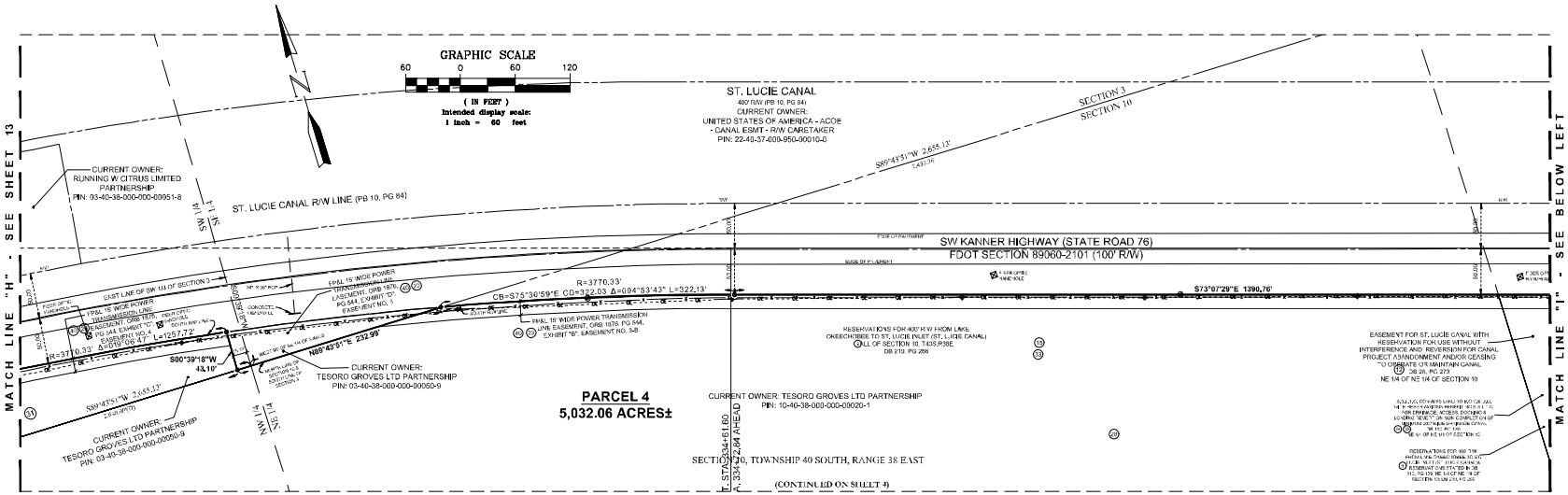
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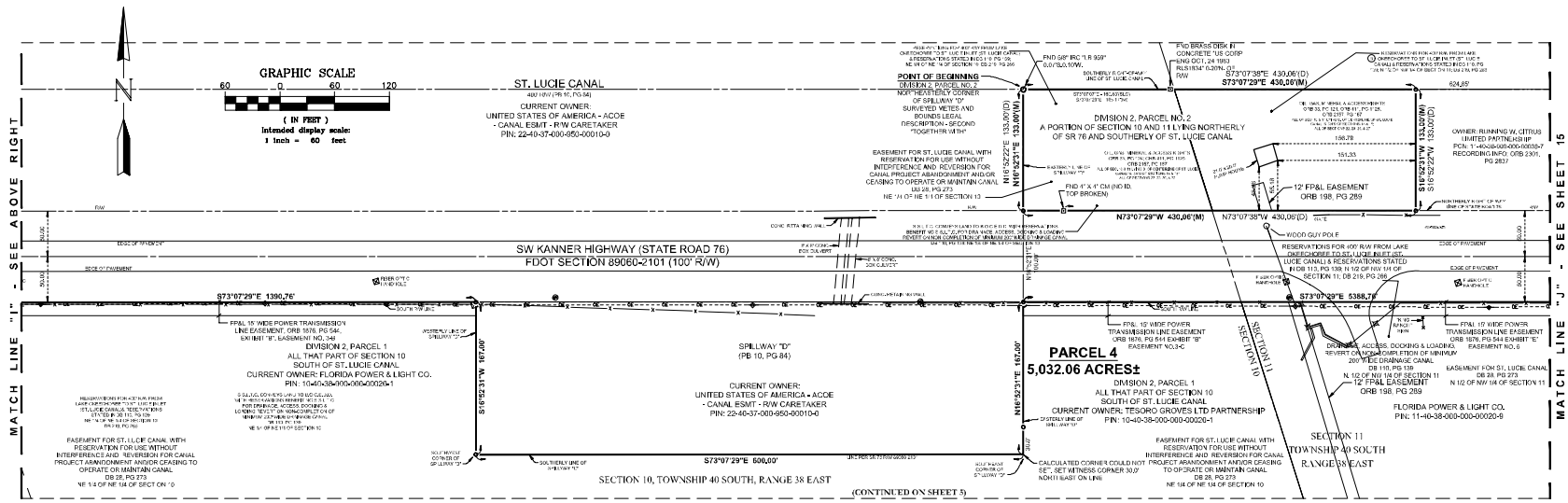
PREPARED FOR

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 Tesoro Groves Update\Survey\22-152.001 Boundary Ref.dwg Plotted: 11/24/2025 9:17 AM By: JONATHAN JONES





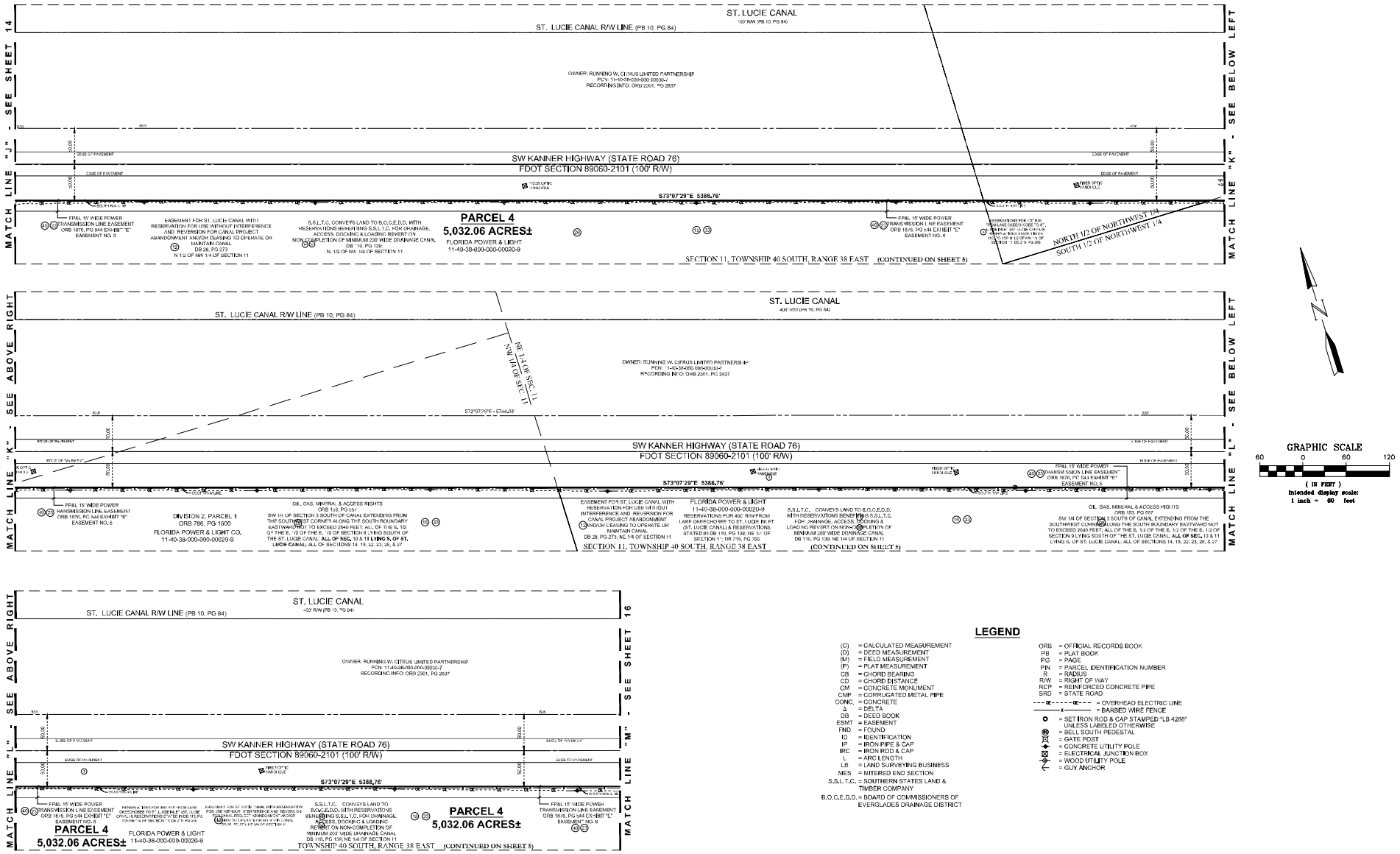
GRAPHICS	COMPUTER FILE REF. / FIELD BK./PG. (SEE PLOT STAMP AT LEFT)	CULPEPPER & TERPENING INC 2980 SOUTH 25th STREET • FORT PIERCE, FLORIDA 34981 PHONE 772-464-3537 • FAX 772-464-6497 • www.ctengr.com STATE OF FLORIDA BOARD OF PROFESSIONAL ENGINEERS AUTHORIZATION NO. 4286	– REVISIONS – / BY / DATE

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GRAPHIC SCALE
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⊟	= GATE POST
◆	= CONCRETE UTILITY POLE
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⊕	= WOOD UTILITY POLE
⊢	= GUY ANCHOR

GRAPHICS

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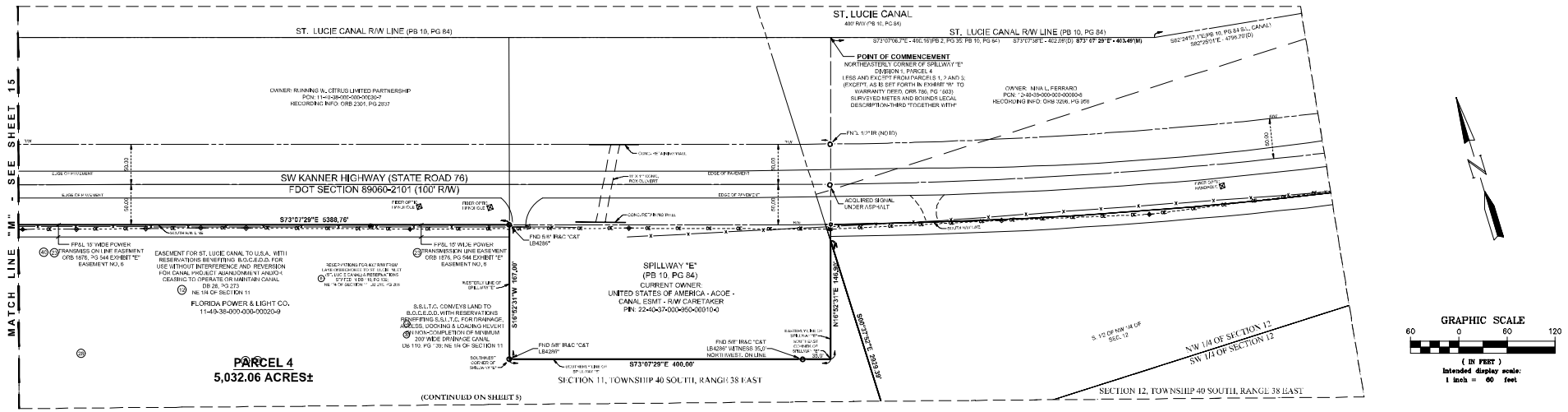
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BOUNDARY SURVEY
PREPARED FOR
FLORIDA POWER AND LIGHT COMPANY

DATE: 10/20/2025
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VERT. SCALE: N/A
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SHEET 15 of 16

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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)

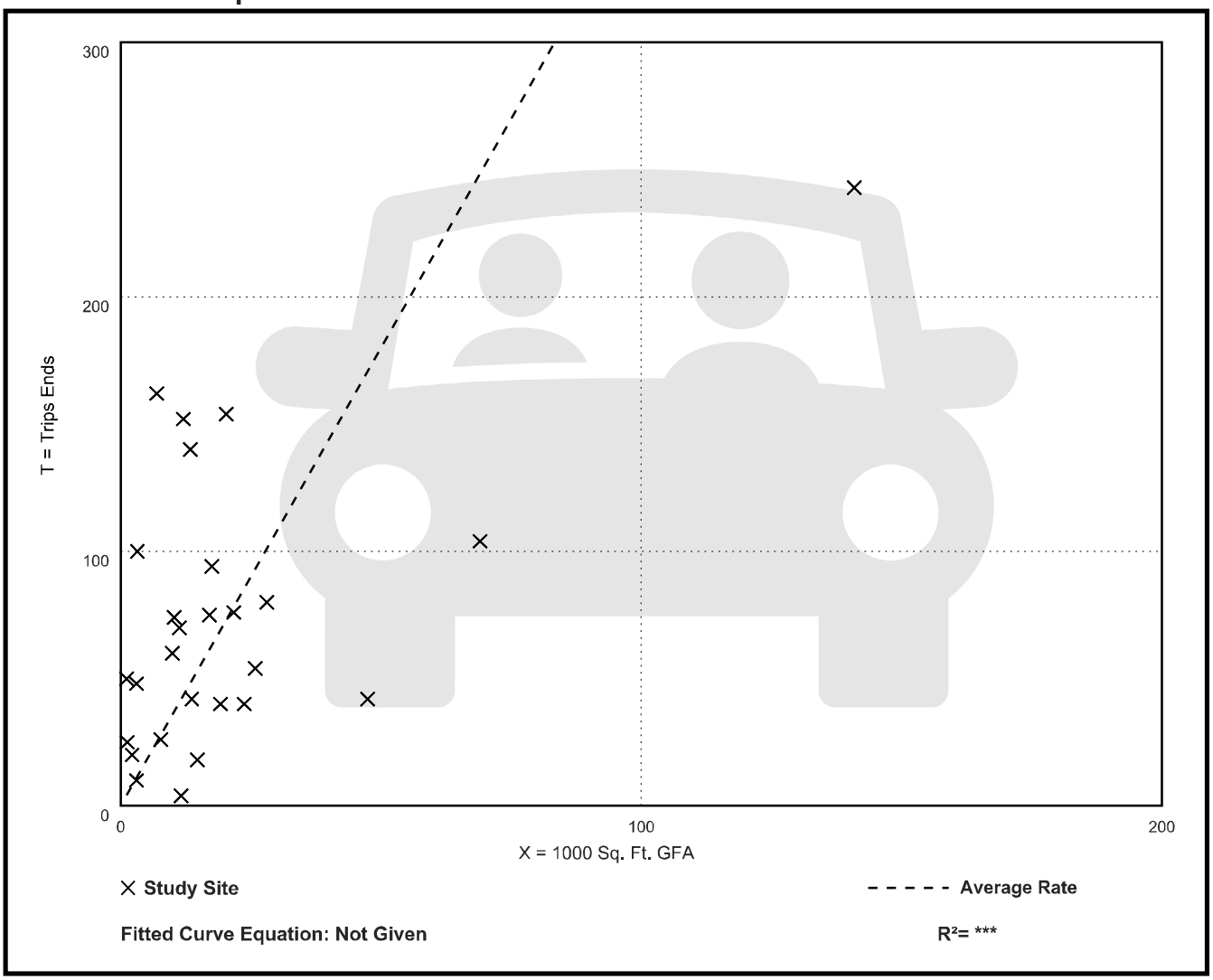
Vehicle Trip Ends vs: **1000 Sq. Ft. GFA**
On a: **Weekday**

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



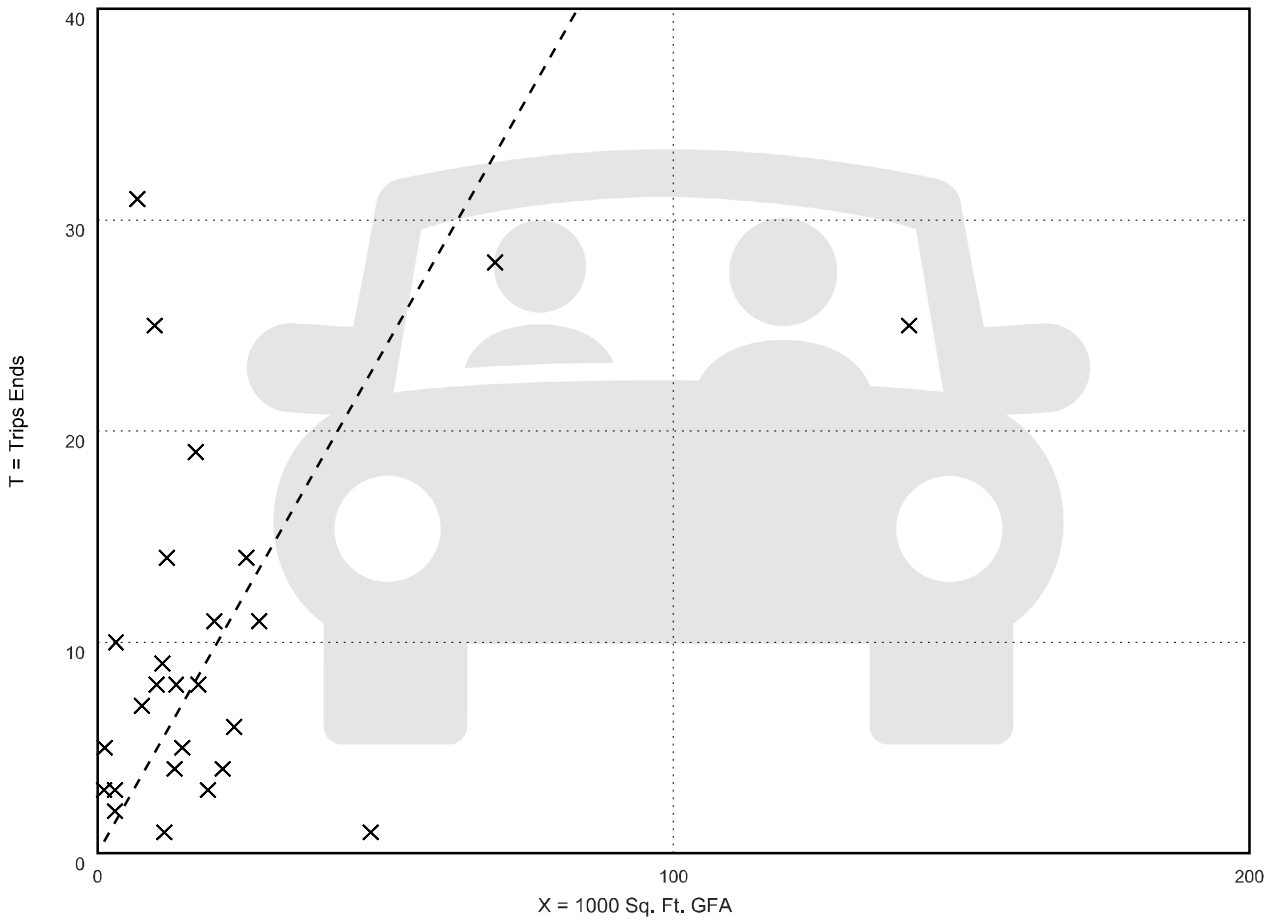
General Light Industrial
(110)

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



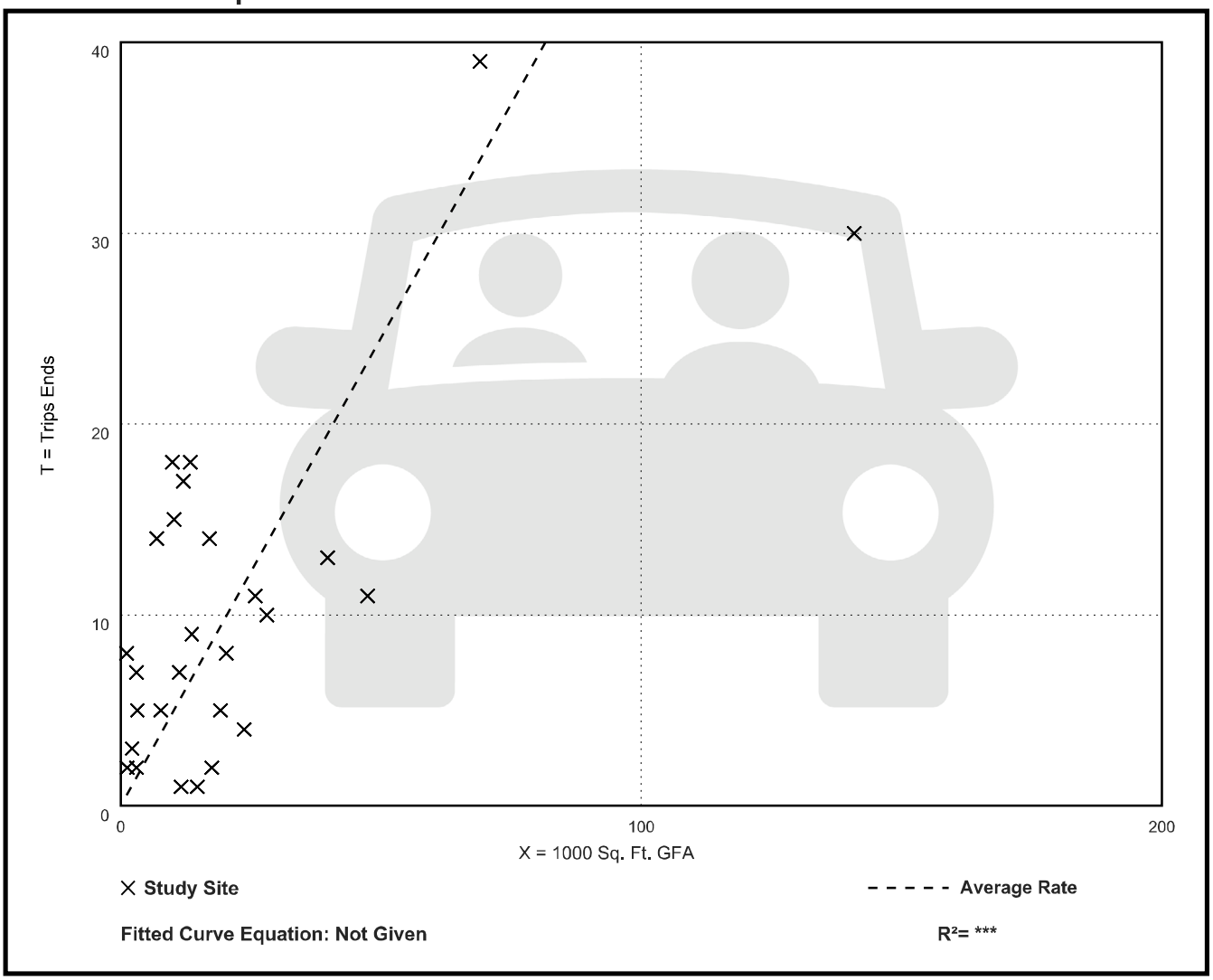
General Light Industrial
(110)

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



Land Use: 210
Single-Family Detached Housing

Description

A single-family detached housing site includes any single-family detached home on an individual lot. A typical site surveyed is a suburban subdivision.

Specialized Land Use

Data have been submitted for several single-family detached housing developments with homes that are commonly referred to as patio homes. A patio home is a detached housing unit that is located on a small lot with little (or no) front or back yard. In some subdivisions, communal maintenance of outside grounds is provided for the patio homes. The three patio home sites total 299 dwelling units with overall weighted average trip generation rates of 5.35 vehicle trips per dwelling unit for weekday, 0.26 for the AM adjacent street peak hour, and 0.47 for the PM adjacent street peak hour. These patio home rates, based on a small sample of sites, are lower than those for single-family detached housing (Land Use 210), lower than those for single-family attached housing (Land Use 215), and higher than those for senior adult housing—single-family (Land Use 251). (Source 1008)

Additional Data

The sites were surveyed in the 1990s, the 2000s, the 2010s, and the 2020s in Alabama, Arizona, British Columbia (CAN), California, Delaware, Illinois, Kentucky, Massachusetts, Minnesota, Montana, New Jersey, New York, North Carolina, Ontario (CAN), Oregon, Pennsylvania, South Carolina, South Dakota, Vermont, and West Virginia.

Source Numbers

356, 357, 367, 384, 387, 407, 435, 522, 550, 552, 579, 598, 601, 603, 614, 637, 711, 716, 720, 728, 735, 868, 869, 903, 925, 936, 1005, 1007, 1008, 1010, 1033, 1066, 1077, 1078, 1079, 1204, 1221, 1225, 1236, 1251, 1265, 1267

Single-Family Detached Housing
(210)

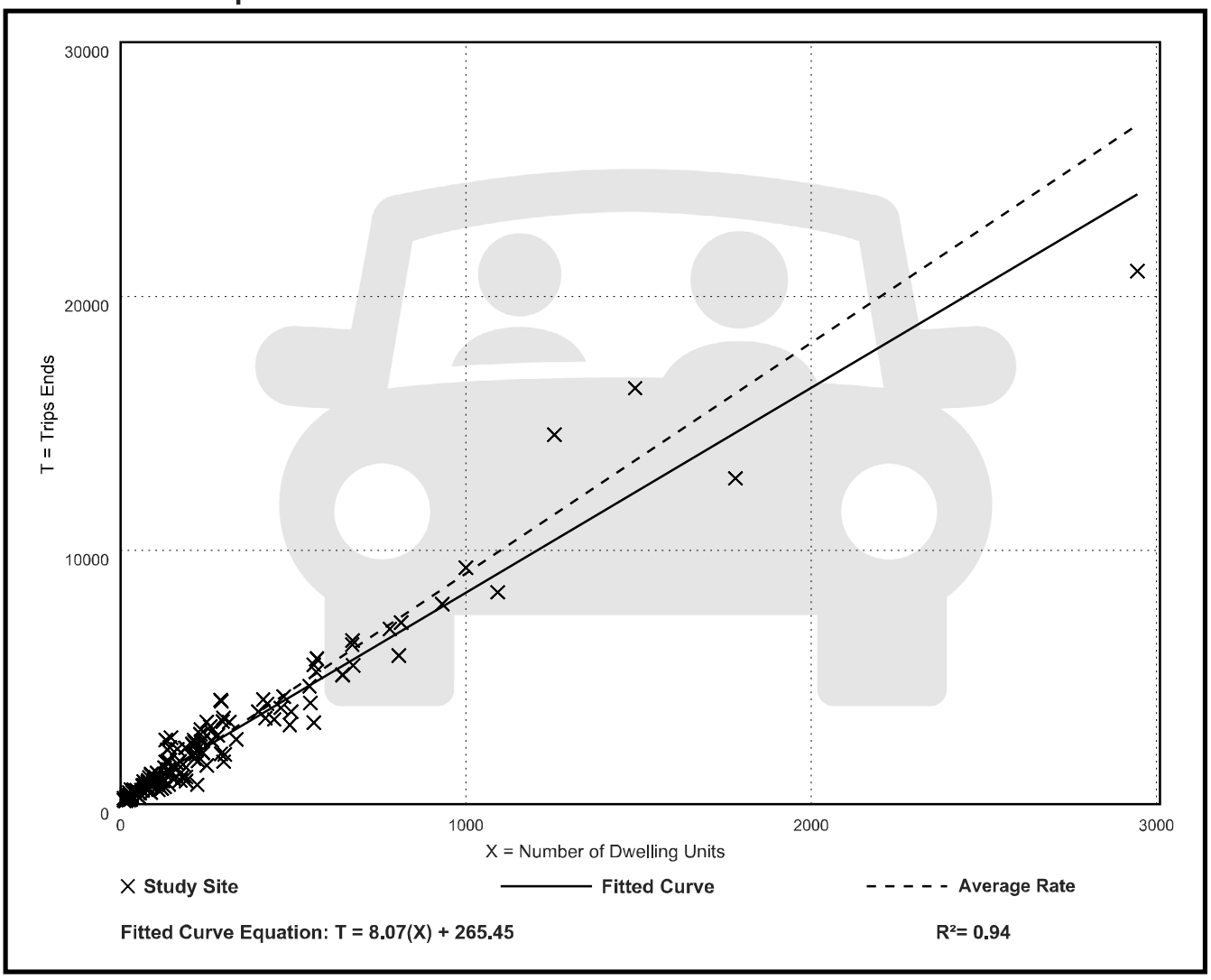
Vehicle Trip Ends vs: **Dwelling Units**
On a: **Weekday**

Setting/Location: **General Urban/Suburban**
Number of Studies: 155
Avg. Num. of Dwelling Units: 261
Directional Distribution: 50% entering, 50% exiting

Vehicle Trip Generation per Dwelling Unit

Average Rate	Range of Rates	Standard Deviation
9.09	3.47 - 23.80	2.29

Data Plot and Equation



Fitted Curve Equation: T = 8.07(X) + 265.45

R^2= 0.94

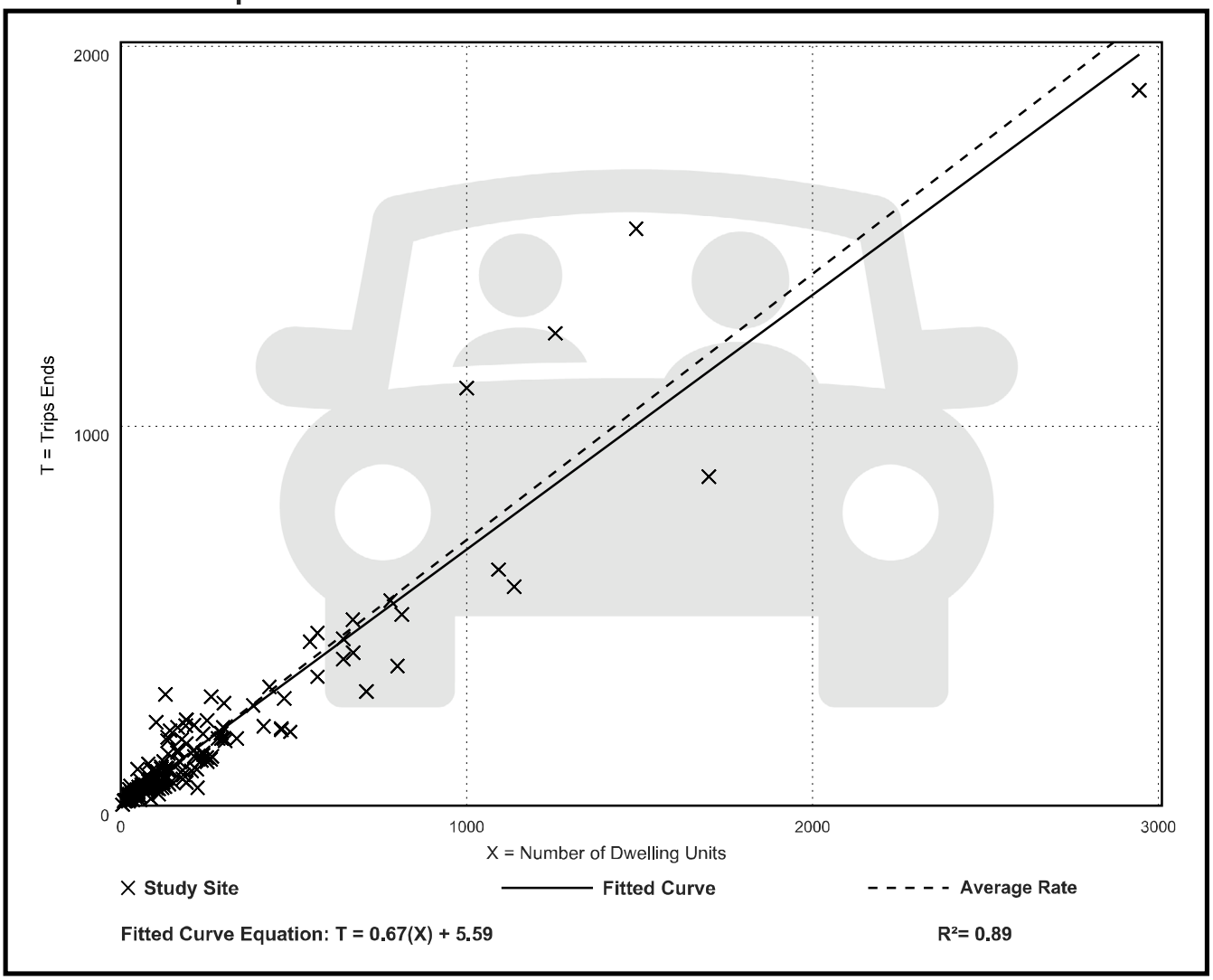
Single-Family Detached Housing
(210)

Vehicle Trip Ends vs:	**Dwelling Units**
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:	153
Avg. Num. of Dwelling Units:	239
Directional Distribution:	27% entering, 73% exiting

Vehicle Trip Generation per Dwelling Unit

Average Rate	Range of Rates	Standard Deviation
0.70	0.22 - 2.27	0.26

Data Plot and Equation



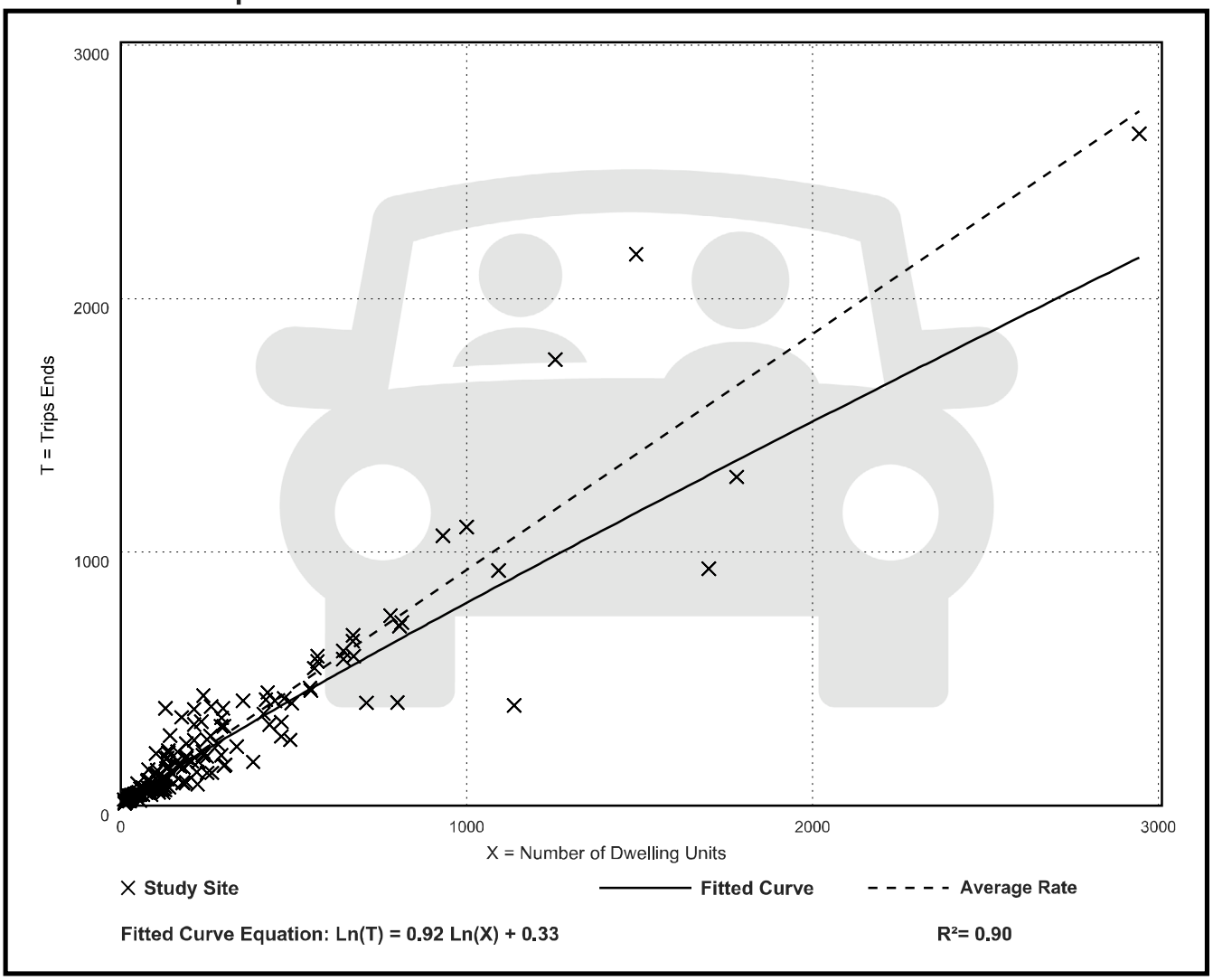
Single-Family Detached Housing
(210)

Vehicle Trip Ends vs:	**Dwelling Units**
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:	166
Avg. Num. of Dwelling Units:	266
Directional Distribution:	62% entering, 38% exiting

Vehicle Trip Generation per Dwelling Unit

Average Rate	Range of Rates	Standard Deviation
0.93	0.35 - 2.98	0.33

Data Plot and Equation



Fitted Curve Equation: Ln(T) = 0.92 Ln(X) + 0.33

R^2= 0.90

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
Baker Rd	SR-5	Green River Pkwy	C3R	1165	5,610	246	C	1.2%
Berry Ave	Golden Bear Wy	CR-714	C3R	890	3,620	193	C	0.9%
Berry Ave	CR-714	Sunset Tr	C3R	890	2,149	104	C	4.4%
Britt Rd	Pine Lake Dr	SR-5	C3C	1125	4,492	204	C	0.5%
Newfield Pkwy	SR-714 (Martin Hwy)	Port St. Lucie Blvd.	C2	730	5,815	507	D	1.9%
Commerce Ave	Salerno Rd	Monroe St	C3C	855	6,257	297	TCEA	0.5%
Commerce Ave	Monroe St	Indian St	C3C	855	6,777	359	C	0.5%
Country Club Dr	Palm Beach County	Island Way	C3R	890	3,016	131	C	1.6%
Country Club Dr	Island Way	Little Club Dr	C3R	890	3,692	156	C	1.3%
County Line Rd	Little Club Dr	SR-5	C3R	890	2,525	127	C	0.5%
Cove Rd	SR-76	Willoughby Blvd	C3R	1165	14,459	878	C	1.1%
Cove Rd	Willoughby Blvd	SR-5	C3R	1165	16,452	779	C	1.6%
Cove Rd	SR-5	CR-A1A	C4	870	13,949	495	TCEA	1.5%
Cove Rd	CR-A1A	End	C3R	890	5,247	312	TCEA	0.5%
CR-609 (Allapattah Rd)	SR-710	CR-714	C2	730	2,436	117	A/B	6.5%
CR-609 (Allapattah Rd)	CR-714	St Lucie County	C2	730	2,174	126	A/B	5.0%
CR-707 (Beach Rd)	Palm Beach County	CR-708	C3R	890	1,669	86	C	0.5%
CR-707 (Dixie Hwy)	CR-723/CR-707	CR-707 (Indian River Dr)	C3R	890	5,353	231	TCEA	0.5%
CR-707 (Indian River Dr)	CR-707 (Dixie Hwy)	CR-707A (Jensen Beach Blvd.)	C3R	890	11,042	674	C	1.2%
CR-707 (Indian River Dr)	CR-707A	SR-732	C4	695	5,911	317	TCEA	0.5%
CR-707 (Indian River Dr)	SR-732	St. Lucie County	C3R	890	8,265	555	C	5.7%
CR-707A (Jensen Beach Blvd)	CR-723	Skyline Dr	C4	1790	21,241	994	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
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

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%

ments with shaded LOS require additional analysis.
The peaks are: CR-713 (PM/NB), US-1 (PM/NB) and SR-714 (AM/EB)

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

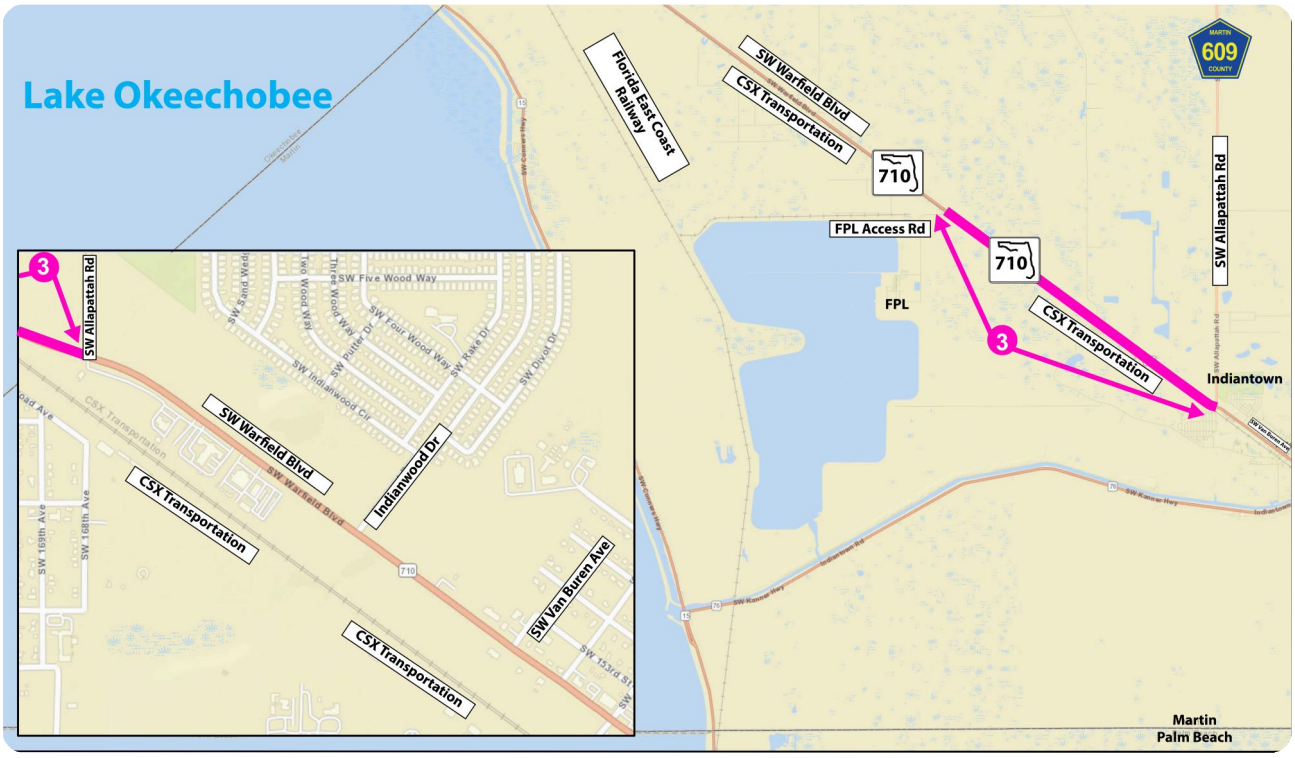
FLORIDA DEPARTMENT OF TRANSPORTATION
TRANSPORTATION STATISTICS OFFICE
2024 HISTORICAL AADT REPORT

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
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CONTACT US

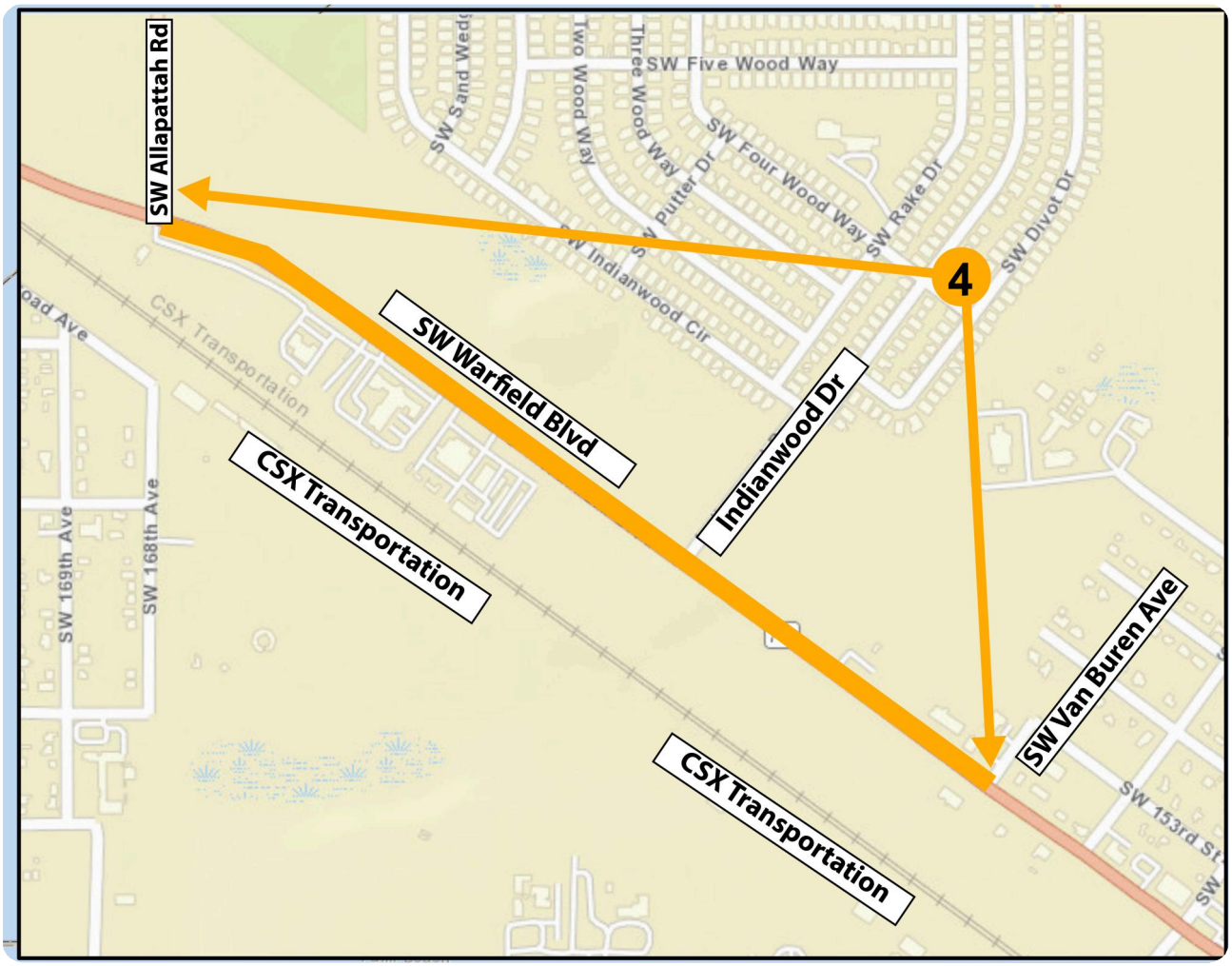
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Interactive GIS Map

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)
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C1 & C2

Motor Vehicle Highway Generalized Service Volume Tables



(C1-Natural & C2-Rural)

Peak Hour Directional

	B	C	D	E
1 Lane	240	430	730	1,490
2 Lane	1,670	2,390	2,910	3,340
3 Lane	2,510	3,570	4,370	5,010

Peak Hour Two-Way

	B	C	D	E
2 Lane	440	780	1,330	2,710
4 Lane	3,040	4,350	5,290	6,070
6 Lane	4,560	6,490	7,950	9,110

AADT

	B	C	D	E
2 Lane	4,600	8,200	14,000	28,500
4 Lane	32,000	45,800	55,700	63,900
6 Lane	48,000	68,300	83,700	95,900

Adjustment Factors

2 Lane Divided Roadway with Exclusive Left Turn Adjustment: Multiply by 1.05
Multilane Undivided Highway with Exclusive Left Turn Adjustment: Multiply by 0.95
Multilane Undivided Highway without Exclusive Left Turn Adjustment:: Multiply by 0.75

This table does not constitute a standard and should be used only for general planning applications. The table should not be used for corridor or intersection design, where more refined techniques exist.

C3C & C3R

Motor Vehicle Arterial Generalized Service Volume Tables



(C3C-Suburban Commercial)

Peak Hour Directional

	B	C	D	E
1 Lane	*	760	1,070	**
2 Lane	*	1,520	1,810	**
3 Lane	*	2,360	2,680	**
4 Lane	*	3,170	3,180	**

Peak Hour Two-Way

	B	C	D	E
2 Lane	*	1,380	1,950	**
4 Lane	*	2,760	3,290	**
6 Lane	*	4,290	4,870	**
8 Lane	*	5,760	5,780	**

AADT

	B	C	D	E
2 Lane	*	15,300	21,700	**
4 Lane	*	30,700	36,600	**
6 Lane	*	47,700	54,100	**
8 Lane	*	64,000	64,200	**



(C3R-Suburban Residential)

	B	C	D	E
1 Lane	*	970	1,110	**
2 Lane	*	1,700	1,850	**
3 Lane	*	2,620	2,730	**

	B	C	D	E
2 Lane	*	1,760	2,020	**
4 Lane	*	3,090	3,360	**
6 Lane	*	4,760	4,960	**

	B	C	D	E
2 Lane	*	19,600	22,400	**
4 Lane	*	34,300	37,300	**
6 Lane	*	52,900	55,100	**

Adjustment Factors

The peak hour directional service volumes should be adjust by multiplying by 1.2 for one-way facilities
The AADT service volumes should be adjusted by multiplying 0.6 for one way facilities 2 Lane Divided Roadway with an Exclusive Left Turn Lane(s): Multiply by 1.05
2 lane Undivided Roadway with No Exclusive Left Turn Lane(s): Multiply by 0.80
Exclusive right turn lane(s): Multiply by 1.05
Multilane Undivided Roadway with an Exclusive Left Turn Lane(s): Multiply by 0.95
Multilane Roadway with No Exclusive Left Turn Lane(s): Multiply by 0.75
Non-State Signalized Roadway: Multiply by 0.90

This table does not constitute a standard and should be used only for general planning applications. The table should not be used for corridor or intersection design, where more refined techniques exist.
* Cannot be achieved using table input value defaults.
** Not applicable for that level of service letter grade. For the automobile mode, volumes greater than level of service D become F because intersection capacities have been reached.

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

Long-Range (2045) Committed Development Traffic											
Roadway	From	To	Count Year	Village Market	Yellow Pine Truss Co.	Citrus Grove	VOI Upcycling Facility	US Advance Transportation	Indiantown Heritage Park	River Oak	2045 Committed Traffic Total
SR-76 (Kanner Hwy.)	SR-15	Project Driveway	2023	211	14	0	24	20	0	0	269
SR-76 (Kanner Hwy.)	Project Driveway	SR-710	2023	211	14	0	49	20	0	0	293
SR-76 (Kanner Hwy.)	SR-710	CR-708	2024	316	28	0	24	20	0	124	512
SR-710 (Warfield Blvd.)	Okeechobee County	Fox Brown Rd.	2023	844	49	272	12	0	61	185	1,422
SR-710 (Warfield Blvd.)	Fox Brown Rd.	Allapattah Rd.	2023	844	90	272	231	0	61	247	1,744
SR-710 (Warfield Blvd.)	Allapattah Rd.	Van Buren Ave.	2023	1,055	90	272	207	0	31	371	2,024
SR-710 (Warfield Blvd.)	Van Buren Ave.	Farm Rd.	2023	1,055	90	407	207	0	31	371	2,160
SR-710 (Warfield Blvd.)	Farm Rd.	CR-726	2023	1,055	90	407	207	0	31	865	2,654
SR-710 (Warfield Blvd.)	CR-726	Kanner Hwy.	2023	1,055	90	407	207	0	214	803	2,775
SR-710 (Warfield Blvd.)	Kanner Hwy.	Indiantown Ave.	2023	1,055	90	407	207	0	92	679	2,530
SR-710 (Warfield Blvd.)	Indiantown Ave.	Indiantown Rd.	2023	1,055	90	407	207	0	92	679	2,530
CR-726 (Citrus Blvd.)	SR-710	Greenridge Ln.	2023	211	14	1,901	0	0	183	62	2,370
Allapattah Road	SR-710	CR-714	2023	211	0	0	24	0	0	62	297
Farm Rd.	Project Driveway #2	Silver Fox Ln.	2023	0	0	0	0	0	489	0	489
Farm Rd.	Silver Fox Ln.	SR-710	2023	0	0	0	0	0	61	0	61
Silver Fox Ln.	Farm Rd.	SR-710	2023	0	0	0	243	0	61	0	304

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.

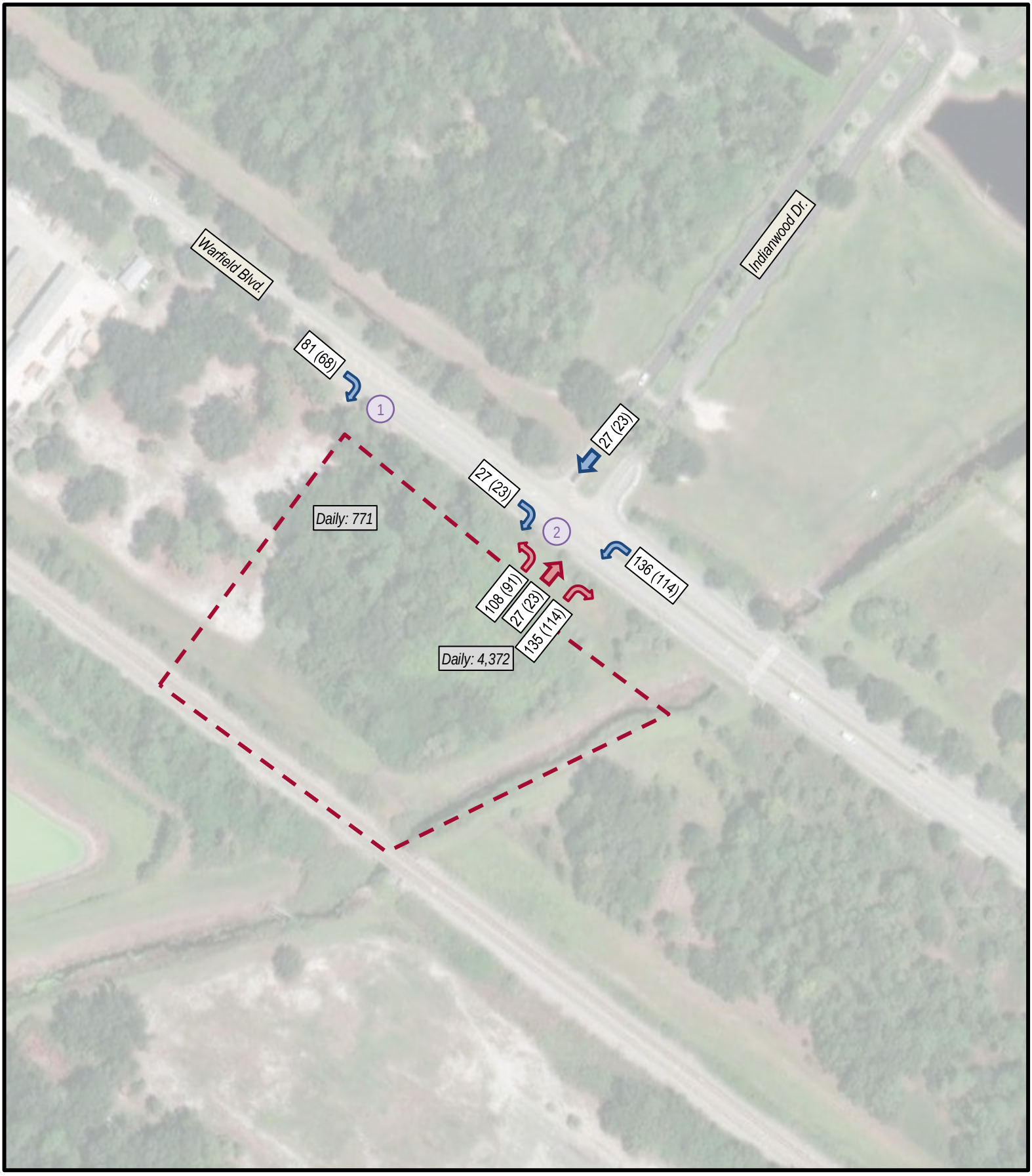
Sincerely,

KIMLEY-HORN AND ASSOCIATES, INC.

Adam B. Kerr, P.E.
Transportation Engineer

Florida Registration
Number 64773
Registry No. 35106

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NORTH

LEGEND

Site Location

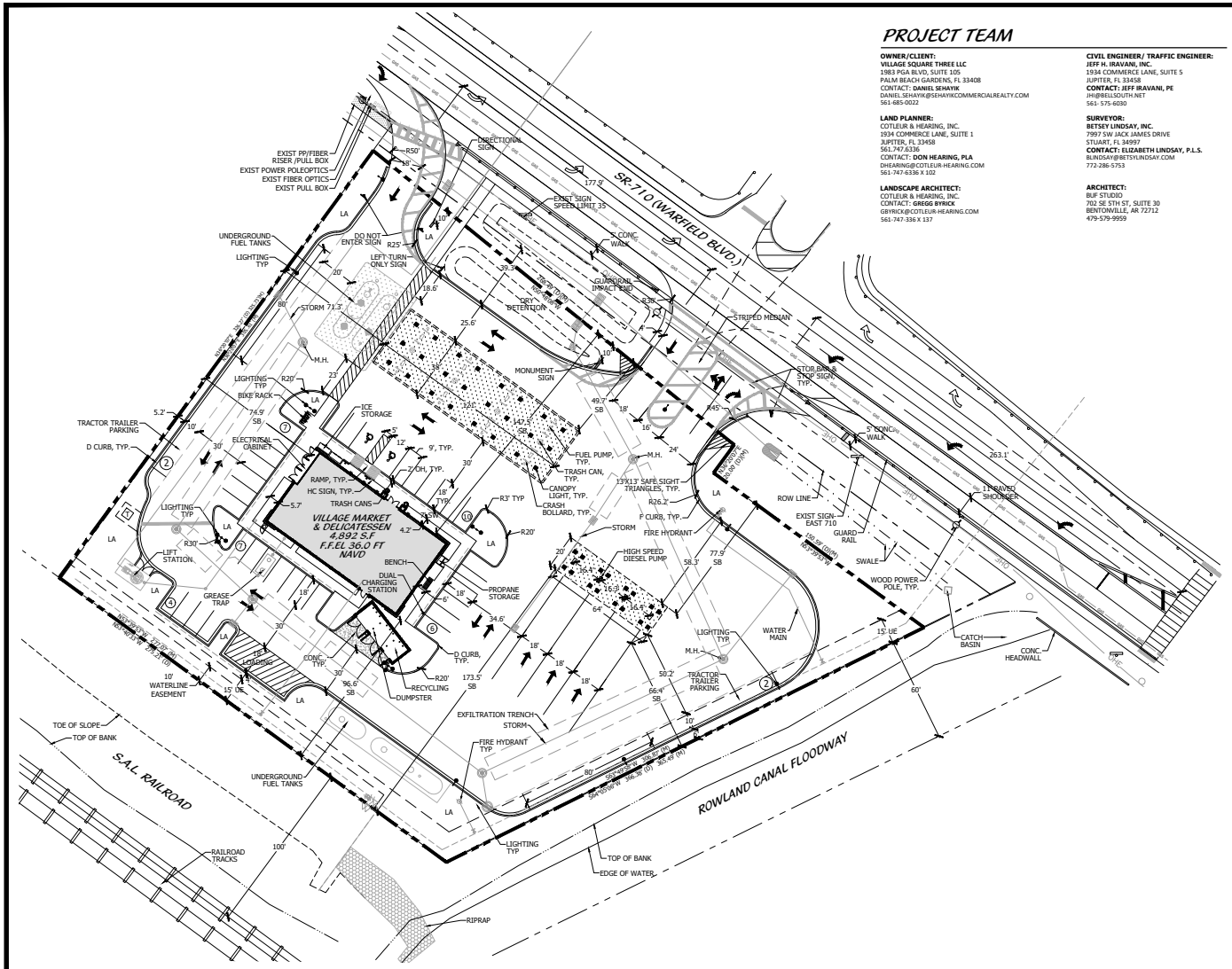
XX (XX) AM (PM) Peak Hour Trips

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:
COTLEUR & HEARING, INC.
1934 COMMERCE LANE, SUITE 1
JUPITER, FL 33458
561.747.6336
CONTACT: **DON HEARING, PLA**
DHEARING@COTLEUR-HEARING.COM
561-747-6336 X 102

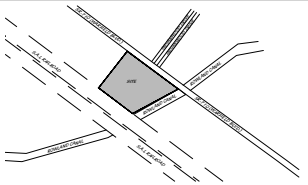
LANDSCAPE ARCHITECT:
COTLEUR & HEARING, INC.
CONTACT: **GREGG BYRICK**
GBYRICK@COTLEUR-HEARING.COM
561-747-336 X 137

CIVIL ENGINEER/ TRAFFIC ENGINEER:
JEFF H. IRAVANI, INC.
1934 COMMERCE LANE, SUITE 5
JUPITER, FL 33458
CONTACT: JEFF IRAVANI, PE
JHI@BELLSOUTH.NET
561- 575-6030

SURVEYOR:
BETSEY LINDSAY, INC.
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

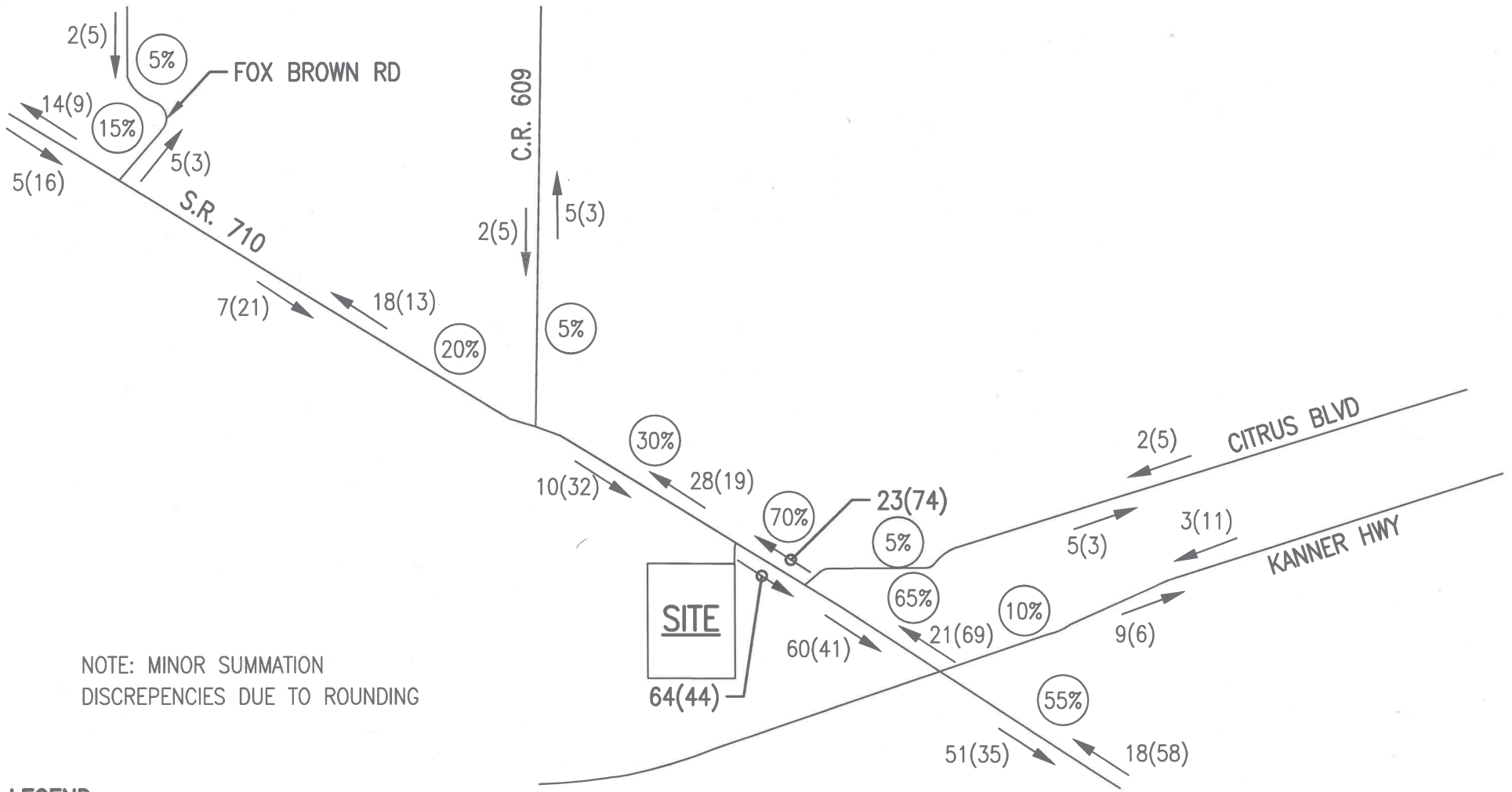
Exhibit 6B
Indiantown DRI
PM Peak Hour Analysis - Buildout (2034)

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.

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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%

605

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.	

2581 Metrocentre Blvd. West, Ste 3 | West Palm Beach, FL 33407
561.478.7848 | simmonsandwhite.com | Certificate of Authorization #3452

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2.0 TRAFFIC GENERATION

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3.0 CONCLUSION

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**

J F O G R O U P I N C
Traffic Engineering • Transportation Planning

www.jfogroupinc.com

Revised October 31, 2024
September 10, 2024

Sent via e-mail: LCapone@insitestudio.com

Logan Capone, Project Manager
insite studio
3601 PGA Blvd, Suite 220
Palm Beach Gardens, FL 33410

Re: 13151 SW Silver Fox Ln (Indiantown)
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

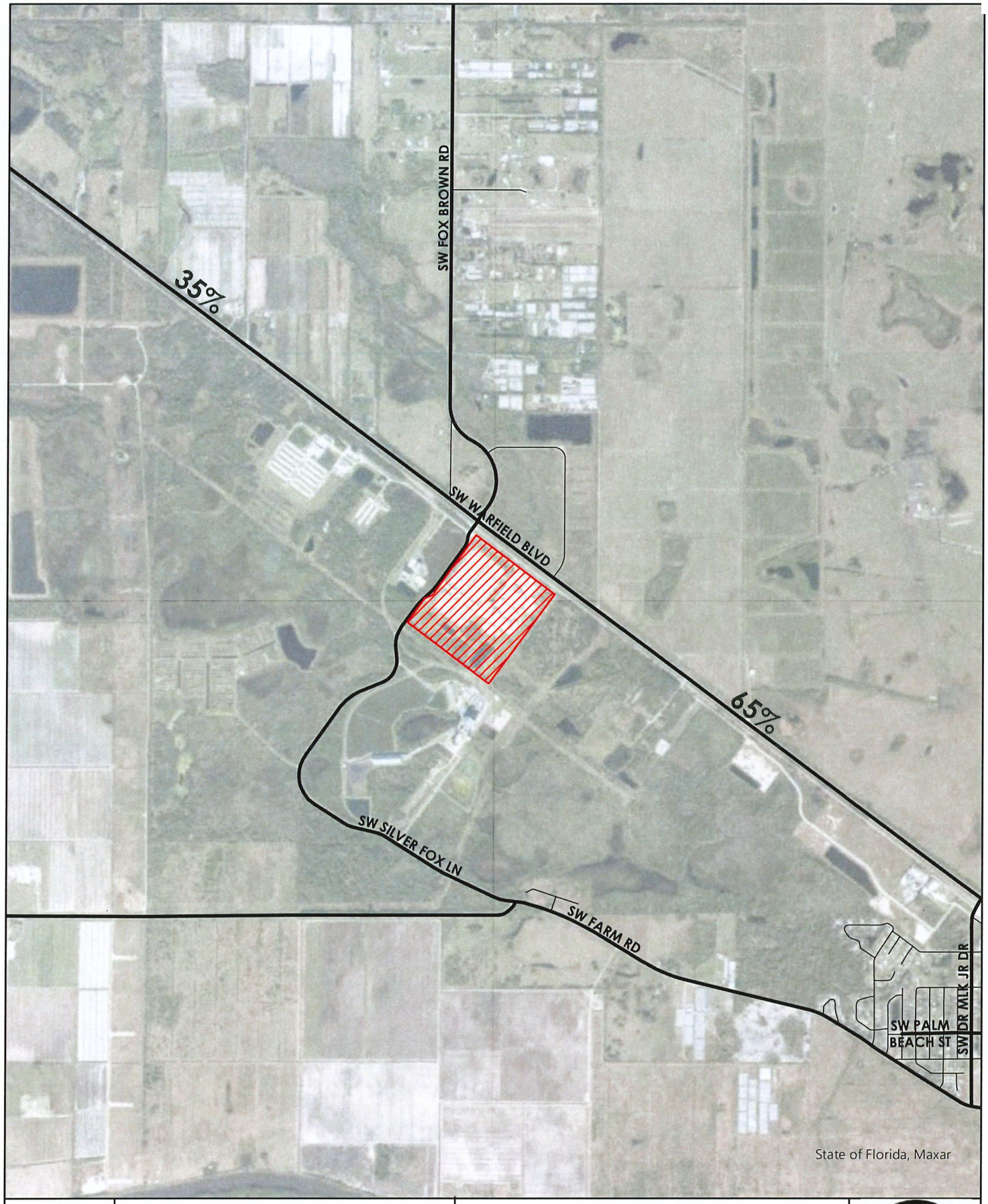
Table 2 summarizes the net Daily, AM, and PM peak trips potentially generated by the proposed development. According to Table 2, the net Daily, AM and PM peak trips potentially generated due to the proposed development are 139, 14 (11 In/3 Out) and 15 (4 In/11 Out) trips respectively. According to Section 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.

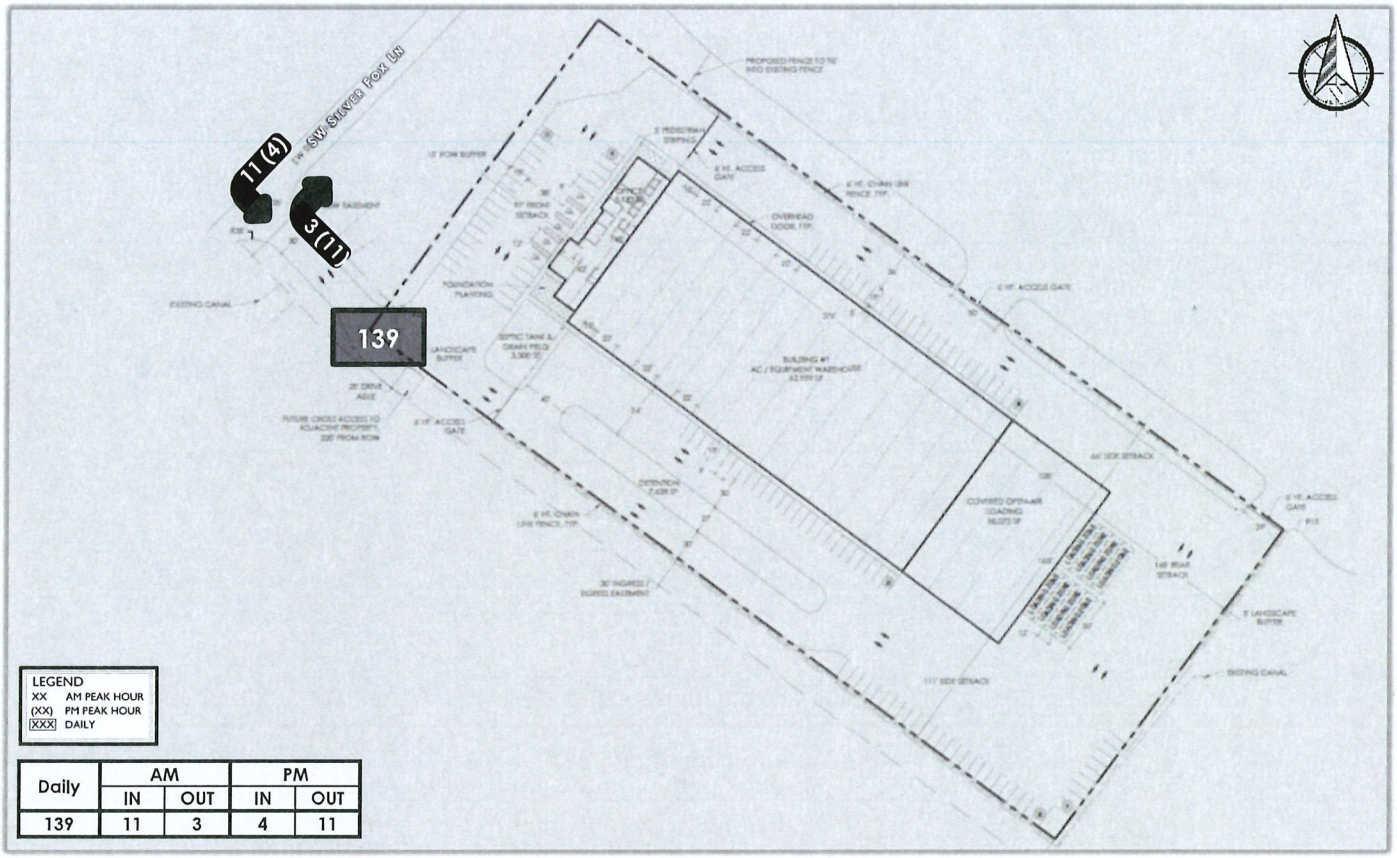


Figure 3: Project Driveway Volumes

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

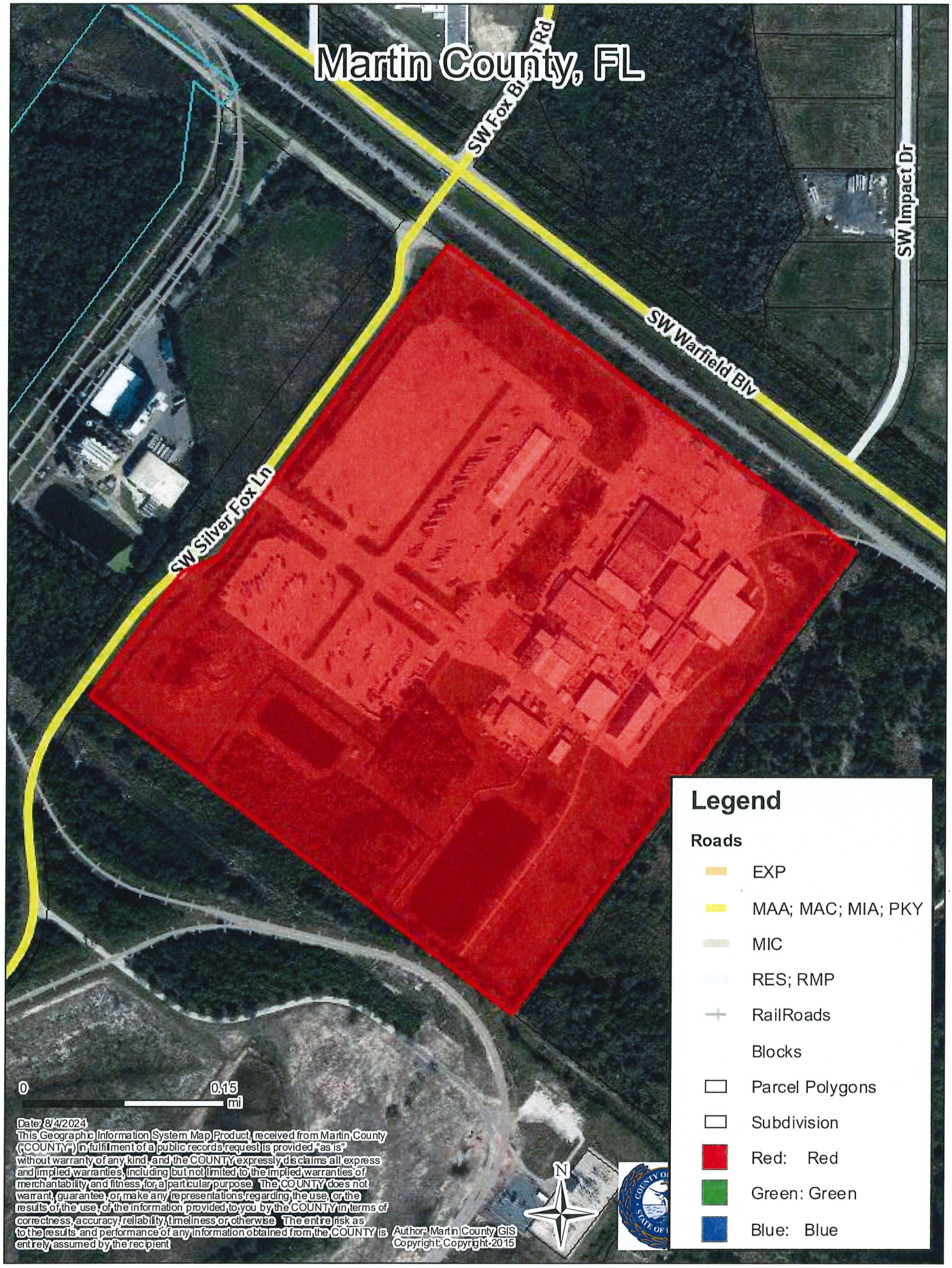
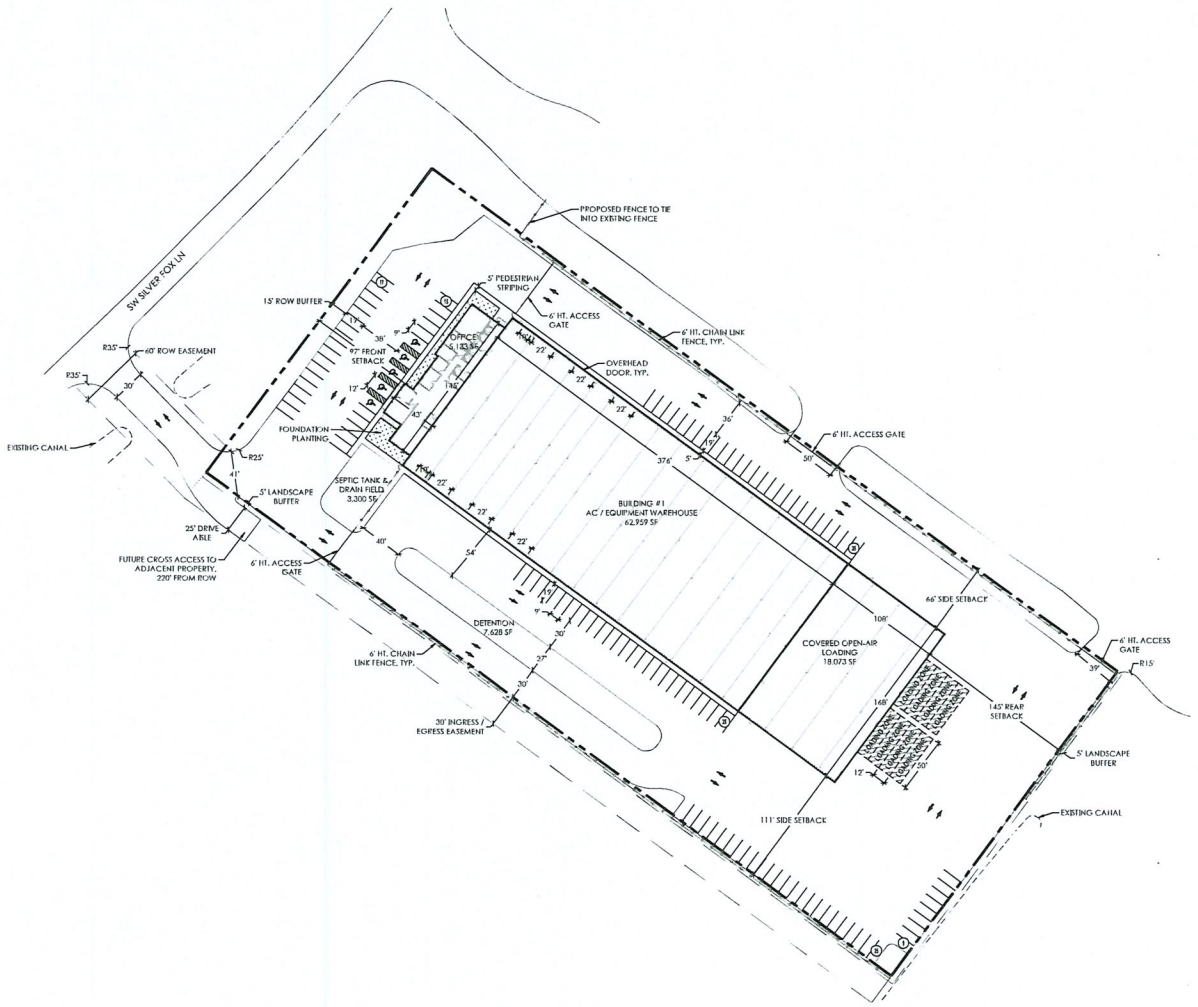

Martin County, FL
SW Fox Br Rd
SW Impact Dr
SW Warfield Blv
SW Silver Fox Ln
Legend
Roads
EXP
MAA; MAC; MIA; PKY
MIC
RES; RMP
RailRoads
Blocks
Parcel Polygons
Subdivision
Red: Red
Green: Green
Blue: Blue
0
0.15
mi
N
Date: 8/4/2024
This Geographic Information System Map Product, received from Martin County ("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) (LLLX - 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 - Intake

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)

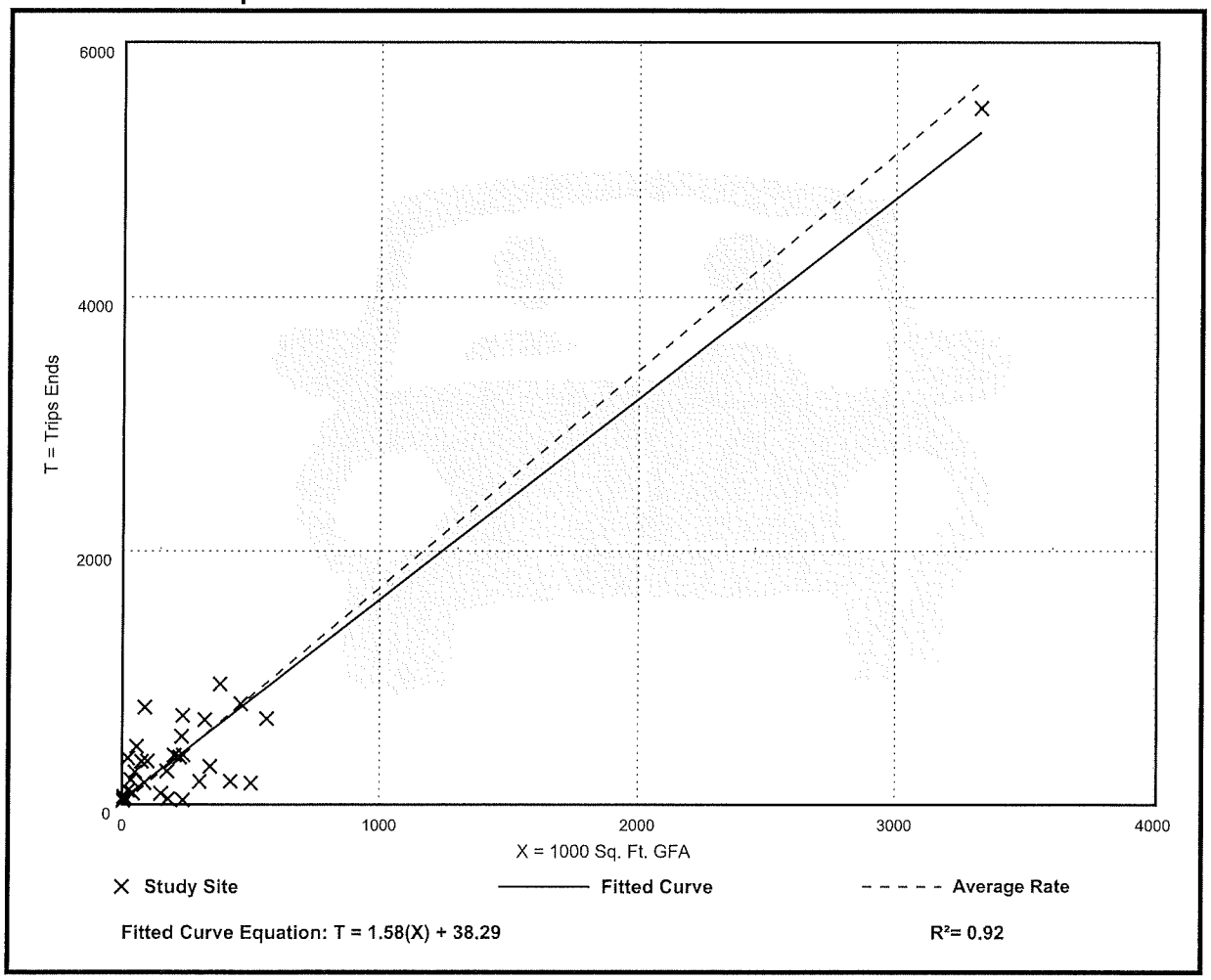
Vehicle Trip Ends vs: 1000 Sq. Ft. GFA
On a: Weekday

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



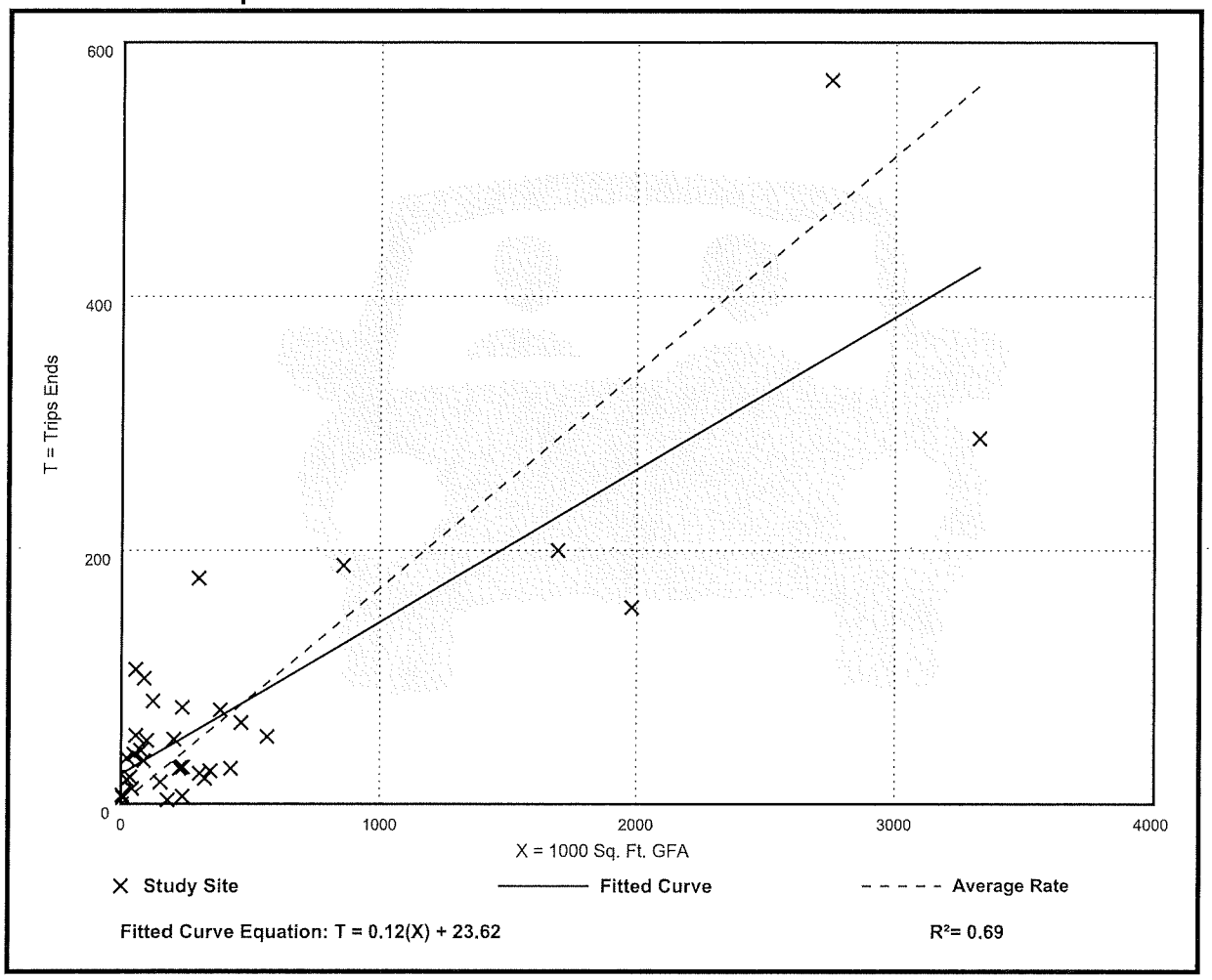
Warehousing
(150)

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



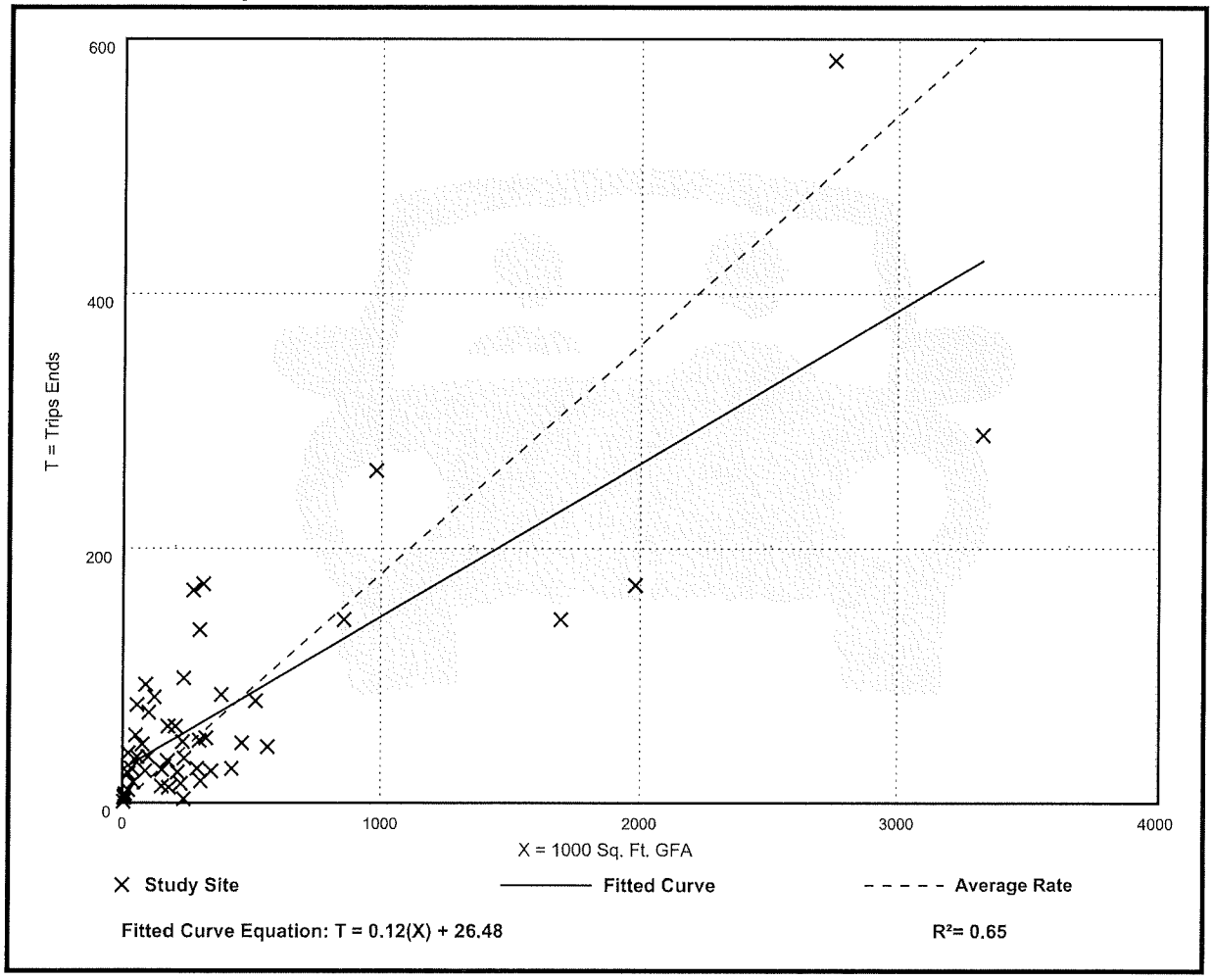
Warehousing
(150)

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

Contact Us Employment MyFlorida.com Performance Statement of Agency Web Policies & Notices

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

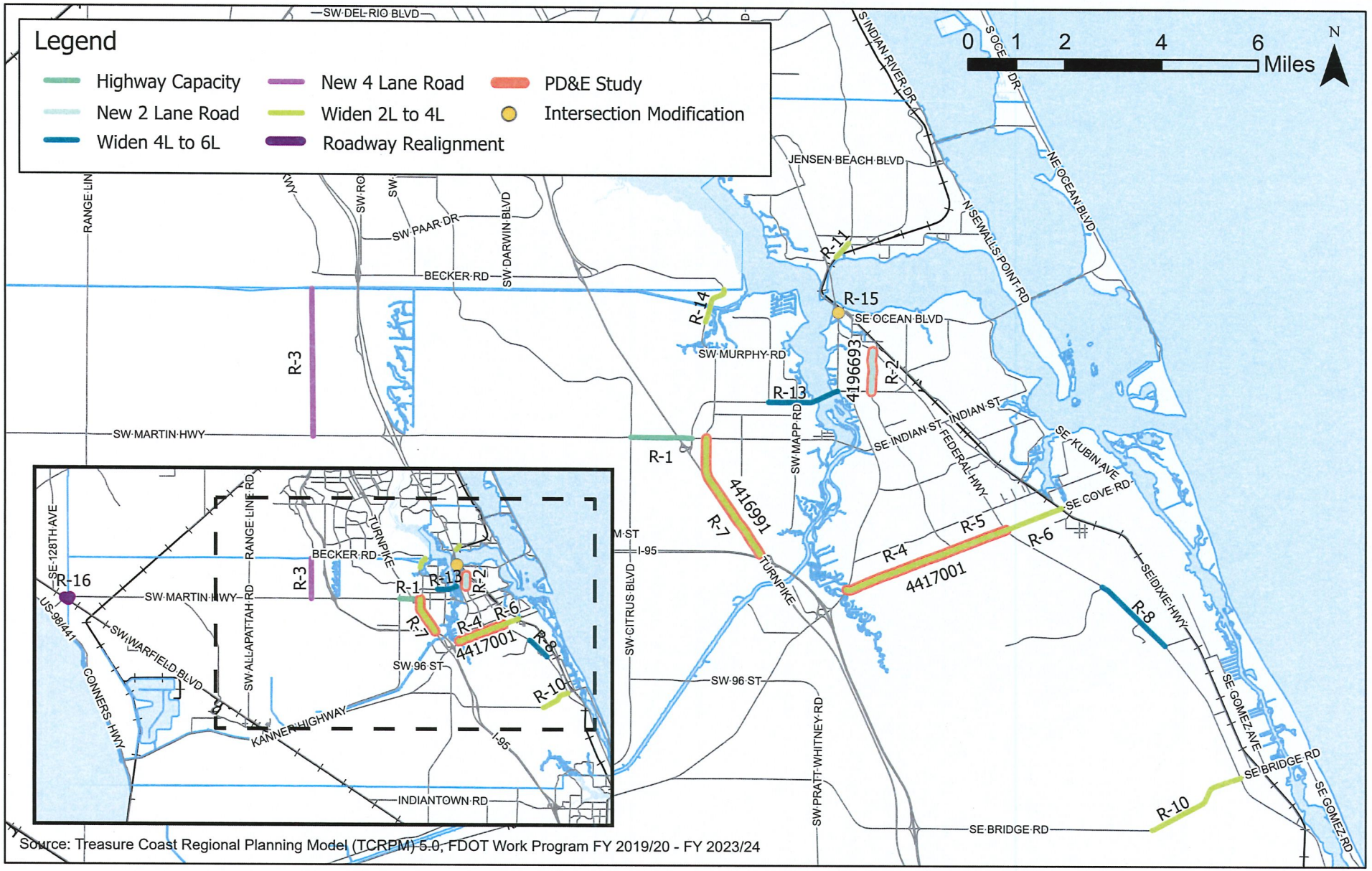
Fiscal Year:	**2025**	**2026**	**2027**	**2028**	**2029**
Highways/Construction					
Amount:	$2,184,025				

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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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

Exhibit 5 - Page 2 of 2

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.

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2 TRIP GENERATION 2
3 TRIP DISTRIBUTION 3
4 SIGNIFICANCE ANALYSIS 5
5 CONCURRENCY TEST 6
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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.

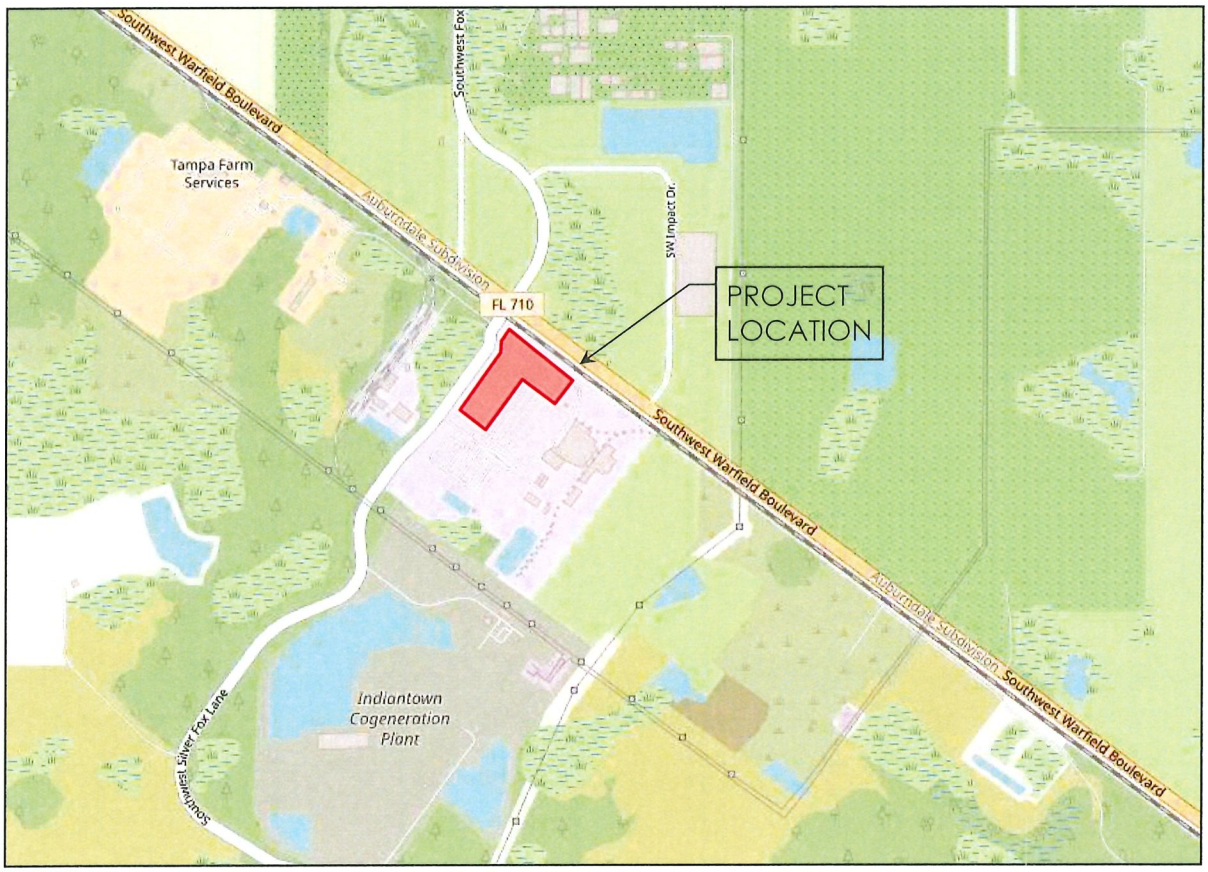


Figure 1: Site Location Map

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**.

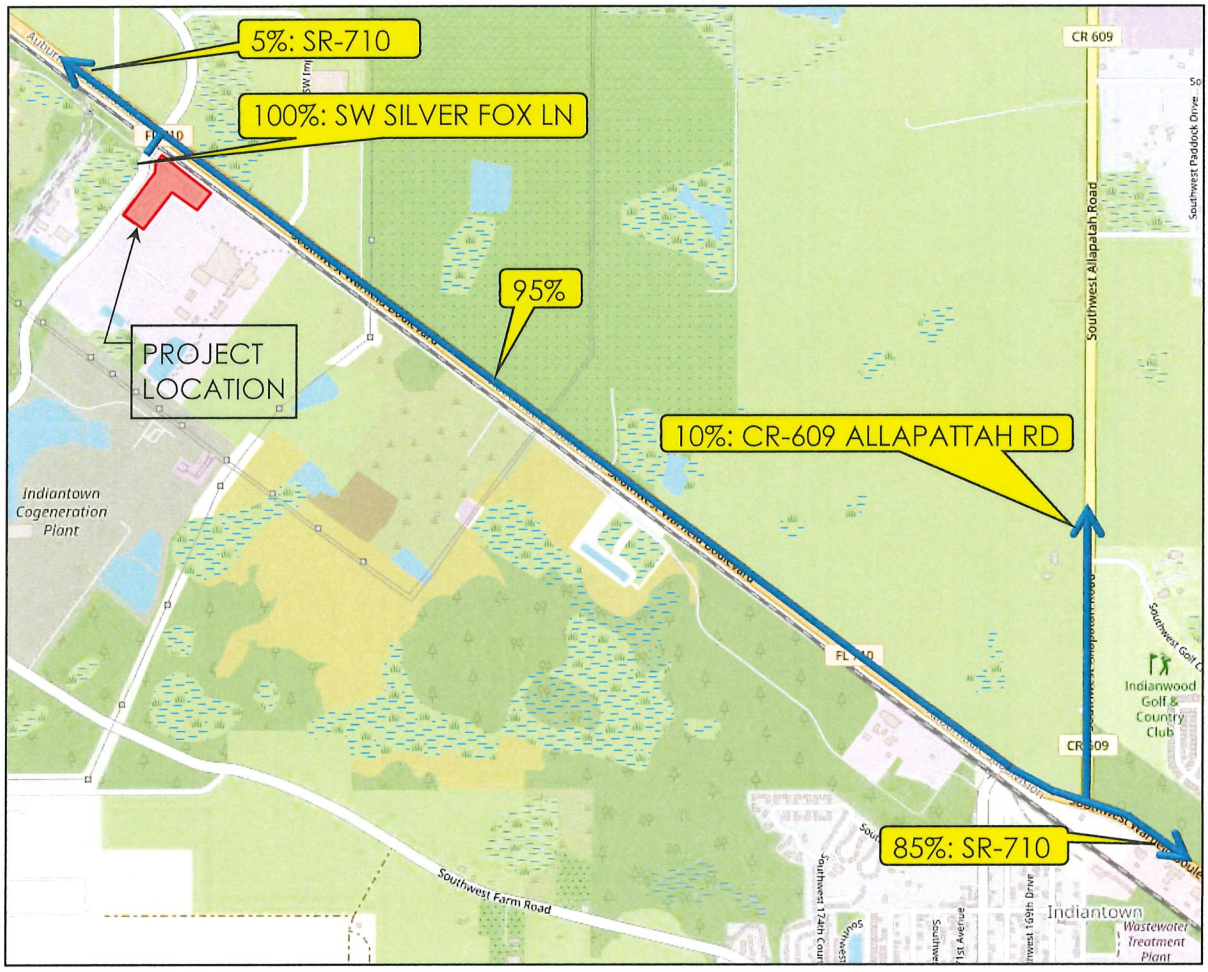


Figure 2: Project Trip Distribution Map

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.

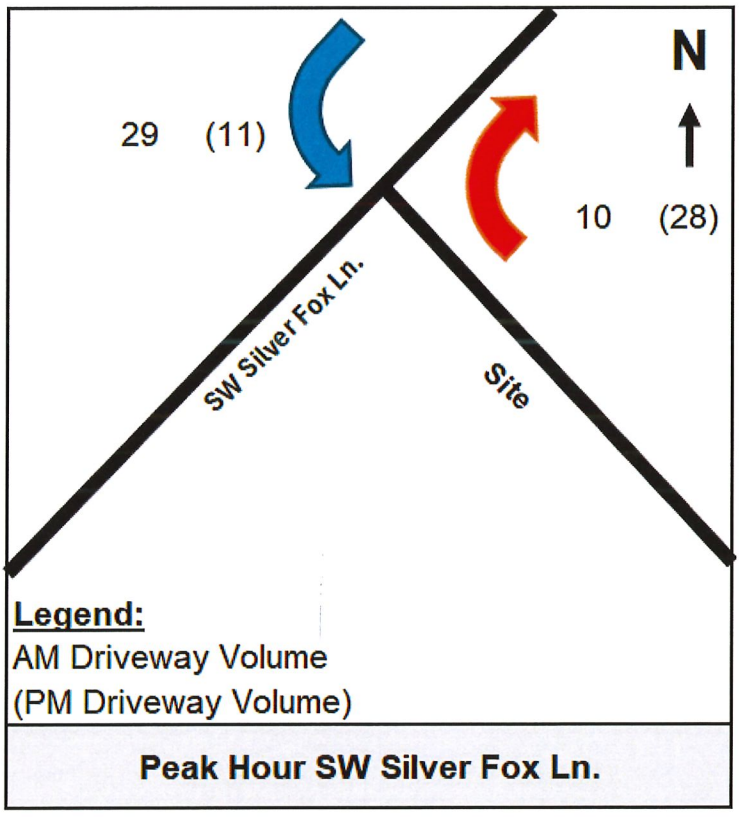


Figure 3: Driveway Volumes

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

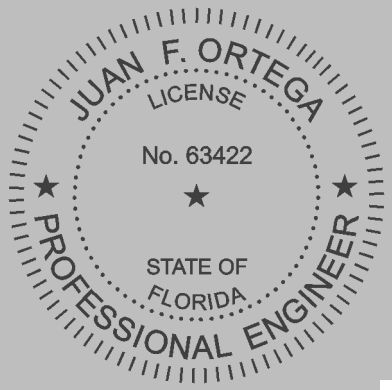
16986 SW CHARLESTON ST
VILLAGE OF INDIANTOWN, FLORIDA

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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3. EXISTING CONDITIONS 3

4. TRIP DISTRIBUTION AND ASSIGNMENT 3

5. DRIVEWAYS AND INTERSECTIONS 8

6. CONCLUSIONS AND RECOMMENDATIONS 9

EXHIBIT 1: PROPERTY APPRAISER

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**

Figure 1: Project Location..... 1

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 *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.

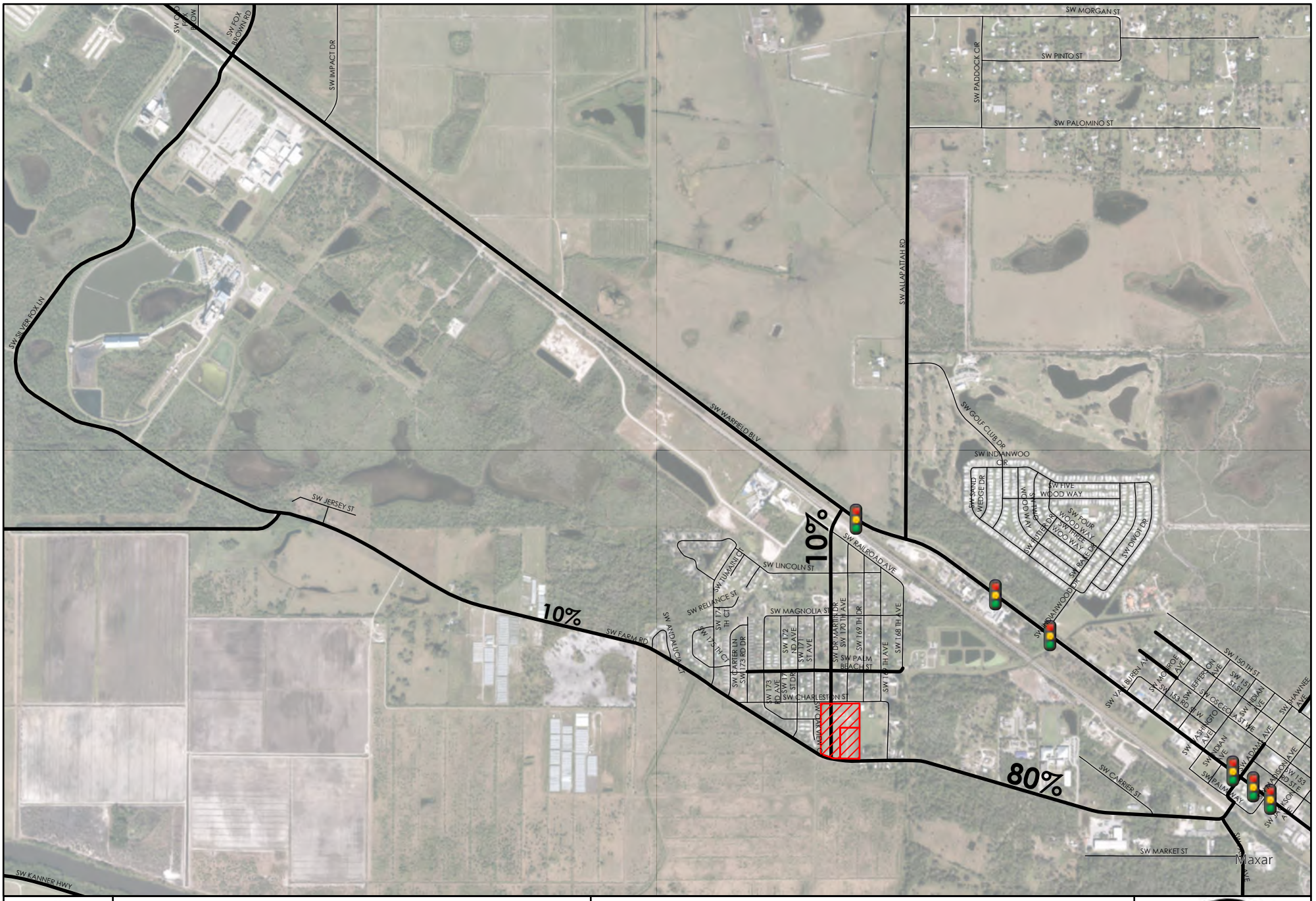
4. TRIP DISTRIBUTION AND ASSIGNMENT

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.



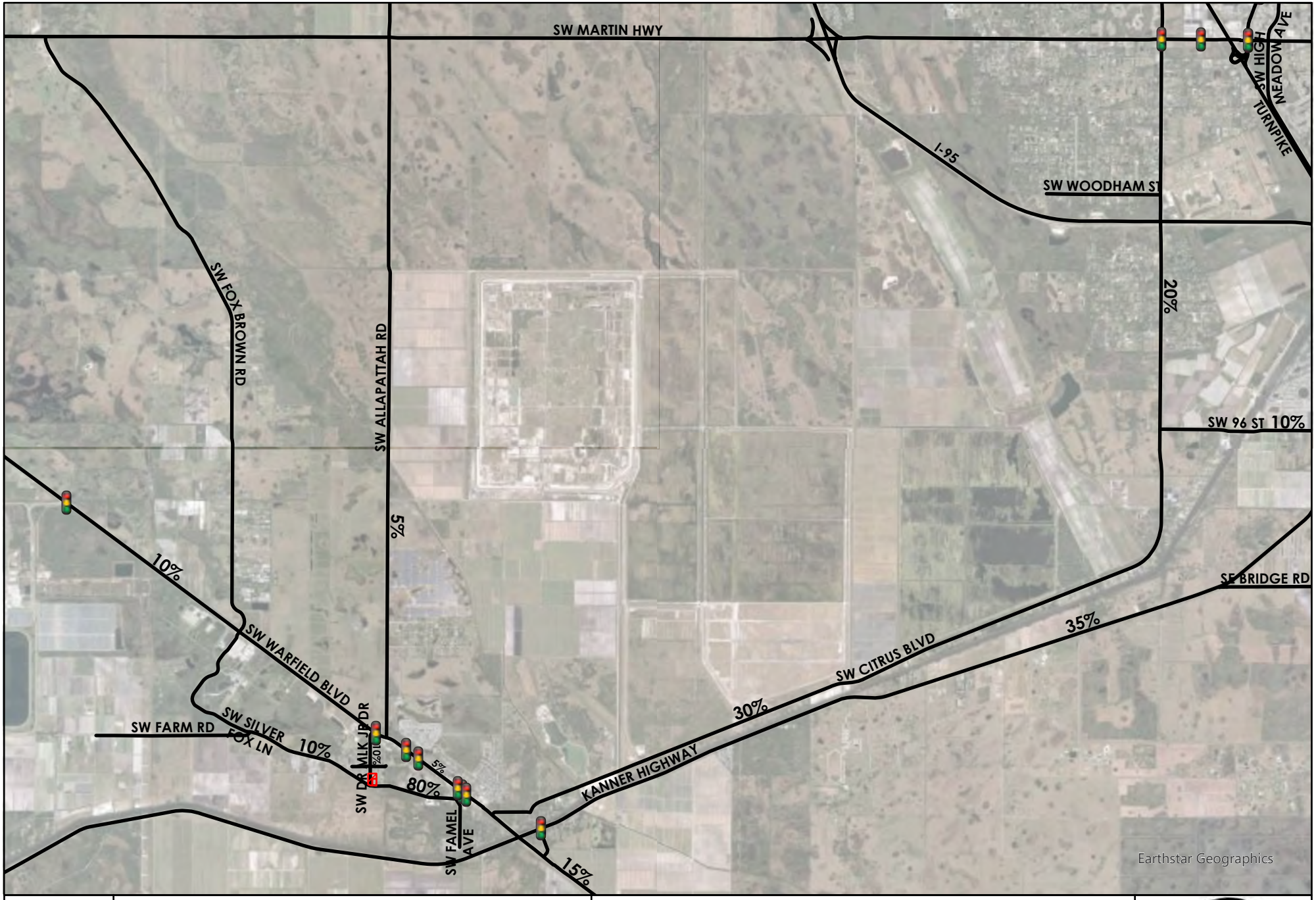
Project Site

0.25 0.13 0 0.25 0.5 0.75 1 Miles

FIGURE 2:
TRAFFIC ASSIGNMENT
HERITAGE PARK

JFO GROUP INC

653



Project Site

1 0.5 0 1 2 3 4 Miles

FIGURE 3:
TRAFFIC ASSIGNMENT
HERITAGE PARK

JFO GROUP INC

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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:

JFO GROUP INC
COA Number 32276
6671 W Indiantown Road
Suite 50-324
Jupiter, FL 33458

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

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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 *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.

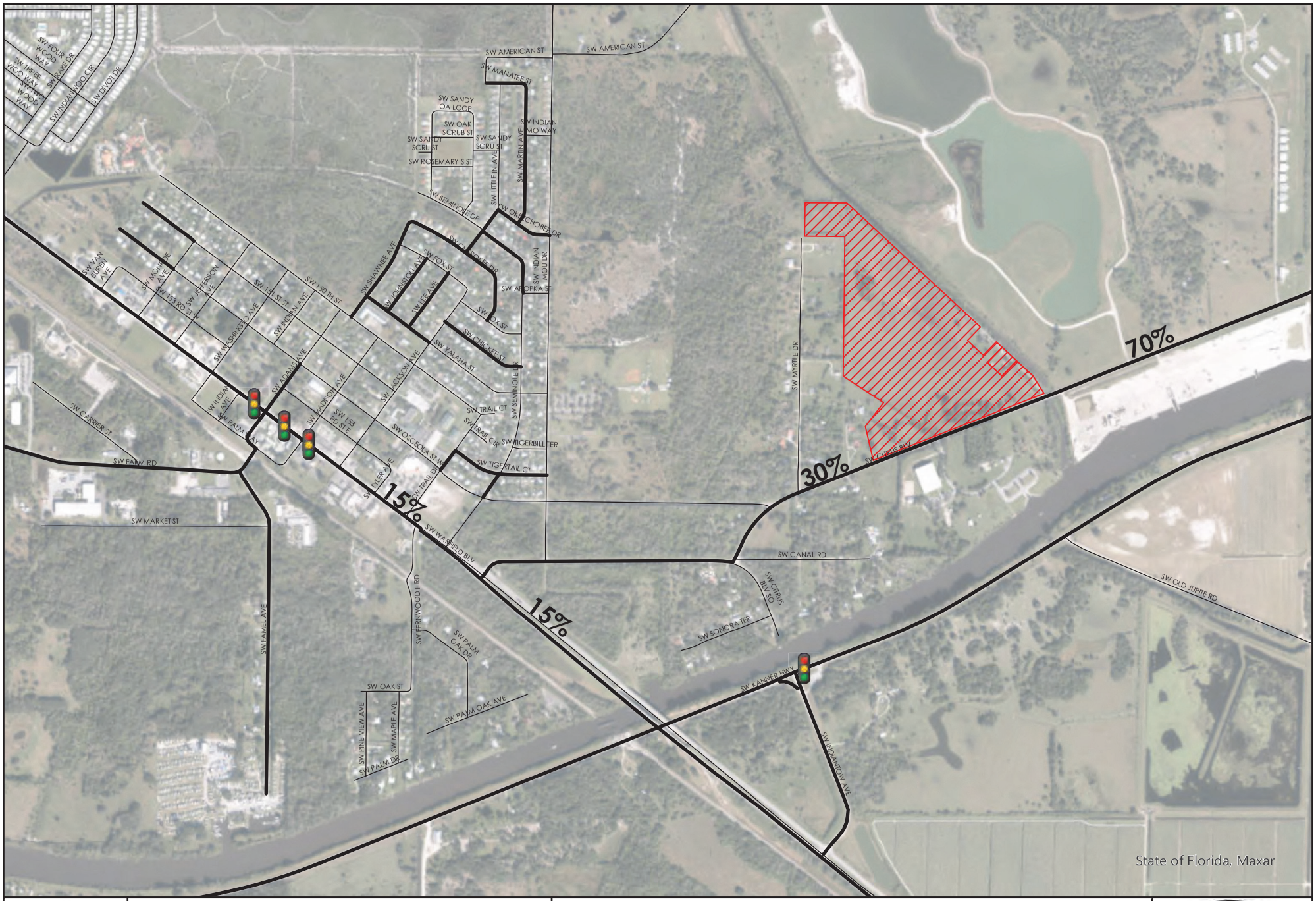


Figure 2:
Traffic Assignment
CITRUS GROVE

668

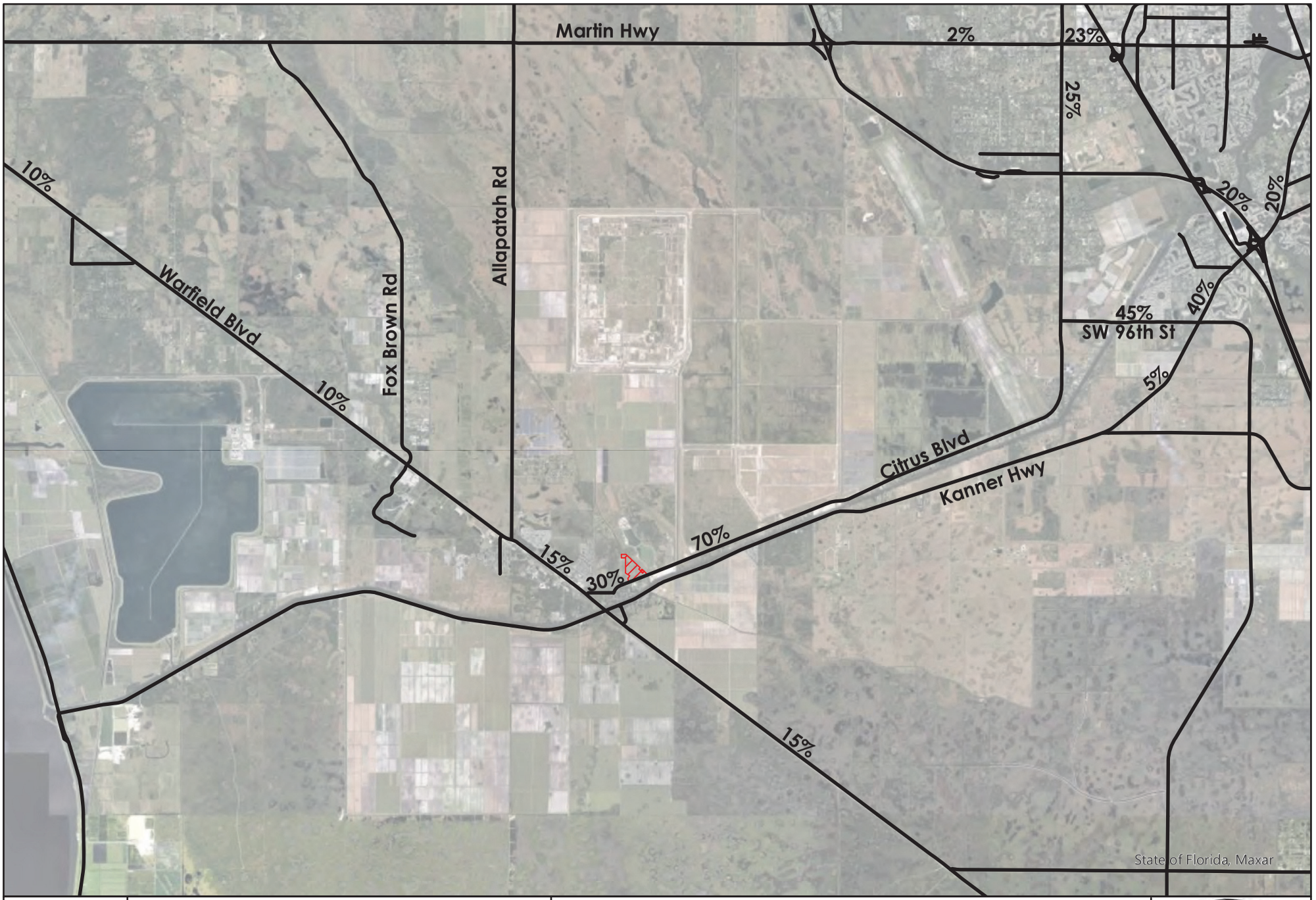


Figure 3:
Traffic Assignment
CITRUS GROVE

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)

BOUNDARY SURVEY

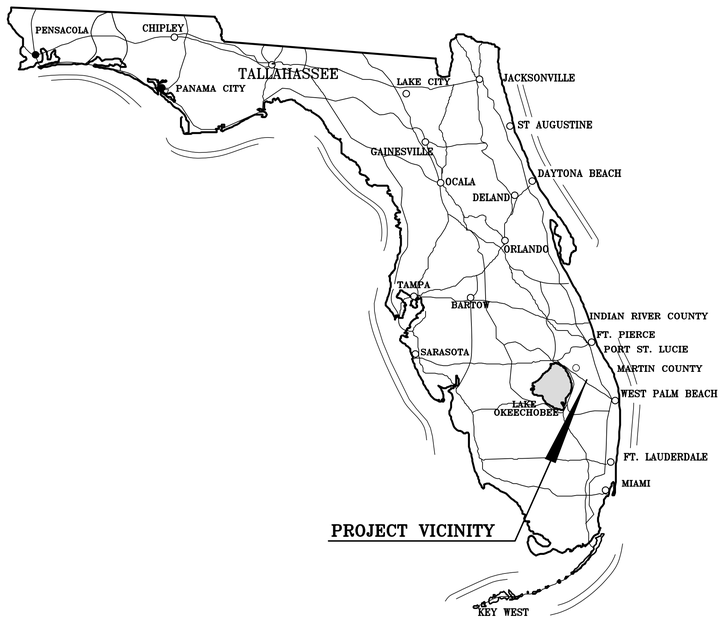
PREPARED FOR

FLORIDA POWER & LIGHT

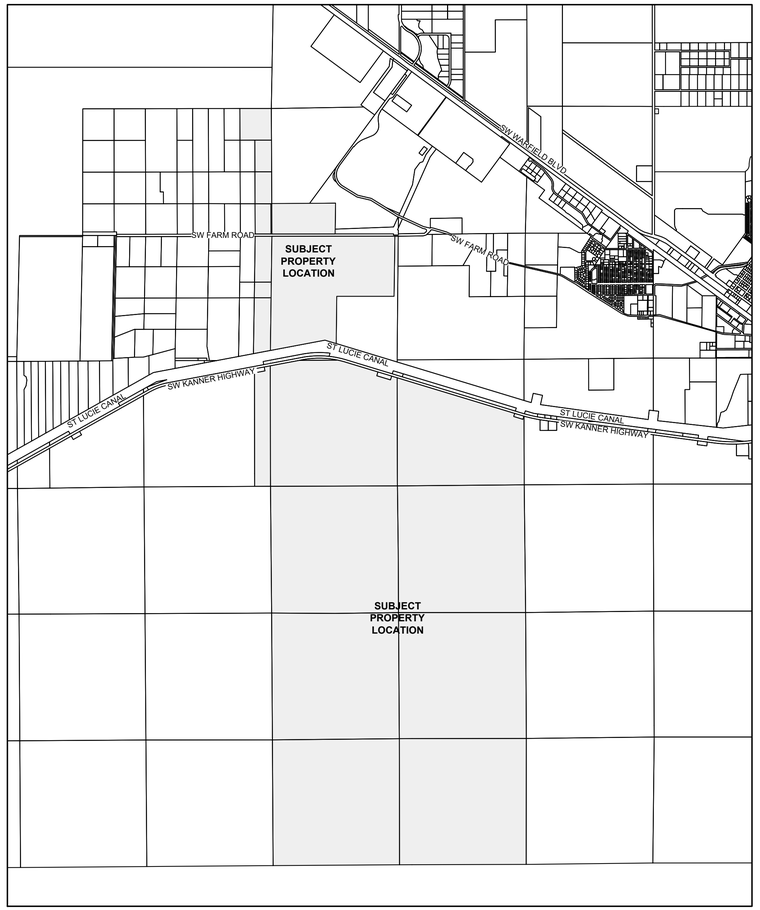
OF A PARCEL OF LAND LYING WITHIN A PORTION OF SECTION 33 AND 34, TOWNSHIP 39 SOUTH, RANGE 38 EAST AND PORTIONS OF SECTIONS 3, 4, 9, 10 AND 11, TOWNSHIP 40 SOUTH, RANGE 38 EAST AND ALL OF SECTIONS 14, 15, 22, 23, 26, AND 27, TOWNSHIP 40 SOUTH, RANGE 38 EAST.
MARTIN COUNTY, FLORIDA

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 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, 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 REVISED TO BE 400 FEET (THE WIDTH OF THE CANAL) NORTH OF AND PARALLEL WITH THE SOUTH LINE OF THE ST. LUCIE CANAL RIGHT-OF-WAY THAT WAS DETERMINED BY AND SHOWN ON THE SURVEY FROM CULPEPPER AND TERPENING, INC. THE EAST AND WEST LINES OF THE LANDS LYING NORTH OF THE CANAL WERE EXTENDED OR SHORTENED TO INTERSECT WITH THE REVISED SOUTH LINE OF THOSE LANDS LYING NORTH OF THE ST. LUCIE CANAL.



VICINITY MAP
(NOT TO SCALE)



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

CERTIFICATION:

THE UNDERSIGNED HEREBY CERTIFIES THAT THIS SURVEY MEETS THE STANDARDS OF PRACTICE RECOGNIZED BY FLORIDA BOARD OF PROFESSIONAL LAND SURVEYORS, AS SET FORTH IN CHAPTER [DOACS 5J-17.050, 051, 052 AND CHAPTER 177.041 061] AND ESTABLISHED PURSUANT TO CH 472, F.S., AS AMENDED.

DATE OF PLAT OR MAP: 11/20/2025

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

PREPARED BY
CULPEPPER & TERPENING INC
CONSULTING ENGINEERS | LAND SURVEYORS
2980 SOUTH 25th STREET
FORT PIERCE, FLORIDA 34981
PHONE 772-464-3537 | FAX 772-464-9497
www.ct-eng.com
STATE OF FLORIDA BOARD OF PROFESSIONAL
ENGINEERS AUTHORIZATION NO. 4286

P:\Proj-2022\22-152.001 FPL Tesoro Groves Update\Survey\22-152.001 Boundary Revised.dwg Plotted: 11/24/2025 9:16 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 4001.08 FEET TO A POINT ON THE NORTH LINE OF THE SOUTH ONE-HALF (S-1/2) OF THE SOUTHWEST ONE-QUARTER (SW-1/4) OF SECTION 34, TOWNSHIP 39 SOUTH, RANGE 38 EAST; THENCE NORTH 89°39'07" EAST ON SAID NORTH LINE, A DISTANCE OF 2648.77 FEET TO A POINT ON THE EAST LINE OF SAID SOUTH ONE-HALF (S-1/2) OF THE SOUTHWEST ONE-QUARTER (SW-1/4) OF SECTION 34; THENCE SOUTH 00°00'20" WEST ON SAID EAST LINE, A DISTANCE OF 1278.17 FEET TO A POINT ON THE NORTH RIGHT-OF-WAY LINE OF SW FARM ROAD (100.00 FEET RIGHT-OF-WAY); THENCE SOUTH 89°31'57" WEST ON SAID NORTH RIGHT-OF-WAY LINE, SAID LINE ALSO BEING 50.00 FEET NORTH OF AND PARALLEL WITH THE SOUTH LINE OF SAID SECTION 34, A DISTANCE OF 2648.64 FEET; THENCE SOUTH 89°56'59" WEST ON SAID NORTH RIGHT-OF-WAY LINE, SAID LINE ALSO BEING 50.00 FEET NORTH OF AND PARALLEL WITH THE SOUTH LINE OF SECTION 33, TOWNSHIP 39 SOUTH, RANGE 38 EAST, A DISTANCE OF 700.00 FEET TO A POINT ON A LINE 700.00 FEET WEST OF AND PARALLEL WITH THE EAST LINE OF SAID SECTION 33; THENCE NORTH 00°00'06" WEST ON SAID PARALLEL LINE, A DISTANCE OF 3948.75 FEET TO A POINT ON THE SOUTH LINE OF THE NORTHEAST ONE-QUARTER (NE-1/4) OF THE NORTHEAST ON-QUARTER (NE-1/4) OF SAID SECTION 33; THENCE SOUTH 89°45'33" WEST ON SAID SOUTH LINE, A DISTANCE OF 624.97 FEET TO A POINT ON THE WEST LINE OF SAID NORTHEAST ONE-QUARTER (NE-1/4) OF THE NORTHEAST ONE-QUARTER (NE-1/4) OF SECTION 33; THENCE NORTH 00°02'09" WEST ON SAID WEST LINE, A DISTANCE OF 1332.22 FEET TO A POINT ON THE NORTH LINE OF SAID SECTION 33; THENCE NORTH 89°41'45" EAST ON SAID NORTH LINE, A DISTANCE OF 1325.77 FEET TO THE POINT OF BEGINNING.
CONTAINING 7,924,301 S.F.± OR 181.92 ACRES MORE OR LESS.

TOGETHER WITH:

TRACT 2
PARCELS 1 THROUGH 3 AND PARCELS 9 THROUGH 13 AS DESCRIBED IN CORRECTIVE SPECIAL WARRANTY DEED AS RECORDED IN OFFICIAL RECORDS BOOK 3058, PAGE 348 OF THE PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA LYING IN SECTIONS 3 AND 4, TOWNSHIP 40 SOUTH, RANGE 38 EAST, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
COMMENCING AT THE NORTHEAST CORNER OF SECTION 4, TOWNSHIP 40 SOUTH, RANGE 38 EAST; THENCE SOUTH 89°56'59" WEST ALONG THE NORTH LINE OF SECTION 4 TO A POINT ON THE WEST LINE OF THE EAST 700 FEET OF SAID SECTION, A DISTANCE OF 700.06 FEET, THENCE PARALLEL WITH THE AFOREMENTIONED EAST LINE OF SECTION 4 SOUTH 00°43'40" WEST, A DISTANCE OF 50.00 FEET TO A POINT ON THE SOUTH RIGHT-OF-WAY LINE OF SW FARM ROAD (100.00 FEET RIGHT-OF-WAY) AND THE POINT OF BEGINNING; THENCE FROM SAID BEGINNING, NORTH 89°56'59" EAST ON SAID SOUTH RIGHT-OF-WAY LINE, SAID LINE ALSO BEING 50.00 FEET SOUTHERLY OF AND PARALLEL WITH THE NORTH LINE OF SAID SECTION 4, A DISTANCE OF 700.06 FEET; THENCE CONTINUING ALONG SAID SOUTHERLY RIGHT-OF-WAY, NORTH 89°31'57" EAST, PARALLEL WITH THE NORTH LINE OF SAID SECTION 3, A DISTANCE OF 2552.68 FEET; THENCE SOUTH 00°39'21" WEST, A DISTANCE OF 96.02 FEET; THENCE NORTH 89°31'57" EAST, A DISTANCE OF 192.04 FEET TO A POINT 96.00 FEET EAST OF AND PARALLEL WITH THE WEST LINE OF THE EAST ONE-HALF (E-1/2) OF SAID SECTION 3; THENCE SOUTH 00°39'21" WEST, A DISTANCE OF 4437.31 FEET TO A POINT ON THE ARC OF A NON-TANGENT CURVE TO THE LEFT AT WHICH THE RADIUS POINT BEARS SOUTH 09°18'48" WEST, THENCE WESTERLY ON THE ARC OF SAID CURVE, HAVING A RADIUS OF 4020.62 FEET THROUGH A CENTRAL ANGLE OF 19°58'53" AN ARC DISTANCE OF 1402.15 FEET TO THE POINT OF TANGENCY; THENCE SOUTH 79°19'55" WEST, A DISTANCE OF 2096.50 FEET (THE LAST TWO COURSES BEING COINCIDENT WITH THE NORTH RIGHT-OF-WAY LINE OF THE ST. LUCIE CANAL) TO A POINT ON A LINE 700.00 FEET WEST OF AND PARALLEL WITH THE EAST LINE OF SECTION 04, TOWNSHIP 40 SOUTH, RANGE 38 EAST; THENCE NORTH 00°43'40" EAST ON SAID PARALLEL LINE, A DISTANCE OF 4915.02 FEET TO A POINT ON SAID SOUTH RIGHT-OF-WAY LINE OF SW FARM ROAD AND THE POINT OF BEGINNING;
CONTAINING 1,548,839.09 S.F.± OR 366.13 ACRES MORE OR LESS.

TOGETHER WITH

TRACT 3
A TRACT OF LAND LYING IN THE NORTH HALF (1/2) OF SECTION 3, TOWNSHIP 40 SOUTH, RANGE 38 EAST, MARTIN COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCE AT THE NORTHWEST CORNER OF THE NORTHEAST QUARTER (1/4) OF SECTION 3, TOWNSHIP 40 SOUTH, RANGE 38 EAST; THENCE SOUTH 00 DEGREES 39 MINUTES 21 SECONDS WEST ON THE WEST LINE OF SAID NORTHEAST QUARTER (1/4), A DISTANCE OF 50.01 FEET TO THE POINT OF BEGINNING; FROM SAID POINT OF BEGINNING; THENCE, NORTH 89 DEGREES 31 MINUTES 57 SECONDS EAST ON THE SOUTH RIGHT-OF-WAY LINE OF SW FARM ROAD, A DISTANCE OF 2,506.20 FEET; THENCE, LEAVING SAID SW RIGHT-OF-WAY OF SW FARM ROAD, SOUTH 00 DEGREES 39 MINUTES 21 SECONDS WEST ON A LINE PARALLEL WITH SAID WEST LINE OF THE NORTHEAST QUARTER (1/4), A DISTANCE OF 2,526.84 FEET TO AN INTERSECTION WITH THE LINE AT 45 FEET NORTH OF, AND PARALLEL WITH THE SOUTH LINE OF SAID NORTHEAST QUARTER (1/4); THENCE, SOUTH 89 DEGREES 42 MINUTES 36 SECONDS WEST ON SAID LINE AT 45.00 FEET NORTH OF, AND PARALLEL WITH THE SOUTH LINE OF SAID NORTHEAST QUARTER (1/4), A DISTANCE OF 2,410.05 FEET TO AN INTERSECTION WITH A LINE 96.00 FEET EAST OF, AND PARALLEL WITH THE WEST LINE OF SAID NORTHEAST QUARTER (1/4); THENCE, NORTH 00 DEGREES 39 MINUTES 21 SECONDS EAST PARALLEL WITH SAID WEST LINE OF THE NORTHEAST QUARTER (1/4), A DISTANCE OF 2,423.35 FEET; THENCE SOUTH 89 DEGREES 31 MINUTES 57 SECONDS WEST ON A LINE 96.00 FEET SOUTH OF AND PARALLEL WITH SAID SOUTH RIGHT-OF-WAY OF SW FARM ROAD, A DISTANCE OF 192.04 FEET; THENCE, NORTH 00 DEGREES 39 MINUTES 21 SECONDS EAST PARALLEL WITH SAID WEST LINE OF THE NORTHEAST QUARTER (1/4), A DISTANCE OF 96.02 FEET TO THE INTERSECTION WITH SAID SOUTH RIGHT-OF-WAY LINE OF SW FARM ROAD; THENCE, NORTH 89 DEGREES 31 MINUTES 57 SECONDS EAST ON THE SOUTH RIGHT-OF-WAY LINE OF SW FARM ROAD, A DISTANCE OF 96.02 FEET TO THE POINT OF BEGINNING.
CONTAINING 6,098,401.87 S.F.± OR 140.00 ACRES MORE OR LESS.

TOGETHER WITH

PARCEL 2:
PORTIONS OF SECTION 10 AND 11, TOWNSHIP 40 SOUTH, RANGE 38 EAST, LYING BETWEEN THE NORTHERLY RIGHT-OF-WAY LINE OF STATE ROAD NO. 76, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 7 AT PAGE 47 AND THE SOUTHERLY RIGHT-OF-WAY OF THE ST. LUCIE CANAL, ACCORDING TO THE PLAT, AS RECORDED IN PLAT BOOK 2 AT PAGE 35, BOTH OF THE PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA; BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE NORTHEASTERLY CORNER OF SPILLWAY "D", AS SHOWN ON SHEET 3, OF THE AFORESAID PLAT OF THE ST. LUCIE CANAL; THENCE RUN SOUTH 73 DEGREES 07 MINUTES 38 SECONDS EAST, ALONG THE SAID SOUTHERLY RIGHT-OF-WAY, FOR A DISTANCE OF 430.06 FEET: THENCE RUN SOUTH 16 DEGREES 52 MINUTES 22 SECONDS WEST, FOR A DISTANCE OF 133.00 FEET, THENCE RUN NORTH 73 DEGREES 07 MINUTES 38 SECONDS WEST, ALONG THE SAID NORTHERLY RIGHT-OF-WAY, FOR A DISTANCE OF 430.06 FEET; THENCE RUN NORTH 16 DEGREES 52 MINUTES 22 SECONDS EAST, ALONG THE SOUTHEASTERLY LINE OF SAID SPILLWAY "D", FOR A DISTANCE OF 133.00 FEET TO THE POINT OF BEGINNING.
CONTAINING 57,196.65 SQUARE FEET OR 1.31 ACRES

TOGETHER WITH

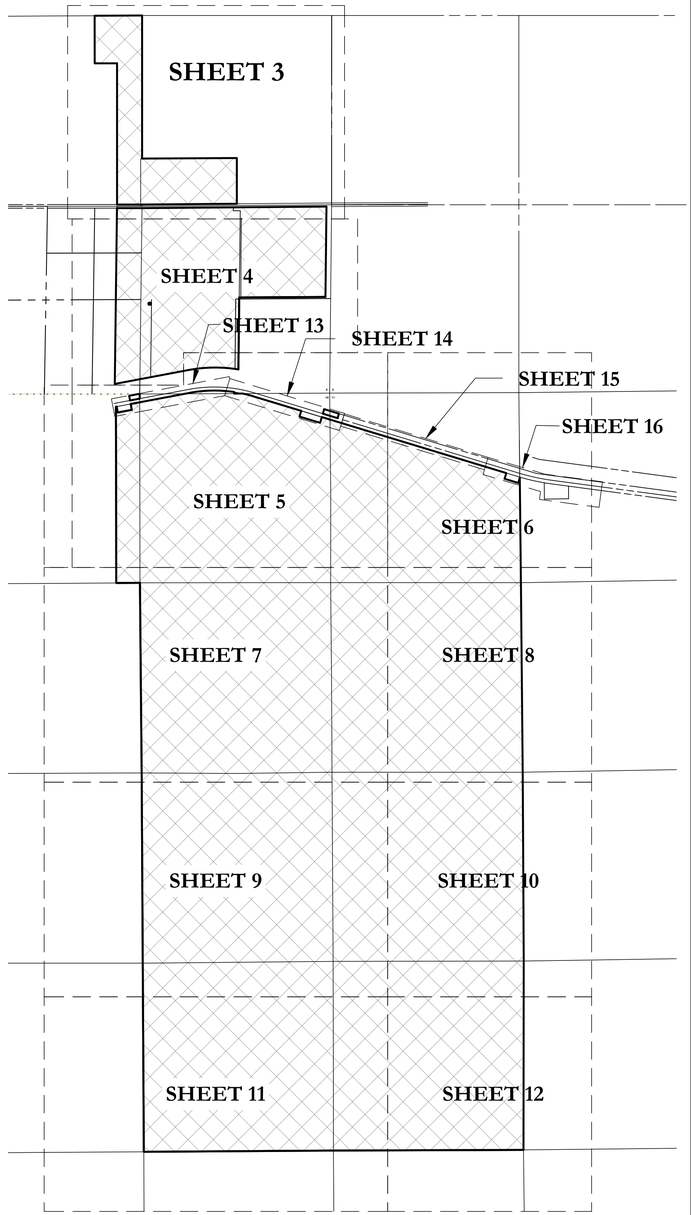
PARCEL 3
A PARCEL OF LAND LYING IN SECTION 9 TOWNSHIP 40 SOUTH, RANGE 38 EAST, MARTIN COUNTY, FLORIDA; BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE NORTHEAST CORNER OF SECTION 9, TOWNSHIP 40 SOUTH, RANGE 38 EAST, BEING ALSO THE NORTHWEST CORNER OF SECTION 10, SAID CORNER BEING MARKED BY A 4" X 4" CONCRETE MONUMENT AS SHOWN ON CERTIFIED CORNER RECORD NUMBER 092879; THENCE SOUTH 00°04'04" EAST, ALONG THE EAST LINE OF SAID SECTION 9, A DISTANCE OF 128.61 FEET TO A POINT ON THE NORTH RIGHT-OF-WAY LINE OF STATE ROAD 76 AS SHOWN ON FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT-OF-WAY MAP SECTION 89060-2101, BEING A 100 FOOT RIGHT-OF-WAY AS LAID OUT AND IN USE, ALSO KNOWN AS SW KANNER HIGHWAY; THENCE SOUTH 79°19'55" WEST, ALONG SAID RIGHT-OF-WAY LINE, A DISTANCE OF 275.28 FEET TO THE INTERSECTION WITH THE EAST LINE OF SPILLWAY "C", ST. LUCIE CANAL, AS RECORDED IN PLAT BOOK 10, PAGE 84, PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA; THENCE NORTH 10°40'05" WEST, ALONG SAID EAST LINE, A DISTANCE OF 133.00 FEET TO A POINT ON THE SOUTH RIGHT OF WAY LINE OF SAID ST. LUCIE CANAL; THENCE NORTH 79°19'55" EAST, ALONG SAID SOUTH LINE, A DISTANCE OF 263.75 FEET TO A POINT ON THE NORTH LINE OF SAID SECTION 9; THENCE NORTH 89°56'02" EAST, ALONG SAID NORTH LINE, A DISTANCE OF 35.80 FEET TO THE POINT OF BEGINNING.
CONTAINING 38,147.76 S.F.± OR 0.88 ACRES MORE OR LESS.

TOGETHER WITH

PARCEL 4
A PARCEL OF LAND LYING WITHIN A PORTION OF SECTIONS 3, 4, 9, 10 AND 11, TOWNSHIP 40 SOUTH, RANGE 38 EAST AND ALL OF SECTIONS 14, 15, 22, 23, 26 AND 27, TOWNSHIP 40 SOUTH, RANGE 38 EAST. SAID PARCEL BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
BEGIN AT A POINT ON THE SOUTH RIGHT OF WAY LINE OF STATE ROAD 76 AS SHOWN ON FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT-OF-WAY MAP SECTION 89060-2101, A 100 FOOT RIGHT-OF-WAY AS LAID OUT AND IN USE, ALSO KNOWN AS SW KANNER HIGHWAY THAT INTERSECTS THE EAST LINE OF SAID SECTION 9; THENCE NORTH 79°19'55" EAST, ALONG THE SOUTH RIGHT-OF-WAY LINE, A DISTANCE OF 1276.15 FEET TO THE INTERSECTION WITH THE NORTH LINE OF SAID SECTION 10, BEING ALSO THE SOUTH LINE OF SECTION 3, TOWNSHIP 40 SOUTH, RANGE 38 EAST, MARTIN COUNTY FLORIDA; THENCE CONTINUE NORTH 79°19'55" EAST, ALONG SAID SOUTH RIGHT-OF-WAY LINE, A DISTANCE OF 136.80 FEET TO THE BEGINNING OF A CURVE CONCAVE TO THE SOUTHWEST HAVING A RADIUS OF 3770.33 FEET; THENCE ALONG THE ARC OF SAID CURVE, AND SAID SOUTH RIGHT-OF-WAY LINE, THROUGH A CENTRAL ANGLE OF 19°06'47" FOR A DISTANCE OF 1257.72 FEET TO THE INTERSECTION WITH A LINE THAT IS 15.13 FEET WEST OF AND PARALLEL WITH THE EAST LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 3; THENCE DEPARTING SAID RIGHT-OF-WAY LINE, SOUTH 00°39'18" WEST, ALONG SAID PARALLEL LINE, A DISTANCE OF 43.10 FEET TO A POINT ON THE SOUTH LINE OF SAID SECTION 3 SAID POINT IS SOUTH 89°43'51" WEST, A DISTANCE OF 2640 FEET, AS MEASURED ALONG SAID SOUTH LINE, FROM THE SOUTHWEST CORNER OF SAID SECTION 3; THENCE NORTH 89°43'51" EAST, ALONG THE SOUTH LINE OF SAID SECTION 3, BEING ALSO THE NORTH LINE OF SAID SECTION 10, A DISTANCE OF 232.99 FEET TO THE INTERSECTION WITH SAID SOUTH RIGHT-OF-WAY LINE OF SW KANNER HIGHWAY AND THE BEGINNING OF A NON-TANGENT CURVE CONCAVE TO THE SOUTHWEST HAVING A RADIUS OF 3770.33 FEET, A CHORD WHICH BEARS SOUTH 75°30'59" EAST, WITH A CHORD DISTANCE OF 322.03 FEET; THENCE ALONG THE ARC OF SAID CURVE AND SAID SOUTH RIGHT-OF-WAY LINE THROUGH A CENTRAL ANGLE OF 4°53'43" FOR A DISTANCE OF 322.13 FEET; THENCE SOUTH 73°07'29" EAST, ALONG THE SAID SOUTH RIGHT-OF-WAY LINE, A DISTANCE OF 1390.76 FEET TO THE WESTERLY LINE OF SPILLWAY "D" AS SHOWN ON THE DEPARTMENT OF THE ARMY, OKEECHOBEE WATERWAY, FLORIDA ST. LUCIE CANAL PORTION, SURVEY FOR LOCATION OF RIGHTS-OF-WAY SHEET 3 OF 53, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 10, PAGE 84 OF THE PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA ; THENCE SOUTH 16°52'31" WEST, ALONG SAID WESTERLY LINE, A DISTANCE OF 167.00 FEET TO THE SOUTHWEST CORNER OF SAID SPILLWAY "D"; THENCE SOUTH 73°07'29" EAST, ALONG THE SOUTHERLY LINE OF SPILLWAY "D", A DISTANCE OF 600.00 FEET TO THE SOUTHEAST CORNER OF SAID SPILLWAY "D"; THENCE NORTH 16°52'31" EAST, ALONG THE EASTERLY LINE OF SAID SPILLWAY "D", A DISTANCE OF 167.00 FEET TO THE INTERSECTION WITH SAID SOUTH RIGHT-OF-WAY LINE OF SW KANNER HIGHWAY; THENCE SOUTH 73°07'29" EAST, ALONG SAID SOUTH RIGHT-OF-WAY LINE A DISTANCE OF 5388.76 FEET TO THE INTERSECTION WITH THE WESTERLY LINE OF SPILLWAY "E", AS RECORDED IN SAID PLAT BOOK 10, PAGE 84 OF THE PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA; THENCE SOUTH 16°52'31" WEST, ALONG SAID WESTERLY LINE, A DISTANCE OF 167.00 FEET TO THE SOUTHWEST CORNER OF SAID SPILLWAY "E"; THENCE SOUTH 73°07'29" EAST, ALONG THE SOUTHERLY LINE OF SPILLWAY "E", A DISTANCE OF 400.00 FEET TO THE SOUTHEAST CORNER OF SPILLWAY "E"; THENCE NORTH 16°52'31" EAST, ALONG THE EASTERLY LINE OF SPILLWAY "E", A DISTANCE OF 146.90 FEET TO A POINT ON THE EAST LINE OF SAID SECTION 11, TOWNSHIP 40 SOUTH, RANGE 38 EAST; THENCE SOUTH 00°37'52" EAST, ALONG SAID EAST LINE, A DISTANCE OF 2929.39 FEET TO THE SOUTHEAST CORNER OF SAID SECTION 11 BEING ALSO THE NORTHEAST CORNER OF SAID SECTION 14; THENCE SOUTH 00°32'21" EAST, ALONG THE EAST LINE OF SAID SECTION 14, A DISTANCE OF 5298.88 FEET TO THE SOUTHEAST CORNER OF SAID SECTION 14 BEING ALSO THE NORTHEAST CORNER OF SAID SECTION 23; THENCE SOUTH 00°18'31" EAST, ALONG THE EAST LINE OF THE NORTHEAST ONE-QUARTER (1/4) OF SAID SECTION 23, A DISTANCE OF 2639.65 FEET TO THE EAST ONE-QUARTER (1/4) CORNER OF SAID SECTION 23 BEING ALSO THE NORTHEAST CORNER OF SECTION 26; THENCE SOUTH 00°04'00" WEST ALONG THE EAST LINE OF THE NORTHEAST ONE-QUARTER (1/4) OF SAID SECTION 26, A DISTANCE OF 2639.58 FEET TO THE EAST ONE-QUARTER (1/4) CORNER OF SAID SECTION 26; THENCE SOUTH 00°04'42" WEST, ALONG THE EAST LINE OF THE SOUTHEAST ONE-QUARTER (1/4) OF SAID SECTION 26, A DISTANCE OF 2639.58 FEET TO THE SOUTHEAST TO THE SOUTHEAST CORNER OF SAID SECTION 26, BEING ALSO THE NORTHEAST CORNER OF SECTION 35, TOWNSHIP 40 SOUTH, RANGE 38 EAST; THENCE SOUTH 89°48'33" WEST, ALONG THE SOUTH LINE OF SAID SECTION 26, A DISTANCE OF 5311.60 FEET TO THE SOUTHWEST CORNER OF SAID SECTION 26, BEING ALSO THE SOUTHEAST CORNER OF SECTION 27, TOWNSHIP 40 SOUTH, RANGE 38 EAST, MARTIN COUNTY, FLORIDA; THENCE SOUTH 89°36'28" WEST, ALONG THE SOUTH LINE OF SAID SECTION 27, A DISTANCE OF 5300.26 FEET TO THE SOUTHWEST CORNER OF SAID SECTION 27; THENCE NORTH 00°19'09" WEST, ALONG THE WEST LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 27, A DISTANCE 2636.48 FEET TO THE WEST QUARTER CORNER OF SAID SECTION 27; THENCE NORTH 00°19'27" WEST, ALONG THE WEST LINE OF THE NORTHWEST QUARTER OF SAID SECTION 27, A DISTANCE OF 2636.60 FEET TO THE NORTHWEST CORNER OF SAID SECTION 27, BEING ALSO THE SOUTHWEST CORNER OF SECTION 22, TOWNSHIP 40 SOUTH, RANGE 38 EAST; THENCE NORTH 00°19'56" WEST, ALONG THE WEST LINE OF SAID SECTION 22, A DISTANCE OF 5319.39 FEET TO THE NORTHWEST CORNER OF SAID SECTION 22, BEING ALSO THE SOUTHWEST CORNER OF SECTION 15, TOWNSHIP 40 SOUTH, RANGE 38 EAST; THENCE NORTH 00°31'20" WEST, ALONG THE WEST LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 15, A DISTANCE OF 2657.77 FEET TO THE WEST QUARTER CORNER OF SAID SECTION 15; THENCE NORTH 00°31'08" WEST, ALONG THE WEST LINE OF THE NORTHWEST QUARTER OF SAID SECTION 15, A DISTANCE OF 2656.26 FEET TO THE NORTHWEST CORNER OF SAID SECTION 15, BEING ALSO THE SOUTHWEST CORNER OF SECTION 9, TOWNSHIP 40 SOUTH, RANGE 40 EAST, THENCE SOUTH 89°35'56" WEST, ALONG THE SOUTH LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 9, A DISTANCE OF 661.84 FEET TO THE INTERSECTION OF THE WEST LINE OF THE EAST QUARTER OF THE EAST HALF OF SAID SECTION 9; THENCE NORTH 00°07'11" WEST, ALONG SAID WEST LINE, A DISTANCE OF 4926.81 FEET TO THE INTERSECTION WITH THE SOUTH RIGHT-OF-WAY LINE OF SAID SW KANNER HIGHWAY; THENCE NORTH 79°19'55" EAST, ALONG SAID SOUTH RIGHT-OF-WAY LINE, A DISTANCE OF 20.79 FEET TO THE INTERSECTION OF THE WEST LINE OF SPILLWAY "C" AS RECORDED IN SAID PLAT BOOK 10, PAGE 84, PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA; THENCE SOUTH 10°40'05" EAST, ALONG SAID WEST LINE, A DISTANCE OF 167.00 FEET TO THE SOUTHWEST CORNER OF SAID SPILLWAY "C"; THENCE NORTH 79°19'55" EAST, ALONG THE SOUTH LINE OF SAID SPILLWAY "C", A DISTANCE OF 400.19 FEET TO THE SOUTHEAST CORNER OF SAID SPILLWAY "C"; THENCE NORTH 10°40'05" WEST, ALONG THE EAST LINE OF SAID SPILLWAY "C", A DISTANCE OF 167.00 FEET TO THE INTERSECTION OF THE SAID SOUTH RIGHT-OF-WAY LINE OF SW KANNER HIGHWAY; THENCE NORTH 79°19'55" EAST, ALONG SAID SOUTH RIGHT-OF-WAY, A DISTANCE OF 256.57 FEET TO THE EAST LINE OF SAID SECTION 9, BEING ALSO THE WEST LINE OF SAID SECTION 10 AND THE POINT OF BEGINNING.
CONTAINING 5,032.06 ACRES MORE OR LESS

TOTAL ACERAGE: 5722.30 ACRES MORE OR LESS.



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: 11/24/2025 9:16 AM By: JONATHAN JONES

LEGAL DESCRIPTION & SHEET INDEX

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

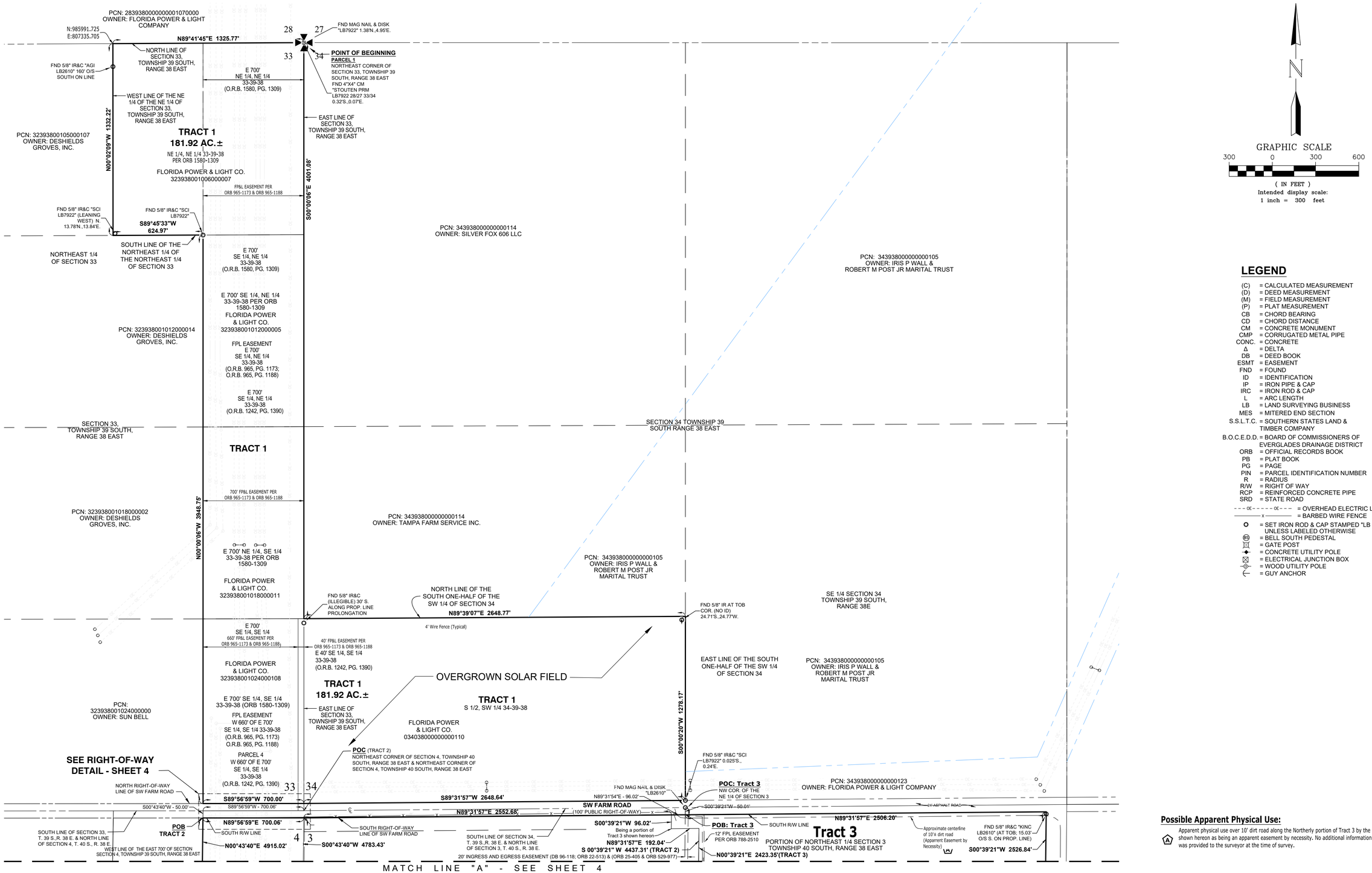
CULPEPPER & TERPENING INC
2980 SOUTH 25th STREET • FORT PIERCE, FLORIDA 34981
PHONE 772-464-3537 • FAX 772-464-9497 • www.ct-eng.com
STATE OF FLORIDA BOARD OF PROFESSIONAL ENGINEERS AUTHORIZATION NO. 4286

– REVISIONS –	BY	DATE

	BY	DATE
FIELD	SG	10–16–2025
CALCS.		-
DRAWN	JHY	10–15–2025
DETAILED		-
CHECKED	JDJ	10–15–2025
APPROVED	LBR	-

BOUNDARY SURVEY
PREPARED FOR
FLORIDA POWER AND LIGHT COMPANY

DATE: 10/20/2025
HORIZ. SCALE: AS SHOWN
VERT. SCALE: N/A
JOB No. 22–152.001
SHEET 2 of 16



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
	= 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 Tesoro Groves Update\Survey\22-152.001 Boundary Revit.dwg Plotted: 11/24/2025 9:16 AM By: JONATHAN JONES

GRAPHICS

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SEE PLOT STAMP AT LEFT	

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– REVISIONS –	BY	DATE

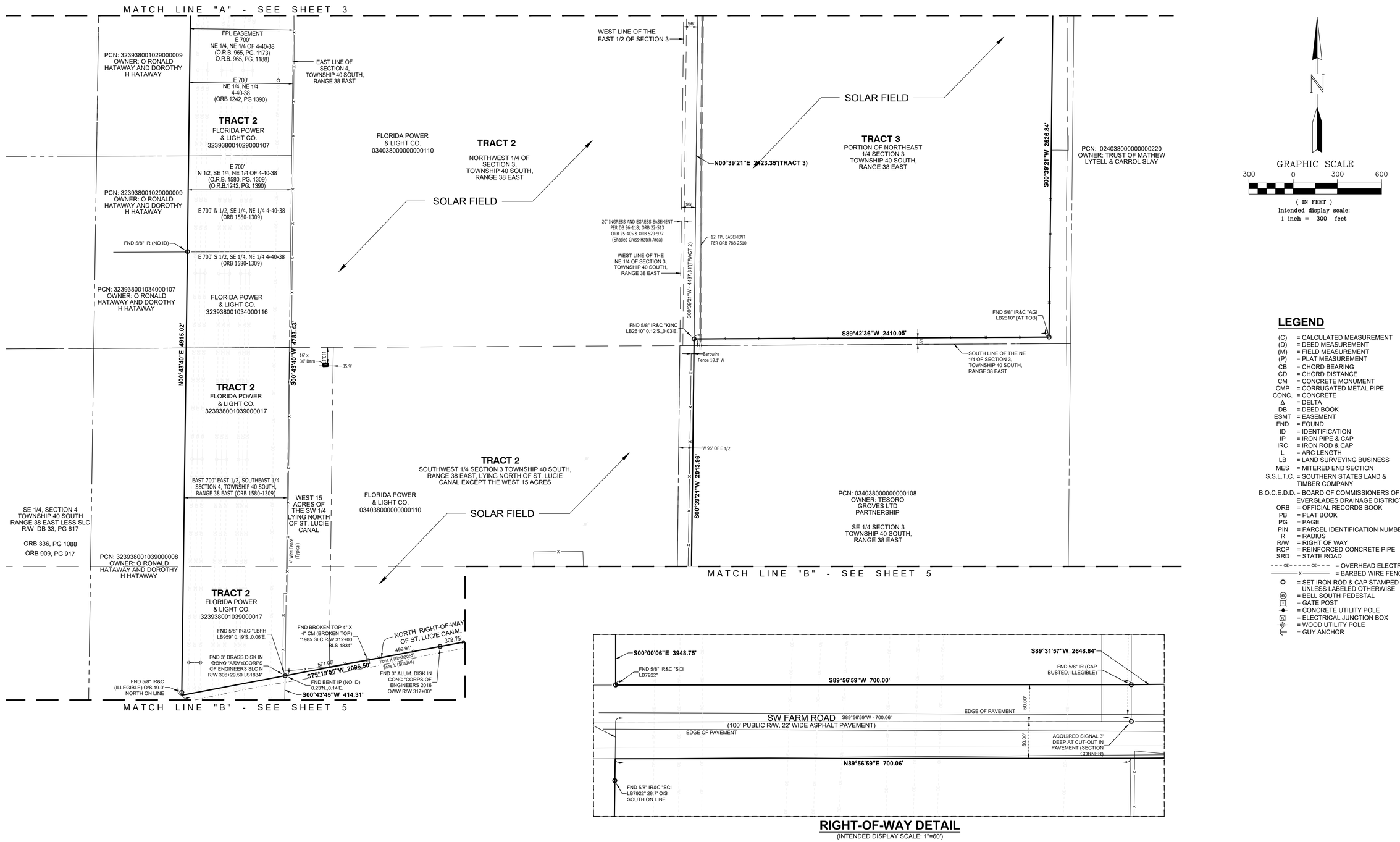
	BY	DATE
FIELD	SG	10–16–2025
CALCS.		.
DRAWN	JHY	10–15–2025
DETAILED		.
CHECKED	JDJ	10–15–2025
APPROVED	LBR	.

BOUNDARY SURVEY

PREPARED FOR

FLORIDA POWER AND LIGHT COMPANY

DATE: 10/20/2025
HORIZ. SCALE: 1"=300'
VERT. SCALE: N/A
JOB No. 22–152.001
SHEET 3 of 16



LEGEND

(C)	= CALCULATED MEASUREMENT
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SRD	= STATE ROAD
---OE----OE---	= OVERHEAD ELECTRIC LINE
——— x ———	= BARBED WIRE FENCE
○	= SET IRON ROD & CAP STAMPED "LB 4286" UNLESS LABELED OTHERWISE
BS	= BELL SOUTH PEDESTAL
	= GATE POST
	= CONCRETE UTILITY POLE
	= ELECTRICAL JUNCTION BOX
	= WOOD UTILITY POLE
	= GUY ANCHOR

RIGHT-OF-WAY DETAIL

(INTENDED DISPLAY SCALE: 1"=60')

GRAPHICS

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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 Rev1.dwg Plotted: 11/24/2025 9:16 AM By: JONATHAN JONES

MATCH LINE "B" - SEE SHEET 4

TRACT 2
FND 3" BRASS DISK IN CONC."CORPS OF ENG. SLC N R/W 332+30.75 RLS 1834"

Zone X (Unshaded)
Zone X (Shaded)

5' FP&L EASEMENT PER ORB 164-448, ORB 164-449, ORB 164-450 & ORB 166-378

R=4020.62' Δ=019°58'53" L=1402.15'

Barbwire & Hogwire Fence 24.5' W

FND 3" BRASS DISK IN CONC. "HARBOR SURVEYS S. ENG. DEPT R/W 320 08.79"

FND 5/8"-IR&C "AGI LB2610" 0.05'S.,0.10'E.

S19°19'45"E

SEE DETAIL SHEET 13

SEE DETAIL SHEET 14

NORTH R/W OF ST. LUCIE CANAL

TOWNSHIP 40 SOUTH, RANGE 38 EAST

MATCH LINE "B" - SEE SHEET 4

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

SEE DETAIL SHEET 13

PARCEL 3
0.88 ACRES±

S.S.L.T.C. CONVEYS LAND TO B.O.C.E.D.D. WITH RESERVATIONS BENEFITING S.S.L.T.C. FOR DRAINAGE, ACCESS, DOCKING & LOADING REVERT ON NON-COMPLETION OF MINIMUM 200' WIDE DRAINAGE CANAL
(32) DB 110, PG 139; NORTH 1/2 OF SECTION 9

3 2 10 11

SEE DETAIL SHEET 14

SEE DETAIL SHEET 15

S.S.L.T.C. CONVEYS LAND TO B.O.C.E.D.D. WITH RESERVATIONS BENEFITING S.S.L.T.C. FOR DRAINAGE, ACCESS, DOCKING & LOADING REVERT ON NON-COMPLETION OF MINIMUM 200' WIDE DRAINAGE CANAL
(32) DB 110, PG 139;
NE 1/4 OF NE 1/4 OF SECTION 10

NE 1/4 OF NE 1/4 OF SECTION 10

N 1/2 OF NW 1/4 OF SECTION 11

EASEMENT FOR ST. LUCIE CANAL TO U.S.A. WITH RESERVATIONS BENEFITING B.O.C.E.D.D. FOR USE WITHOUT INTERFERENCE AND REVERSION FOR CANAL PROJECT ABANDONMENT AND/OR CEASING TO OPERATE OR MAINTAIN CANAL DB 28, PG 273

CURRENT OWNER:
SOUTH FLORIDA WATER MANAGEMENT DISTRICT
PIN: 09-40-38-000-000-00030-1

S.S.L.T.C. CONVEYS LAND TO B.O.C.E.D.D. WITH RESERVATIONS BENEFITING S.S.L.T.C. FOR DRAINAGE, ACCESS, DOCKING & LOADING REVERT ON NON-COMPLETION OF MINIMUM 200' WIDE DRAINAGE CANAL
(32) DB 110, PG 139;
NORTH 1/2 OF SECTION 9

N00°04'04"W 2,638.96'

FLORIDA POWER & LIGHT CO.
10-40-38-000-000-00020-1

RESERVATIONS FOR 400' R/W FROM LAKE OKEECHOBEE TO ST. LUCIE INLET (ST. LUCIE CANAL) & RESERVATIONS STATED IN DB 110, PG 139; NE 1/4 OF NE 1/4 OF SECTION 10; DB 219, PG 266

EASEMENT FOR ST. LUCIE CANAL TO U.S.A. WITH RESERVATIONS BENEFITING B.O.C.E.D.D. FOR USE WITHOUT INTERFERENCE AND REVERSION FOR CANAL PROJECT ABANDONMENT AND/OR CEASING TO OPERATE OR MAINTAIN CANAL DB 28, PG 273
NE 1/4 OF NE 1/4 OF SECTION 10

PARCEL 4
5,032.06 ACRES±

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
(32)

N00°36'57"W 2,646.34'

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

N00°07'11"W 4926.81'

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

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'

SOUTH FLORIDA WATER MANAGEMENT DISTRICT
09-40-38-000-000-00030-1

N00°03'02"E 2,650.81'

TOWNSHIP 40 SOUTH, RANGE 38 EAST

N

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

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GRAPHICS

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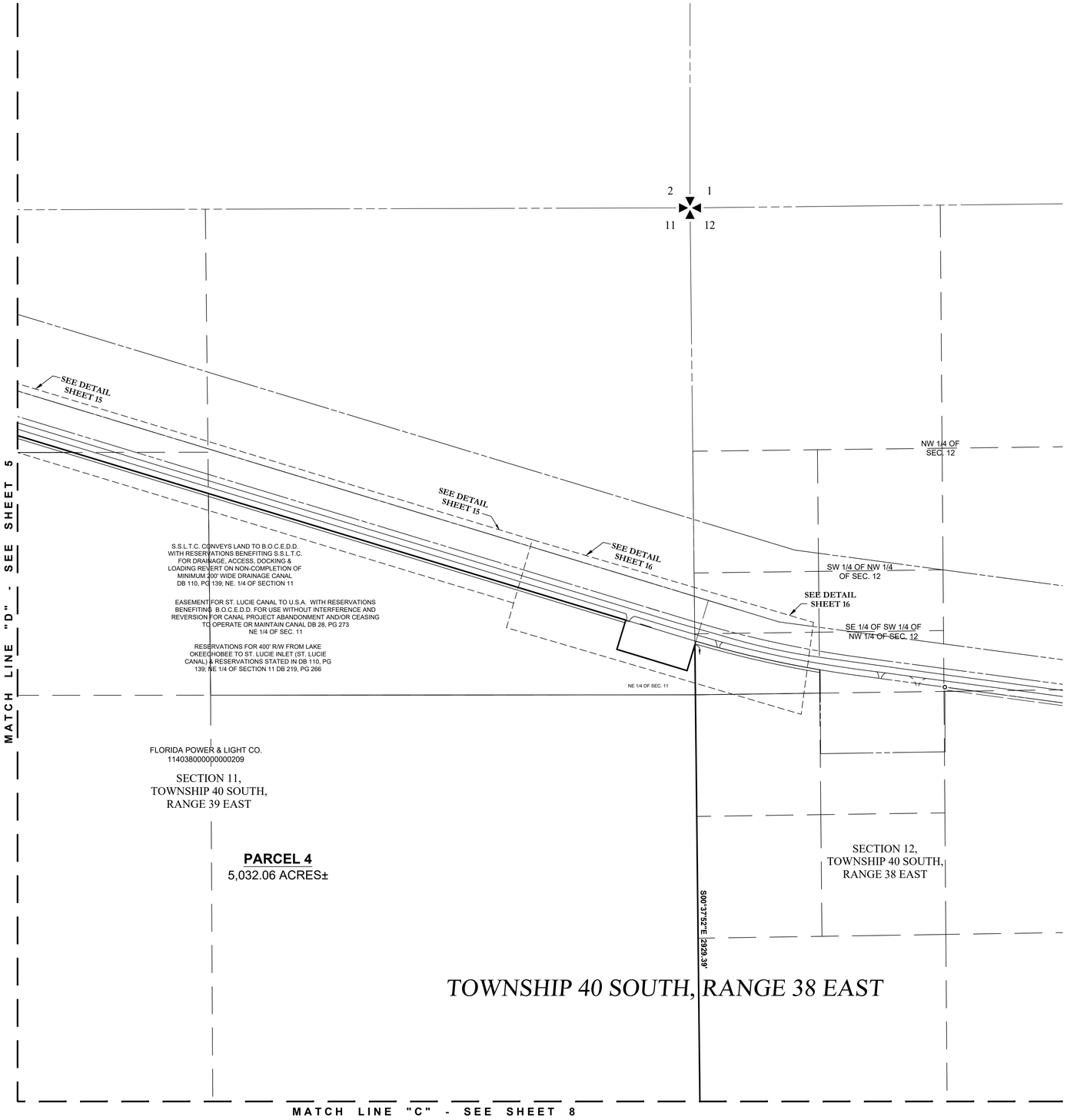
– REVISIONS –	BY	DATE

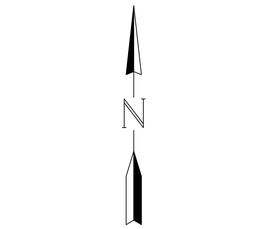
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FIELD	SG	10-16-2025
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APPROVED	LBR	

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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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

FOUND 4"X4" CM (TOP BROKEN)

FOUND PK&D STAMPED "GCY, INC. LB 4108" IN TOP OF FENCE POST

FOUND 4"X4" CM (NO ID)

FLORIDA POWER & LIGHT CO.
10-40-38-000-000-00020-1

FND RAILROAD IRON (NO ID)

1,329.20'

666.89'

S89°36'41"W 2,657.75'

1,328.88'

GATE

SOUTH LINE OF THE SOUTHEAST 1/4

S89°35'56"W 661.84'

BARBED WIRE FENCE CORNER 37.8' WEST OF SECTION CONER

NORTHWEST CORNER OF SECTION 15 AND SOUTHEAST CORNER OF SECTION 9

S89°55'48"W 2,665.44'

S89°56'27"W 2,664.16'

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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⊠	= 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

FLORIDA POWER & LIGHT CO.
154038000000000102

SECTION 16,
TOWNSHIP 40 SOUTH,
RANGE 38 EAST

CURRENT OWNER: SOUTH FLORIDA WATER MANAGEMENT DISTRICT
PIN: 16-40-38-000-000-00010-0

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°31'20"W 2657.77'

N00°15'50"W 2,650.24'

GRAPHIC SCALE
300 0 300 600
(IN FEET)
Intended display scale:
1 inch = 300 feet

WEST LINE OF THE SOUTHWEST 1/4

FOUND 4"X4" CM (NO ID)

SOUTH FLORIDA WATER MANAGEMENT DISTRICT
21-40-38-000-000-00010-0

BARBED WIRE FENCE CORNER 3.0' WEST OF 1/4 SECTION CORNER

NORTHWEST CORNER OF SECTION 22 AND SOUTHWEST CORNER OF SECTION 15

N89°39'34"W 2,659.05'

N89°13'52"E 2,660.82'

N89°59'38"W 2,665.51'

FLORIDA POWER & LIGHT CO.
234038000000000106

MATCH LINE "D" - SEE SHEET 8

MATCH LINE "E" - SEE SHEET 9

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

GRAPHICS

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

CULPEPPER & TERPENING INC
2980 SOUTH 25th STREET • FORT PIERCE, FLORIDA 34981
PHONE 772-464-3537 • FAX 772-464-9497 • www.ct-eng.com
STATE OF FLORIDA BOARD OF PROFESSIONAL ENGINEERS AUTHORIZATION NO. 4286

– REVISIONS –	BY	DATE

	BY	DATE
FIELD	SG	10-16-2025
CALCS.		
DRAWN	JHY	10-15-2025
DETAILED		
CHECKED	JDJ	10-15-2025
APPROVED	LBR	

BOUNDARY SURVEY

PREPARED FOR
FLORIDA POWER AND LIGHT COMPANY

DATE: 10/20/2025
HORIZ. SCALE: 1"=300'
VERT. SCALE: N/A
JOB No. 22-152.001
SHEET 7 of 16

MATCH LINE "C" - SEE SHEET 6

FLORIDA POWER & LIGHT CO.
114038000000000209

11 | 12 — FND 5/8" IR&C "RLS 4276" (2FT BELOW NG)

N89°58'28"W 2,659.07'

1,346.61'

N89°03'49"E 916.56'

11 | 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°32'27"W 2,649.44'

SEE DETAIL "A" AT RIGHT

SOUTH LINE OF THE N. 1/2 OF THE N. 1/2 OF SECTION 14

10' WIDE FP&L EASEMENT ORB 0713, PG 2252

2,649.44'

TOWNSHIP 40 SOUTH
RANGE 38 EAST

N00°32'27"W 2,649.44'

MATCH LINE "D" - SEE SHEET 7

FLORIDA POWER & LIGHT CO.
144038000000000105

SECTION 14,
TOWNSHIP 40 SOUTH,
RANGE 38 EAST

14 | 13

FLORIDA POWER & LIGHT CO.
13-40-38-000-000-00010-7

SECTION 13,
TOWNSHIP 40 SOUTH,
RANGE 38 EAST

PARCEL 4
5,032.06 ACRES±

S00°32'27"E 5298.88'
S00°32'27"E 2,649.44'

SOUTHEAST CORNER OF SECTION 14 & NORTHEAST CORNER OF SECTION 23

14 | 13

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.

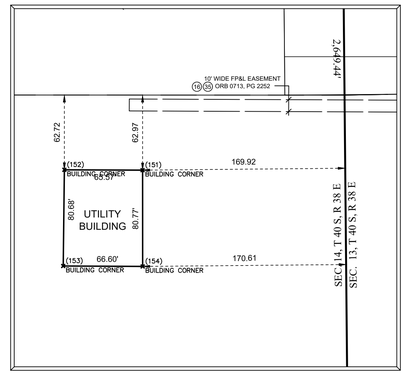
23 | 24

14

23

FLORIDA POWER & LIGHT CO.
234038000000000106

MATCH LINE "E" - SEE SHEET 10



N

GRAPHIC SCALE

300 0 300 600

(IN FEET)

Intended display scale:
1 inch = 300 feet

LEGEND

(C)	= CALCULATED MEASUREMENT	ORB	= OFFICIAL RECORDS BOOK
(D)	= DEED MEASUREMENT	PB	= PLAT BOOK
(M)	= FIELD MEASUREMENT	PG	= PAGE
(P)	= PLAT MEASUREMENT	PIN	= PARCEL IDENTIFICATION NUMBER
CB	= CHORD BEARING	R	= RADIUS
CD	= CHORD DISTANCE	R/W	= RIGHT OF WAY
CM	= CONCRETE MONUMENT	RCP	= REINFORCED CONCRETE PIPE
CMP	= CORRUGATED METAL PIPE	SRD	= STATE ROAD
CONC.	= CONCRETE	---OE---OE---	= OVERHEAD ELECTRIC LINE
Δ	= DELTA	---x---	= BARBED WIRE FENCE
DB	= DEED BOOK	o	= SET IRON ROD & CAP STAMPED "LB 4286" UNLESS LABELED OTHERWISE
ESMT	= EASEMENT	BS	= BELL SOUTH PEDESTAL
FND	= FOUND		= GATE POST
ID	= IDENTIFICATION		= CONCRETE UTILITY POLE
IP	= IRON PIPE & CAP		= ELECTRICAL JUNCTION BOX
IRC	= IRON ROD & CAP		= WOOD UTILITY POLE
L	= ARC LENGTH		= GUY ANCHOR
LB	= LAND SURVEYING BUSINESS		
MES	= MITERED END SECTION		
S.S.L.T.C.	= SOUTHERN STATES LAND & TIMBER COMPANY		
B.O.C.E.D.D.	= BOARD OF COMMISSIONERS OF EVERGLADES DRAINAGE DISTRICT		

GRAPHICS

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DETAILED		
CHECKED	JDJ	10–15–2025
APPROVED	LBR	

BOUNDARY SURVEY

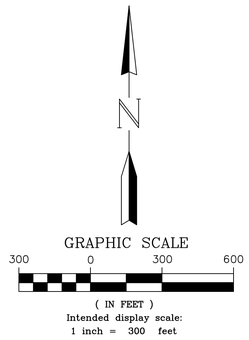
PREPARED FOR

FLORIDA POWER AND LIGHT COMPANY

DATE: 10/20/2025
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VERT. SCALE: N/A
JOB No. 22–152.001
SHEET 8 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

MATCH LINE "E" - SEE SHEET 7



DITCH DRAINING INTO SUBJECT PROPERTY, CROSSES PROPERTY LINE 696.6' SOUTH OF NORTHWEST CORNER OF SECTION 22

12' FP&L EASEMENT ORB 198, PG 289

FLORIDA POWER & LIGHT CO.
224038000000000108

SECTION 22,
TOWNSHIP 40 SOUTH,
RANGE 38 EAST

PARCEL 4
5,032.06 ACRES±

SOUTH FLORIDA WATER MANAGEMENT DISTRICT
21-40-38-000-000-00010-0

SECTION 21,
TOWNSHIP 40 SOUTH,
RANGE 38 EAST

WEST LINE OF SECTION 22

N00°19'56"W 5319.39'

N00°21'12"W 2,644.01'

FLORIDA POWER & LIGHT CO.
23-40-38-000-000-00010-6

SECTION 23,
TOWNSHIP 40 SOUTH,
RANGE 38 EAST

22 23

TOWNSHIP 40 SOUTH, RANGE 38 EAST

N00°20'19"W 2,644.10'

LEGEND

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(D)	= DEED MEASUREMENT
(M)	= FIELD MEASUREMENT
(P)	= PLAT MEASUREMENT
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IRC	= IRON ROD & CAP
L	= ARC LENGTH
LB	= LAND SURVEYING BUSINESS
MES	= MITERED END SECTION
S.S.L.T.C.	= SOUTHERN STATES LAND & TIMBER COMPANY
B.O.C.E.D.D.	= BOARD OF COMMISSIONERS OF EVERGLADES DRAINAGE DISTRICT
ORB	= OFFICIAL RECORDS BOOK
PB	= PLAT BOOK
PG	= PAGE
PIN	= PARCEL IDENTIFICATION NUMBER
R	= RADIUS
R/W	= RIGHT OF WAY
RCP	= REINFORCED CONCRETE PIPE
SRD	= STATE ROAD
-OE-OE-	= OVERHEAD ELECTRIC LINE
-x-	= BARBED WIRE FENCE
○	= SET IRON ROD & CAP STAMPED "LB 4286" UNLESS LABELED OTHERWISE
BS	= BELL SOUTH PEDESTAL
	= GATE POST
	= CONCRETE UTILITY POLE
	= ELECTRICAL JUNCTION BOX
	= WOOD UTILITY POLE
	= GUY ANCHOR

BARBED WIRE FENCE CORNER 0.7' WEST OF SECTION CORNER

FOUND 4"X4" CM (NO ID, BENT)

21 22 28 27

N89°26'47"E 2,660.78'

22 27

N89°27'03"E 2,660.14'

22 27

23 26

FND. 4"X4" CM (TOP BROKEN)

N89°54'39"E 2,664.10'

NORTH GATE POST IS 163.9' SOUTH OF SECTION CORNER AND 0.3' EAST. GATE CROSSES PROPERTY LINE 167.9' SOUTH OF SECTION CORNER. SOUTH GATE POST IS 181.3' SOUTH OF SECTION CORNER AND 1.1' WEST OF PROPERTY LINE

SOUTHWEST CORNER OF SECTION 22 AND NORTHWEST CORNER OF SECTION 27

N00°19'27"W 2636.60'

N00°06'38"W 2,643.94'

SOUTH FLORIDA WATER MANAGEMENT DISTRICT
28-40-38-000-000-00010-5

SECTION 28,
TOWNSHIP 40 SOUTH,
RANGE 38 EAST

FLORIDA POWER & LIGHT CO.
274038000000000107

SECTION 27,
TOWNSHIP 40 SOUTH,
RANGE 38 EAST

FLORIDA POWER & LIGHT CO.
274038000000000107

MATCH LINE "D" - SEE SHEET 10

MATCH LINE "F" - SEE SHEET 11

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STATE OF FLORIDA BOARD OF PROFESSIONAL ENGINEERS AUTHORIZATION NO. 4286

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DETAILED		
CHECKED	JDJ	10-15-2025
APPROVED	LBR	

BOUNDARY SURVEY

PREPARED FOR
FLORIDA POWER AND LIGHT COMPANY

DATE: 10/20/2025
HORIZ. SCALE: 1"=300'
VERT. SCALE: N/A
JOB No. 22-152.001
SHEET 9 of 16

MATCH LINE "E" - SEE SHEET 7

MATCH LINE "D" - SEE SHEET 9

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±

FLORIDA POWER & LIGHT
24-40-38-000-000-00010-4

SECTION 24,
TOWNSHIP 40 SOUTH,
RANGE 38 EAST

S00°18'31"E 2,639.65'
S00°18'31"E 2639.65'

EAST LINE OF
THE NORTHEAST
ONE-QUARTER
OF SECTION 23

EAST 1/4
CORNER OF
SECTION 23

23 24

N00°18'15"W 2,638.91'
S00°18'15"E 2638.91'

EAST LINE OF
THE SOUTHEAST
ONE-QUARTER
OF SECTION 23

N89°54'39"E 2,664.10'

23
26

N89°53'49"E 2,663.22'

SOUTHEAST CORNER
OF SECTION 23 &
NORTHEAST CORNER
OF SECTION 26

23 24
26 25

FND. 4"X4" CM (NO ID)

FLORIDA POWER & LIGHT CO.
25-40-38-000-000-00010-1

EAST LINE OF
THE NORTHEAST
ONE-QUARTER
OF SECTION 26

MATCH LINE "F" - SEE SHEET 12

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
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CM	= CONCRETE MONUMENT
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CONC.	= CONCRETE
Δ	= DELTA
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ORB	= OFFICIAL RECORDS BOOK
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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 10 of 16

MATCH LINE "F" - SEE SHEET 9

LEGEND

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- - - OE- - - - OE- - -	= OVERHEAD ELECTRIC LINE
——— x ———	= BARBED WIRE FENCE
O	= SET IRON ROD & CAP STAMPED "LB 4286" UNLESS LABELED OTHERWISE
BS	= BELL SOUTH PEDESTAL
	= GATE POST
	= CONCRETE UTILITY POLE
	= ELECTRICAL JUNCTION BOX
	= WOOD UTILITY POLE
	= GUY ANCHOR

N00°19'27"W 2636.60'

WEST LINE OF THE NORTHWEST 1/4

SOUTH FLORIDA WATER MANAGEMENT DISTRICT
28-40-38-000-000-00010-5

SECTION 28,
TOWNSHIP 40 SOUTH,
RANGE 38 EAST

28 27

WEST QUARTER CORNER OF SECTION 27

FOUND 4"X4" CM (NO ID)

FLORIDA POWER & LIGHT CO.
274038000000000107

SECTION 27,
TOWNSHIP 40 SOUTH,
RANGE 38 EAST

PARCEL 4
5,032.06 ACRES±

N00°06'38"W 2,643.94'

27 26

TOWNSHIP 40 SOUTH, RANGE 38 EAST

N00°05'08"W 2,643.98'

N00°19'09"W 2636.48'

WEST LINE OF THE SOUTHWEST 1/4

SOUTHWEST CORNER OF SECTION 27

28 27

FENCE CORNER 0.8'S.,0.9'W. OF PROPERTY CORNER

33 34

SEARCHED FOR AND DID NOT FIND 4"X4" CM AS DEPICTED IN CCR# 59029. FOUND REFERENCE NAIL & TIN-TAB (NO ID) TOP OF WOOD POST. USED CCR COORDINATES TO CALCULATE CORNER. COULD NOT SET. SET 5/8" IRON ROD & CAP STAMPED " LB 4286" WITNESS 25.0' EAST ON SOUTH LINE

MARTIN COUNTY

PALM BEACH COUNTY

S89°36'28"W 5300.26'(M) N89°45'40"E - 5301.2'(D)

SOUTH LINE OF SECTION 27

GRAPHIC SCALE
300 0 300 600
(IN FEET)
Intended display scale:
1 inch = 300 feet

FOUND 4"X4" CM (TOP BROKEN) CCR# 87083

27 26

SOUTH LINE OF SECTION 26

S89°48'33"W 5311.60'(M) N89°58'50"E - 5313.1'(D)

34 35

FENCE 9.7'S. OF PROPERTY CORNER

SOUTHWEST CORNER OF SECTION 26 AND THE SOUTHEAST CORNER OF SECTION 27

MATCH LINE "D" - SEE SHEET 12

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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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 11 of 16

MATCH LINE "F" - SEE SHEET 10

MATCH LINE "D" - SEE SHEET 11

FLORIDA POWER & LIGHT CO.
264038000000000109

SECTION 26,
TOWNSHIP 40 SOUTH,
RANGE 38 EAST

PARCEL 4
5,032.06 ACRES±

N00°04'00"E 2,639.58'
S00°04'00"W 2639.58'

EAST 1/4 CORNER OF SECTION 26

26 25

FND. 4"X4" CM (NO ID)

FLORIDA POWER & LIGHT CO.
25-40-38-000-000-00010-1

SECTION 25,
TOWNSHIP 40 SOUTH,
RANGE 38 EAST

N00°04'42"E 2,639.58'
S00°04'42"W 2639.58'

EAST LINE OF THE SOUTHEAST ONE-QUARTER OF SECTION 26

GRAPHIC SCALE
300 0 300 600
(IN FEET)
Intended display scale:
1 inch = 300 feet

FOUND 4"X4" CM (NO ID)

SOUTH LINE OF SECTION 26

S89°48'33"W 5311.60'(M) N89°58'50"E - 5313.1'(D)

MARTIN COUNTY

PALM BEACH COUNTY

26 25

35 36

FENCE ON PROPERTY LINE

MARTIN COUNTY
PALM BEACH COUNTY

SOUTHEAST CORNER OF SECTION 26 AND THE NORTHEAST CORNER OF SECTION 35

SOUTH FLORIDA WATER MANAGEMENT DISTRICT
00-38-40-35-00-000-9000

SECTION 35,
TOWNSHIP 40 SOUTH,
RANGE 38 EAST

SOUTH FLORIDA WATER MANAGEMENT DISTRICT
00-38-40-35-00-000-9000

SECTION 36,
TOWNSHIP 40 SOUTH,
RANGE 38 EAST

LEGEND

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- - - 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
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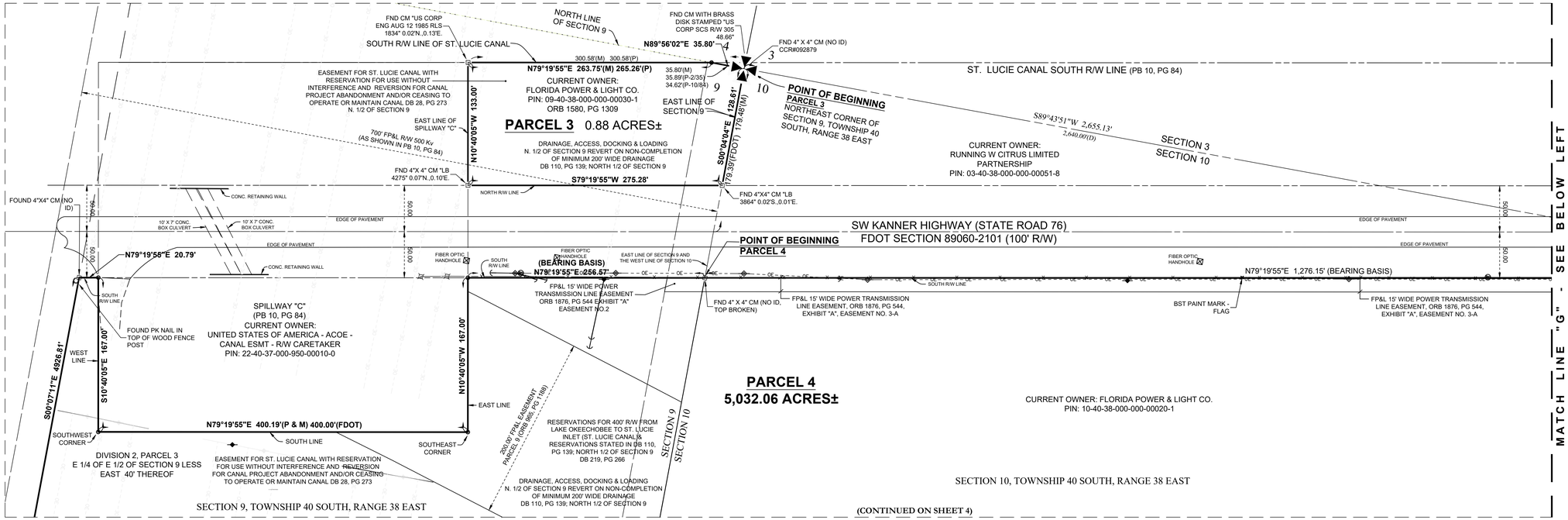
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BOUNDARY SURVEY

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 12 of 16



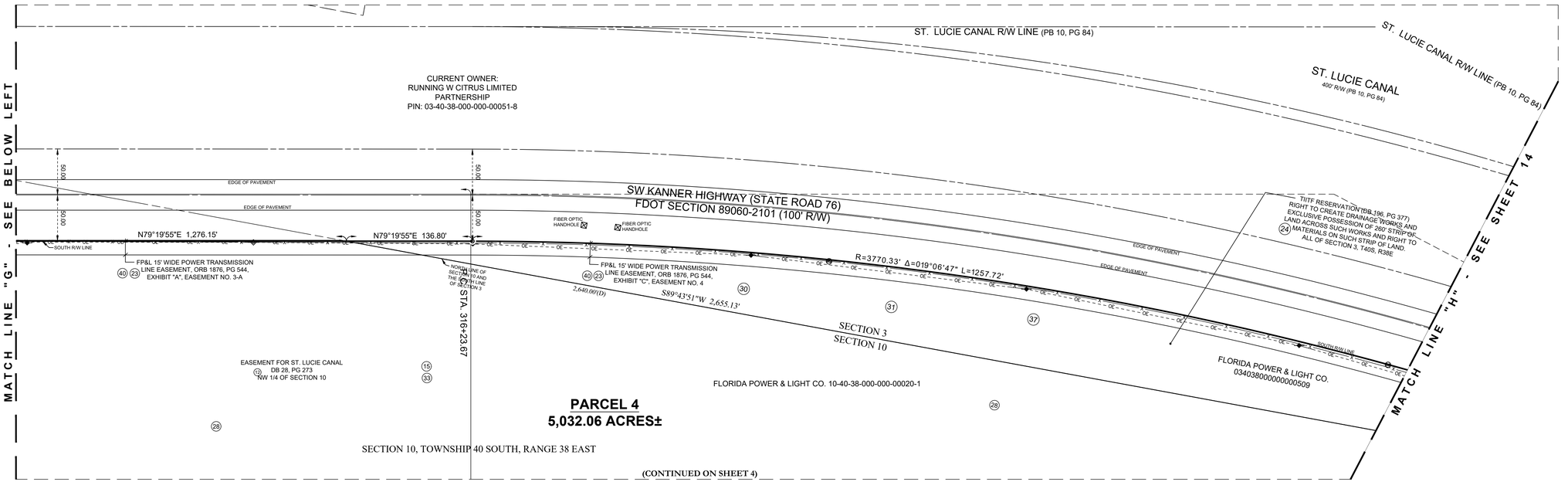


GRAPHIC SCALE

60 0 60 120

(IN FEET)

Intended display scale:
1 inch = 60 feet



LEGEND

(C)	= CALCULATED MEASUREMENT
(D)	= DEED MEASUREMENT
(M)	= FIELD MEASUREMENT
(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.E.D.D.	= BOARD OF COMMISSIONERS OF EVERGLADES DRAINAGE DISTRICT
ORB	= OFFICIAL RECORDS BOOK
PB	= PLAT BOOK
PG	= PAGE
PIN	= PARCEL IDENTIFICATION NUMBER
R	= RADIUS
R/W	= RIGHT OF WAY
RCP	= REINFORCED CONCRETE PIPE
SRD	= STATE ROAD
---OE---	= OVERHEAD ELECTRIC LINE
---X---	= BARBED WIRE FENCE
O	= SET IRON ROD & CAP STAMPED "LB 4286" UNLESS LABELED OTHERWISE
(89)	= BELL SOUTH PEDESTAL
	= GATE POST
	= CONCRETE UTILITY POLE
	= ELECTRICAL JUNCTION BOX
	= WOOD UTILITY POLE
	= GUY ANCHOR

P:\Proj-2022\22-152.001 FPL Tesoro Groves Update\Survey\22-152.001 Boundary Rev1.dwg Plotted: 11/24/2025 9:17 AM By: JONATHAN JONES

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

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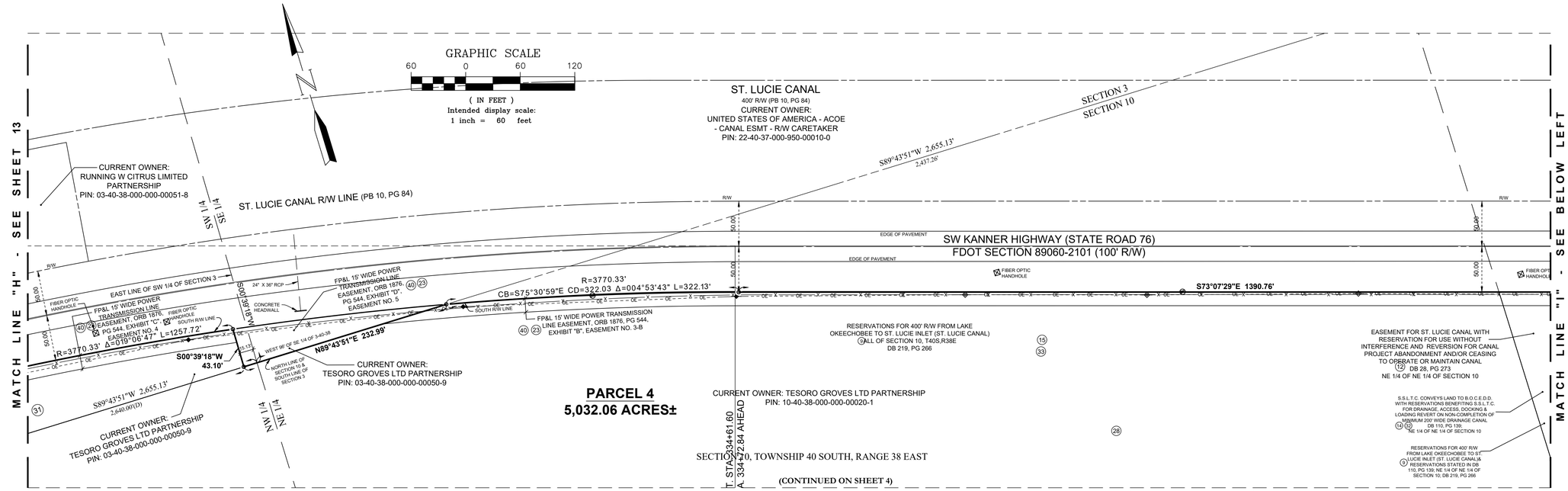
	BY	DATE
FIELD	SG	10-16-2025
CALCS.		
DRAWN	JHY	10-15-2025
DETAILED		
CHECKED	JDJ	10-15-2025
APPROVED	LBR	

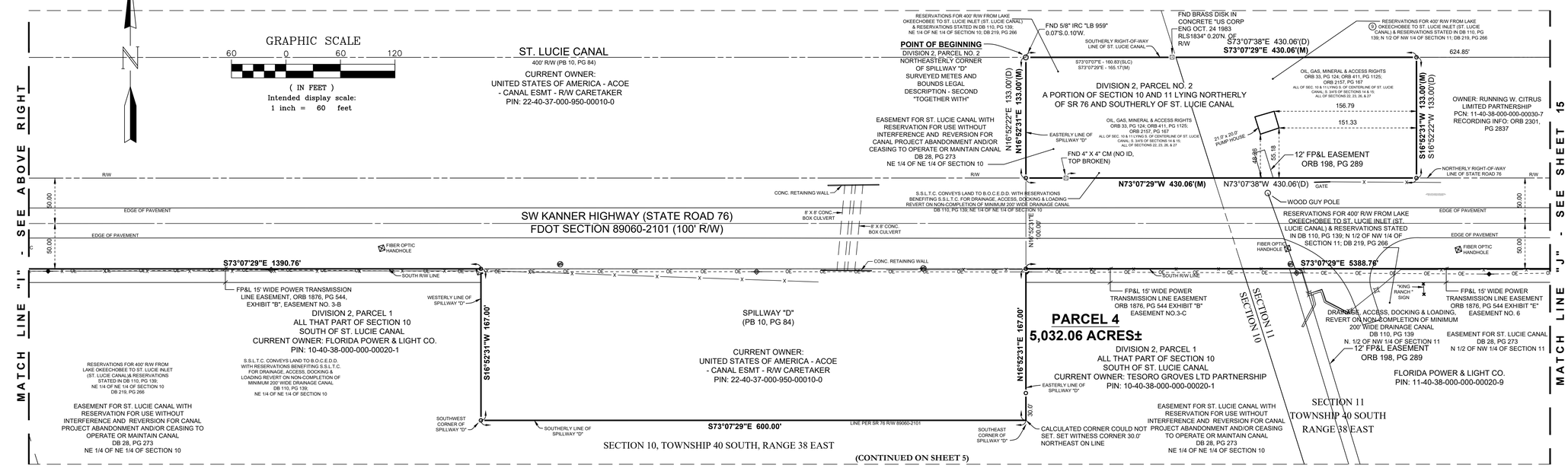
BOUNDARY SURVEY

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





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	= WOOD UTILITY POLE
	= GUY ANCHOR

GRAPHICS

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SHEET 14 of 16

P:\Proj-2022\22-152.001 FPL Tesoro Groves Update\Survey\22-152.001 Boundary Revt.dwg Plotted: 11/24/2025 9:17 AM By: JONATHAN JONES

ST. LUCIE CANAL
400' R/W (PB 10, PG 84)

ST. LUCIE CANAL R/W LINE (PB 10, PG 84)

OWNER: RUNNING W. CITRUS LIMITED PARTNERSHIP
PCN: 11-40-38-000-000-00030-7
RECORDING INFO: ORB 2301, PG 2837

MATCH LINE "J" - SEE SHEET 14

MATCH LINE "K" - SEE BELOW LEFT

R/W — 50.00 — EDGE OF PAVEMENT — 50.00 — R/W

SW KANNER HIGHWAY (STATE ROAD 76)
FDOT SECTION 89060-2101 (100' R/W)

FIBER OPTIC HANDHOLE

S73°07'29"E 5388.76'

OE — SOUTH R/W LINE

(40)(23) FP&L 15' WIDE POWER TRANSMISSION LINE EASEMENT ORB 1876, PG 544 EXHIBIT "E" EASEMENT NO. 6

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 (12) DB 28, PG 273 N 1/2 OF NW 1/4 OF SECTION 11

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 (14)(32) DB 110, PG 139; N. 1/2 OF NW 1/4 OF SECTION 11

PARCEL 4
5,032.06 ACRES±
FLORIDA POWER & LIGHT
11-40-38-000-000-00020-9

(28) (15)(33)

(40)(23) FP&L 15' WIDE POWER TRANSMISSION LINE EASEMENT ORB 1876, PG 544 EXHIBIT "E" EASEMENT NO. 6

RESERVATIONS FOR 400' R/W FROM LAKE OKEECHOBEE TO ST. LUCIE INLET (ST. LUCIE CANAL)& (9) RESERVATIONS STATED IN DB 110,PG 139; N 1/2 OF NW 1/4 OF SECTION 11; DB 219, PG 266

NORTH 1/2 OF NORTHWEST 1/4
SOUTH 1/2 OF NORTHWEST 1/4

SECTION 11, TOWNSHIP 40 SOUTH, RANGE 38 EAST (CONTINUED ON SHEET 5)

ST. LUCIE CANAL
400' R/W (PB 10, PG 84)

ST. LUCIE CANAL R/W LINE (PB 10, PG 84)

NE 1/4 OF SEC. 11
NW 1/4 OF SEC. 11

S73°07'29"E - 5744.09'

OWNER: RUNNING W. CITRUS LIMITED PARTNERSHIP
PCN: 11-40-38-000-000-00030-7
RECORDING INFO: ORB 2301, PG 2837

SEE ABOVE RIGHT - MATCH LINE "K"

SEE BELOW LEFT - MATCH LINE "L"

R/W — 50.00 — EDGE OF PAVEMENT — 50.00 — R/W

SW KANNER HIGHWAY (STATE ROAD 76)
FDOT SECTION 89060-2101 (100' R/W)

FIBER OPTIC HANDHOLE (5)

S73°07'29"E 5388.76'

OE — SOUTH R/W LINE

(40)(23) FP&L 15' WIDE POWER TRANSMISSION LINE EASEMENT ORB 1876, PG 544 EXHIBIT "E" EASEMENT NO. 6

DIVISION 2, PARCEL 1
ORB 786, PG 1600
FLORIDA POWER & LIGHT CO.
11-40-38-000-000-00020-9

OIL, GAS, MINERAL & ACCESS RIGHTS ORB 153, PG 557 SW 1/4 OF SECTION 3 SOUTH OF CANAL EXTENDING FROM THE SOUTHWEST CORNER ALONG THE SOUTH BOUNDARY EASTWARD NOT TO EXCEED 2640 FEET; ALL OF THE E. 1/2 OF THE E. 1/2 OF THE E. 1/2 OF SECTION 9 LYING SOUTH OF THE ST. LUCIE CANAL; **ALL OF SEC.** 10 & **11 LYING S. OF ST. LUCIE CANAL;** ALL OF SECTIONS 14, 15, 22, 23, 26, & 27

(15) (33)

EASEMENT FOR ST. LUCIE CANAL WITH RESERVATION FOR USE WITHOUT INTERFERENCE AND REVERSION FOR CANAL PROJECT ABANDONMENT (12) AND/OR CEASING TO OPERATE OR MAINTAIN CANAL DB 28, PG 273; NE 1/4 OF SECTION 11

FLORIDA POWER & LIGHT
11-40-38-000-000-00020-9

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 (14)(32) MINIMUM 200' WIDE DRAINAGE CANAL DB 110, PG 139; NE 1/4 OF SECTION 11

(15) (33)

RESERVATIONS FOR 400' R/W FROM LAKE OKEECHOBEE TO ST. LUCIE INLET (ST. LUCIE CANAL)& (9) RESERVATIONS STATED IN DB 110, PG 139; NE 1/4 OF SECTION 11; DB 219, PG 266

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SECTION 11, TOWNSHIP 40 SOUTH, RANGE 38 EAST (CONTINUED ON SHEET 5)

GRAPHIC SCALE
60 0 60 120
(IN FEET)
Intended display scale:
1 inch = 60 feet

ST. LUCIE CANAL
400' R/W (PB 10, PG 84)

ST. LUCIE CANAL R/W LINE (PB 10, PG 84)

OWNER: RUNNING W. CITRUS LIMITED PARTNERSHIP
PCN: 11-40-38-000-000-00030-7
RECORDING INFO: ORB 2301, PG 2837

SEE ABOVE RIGHT - MATCH LINE "L"

SEE SHEET 16 - MATCH LINE "M"

R/W — 50.00 — EDGE OF PAVEMENT — 50.00 — R/W

SW KANNER HIGHWAY (STATE ROAD 76)
FDOT SECTION 89060-2101 (100' R/W)

(9) FIBER OPTIC HANDHOLE

S73°07'29"E 5388.76'

OE — SOUTH R/W LINE

(40)(23) FP&L 15' WIDE POWER TRANSMISSION LINE EASEMENT ORB 1876, PG 544 EXHIBIT "E" EASEMENT NO. 6

PARCEL 4
5,032.06 ACRES±
FLORIDA POWER & LIGHT
11-40-38-000-000-00020-9

RESERVATIONS FOR 400' R/W FROM LAKE OKEECHOBEE TO ST. LUCIE INLET (ST. LUCIE CANAL)& RESERVATIONS STATED IN DB 110, PG 139, NE 1/4 OF SECTION 11; DB 219, PG 266

EASEMENT FOR ST. LUCIE CANAL WITH RESERVATION FOR USE WITHOUT INTERFERENCE AND REVERSION FOR CANAL PROJECT ABANDONMENT AND/OR (12) CEASING TO OPERATE OR MAINTAIN CANAL DB 28, PG 273; NE 1/4 OF SECTION 11

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 (14)(32) MINIMUM 200' WIDE DRAINAGE CANAL DB 110, PG 139; NE 1/4 OF SECTION 11

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5,032.06 ACRES±

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TOWNSHIP 40 SOUTH, RANGE 38 EAST (CONTINUED ON SHEET 5)

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	= GATE POST
	= CONCRETE UTILITY POLE
	= ELECTRICAL JUNCTION BOX
	= WOOD UTILITY POLE
	= GUY ANCHOR

GRAPHICS

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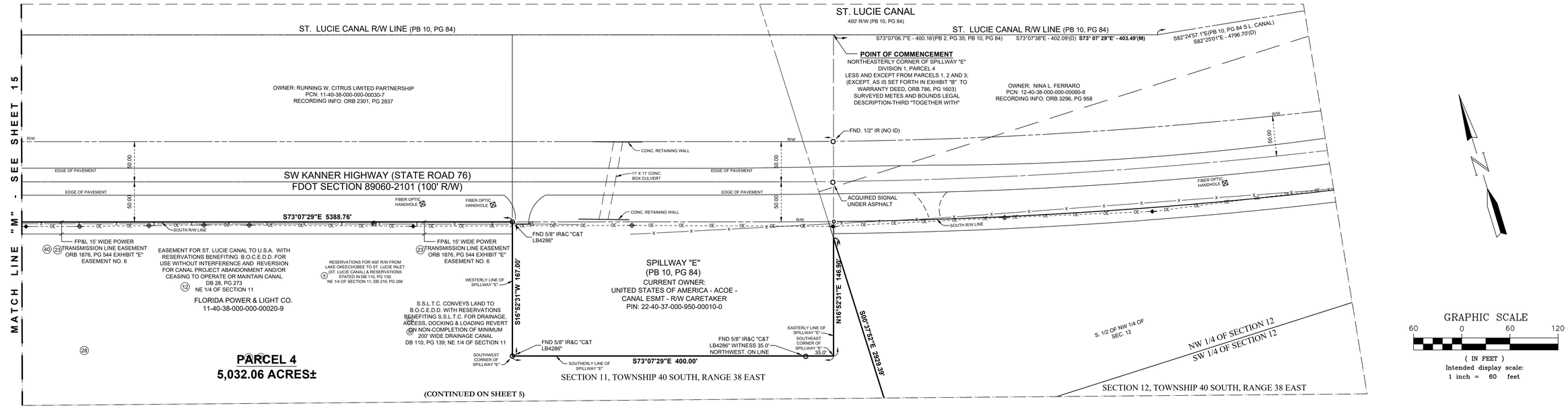
BOUNDARY SURVEY

PREPARED FOR

FLORIDA POWER AND LIGHT COMPANY

DATE: 10/20/2025
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JOB No. 22–152.001
SHEET 15 of 16

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SHEET 16 of 16

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

DEVELOPMENT APPLICATION

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

INITIALS _____

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

2 APPLICATION TYPE (Check all the applicable development applications)

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

3 PROJECT DESCRIPTION

Project Location — Parcel ID Number(s):

See attached Parcel ID memo.

Development / Project Name	Project Parrot
Development / Project Address	Unaddressed. North and south side of Kanner Hwy., west of Warfield Blvd.
Valuation of Proposed Development	
Current Use(s) of Property	Agricultural; solar power generation; electric transmission
Proposed Use(s) of Property	Light Industrial
Residential Use(s) / Unit Type(s)	Not Applicable
Number of Residential Units	Not Applicable
Non-residential Total Building Gross SF	
Site Area (SF & Acres)	5,700 ac. (+/-)

3 TEAM MEMBERS CONTACT INFORMATION (Combination of multiple titles is permitted, e.g. Agent & Architect)	
Select Title: **Agent** / **Planner** / Architect / Landscape Architect / Engineer / Land Use Attorney / Other:	
Name: Brian Nolan, AICP, ASLA	Company: Lucido & Associates
Telephone No.: 772.220.2100	E-mail: bnolan@lucidodesign.com
Select Title: Planner / Architect / Landscape Architect / Engineer / **Land Use Attorney** / Other:	
Name: Robert S. Raynes, Jr. / Christen Spake	Company: Gunster
Telephone No.: 772.288.1980	E-mail: rraynes@gunster.com / cspake@gunster.com
Select Title: Planner / Architect / Landscape Architect / **Engineer** / Land Use Attorney / Other:	
Name: Armando Lopez, P.E.	Company: Kimley-Horn
Telephone No.: 305.535.7764	E-mail: armando.lopez@kimley-horn.com
Select Title: Planner / Architect / Landscape Architect / Engineer / Land Use Attorney / Other: **Surveyor**	
Name: Lee Reumann, PSM	Company: Culpepper & Terpening, Inc.
Telephone No.: 772.464.3537	E-mail: lreumann@ct-eng.com
Select Title: Planner / Architect / Landscape Architect / Engineer / Land Use Attorney / Other:	
Name:	Company:
Telephone No.:	E-mail:
Select Title: Planner / Architect / Landscape Architect / Engineer / Land Use Attorney / Other:	
Name:	Company:
Telephone No.:	E-mail:

4 PROPERTY OWNER INFORMATION	
Name: Pamela M. Rauch - VP Florida Power & Light Corporation	Signature: Pamela Rauch
Telephone No.: 561.762.8489	E-mail: timothy.oliver@fpl.com (Timothy Oliver - VP FP&L Development)
Address: 700 Universe Blvd., Juno Beach, FL 33408	

NOTARIZATION

STATE OF FLORIDA /COUNTY OF PALM BEACH

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

this 24th day of NOVEMBER, 2025, by PAMELA RAUCH (name of person acknowledging)

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

NOTARY PUBLIC STATE OF FLORIDA
ANGELA SMITH
Commission # HH 677092
Expires June 5, 2026

Personally Known X OR Produced Identification N/A Type of Identification Produced N/A

AGENT AUTHORIZATION FORM

Parcel Id(s) See attached Parcel ID memo.

Subject Site Address Unaddressed. North and south side of Kanner Hwy., west of Warfield Blvd.

Property Owner Florida Power & Light

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

Brian Nolan, AICP, ASLA, 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: _____

VILLAGE OF INDIANTOWN, FLORIDA

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.

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 for a comprehensive plan future land use map amendment pursuant to Section 163.3184, Florida Statutes, concerning the Subject Property from the current 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

WHEREAS, Village planning staff has reviewed and recommended approval of the proposed comprehensive plan amendment to the Planning, Zoning & Appeals Board and Village Council; and

WHEREAS, Village planning staff's report concerning the proposed comprehensive plan amendment, related agenda memoranda and materials, and the application for the proposed comprehensive plan amendment, are hereby adopted and incorporated herein; and

WHEREAS, the Planning, Zoning & Appeals Board held a duly advertised public hearing on January 7, 2026, to consider the proposed comprehensive plan amendment, and thereafter recommended approval of the proposed comprehensive plan amendment to the Village Council; and

WHEREAS, the Village Council has conducted duly advertised public hearings concerning the proposed comprehensive plan amendment relating to the Subject Property; 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 comprehensive plan amendment 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 by the Village Council of the Village of Indiantown and are otherwise fully incorporated herein.

SECTION 2. AMENDMENT OF OFFICIAL FUTURE LAND USE MAP. The Subject Property is hereby redesignated from the 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 the Future Land Use Map of the Village of Indiantown Comprehensive Plan is hereby amended to reflect such redesignation.

SECTION 3. 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 4. 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 5. CODIFICATION. This Ordinance shall not be codified in the Village of Indiantown Code of Ordinances or Land Development Regulations, but the comprehensive plan amendment effectuated herein shall be depicted and memorialized on the Future Land Use Map of the Village of Indiantown Comprehensive Plan.

SECTION 6. EFFECTIVE DATE. In accordance with Section 163.3184(3)(c)(4), Florida Statutes, the comprehensive plan amendment set forth herein shall not become effective until 31 days after the state land planning agency notifies the City that the plan amendment package is complete. If timely challenged, the comprehensive plan amendment set forth in this Ordinance shall not become effective until the state land planning agency or the Administration Commission enters a final order determining the adopted comprehensive plan amendment to be in compliance with controlling state 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

TRACT 1

PORTIONS OF SECTIONS 33 AND 34, TOWNSHIP 39 SOUTH, RANGE 38 EAST, BEING PARCELS 4 THROUGH 8 AS DESCRIBED IN CORRECTIVE SPECIAL WARRANTY DEED AS RECORDED IN OFFICIAL RECORDS BOOK 3058, PAGE 348 OF THE PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF SECTION 33, TOWNSHIP 39 SOUTH, RANGE 38 EAST; THENCE SOUTH 00°00'06" EAST ON THE EAST LINE OF SAID SECTION 33, A DISTANCE OF 4001.08 FEET TO A POINT ON THE NORTH LINE OF THE SOUTH ONE-HALF (S-1/2) OF THE SOUTHWEST ONE-QUARTER (SW-1/4) OF SECTION 34, TOWNSHIP 39 SOUTH, RANGE 38 EAST; THENCE NORTH 89°39'07" EAST ON SAID NORTH LINE, A DISTANCE OF 2648.77 FEET TO A POINT ON THE EAST LINE OF SAID SOUTH ONE-HALF (S-1/2) OF THE SOUTHWEST ONE-QUARTER (SW-1/4) OF SECTION 34; THENCE SOUTH 00°00'20" WEST ON SAID EAST LINE, A DISTANCE OF 1278.17 FEET TO A POINT ON THE NORTH RIGHT-OF-WAY LINE OF SW FARM ROAD (100.00 FEET RIGHT-OF-WAY); THENCE SOUTH 89°31'57" WEST ON SAID NORTH RIGHT-OF-WAY LINE, SAID LINE ALSO BEING 50.00 FEET NORTH OF AND PARALLEL WITH THE SOUTH LINE OF SAID SECTION 34, A DISTANCE OF 2648.64 FEET; THENCE SOUTH 89°56'59" WEST ON SAID NORTH RIGHT-OF-WAY LINE, SAID LINE ALSO BEING 50.00 FEET NORTH OF AND PARALLEL WITH THE SOUTH LINE OF SECTION 33, TOWNSHIP 39 SOUTH, RANGE 38 EAST, A DISTANCE OF 700.00 FEET TO A POINT ON A LINE 700.00 FEET WEST OF AND PARALLEL WITH THE EAST LINE OF SAID SECTION 33; THENCE NORTH 00°00'06" WEST ON SAID PARALLEL LINE, A DISTANCE OF 3948.75 FEET TO A POINT ON THE SOUTH LINE OF THE NORTHEAST ONE-QUARTER (NE-1/4) OF THE NORTHEAST ON-QUARTER (NE-1/4) OF SAID SECTION 33; THENCE SOUTH 89°45'33" WEST ON SAID SOUTH LINE, A DISTANCE OF 624.97 FEET TO A POINT ON THE WEST LINE OF SAID NORTHEAST ONE-QUARTER (NE-1/4) OF THE NORTHEAST ONE-QUARTER (NE-1/4) OF SECTION 33; THENCE NORTH 00°02'09" WEST ON SAID WEST LINE, A DISTANCE OF 1332.22 FEET TO A POINT ON THE NORTH LINE OF SAID SECTION 33; THENCE NORTH 89°41'45" EAST ON SAID NORTH LINE, A DISTANCE OF 1325.77 FEET TO THE POINT OF BEGINNING.

CONTAINING 7,924,301 S.F.± OR 181.92 ACRES MORE OR LESS.

TOGETHER WITH:

TRACT 2

PARCELS 1 THROUGH 3 AND PARCELS 9 THROUGH 13 AS DESCRIBED IN CORRECTIVE SPECIAL WARRANTY DEED AS RECORDED IN OFFICIAL RECORDS BOOK 3058, PAGE 348

OF THE PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA LYING IN SECTIONS 3 AND 4, TOWNSHIP 40 SOUTH, RANGE 38 EAST, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SECTION 4, TOWNSHIP 40 SOUTH, RANGE 38 EAST; THENCE SOUTH 89°56'59" WEST ALONG THE NORTH LINE OF SECTION 4 TO A POINT ON THE WEST LINE OF THE EAST 700 FEET OF SAID SECTION, A DISTANCE OF 700.06 FEET, THENCE PARALLEL WITH THE AFOREMENTIONED EAST LINE OF SECTION 4 SOUTH 00°43'40" WEST, A DISTANCE OF 50.00 FEET TO A POINT ON THE SOUTH RIGHT-OF-WAY LINE OF SW FARM ROAD (100.00 FEET RIGHT-OF-WAY) AND THE POINT OF BEGINNING; THENCE FROM SAID BEGINNING, NORTH 89°56'59" EAST ON SAID SOUTH RIGHT-OF-WAY LINE, SAID LINE ALSO BEING 50.00 FEET SOUTHERLY OF AND PARALLEL WITH THE NORTH LINE OF SAID SECTION 4, A DISTANCE OF 700.06 FEET; THENCE CONTINUING ALONG SAID SOUTHERLY RIGHT-OF-WAY, NORTH 89°31'57" EAST, PARALLEL WITH THE NORTH LINE OF SAID SECTION 3, A DISTANCE OF 2552.68 FEET; THENCE SOUTH 00°39'21" WEST, A DISTANCE OF 96.02 FEET; THENCE NORTH 89°31'57" EAST, A DISTANCE OF 192.04 FEET TO A POINT 96.00 FEET EAST OF AND PARALLEL WITH THE WEST LINE OF THE EAST ONE-HALF (E-1/2) OF SAID SECTION 3; THENCE SOUTH 00°39'21" WEST, A DISTANCE OF 4437.31 FEET TO A POINT ON THE ARC OF A NON-TANGENT CURVE TO THE LEFT AT WHICH THE RADIUS POINT BEARS SOUTH 09°18'48" WEST, THENCE WESTERLY ON THE ARC OF SAID CURVE, HAVING A RADIUS OF 4020.62 FEET THROUGH A CENTRAL ANGLE OF 19°58'53" AN ARC DISTANCE OF 1402.15 FEET TO THE POINT OF TANGENCY; THENCE SOUTH 79°19'55" WEST, A DISTANCE OF 2096.50 FEET (THE LAST TWO COURSES BEING COINCIDENT WITH THE NORTH RIGHT-OF-WAY LINE OF THE ST. LUCIE CANAL) TO A POINT ON A LINE 700.00 FEET WEST OF AND PARALLEL WITH THE EAST LINE OF SECTION 04, TOWNSHIP 40 SOUTH, RANGE 38 EAST; THENCE NORTH 00°43'40" EAST ON SAID PARALLEL LINE, A DISTANCE OF 4915.02 FEET TO A POINT ON SAID SOUTH RIGHT-OF-WAY LINE OF SW FARM ROAD AND THE POINT OF BEGINNING;

CONTAINING 1,548,839.09 S.F.± OR 366.13 ACRES MORE OR LESS.

TOGETHER WITH

TRACT 3

A TRACT OF LAND LYING IN THE NORTH HALF (1/2) OF SECTION 3, TOWNSHIP 40 SOUTH, RANGE 38 EAST, MARTIN COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHWEST CORNER OF THE NORTHEAST QUARTER (1/4) OF SECTION 3, TOWNSHIP 40 SOUTH, RANGE 38 EAST; THENCE SOUTH 00 DEGREES 39

MINUTES 21 SECONDS WEST ON THE WEST LINE OF SAID NORTHEAST QUARTER (1/4), A DISTANCE OF 50.01 FEET TO THE POINT OF BEGINNING; FROM SAID POINT OF BEGINNING; THENCE, NORTH 89 DEGREES 31 MINUTES 57 SECONDS EAST ON THE SOUTH RIGHT-OF-WAY LINE OF SW FARM ROAD, A DISTANCE OF 2,506.20 FEET; THENCE, LEAVING SAID SW RIGHT-OF-WAY OF SW FARM ROAD, SOUTH 00 DEGREES 39 MINUTES 21 SECONDS WEST ON A LINE PARALLEL WITH SAID WEST LINE OF THE NORTHEAST QUARTER (1/4), A DISTANCE OF 2,526.84 FEET TO AN INTERSECTION WITH THE LINE AT 45 FEET NORTH OF, AND PARALLEL WITH THE SOUTH LINE OF SAID NORTHEAST QUARTER (1/4); THENCE, SOUTH 89 DEGREES 42 MINUTES 36 SECONDS WEST ON SAID LINE AT 45.00 FEET NORTH OF, AND PARALLEL WITH THE SOUTH LINE OF SAID NORTHEAST QUARTER (1/4), A DISTANCE OF 2,410.05 FEET TO AN INTERSECTION WITH A LINE 96.00 FEET EAST OF, AND PARALLEL WITH THE WEST LINE OF SAID NORTHEAST QUARTER (1/4); THENCE, NORTH 00 DEGREES 39 MINUTES 21 SECONDS EAST PARALLEL WITH SAID WEST LINE OF THE NORTHEAST QUARTER (1/4), A DISTANCE OF 2,423.35 FEET; THENCE SOUTH 89 DEGREES 31 MINUTES 57 SECONDS WEST ON A LINE 96.00 FEET SOUTH OF AND PARALLEL WITH SAID SOUTH RIGHT-OF-WAY OF SW FARM ROAD, A DISTANCE OF 192.04 FEET; THENCE, NORTH 00 DEGREES 39 MINUTES 21 SECONDS EAST PARALLEL WITH SAID WEST LINE OF THE NORTHEAST QUARTER (1/4), A DISTANCE OF 96.02 FEET TO THE INTERSECTION WITH SAID SOUTH RIGHT-OF-WAY LINE OF SW FARM ROAD; THENCE, NORTH 89 DEGREES 31 MINUTES 57 SECONDS EAST ON THE SOUTH RIGHT-OF-WAY LINE OF SW FARM ROAD, A DISTANCE OF 96.02 FEET TO THE POINT OF BEGINNING.

CONTAINING 6,098,401.87 S.F.± OR 140.00 ACRES MORE OR LESS.

TOGETHER WITH

PARCEL 2:

PORTIONS OF SECTION 10 AND 11, TOWNSHIP 40 SOUTH, RANGE 38 EAST, LYING BETWEEN THE NORTHERLY RIGHT-OF-WAY LINE OF STATE ROAD NO. 76, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 7 AT PAGE 47 AND THE SOUTHERLY RIGHT-OF-WAY OF THE ST. LUCIE CANAL, ACCORDING TO THE PLAT, AS RECORDED IN PLAT BOOK 2 AT PAGE 35, BOTH OF THE PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA; BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE NORTHEASTERLY CORNER OF SPILLWAY "D", AS SHOWN ON SHEET 3, OF THE AFORESAID PLAT OF THE ST. LUCIE CANAL; THENCE RUN SOUTH 73 DEGREES 07 MINUTES 38 SECONDS EAST, ALONG THE SAID SOUTHERLY RIGHT-OF-WAY, FOR A DISTANCE OF 430.06 FEET: THENCE RUN SOUTH 16 DEGREES 52 MINUTES 22 SECONDS

WEST, FOR A DISTANCE OF 133.00 FEET; THENCE RUN NORTH 73 DEGREES 07 MINUTES 38 SECONDS WEST, ALONG THE SAID NORTHERLY RIGHT-OF-WAY, FOR A DISTANCE OF 430.06 FEET; THENCE RUN NORTH 16 DEGREES 52 MINUTES 22 SECONDS EAST, ALONG THE SOUTHEASTERLY LINE OF SAID SPILLWAY "D", FOR A DISTANCE OF 133.00 FEET TO THE POINT OF BEGINNING.

CONTAINING 57,196.65 SQUARE FEET OR 1.31 ACRES

TOGETHER WITH

PARCEL 3

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

BEGIN AT THE NORTHEAST CORNER OF SECTION 9, TOWNSHIP 40 SOUTH, RANGE 38 EAST, BEING ALSO THE NORTHWEST CORNER OF SECTION 10, SAID CORNER BEING MARKED BY A 4" X 4" CONCRETE MONUMENT AS SHOWN ON CERTIFIED CORNER RECORD NUMBER 092879; THENCE SOUTH 00°04'04" EAST, ALONG THE EAST LINE OF SAID SECTION 9, A DISTANCE OF 128.61 FEET TO A POINT ON THE NORTH RIGHT-OF-WAY LINE OF STATE ROAD 76 AS SHOWN ON FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT-OF-WAY MAP SECTION 89060-2101, BEING A 100 FOOT RIGHT-OF-WAY AS LAID OUT AND IN USE, ALSO KNOWN AS SW KANNER HIGHWAY; THENCE SOUTH 79°19'55" WEST, ALONG SAID RIGHT-OF-WAY LINE, A DISTANCE OF 275.28 FEET TO THE INTERSECTION WITH THE EAST LINE OF SPILLWAY "C", ST. LUCIE CANAL, AS RECORDED IN PLAT BOOK 10, PAGE 84, PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA; THENCE NORTH 10°40'05" WEST, ALONG SAID EAST LINE, A DISTANCE OF 133.00 FEET TO A POINT ON THE SOUTH RIGHT OF WAY LINE OF SAID ST. LUCIE CANAL; THENCE NORTH 79°19'55" EAST, ALONG SAID SOUTH LINE, A DISTANCE OF 263.75 FEET TO A POINT ON THE NORTH LINE OF SAID SECTION 9; THENCE NORTH 89°56'02" EAST, ALONG SAID NORTH LINE, A DISTANCE OF 35.80 FEET TO THE POINT OF BEGINNING.

CONTAINING 38,147.76 S.F.± OR 0.88 ACRES MORE OR LESS.

TOGETHER WITH

PARCEL 4

A PARCEL OF LAND LYING WITHIN A PORTION OF SECTIONS 3, 4, 9, 10 AND 11, TOWNSHIP 40 SOUTH, RANGE 38 EAST AND ALL OF SECTIONS 14, 15, 22, 23, 26 AND 27,

TOWNSHIP 40 SOUTH, RANGE 38 EAST. SAID PARCEL BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT A POINT ON THE SOUTH RIGHT OF WAY LINE OF STATE ROAD 76 AS SHOWN ON FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT-OF-WAY MAP SECTION 89060-2101, A 100 FOOT RIGHT-OF-WAY AS LAID OUT AND IN USE, ALSO KNOWN AS SW KANNER HIGHWAY THAT INTERSECTS THE EAST LINE OF SAID SECTION 9; THENCE NORTH 79°19'55" EAST, ALONG THE SOUTH RIGHT-OF-WAY LINE, A DISTANCE OF 1276.15 FEET TO THE INTERSECTION WITH THE NORTH LINE OF SAID SECTION 10, BEING ALSO THE SOUTH LINE OF SECTION 3, TOWNSHIP 40 SOUTH, RANGE 38 EAST, MARTIN COUNTY FLORIDA; THENCE CONTINUE NORTH 79°19'55" EAST, ALONG SAID SOUTH RIGHT-OF-WAY LINE, A DISTANCE OF 136.80 FEET TO THE BEGINNING OF A CURVE CONCAVE TO THE SOUTHWEST HAVING A RADIUS OF 3770.33 FEET; THENCE ALONG THE ARC OF SAID CURVE, AND SAID SOUTH RIGHT-OF-WAY LINE, THROUGH A CENTRAL ANGLE OF 19°06'47" FOR A DISTANCE OF 1257.72 FEET TO THE INTERSECTION WITH A LINE THAT IS 15.13 FEET WEST OF AND PARALLEL WITH THE EAST LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 3; THENCE DEPARTING SAID RIGHT-OF-WAY LINE, SOUTH 00°39'18" WEST, ALONG SAID PARALLEL LINE, A DISTANCE OF 43.10 FEET TO A POINT ON THE SOUTH LINE OF SAID SECTION 3 SAID POINT IS SOUTH 89°43'51" WEST, A DISTANCE OF 2640 FEET, AS MEASURED ALONG SAID SOUTH LINE, FROM THE SOUTHWEST CORNER OF SAID SECTION 3; THENCE NORTH 89°43'51" EAST, ALONG THE SOUTH LINE OF SAID SECTION 3, BEING ALSO THE NORTH LINE OF SAID SECTION 10, A DISTANCE OF 232.99 FEET TO THE INTERSECTION WITH SAID SOUTH RIGHT-OF-WAY LINE OF SW KANNER HIGHWAY AND THE BEGINNING OF A NON-TANGENT CURVE CONCAVE TO THE SOUTHWEST HAVING A RADIUS OF 3770.33 FEET, A CHORD WHICH BEARS SOUTH 75°30'59" EAST, WITH A CHORD DISTANCE OF 322.03 FEET; THENCE ALONG THE ARC OF SAID CURVE AND SAID SOUTH RIGHT-OF-WAY LINE THROUGH A CENTRAL ANGLE OF 4°53'43" FOR A DISTANCE OF 322.13 FEET; THENCE SOUTH 73°07'29" EAST, ALONG THE SAID SOUTH RIGHT-OF-WAY LINE, A DISTANCE OF 1390.76 FEET TO THE WESTERLY LINE OF SPILLWAY "D" AS SHOWN ON THE DEPARTMENT OF THE ARMY, OKEECHOBEE WATERWAY, FLORIDA ST. LUCIE CANAL PORTION, SURVEY FOR LOCATION OF RIGHTS-OF-WAY SHEET 3 OF 53, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 10, PAGE 84 OF THE PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA ; THENCE SOUTH 16°52'31" WEST, ALONG SAID WESTERLY LINE, A DISTANCE OF 167.00 FEET TO THE SOUTHWEST CORNER OF SAID SPILLWAY "D"; THENCE SOUTH 73°07'29" EAST, ALONG THE SOUTHERLY LINE OF SPILLWAY "D", A DISTANCE OF 600.00 FEET TO THE SOUTHEAST CORNER OF SAID SPILLWAY "D"; THENCE NORTH 16°52'31" EAST, ALONG THE EASTERLY LINE OF SAID SPILLWAY "D", A DISTANCE OF 167.00 FEET TO THE INTERSECTION WITH

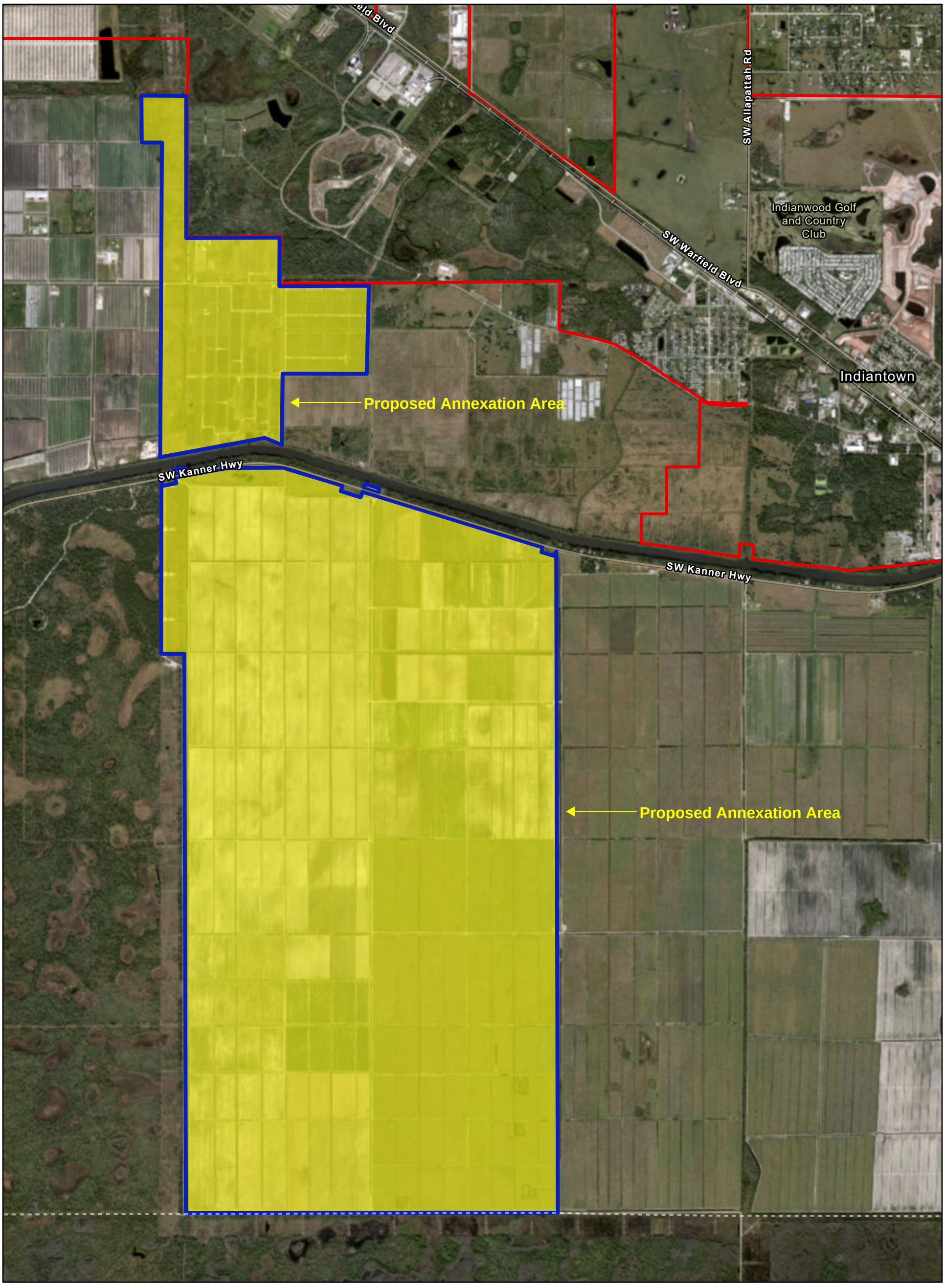
SAID SOUTH RIGHT-OF-WAY LINE OF SW KANNER HIGHWAY; THENCE SOUTH 73°07'29" EAST, ALONG SAID SOUTH RIGHT-OF-WAY LINE A DISTANCE OF 5388.76 FEET TO THE INTERSECTION WITH THE WESTERLY LINE OF SPILLWAY "E", AS RECORDED IN SAID PLAT BOOK 10, PAGE 84 OF THE PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA; THENCE SOUTH 16°52'31" WEST, ALONG SAID WESTERLY LINE, A DISTANCE OF 167.00 FEET TO THE SOUTHWEST CORNER OF SAID SPILLWAY "E"; THENCE SOUTH 73°07'29" EAST, ALONG THE SOUTHERLY LINE OF SPILLWAY "E", A DISTANCE OF 400.00 FEET TO THE SOUTHEAST CORNER OF SPILLWAY "E"; THENCE NORTH 16°52'31" EAST, ALONG THE EASTERLY LINE OF SPILLWAY "E", A DISTANCE OF 146.90 FEET TO A POINT ON THE EAST LINE OF SAID SECTION 11, TOWNSHIP 40 SOUTH, RANGE 38 EAST; THENCE SOUTH 00°37'52" EAST, ALONG SAID EAST LINE, A DISTANCE OF 2929.39 FEET TO THE SOUTHEAST CORNER OF SAID SECTION 11 BEING ALSO THE NORTHEAST CORNER OF SAID SECTION 14; THENCE SOUTH 00°32'21" EAST, ALONG THE EAST LINE OF SAID SECTION 14, A DISTANCE OF 5298.88 FEET TO THE SOUTHEAST CORNER OF SAID SECTION 14 BEING ALSO THE NORTHEAST CORNER OF SAID SECTION 23; THENCE SOUTH 00°18'31" EAST, ALONG THE EAST LINE OF THE NORTHEAST ONE-QUARTER (1/4) OF SAID SECTION 23, A DISTANCE OF 2639.65 FEET TO THE EAST ONE-QUARTER (1/4) CORNER OF SAID SECTION 23 BEING ALSO THE NORTHEAST CORNER OF SECTION 26; THENCE SOUTH 00°04'00" WEST ALONG THE EAST LINE OF THE NORTHEAST ONE-QUARTER (1/4) OF SAID SECTION 26, A DISTANCE OF 2639.58 FEET TO THE EAST ONE-QUARTER (1/4) CORNER OF SAID SECTION 26; THENCE SOUTH 00°04'42" WEST, ALONG THE EAST LINE OF THE SOUTHEAST ONE-QUARTER (1/4) OF SAID SECTION 26, A DISTANCE OF 2639.58 FEET TO THE SOUTHEAST TO THE SOUTHEAST CORNER OF SAID SECTION 26, BEING ALSO THE NORTHEAST CORNER OF SECTION 35, TOWNSHIP 40 SOUTH, RANGE 38 EAST; THENCE SOUTH 89°48'33" WEST, ALONG THE SOUTH LINE OF SAID SECTION 26, A DISTANCE OF 5311.60 FEET TO THE SOUTHWEST CORNER OF SAID SECTION 26, BEING ALSO THE SOUTHEAST CORNER OF SECTION 27, TOWNSHIP 40 SOUTH, RANGE 38 EAST, MARTIN COUNTY, FLORIDA; THENCE SOUTH 89°36'28" WEST, ALONG THE SOUTH LINE OF SAID SECTION 27, A DISTANCE OF 5300.26 FEET TO THE SOUTHWEST CORNER OF SAID SECTION 27; THENCE NORTH 00°19'09" WEST, ALONG THE WEST LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 27, A DISTANCE 2636.48 FEET TO THE WEST QUARTER CORNER OF SAID SECTION 27; THENCE NORTH 00°19'27" WEST, ALONG THE WEST LINE OF THE NORTHWEST QUARTER OF SAID SECTION 27, A DISTANCE OF 2636.60 FEET TO THE NORTHWEST CORNER OF SAID SECTION 27, BEING ALSO THE SOUTHWEST CORNER OF SECTION 22, TOWNSHIP 40 SOUTH, RANGE 38 EAST; THENCE NORTH 00°19'56" WEST, ALONG THE WEST LINE OF SAID SECTION 22, A DISTANCE OF 5319.39 FEET TO THE NORTHWEST CORNER OF SAID SECTION 22, BEING ALSO THE SOUTHWEST CORNER OF SECTION 15, TOWNSHIP 40 SOUTH, RANGE 38

EAST; THENCE NORTH 00°31'20" WEST, ALONG THE WEST LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 15, A DISTANCE OF 2657.77 FEET TO THE WEST QUARTER CORNER OF SAID SECTION 15; THENCE NORTH 00°31'08" WEST, ALONG THE WEST LINE OF THE NORTHWEST QUARTER OF SAID SECTION 15, A DISTANCE OF 2656.26 FEET TO THE NORTHWEST CORNER OF SAID SECTION 15, BEING ALSO THE SOUTHEAST CORNER OF SECTION 9, TOWNSHIP 40 SOUTH, RANGE 40 EAST, THENCE SOUTH 89°35'56" WEST, ALONG THE SOUTH LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 9, A DISTANCE OF 661.84 FEET TO THE INTERSECTION OF THE WEST LINE OF THE EAST QUARTER OF THE EAST HALF OF SAID SECTION 9; THENCE NORTH 00°07'11" WEST, ALONG SAID WEST LINE, A DISTANCE OF 4926.81 FEET TO THE INTERSECTION WITH THE SOUTH RIGHT-OF-WAY LINE OF SAID SW KANNER HIGHWAY; THENCE NORTH 79°19'55" EAST, ALONG SAID SOUTH RIGHT-OF-WAY LINE, A DISTANCE OF 20.79 FEET TO THE INTERSECTION OF THE WEST LINE OF SPILLWAY "C" AS RECORDED IN SAID PLAT BOOK 10, PAGE 84, PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA; THENCE SOUTH 10°40'05" EAST, ALONG SAID WEST LINE, A DISTANCE OF 167.00 FEET TO THE SOUTHWEST CORNER OF SAID SPILLWAY "C"; THENCE NORTH 79°19'55" EAST, ALONG THE SOUTH LINE OF SAID SPILLWAY "C", A DISTANCE OF 400.19 FEET TO THE SOUTHEAST CORNER OF SAID SPILLWAY "C"; THENCE NORTH 10°40'05" WEST, ALONG THE EAST LINE OF SAID SPILLWAY "C", A DISTANCE OF 167.00 FEET TO THE INTERSECTION OF THE SAID SOUTH RIGHT-OF-WAY LINE OF SW KANNER HIGHWAY; THENCE NORTH 79°19'55" EAST, ALONG SAID SOUTH RIGHT-OF-WAY, A DISTANCE OF 256.57 FEET TO THE EAST LINE OF SAID SECTION 9, BEING ALSO THE WEST LINE OF SAID SECTION 10 AND THE POINT OF BEGINNING.

CONTAINING 5,032.06 ACRES MORE OR LESS

TOTAL ACERAGE: 5722.30 ACRES MORE OR LESS.

Location Map



11/19/2025, 2:39:21 PM

Indiantown Limits

1:36,112

0 0.33 0.65 1.3 mi

0 0.5 1 2 km

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

EXHIBIT B

Printed using Village of Indiantown online mapping resource

Project Parrot
Annexation, Future Land Use Map Amendment, Planned Unit Development

Parcel Identification Numbers

323938001006000007

323938001012000005

323938001018000011

323938001024000108

323938001029000107

323938001034000116

323938001039000017

094038000000000301

034038000000000509

104038000000000201

154038000000000102

224038000000000108

274038000000000107

114038000000000209

144038000000000105

234038000000000106

264038000000000109

034038000000000110

AS-SURVEYED LEGAL DESCRIPTION

TRACT 1

PORTIONS OF SECTIONS 33 AND 34, TOWNSHIP 39 SOUTH, RANGE 38 EAST, BEING PARCELS 4 THROUGH 8 AS DESCRIBED IN CORRECTIVE SPECIAL WARRANTY DEED AS RECORDED IN OFFICIAL RECORDS BOOK 3058, PAGE 348 OF THE PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF SECTION 33, TOWNSHIP 39 SOUTH, RANGE 38 EAST; THENCE SOUTH 00°00'06" EAST ON THE EAST LINE OF SAID SECTION 33, A DISTANCE OF 4001.08 FEET TO A POINT ON THE NORTH LINE OF THE SOUTH ONE-HALF (S-1/2) OF THE SOUTHWEST ONE-QUARTER (SW-1/4) OF SECTION 34, TOWNSHIP 39 SOUTH, RANGE 38 EAST; THENCE NORTH 89°39'07" EAST ON SAID NORTH LINE, A DISTANCE OF 2648.77 FEET TO A POINT ON THE EAST LINE OF SAID SOUTH ONE-HALF (S-1/2) OF THE SOUTHWEST ONE-QUARTER (SW-1/4) OF SECTION 34; THENCE SOUTH 00°00'20" WEST ON SAID EAST LINE, A DISTANCE OF 1278.17 FEET TO A POINT ON THE NORTH RIGHT-OF-WAY LINE OF SW FARM ROAD (100.00 FEET RIGHT-OF-WAY); THENCE SOUTH 89°31'57" WEST ON SAID NORTH RIGHT-OF-WAY LINE, SAID LINE ALSO BEING 50.00 FEET NORTH OF AND PARALLEL WITH THE SOUTH LINE OF SAID SECTION 34, A DISTANCE OF 2648.64 FEET; THENCE SOUTH 89°56'59" WEST ON SAID NORTH RIGHT-OF-WAY LINE, SAID LINE ALSO BEING 50.00 FEET NORTH OF AND PARALLEL WITH THE SOUTH LINE OF SECTION 33, TOWNSHIP 39 SOUTH, RANGE 38 EAST, A DISTANCE OF 700.00 FEET TO A POINT ON A LINE 700.00 FEET WEST OF AND PARALLEL WITH THE EAST LINE OF SAID SECTION 33; THENCE NORTH 00°00'06" WEST ON SAID PARALLEL LINE, A DISTANCE OF 3948.75 FEET TO A POINT ON THE SOUTH LINE OF THE NORTHEAST ONE-QUARTER (NE-1/4) OF THE NORTHEAST ON-QUARTER (NE-1/4) OF SAID SECTION 33; THENCE SOUTH 89°45'33" WEST ON SAID SOUTH LINE, A DISTANCE OF 624.97 FEET TO A POINT ON THE WEST LINE OF SAID NORTHEAST ONE-QUARTER (NE-1/4) OF THE NORTHEAST ONE-QUARTER (NE-1/4) OF SECTION 33; THENCE NORTH 00°02'09" WEST ON SAID WEST LINE, A DISTANCE OF 1332.22 FEET TO A POINT ON THE NORTH LINE OF SAID SECTION 33; THENCE NORTH 89°41'45" EAST ON SAID

NORTH LINE, A DISTANCE OF 1325.77 FEET TO THE POINT OF BEGINNING.

CONTAINING 7,924,301 S.F.± OR 181.92 ACRES MORE OR LESS.

TOGETHER WITH:

TRACT 2

PARCELS 1 THROUGH 3 AND PARCELS 9 THROUGH 13 AS DESCRIBED IN CORRECTIVE SPECIAL WARRANTY DEED AS RECORDED IN OFFICIAL RECORDS BOOK 3058, PAGE 348 OF THE PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA LYING IN SECTIONS 3 AND 4, TOWNSHIP 40 SOUTH, RANGE 38 EAST, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SECTION 4, TOWNSHIP 40 SOUTH, RANGE 38 EAST; THENCE SOUTH 89°56'59" WEST ALONG THE NORTH LINE OF SECTION 4 TO A POINT ON THE WEST LINE OF THE EAST 700 FEET OF SAID SECTION, A DISTANCE OF 700.06 FEET, THENCE PARALLEL WITH THE AFOREMENTIONED EAST LINE OF SECTION 4 SOUTH 00°43'40" WEST, A DISTANCE OF 50.00 FEET TO A POINT ON THE SOUTH RIGHT-OF-WAY LINE OF SW FARM ROAD (100.00 FEET RIGHT-OF-WAY) AND THE POINT OF BEGINNING; THENCE FROM SAID BEGINNING, NORTH 89°56'59" EAST ON SAID SOUTH RIGHT-OF-WAY LINE, SAID LINE ALSO BEING 50.00 FEET SOUTHERLY OF AND PARALLEL WITH THE NORTH LINE OF SAID SECTION 4, A DISTANCE OF 700.06 FEET; THENCE CONTINUING ALONG SAID SOUTHERLY RIGHT-OF-WAY, NORTH 89°31'57" EAST, PARALLEL WITH THE NORTH LINE OF SAID SECTION 3, A DISTANCE OF 2552.68 FEET; THENCE SOUTH 00°39'21" WEST, A DISTANCE OF 96.02 FEET; THENCE NORTH 89°31'57" EAST, A DISTANCE OF 192.04 FEET TO A POINT 96.00 FEET EAST OF AND PARALLEL WITH THE WEST LINE OF THE EAST ONE-HALF (E-1/2) OF SAID SECTION 3; THENCE SOUTH 00°39'21" WEST, A DISTANCE OF 4437.31 FEET TO A POINT ON THE ARC OF A NON-TANGENT CURVE TO THE LEFT AT WHICH THE RADIUS POINT BEARS SOUTH 09°18'48" WEST, THENCE WESTERLY ON THE ARC OF SAID CURVE, HAVING A RADIUS OF 4020.62 FEET THROUGH A CENTRAL ANGLE OF 19°58'53" AN ARC DISTANCE OF 1402.15 FEET TO THE POINT OF TANGENCY; THENCE SOUTH 79°19'55" WEST, A DISTANCE OF 2096.50 FEET (THE LAST TWO COURSES BEING COINCIDENT WITH THE NORTH RIGHT-OF-WAY LINE OF THE ST. LUCIE CANAL)

TO A POINT ON A LINE 700.00 FEET WEST OF AND PARALLEL WITH THE EAST LINE OF SECTION 04, TOWNSHIP 40 SOUTH, RANGE 38 EAST; THENCE NORTH 00°43'40" EAST ON SAID PARALLEL LINE, A DISTANCE OF 4915.02 FEET TO A POINT ON SAID SOUTH RIGHT-OF-WAY LINE OF SW FARM ROAD AND THE POINT OF BEGINNING;

CONTAINING 1,548,839.09 S.F.± OR 366.13 ACRES MORE OR LESS.

TOGETHER WITH

TRACT 3

A TRACT OF LAND LYING IN THE NORTH HALF (1/2) OF SECTION 3, TOWNSHIP 40 SOUTH, RANGE 38 EAST, MARTIN COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCE AT THE NORTHWEST CORNER OF THE NORTHEAST QUARTER (1/4) OF SECTION 3, TOWNSHIP 40 SOUTH, RANGE 38 EAST; THENCE SOUTH 00 DEGREES 39 MINUTES 21 SECONDS WEST ON THE WEST LINE OF SAID NORTHEAST QUARTER (1/4), A DISTANCE OF 50.01 FEET TO THE POINT OF BEGINNING; FROM SAID POINT OF BEGINNING; THENCE, NORTH 89 DEGREES 31 MINUTES 57 SECONDS EAST ON THE SOUTH RIGHT-OF-WAY LINE OF SW FARM ROAD, A DISTANCE OF 2,506.20 FEET; THENCE, LEAVING SAID SW RIGHT-OF-WAY OF SW FARM ROAD, SOUTH 00 DEGREES 39 MINUTES 21 SECONDS WEST ON A LINE PARALLEL WITH SAID WEST LINE OF THE NORTHEAST QUARTER (1/4), A DISTANCE OF 2,526.84 FEET TO AN INTERSECTION WITH THE LINE AT 45 FEET NORTH OF, AND PARALLEL WITH THE SOUTH LINE OF SAID NORTHEAST QUARTER (1/4); THENCE, SOUTH 89 DEGREES 42 MINUTES 36 SECONDS WEST ON SAID LINE AT 45.00 FEET NORTH OF, AND PARALLEL WITH THE SOUTH LINE OF SAID NORTHEAST QUARTER (1/4), A DISTANCE OF 2,410.05 FEET TO AN INTERSECTION WITH A LINE 96.00 FEET EAST OF, AND PARALLEL WITH THE WEST LINE OF SAID NORTHEAST QUARTER (1/4); THENCE, NORTH 00 DEGREES 39 MINUTES 21 SECONDS EAST PARALLEL WITH SAID WEST LINE OF THE NORTHEAST QUARTER (1/4), A DISTANCE OF 2,423.35 FEET; THENCE SOUTH 89 DEGREES 31 MINUTES 57 SECONDS WEST ON A LINE 96.00 FEET SOUTH OF AND PARALLEL WITH SAID SOUTH RIGHT-OF-WAY OF SW FARM ROAD, A DISTANCE OF 192.04 FEET; THENCE, NORTH 00 DEGREES 39 MINUTES 21 SECONDS EAST PARALLEL WITH SAID WEST LINE OF THE

NORTHEAST QUARTER (1/4), A DISTANCE OF 96.02 FEET TO THE INTERSECTION WITH SAID SOUTH RIGHT-OF-WAY LINE OF SW FARM ROAD; THENCE, NORTH 89 DEGREES 31 MINUTES 57 SECONDS EAST ON THE SOUTH RIGHT-OF-WAY LINE OF SW FARM ROAD, A DISTANCE OF 96.02 FEET TO THE POINT OF BEGINNING.

CONTAINING 6,098,401.87 S.F.± OR 140.00 ACRES MORE OR LESS.

TOGETHER WITH

PARCEL 2:

PORTIONS OF SECTION 10 AND 11, TOWNSHIP 40 SOUTH, RANGE 38 EAST, LYING BETWEEN THE NORTHERLY RIGHT-OF-WAY LINE OF STATE ROAD NO. 76, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 7 AT PAGE 47 AND THE SOUTHERLY RIGHT-OF-WAY OF THE ST. LUCIE CANAL, ACCORDING TO THE PLAT, AS RECORDED IN PLAT BOOK 2 AT PAGE 35, BOTH OF THE PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA; BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE NORTHEASTERLY CORNER OF SPILLWAY "D", AS SHOWN ON SHEET 3, OF THE AFORESAID PLAT OF THE ST. LUCIE CANAL; THENCE RUN SOUTH 73 DEGREES 07 MINUTES 38 SECONDS EAST, ALONG THE SAID SOUTHERLY RIGHT-OF-WAY, FOR A DISTANCE OF 430.06 FEET: THENCE RUN SOUTH 16 DEGREES 52 MINUTES 22 SECONDS WEST, FOR A DISTANCE OF 133.00 FEET; THENCE RUN NORTH 73 DEGREES 07 MINUTES 38 SECONDS WEST, ALONG THE SAID NORTHERLY RIGHT-OF-WAY, FOR A DISTANCE OF 430.06 FEET; THENCE RUN NORTH 16 DEGREES 52 MINUTES 22 SECONDS EAST, ALONG THE SOUTHEASTERLY LINE OF SAID SPILLWAY "D", FOR A DISTANCE OF 133.00 FEET TO THE POINT OF BEGINNING.

CONTAINING 57,196.65 SQUARE FEET OR 1.31 ACRES

TOGETHER WITH

PARCEL 3

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

BEGIN AT THE NORTHEAST CORNER OF SECTION 9, TOWNSHIP 40 SOUTH, RANGE 38 EAST,

BEING ALSO THE NORTHWEST CORNER OF SECTION 10, SAID CORNER BEING MARKED BY A 4" X 4" CONCRETE MONUMENT AS SHOWN ON CERTIFIED CORNER RECORD NUMBER 092879; THENCE SOUTH 00°04'04" EAST, ALONG THE EAST LINE OF SAID SECTION 9, A DISTANCE OF 128.61 FEET TO A POINT ON THE NORTH RIGHT-OF-WAY LINE OF STATE ROAD 76 AS SHOWN ON FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT-OF-WAY MAP SECTION 89060-2101, BEING A 100 FOOT RIGHT-OF-WAY AS LAID OUT AND IN USE, ALSO KNOWN AS SW KANNER HIGHWAY; THENCE SOUTH 79°19'55" WEST, ALONG SAID RIGHT-OF-WAY LINE, A DISTANCE OF 275.28 FEET TO THE INTERSECTION WITH THE EAST LINE OF SPILLWAY "C", ST. LUCIE CANAL, AS RECORDED IN PLAT BOOK 10, PAGE 84, PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA; THENCE NORTH 10°40'05" WEST, ALONG SAID EAST LINE, A DISTANCE OF 133.00 FEET TO A POINT ON THE SOUTH RIGHT OF WAY LINE OF SAID ST. LUCIE CANAL; THENCE NORTH 79°19'55" EAST, ALONG SAID SOUTH LINE, A DISTANCE OF 263.75 FEET TO A POINT ON THE NORTH LINE OF SAID SECTION 9; THENCE NORTH 89°56'02" EAST, ALONG SAID NORTH LINE, A DISTANCE OF 35.80 FEET TO THE POINT OF BEGINNING.

CONTAINING 38,147.76 S.F.± OR 0.88 ACRES MORE OR LESS.

TOGETHER WITH

PARCEL 4

A PARCEL OF LAND LYING WITHIN A PORTION OF SECTIONS 3, 4, 9, 10 AND 11, TOWNSHIP 40 SOUTH, RANGE 38 EAST AND ALL OF SECTIONS 14, 15, 22, 23, 26 AND 27, TOWNSHIP 40 SOUTH, RANGE 38 EAST. SAID PARCEL BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT A POINT ON THE SOUTH RIGHT OF WAY LINE OF STATE ROAD 76 AS SHOWN ON FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT-OF-WAY MAP SECTION 89060-2101, A 100 FOOT RIGHT-OF-WAY AS LAID OUT AND IN USE, ALSO KNOWN AS SW KANNER HIGHWAY THAT INTERSECTS THE EAST LINE OF SAID SECTION 9; THENCE NORTH 79°19'55" EAST, ALONG THE SOUTH RIGHT-OF-WAY LINE, A DISTANCE OF 1276.15 FEET TO THE INTERSECTION WITH THE NORTH LINE OF SAID SECTION 10, BEING ALSO THE SOUTH LINE OF SECTION 3, TOWNSHIP 40 SOUTH, RANGE 38 EAST, MARTIN COUNTY FLORIDA; THENCE CONTINUE NORTH 79°19'55" EAST,

ALONG SAID SOUTH RIGHT-OF-WAY LINE, A DISTANCE OF 136.80 FEET TO THE BEGINNING OF A CURVE CONCAVE TO THE SOUTHWEST HAVING A RADIUS OF 3770.33 FEET; THENCE ALONG THE ARC OF SAID CURVE, AND SAID SOUTH RIGHT-OF-WAY LINE, THROUGH A CENTRAL ANGLE OF 19°06'47" FOR A DISTANCE OF 1257.72 FEET TO THE INTERSECTION WITH A LINE THAT IS 15.13 FEET WEST OF AND PARALLEL WITH THE EAST LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 3; THENCE DEPARTING SAID RIGHT-OF-WAY LINE, SOUTH 00°39'18" WEST, ALONG SAID PARALLEL LINE, A DISTANCE OF 43.10 FEET TO A POINT ON THE SOUTH LINE OF SAID SECTION 3 SAID POINT IS SOUTH 89°43'51" WEST, A DISTANCE OF 2640 FEET, AS MEASURED ALONG SAID SOUTH LINE, FROM THE SOUTHWEST CORNER OF SAID SECTION 3; THENCE NORTH 89°43'51" EAST, ALONG THE SOUTH LINE OF SAID SECTION 3, BEING ALSO THE NORTH LINE OF SAID SECTION 10, A DISTANCE OF 232.99 FEET TO THE INTERSECTION WITH SAID SOUTH RIGHT-OF-WAY LINE OF SW KANNER HIGHWAY AND THE BEGINNING OF A NON-TANGENT CURVE CONCAVE TO THE SOUTHWEST HAVING A RADIUS OF 3770.33 FEET, A CHORD WHICH BEARS SOUTH 75°30'59" EAST, WITH A CHORD DISTANCE OF 322.03 FEET; THENCE ALONG THE ARC OF SAID CURVE AND SAID SOUTH RIGHT-OF-WAY LINE THROUGH A CENTRAL ANGLE OF 4°53'43" FOR A DISTANCE OF 322.13 FEET; THENCE SOUTH 73°07'29" EAST, ALONG THE SAID SOUTH RIGHT-OF-WAY LINE, A DISTANCE OF 1390.76 FEET TO THE WESTERLY LINE OF SPILLWAY "D" AS SHOWN ON THE DEPARTMENT OF THE ARMY, OKEECHOBEE WATERWAY, FLORIDA ST. LUCIE CANAL PORTION, SURVEY FOR LOCATION OF RIGHTS-OF-WAY SHEET 3 OF 53, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 10, PAGE 84 OF THE PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA ; THENCE SOUTH 16°52'31" WEST, ALONG SAID WESTERLY LINE, A DISTANCE OF 167.00 FEET TO THE SOUTHWEST CORNER OF SAID SPILLWAY "D"; THENCE SOUTH 73°07'29" EAST, ALONG THE SOUTHERLY LINE OF SPILLWAY "D", A DISTANCE OF 600.00 FEET TO THE SOUTHEAST CORNER OF SAID SPILLWAY "D"; THENCE NORTH 16°52'31" EAST, ALONG THE EASTERLY LINE OF SAID SPILLWAY "D", A DISTANCE OF 167.00 FEET TO THE INTERSECTION WITH SAID SOUTH RIGHT-OF-WAY LINE OF SW KANNER HIGHWAY; THENCE SOUTH 73°07'29" EAST, ALONG SAID

SOUTH RIGHT-OF-WAY LINE A DISTANCE OF 5388.76 FEET TO THE INTERSECTION WITH THE WESTERLY LINE OF SPILLWAY “E”, AS RECORDED IN SAID PLAT BOOK 10, PAGE 84 OF THE PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA; THENCE SOUTH 16°52'31” WEST, ALONG SAID WESTERLY LINE, A DISTANCE OF 167.00 FEET TO THE SOUTHWEST CORNER OF SAID SPILLWAY “E”; THENCE SOUTH 73°07'29” EAST, ALONG THE SOUTHERLY LINE OF SPILLWAY “E”, A DISTANCE OF 400.00 FEET TO THE SOUTHEAST CORNER OF SPILLWAY “E”; THENCE NORTH 16°52'31” EAST, ALONG THE EASTERLY LINE OF SPILLWAY “E”, A DISTANCE OF 146.90 FEET TO A POINT ON THE EAST LINE OF SAID SECTION 11, TOWNSHIP 40 SOUTH, RANGE 38 EAST; THENCE SOUTH 00°37'52” EAST, ALONG SAID EAST LINE, A DISTANCE OF 2929.39 FEET TO THE SOUTHEAST CORNER OF SAID SECTION 11 BEING ALSO THE NORTHEAST CORNER OF SAID SECTION 14; THENCE SOUTH 00°32'21” EAST, ALONG THE EAST LINE OF SAID SECTION 14, A DISTANCE OF 5298.88 FEET TO THE SOUTHEAST CORNER OF SAID SECTION 14 BEING ALSO THE NORTHEAST CORNER OF SAID SECTION 23; THENCE SOUTH 00°18'31” EAST, ALONG THE EAST LINE OF THE NORTHEAST ONE-QUARTER (1/4) OF SAID SECTION 23, A DISTANCE OF 2639.65 FEET TO THE EAST ONE-QUARTER (1/4) CORNER OF SAID SECTION 23; THENCE SOUTH 00°18'15" WEST, ALONG THE EAST LINE OF THE SOUTHEAST ONE-QUARTER (1/4) OF SAID SECTION 23, A DISTANCE OF 2638.91 TO THE SOUTHEAST CONER OF SAID SECTION 23, BEING ALSO THE NORTHEAST CORNER OF SECTION 26; THENCE SOUTH 00°04'00” WEST ALONG THE EAST LINE OF THE NORTHEAST ONE-QUARTER (1/4) OF SAID SECTION 26, A DISTANCE OF 2639.58 FEET TO THE EAST ONE-QUARTER (1/4) CORNER OF SAID SECTION 26; THENCE SOUTH 00°04'42” WEST, ALONG THE EAST LINE OF THE SOUTHEAST ONE-QUARTER (1/4) OF SAID SECTION 26, A DISTANCE OF 2639.58 FEET TO THE SOUTHEAST TO THE SOUTHEAST CORNER OF SAID SECTION 26, BEING ALSO THE NORTHEAST CORNER OF SECTION 35, TOWNSHIP 40 SOUTH, RANGE 38 EAST; THENCE SOUTH 89°48'33” WEST, ALONG THE SOUTH LINE OF SAID SECTION 26, A DISTANCE OF 5311.60 FEET TO THE SOUTHWEST CORNER OF SAID SECTION 26, BEING ALSO THE SOUTHEAST CORNER OF SECTION 27, TOWNSHIP 40 SOUTH, RANGE 38 EAST, MARTIN COUNTY, FLORIDA; THENCE SOUTH 89°36'28” WEST, ALONG THE SOUTH LINE OF SAID

SECTION 27, A DISTANCE OF 5300.26 FEET TO THE SOUTHWEST CORNER OF SAID SECTION 27; THENCE NORTH 00°19'09" WEST, ALONG THE WEST LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 27, A DISTANCE 2636.48 FEET TO THE WEST QUARTER CORNER OF SAID SECTION 27; THENCE NORTH 00°19'27" WEST, ALONG THE WEST LINE OF THE NORTHWEST QUARTER OF SAID SECTION 27, A DISTANCE OF 2636.60 FEET TO THE NORTHWEST CORNER OF SAID SECTION 27, BEING ALSO THE SOUTHWEST CORNER OF SECTION 22, TOWNSHIP 40 SOUTH, RANGE 38 EAST; THENCE NORTH 00°19'56" WEST, ALONG THE WEST LINE OF SAID SECTION 22, A DISTANCE OF 5319.39 FEET TO THE NORTHWEST CORNER OF SAID SECTION 22, BEING ALSO THE SOUTHWEST CORNER OF SECTION 15, TOWNSHIP 40 SOUTH, RANGE 38 EAST; THENCE NORTH 00°31'20" WEST, ALONG THE WEST LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 15, A DISTANCE OF 2657.77 FEET TO THE WEST QUARTER CORNER OF SAID SECTION 15; THENCE NORTH 00°31'08" WEST, ALONG THE WEST LINE OF THE NORTHWEST QUARTER OF SAID SECTION 15, A DISTANCE OF 2656.26 FEET TO THE NORTHWEST CORNER OF SAID SECTION 15, BEING ALSO THE SOUTHEAST CORNER OF SECTION 9, TOWNSHIP 40 SOUTH, RANGE 40 EAST, THENCE SOUTH 89°36'03" WEST, ALONG THE SOUTH LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 9, A DISTANCE OF 661.99 FEET TO THE INTERSECTION OF THE WEST LINE OF THE EAST QUARTER OF THE EAST HALF OF SAID SECTION 9; THENCE NORTH 00°07'11" WEST, ALONG SAID WEST LINE, A DISTANCE OF 4926.81 FEET TO THE INTERSECTION WITH THE SOUTH RIGHT-OF-WAY LINE OF SAID SW KANNER HIGHWAY; THENCE NORTH 79°19'55" EAST, ALONG SAID SOUTH RIGHT-OF-WAY LINE, A DISTANCE OF 20.79 FEET TO THE INTERSECTION OF THE WEST LINE OF SPILLWAY "C" AS RECORDED IN SAID PLAT BOOK 10, PAGE 84, PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA; THENCE SOUTH 10°40'05" EAST, ALONG SAID WEST LINE, A DISTANCE OF 167.00 FEET TO THE SOUTHWEST CORNER OF SAID SPILLWAY "C"; THENCE NORTH 79°19'55" EAST, ALONG THE SOUTH LINE OF SAID SPILLWAY "C", A DISTANCE OF 400.19 FEET TO THE SOUTHEAST CORNER OF SAID SPILLWAY "C"; THENCE NORTH 10°40'05" WEST, ALONG THE EAST LINE OF SAID SPILLWAY "C", A DISTANCE OF 167.00 FEET TO THE INTERSECTION OF THE SAID SOUTH

RIGHT-OF-WAY LINE OF SW KANNER HIGHWAY; THENCE NORTH 79°19'55" EAST, ALONG SAID SOUTH RIGHT-OF-WAY, A DISTANCE OF 256.57 FEET TO THE EAST LINE OF SAID SECTION 9, BEING ALSO THE WEST LINE OF SAID SECTION 10 AND THE POINT OF BEGINNING.

CONTAINING 5,032.06 ACRES MORE OR LESS

TOTAL ACREAGE: 5722.30 ACRES MORE OR LESS.

Recorded in Martin County, FL 5/13/2019 2:19 PM
Carolyn Timmann, Clerk of the Circuit Court & Comptroller
Rec Fees: $52.50
CFN#2753993 BK 3058 PG 348 PAGE 1 of 6

This instrument prepared by or under the supervision of
(and after recording should be returned to):

Seth Sheitelman, Esq.
Florida Power & Light Company
700 Universe Boulevard (LAW/JB)
Juno Beach, Florida 33408

Parcel I.D. No.: 03-40-38-000-000-00021-0;
03-40-38-000-000-00020-6; 03-40-38-000-000-00030-4;
03-40-38-000-000-00040-2; 32-39-38-001-039-00001-7;
32-39-38-001-034-00011-6; 32-39-38-001-029-00010-7;
34-39-38-000-000-00020-3; 32-39-38-001-024-00010-8;
32-39-38-001-018-00001-1; 32-39-38-001-012-00000-5;
32-39-38-001-006-00000-7; and a portion of 03-40-38-000-000-00010-8

(Space Reserved for Clerk of Court)

NOTE TO CLERK: THIS CORRECTIVE SPECIAL WARRANTY DEED IS BEING RECORDED FOR THE PURPOSE OF CORRECTING THE LEGAL DESCRIPTION AS SHOWN IN THE ORIGINAL SPECIAL WARRANTY DEED RECORDED IN OFFICIAL RECORD BOOK 2975, PAGE 1715, PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA, CFN#2679177, AND ALL DOCUMENTARY STAMP TAXES HAVE BEEN PAID IN CONNECTION WITH THE RECORDING OF THAT DEED. IN THIS REGARD, NO DOCUMENTARY STAMP TAXES ARE DUE HEREON.

CORRECTIVE SPECIAL WARRANTY DEED

THIS CORRECTIVE SPECIAL WARRANTY DEED is made effective as of the 16th day of February, 2018 by Tesoro Groves Limited Partnership, a Delaware limited partnership ("**Grantor**"), whose mailing address is 3602 Colonial Court, Ft. Myers, Florida 33913, to Florida Power & Light Company, a Florida corporation ("**Grantee**"), whose mailing address is 700 Universe Boulevard, Juno Beach, Florida 33408, Attn: Corporate Real Estate Department. Wherever used herein, the terms "Grantor" and "Grantee" shall include all of the parties to this instrument and their heirs, personal representatives, and assigns.

W I T N E S S E T H:

GRANTOR, for and in consideration of Ten and No/100 Dollars ($10.00) and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, has granted, bargained and sold, and by these presents does hereby grant, bargain and sell to Grantee and Grantee's successors and/or assigns forever, the following described land situate and being in Martin County, Florida ("**Property**"), to wit:

SEE ATTACHED EXHIBIT A.

TOGETHER WITH all the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining.

THIS CONVEYANCE is subject to: (a) taxes and assessments for the year of closing and subsequent years which are not yet due and payable; (b) zoning, restrictions, prohibitions and other requirements imposed by governmental authority, (c) restrictions and matters appearing on the plat or otherwise common to the subdivision, and (d) all covenants, conditions, restrictions, rights of way, limitations, easements and similar matters of record, if any, but this reference shall not operate to reimpose same.

Copy Copy Copy

THIS CONVEYANCE is further subject to the restrictive covenant set forth on Exhibit B attached hereto and by this reference expressly made a part hereof.

TO HAVE and to hold the same in fee simple forever.

GRANTOR hereby covenants with Grantee that Grantor is lawfully seized of the Property in fee simple; that Grantor has good right and lawful authority to sell and convey the Property to Grantee; and, that Grantor hereby warrants the title to the Property and will defend the same against the lawful claims of all persons claiming by, through, or under Grantor.

[SIGNATURE ON FOLLOWING PAGE.]

Copy Copy Copy

IN WITNESS WHEREOF, Grantor has hereunto set his hand and seal as of the day and year first above written.

Signed, sealed and delivered
in the presence of:

Grantor:

Tesoro Groves Limited Partnership,
a Delaware limited partnership

By: Tesoro Groves Management, L.L.C.,
a Delaware limited liability company,
its general partner

By: KR Florida Operations, LLC,
a Delaware limited liability company,
its manager

Sign: _____
Print: MITCH HUTCHCRAFT

Sign: _____
Print: JEFF KRUEGER

Name: Charles W. Lucas, President

Copy Copy Copy

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

Exhibit A

Legal Description

Parcel 1:

The West 15 acres of that part of the Southwest one-quarter (1/4) of Section 3, Township 40 South, Range 38 East, Martin County, Florida lying North of the Northerly right of way of the St. Lucie Canal.

Parcel 2:

All that part of the Southwest one-quarter (1/4) of Section 3, Township 40 South, Range 38 East, Martin County, Florida, lying North of the Northerly right of way of the St. Lucie Canal; less and excepting the West 15 acres thereof.

Parcel 3:

The West 96 feet of the East 1/2 of Section 3, Township 40 South, Range 38 East, Martin County, Florida, lying North of the Northerly right of way of the St. Lucie Canal, Martin County, Florida, less and excepting the North 50 feet thereof for County Road right of way.

Parcel 4:

The NE 1/4 of the NE 1/4 of Section 33, Township 39 South, Range 38 East, Martin County, Florida.

Parcel 5:

The East 700 feet of the Southeast quarter (SE 1/4) of the Northeast quarter (NE 1/4) of Section 33, Township 39 South, Range 38 East, Martin County, Florida.

Parcel 6:

The East 700 feet of the NE 1/4 of the SE 1/4 of Section 33, Township 39 South, Range 38 East, Martin County, Florida.

Parcel 7:

The East 700 feet of the SE 1/4 of the SE 1/4 of Section 33, Township 39 South, Range 38 East, Martin County, Florida.

Parcel 8:

South 1/2 of Southwest 1/4 (Less all Road Rights of Ways), Section 34, Township 39 South, Range 38 East, Martin County, Florida.

Parcel 9:

The East 700 feet of the Northeast quarter (NE 1/4) of the Northeast quarter (NE 1/4) of Section 4, Township 40 South, Range 38 East, Martin County, Florida.

Copy Copy Copy

Parcel 10:

The East 700 feet of the North half (N 1/2) of the Southeast quarter (SE 1/4) of the Northeast quarter (NE 1/4) of Section 4, Township 40 South, Range 38 East, Martin County, Florida.

Parcel 11:

The East 700 feet of the following described property:

Beginning at the Southeast corner of the NE 1/4 of Section 4, Township 40 South, Range 38 East, Thence proceed North 0 degrees 53 minutes 27 seconds East along the East line of Section 4 for 647.89 feet to a point; Thence proceed North 89 degrees 24 minutes 33 seconds West for 272.77 feet to a concrete monument, Thence continue North 89 degrees 24 minutes 33 seconds West for 508.63 feet to a concrete monument, Thence North 89 degrees 24 minutes 33 seconds West for 509.33 feet to a concrete monument, Thence continue North 89 degrees 24 minutes 33 seconds West to the West line of the East 1/2 of the NE 1/4 of Section 4, Thence proceed South along the West line of the East 1/2 of the NE 1/4 to the South line of the NE 1/4, Thence proceed East along the South line of the NE 1/4 to the Southeast corner of the NE 1/4 to the Point of Beginning.

Parcel 12:

The East 700 feet of the East 1/2 of the Southeast 1/4 of Section 4, Township 40 South, Range 38 East, Martin County, Florida, lying North of St. Lucie Canal.

Parcel 13:

Northwest 1/4 of Section 3, Township 40 South, Range 38 East, (Less the North 50 feet thereof), Martin County, Florida.

Less and Except:

The North 146.00 feet of the West 96.00 feet of the West One-Half (W 1/2) of the Northeast One-Quarter (NE 1/4) of Section 3, Township 40 South, Range 38 East, Martin County, Florida, together with The North 146.00 feet of the East 96.00 feet of the East One-Half (E 1/2) of the Northwest One-Quarter (NW 1/4) of Section 3, Township 40 South, Range 38 East, Martin County, Florida, less the North 50.00 feet for Right-of-Way of SW Farm Road and being more particularly described as follows:

Commence at the Northwest corner of the Northeast One-Quarter (NE 1/4) of Section 3, Township 40 South, Range 38 East; thence South 00°39'21" West on the West line of said Northeast One-Quarter (NE 1/4), a distance of 50.01 feet to the Point of Beginning; thence North 89°31'57" East on the South Right-of-Way of SW Farm Road, a distance of 96.02 feet; thence South 00°39'21" West on a line 96.00 feet East of and parallel with said West line of the Northeast One-Quarter (NE 1/4), a distance of 96.02 feet; thence South 89°31'57" West on a line 146.00 feet South of and parallel with the North line of Section 3, Township 40 South, Range 38 East, a distance of 192.04 feet; thence North 00°39'21" East Parallel with the said West line of the Northeast One-Quarter (NE 1/4), a distance of 96.02 feet , thence North 89°31'57" East on the South Right-of-Way of Said SW Farm Road, a distance of 96.02 feet to the Point of Beginning.

Said Parcel Contains 18,436 square feet, more or less.

Bearings are based on the North line of Section 3, Township 40 South, Range 38 East, having a bearing of North 89°31'57" East.

Copy Copy Copy

Exhibit B

Restrictive Covenant

In consideration of the conveyance made in this Corrective Special Warranty Deed, to which this restrictive covenant ("**Restrictive Covenant**") is attached, Grantor hereby establishes, declares and prescribes that the Property shall be owned, held, transferred and conveyed subject to this Restrictive Covenant, which shall apply to and be a covenant running with the land; Grantee, its successors and assignees, and every owner, present or past of the Property or any part thereof, including any purchaser at a judicial sale (by acceptance of a deed therefor, whether or not it shall be so expressed in such deed of conveyance) hereby covenants and agrees to covenant, to comply with, abide and be bound by the following Restrictive Covenant:

1. The Property shall not be used for a land fill, solid waste facility or any similar use, for surface application of sludge or waste, an animal slaughtering facility, swine, cattle, or other animal breeding facility.

2. These restrictions shall be enforceable by all available legal and equitable means by Grantor, its successors and such of its assignees to which Grantor specifically assigns its rights hereunder in a written instrument.

3. Violation or breach of any restriction, covenant, condition, obligation, reservation, right, power or charge herein set forth shall give the affected party, in addition to all other remedies, the right to proceed at law or in equity to compel compliance with the terms of such violated or breached covenant, condition, obligation, reservation, right, power or charge, and to prevent the violation or breach thereof; and the expenses of such litigation (inclusive of any such expenses incurred at all appellate levels), including, without limitation, reasonable attorneys' and paralegals' fees, shall be borne by the party losing such litigation.

4. The term of these Restrictive Covenants shall be for thirty (30) years, commencing from February 16, 2018, the date the initial Special Warranty Deed was recorded in the Public Records of Martin County, Florida and automatically terminating on the thirtieth (30th) anniversary of such date.

Copy Copy Copy

Recorded in Martin County, FL 5/26/2023 8:21 AM
Carolyn Timmann, Clerk of the Circuit Court & Comptroller
Rec Fees: $95.00Deed Tax: $653,795.10
CFN#3018281 BK 3376 PG 2547 PAGE 1 of 11

This instrument prepared by or under the supervision of
(and after recording should be returned to):

Seth S. Sheitelman, Esq.
Florida Power & Light Company
700 Universe Boulevard (Law/JB)
Juno Beach, Florida 33408

Parcel I.D. Nos.: 03-40-38-000-000-00050-9; a portion of 07-40-39-000-000-00040-1;
09-40-38-000-000-00030-1; 10-40-38-000-000-00020-1;
11-40-38-000-000-00020-9; 12-40-38-000-000-00050-0;
13-40-38-000-000-00010-7; 14-40-38-000-000-00010-5;
15-40-38-000-000-00010-2; 18-40-39-000-000-00010-4;
22-40-38-000-000-00010-8; 23-40-38-000-000-00010-6;
24-40-38-000-000-00010-4; 25-40-38-000-000-00010-1;
26-40-38-000-000-00010-9; and 27-40-38-000-000-00010-7 (Space Reserved for Clerk of Court)

SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY DEED is made effective as of the 26th day of May, 2023, by Tesoro Groves Limited Partnership, a Delaware limited partnership ("**Grantor**"), whose mailing address is Three Riverway, Suite 1600, Houston, Texas 77056, to Florida Power & Light Company, a Florida corporation ("**Grantee**"), whose mailing address is 700 Universe Boulevard, Juno Beach, Florida 33408, Attention: Corporate Real Estate Department. Wherever used herein, the terms "Grantor" and "Grantee" shall include all of the parties to this instrument and their heirs, personal representatives, and assigns.

W I T N E S S E T H:

GRANTOR, for and in consideration of Ten and No/100 Dollars ($10.00) and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, has granted, bargained and sold, and by these presents does hereby grant, bargain and sell to Grantee and Grantee's successors and/or assigns forever, the following described land situate and being in Martin County, Florida ("**Property**"), to wit:

SEE ATTACHED EXHIBIT A.

TOGETHER WITH all the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining.

THIS CONVEYANCE is subject to: (a) taxes and assessments for the year of closing and subsequent years which are not yet due and payable; (b) zoning, restrictions, prohibitions and other requirements imposed by governmental authority, (c) restrictions and matters appearing on the plat or otherwise common to the subdivision, and (d) all covenants, conditions, restrictions, rights of way, limitations, easements and similar matters of record, if any, but this reference shall not operate to reimpose same.

TO HAVE and to hold the same in fee simple forever.

GRANTOR hereby covenants with Grantee that Grantor is lawfully seized of the Property in fee simple; that Grantor has good right and lawful authority to sell and convey the Property to Grantee; and, that Grantor hereby warrants the title to the Property and will defend the same against the lawful claims of all persons claiming by, through or under the Grantor.

[Signature and acknowledgement appear on following page.]

Certified Copy

Recorded in Martin County, FL 5/26/2023 8:21 AM
Carolyn Timmann, Clerk of the Circuit Court & Comptroller
Rec Fees: $95.00Deed Tax: $653,795.10
CFN#3018281 BK 3376 PG 2547 PAGE 1 of 11

This instrument prepared by or under the supervision of
(and after recording should be returned to):

Seth S. Sheitelman, Esq.
Florida Power & Light Company
700 Universe Boulevard (Law/JB)
Juno Beach, Florida 33408

Parcel I.D. Nos.: 03-40-38-000-000-00050-9; a portion of 07-40-39-000-000-00040-1;
09-40-38-000-000-00030-1; 10-40-38-000-000-00020-1;
11-40-38-000-000-00020-9; 12-40-38-000-000-00050-0;
13-40-38-000-000-00010-7; 14-40-38-000-000-00010-5;
15-40-38-000-000-00010-2; 18-40-39-000-000-00010-4;
22-40-38-000-000-00010-8; 23-40-38-000-000-00010-6;
24-40-38-000-000-00010-4; 25-40-38-000-000-00010-1;
26-40-38-000-000-00010-9; and 27-40-38-000-000-00010-7 (Space Reserved for Clerk of Court)

SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY DEED is made effective as of the 26th day of May, 2023, by Tesoro Groves Limited Partnership, a Delaware limited partnership ("**Grantor**"), whose mailing address is Three Riverway, Suite 1600, Houston, Texas 77056, to Florida Power & Light Company, a Florida corporation ("**Grantee**"), whose mailing address is 700 Universe Boulevard, Juno Beach, Florida 33408, Attention: Corporate Real Estate Department. Wherever used herein, the terms "Grantor" and "Grantee" shall include all of the parties to this instrument and their heirs, personal representatives, and assigns.

W I T N E S S E T H:

GRANTOR, for and in consideration of Ten and No/100 Dollars ($10.00) and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, has granted, bargained and sold, and by these presents does hereby grant, bargain and sell to Grantee and Grantee's successors and/or assigns forever, the following described land situate and being in Martin County, Florida ("**Property**"), to wit:

SEE ATTACHED EXHIBIT A.

TOGETHER WITH all the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining.

THIS CONVEYANCE is subject to: (a) taxes and assessments for the year of closing and subsequent years which are not yet due and payable; (b) zoning, restrictions, prohibitions and other requirements imposed by governmental authority, (c) restrictions and matters appearing on the plat or otherwise common to the subdivision, and (d) all covenants, conditions, restrictions, rights of way, limitations, easements and similar matters of record, if any, but this reference shall not operate to reimpose same.

TO HAVE and to hold the same in fee simple forever.

GRANTOR hereby covenants with Grantee that Grantor is lawfully seized of the Property in fee simple; that Grantor has good right and lawful authority to sell and convey the Property to Grantee; and, that Grantor hereby warrants the title to the Property and will defend the same against the lawful claims of all persons claiming by, through or under the Grantor.

[Signature and acknowledgement appear on following page.]

Certified Copy

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.L. M
Name: MITCHEL A HUTCHCRAFT
Its: VP

Copy Copy Copy

ACKNOWLEDGEMENT

STATE OF TEXAS)
) SS:
COUNTY OF HARRIS)

The foregoing instrument was acknowledged before me, by means of ☑ physical presence or ☐ online notarization, this 22 day of May, 2023, by MITCHEL A. HUTCHCRAFT, as VICE PRESIDENT of KR Florida Operations, LLC, a Delaware limited liability company, as manager of Tesoro Groves Management, L.L.C., a Delaware limited liability company, as general partner of Tesoro Groves Limited Partnership, a Delaware limited partnership, on behalf of the company as manager of the company as general partner of the partnership. He is ☑ personally known to me or ☐ produced _____ as identification.

[NOTARIAL SEAL]

CHEREESA M. WILLIAMS
My Notary ID # 7352134
Expires December 28, 2025

Notary: Chereesa M Williams
Print Name: CHEREESA M WILLIAMS
Notary Public, State of Texas
My commission expires: 12-28-25

EXHIBIT A

LEGAL DESCRIPTION OF THE PROPERTY

DIVISION 1

PARCEL 1:

NOT INCLUDED

PARCEL 2:

ALL OF SECTION 18; ALL OF THE SOUTH ONE-HALF OF SECTION 7, LESS THAT PART OF THE SE 1/4 LYING NORTH OF THE ST. LUCIE CANAL AND LESS THAT PART OF THE NE 1/4 OF SW 1/4 LYING NORTH OF THE ST. LUCIE CANAL, AND LESS THAT PART OF THE NW 1/4 OF THE SW 1/4 LYING NORTH OF THE ST. LUCIE CANAL, ALL IN TOWNSHIP 40 SOUTH, RANGE 39 EAST, MARTIN COUNTY, FLORIDA.

LESS AND EXCEPT

A PARCEL OF LAND LYING IN SECTION 7, TOWNSHIP 40 SOUTH, RANGE 39 EAST, MARTIN COUNTY, FLORIDA BEING MORE PARTICULARLY DESCRIBED:

COMMENCE AT THE SOUTHEAST CORNER OF SAID SECTION 7; THENCE NORTH 00°20'02" EAST, ALONG THE EAST LINE OF SAID SECTION 7, A DISTANCE OF 1052.83 FEET TO THE POINT OF BEGINNING; THENCE NORTH 89°57'02" WEST, A DISTANCE OF 1292.58 FEET; THENCE NORTH 00°19'46" EAST, A DISTANCE OF 649.50 FEET TO THE INTERSECTION WITH THE SOUTH LINE OF STATE ROAD 76, AS SHOWN ON THE STATE OF FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT OF WAY MAP, SECTION 89060-2508, DATED AUGUST 15, 1985 AND THE BEGINNING OF A NON-TANGENT CURVE CONCAVE TO THE NORTHWEST HAVING A RADIUS OF 6232.60 FEET, A CHORD WHICH BEARS NORTH 82°40'54" EAST, A CHORD DISTANCE OF 248.16 FEET; THENCE ALONG THE ARC OF SAID CURVE AND SAID SOUTH RIGHT OF WAY LINE THROUGH A CENTRAL ANGLE OF 002°16'53", FOR A DISTANCE OF 248.18 FEET TO A POINT ON THE SOUTHWESTERLY RIGHT OF WAY LINE OF THE ST. LUCIE CANAL ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 2, PAGE 35 OF THE PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA; THENCE SOUTH 82°24'26" EAST, ALONG SAID RIGHT-OF-WAY LINE, A DISTANCE OF 159.76 FEET TO A POINT OF INTERSECTION WITH THE SOUTHEASTERLY RIGHT OF WAY LINE OF SAID ST. LUCIE CANAL; THENCE NORTH 68°08'13" EAST, ALONG SAID SOUTHEASTERLY RIGHT OF WAY LINE A DISTANCE OF 243.31 FEET TO A POINT ON THE SOUTH RIGHT OF WAY LINE OF SAID STATE ROAD 76 AND THE BEGINNING OF A NON-TANGENT CURVE CONCAVE TO THE NORTHWEST HAVING A RADIUS OF 6232.60 FEET; A CHORD WHICH BEARS NORTH 74°47'13" EAST WITH A CHORD DISTANCE OF 688.09 FEET; THENCE ALONG SAID CURVE, AND SAID SOUTH RIGHT OF WAY LINE, THROUGH

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A CENTRAL ANGLE OF 006°19'43" FOR A DISTANCE OF 688.44 FEET TO A POINT ON THE EAST LINE OF SAID SECTION 7; THENCE SOUTH 00°20'02" WEST, A DISTANCE OF 932.28 FEET TO THE POINT OF BEGINNING.

PARCEL 3:

THAT PART OF SECTION 12 LYING SOUTH OF ST. LUCIE CANAL (LESS ROAD RIGHT-OF-WAY AND LESS THE SOUTH HALF OF THE SE 1/4 OF THE SW 1/4 OF THE NW 1/4, AND THE NORTH HALF OF THE NE 1/4 OF THE NW 1/4 OF THE SW 1/4 OF SAID SECTION 12); ALL OF SECTION 13; ALL OF SECTION 24; AND ALL OF SECTION 25; ALL BEING IN TOWNSHIP 40 SOUTH, RANGE 38 EAST, MARTIN COUNTY, FLORIDA.

LESS AND EXCEPT FROM PARCELS 1, 2 AND 3 ABOVE:

ALL PORTIONS OF THE ABOVE DESCRIBED PROPERTY LYING NORTH OF STATE ROAD 76 AND SOUTHERLY OF THE SOUTH RIGHT-OF-WAY LINE OF THE ST. LUCIE CANAL, EXCEPT AS IS SET FORTH IN EXHIBIT "B" TO WARRANTY DEED RECORDED IN OFFICIAL RECORDS BOOK 786, PAGE 1603, OF THE PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA, WHICH HEREAFTER DESCRIBED PROPERTY IS SPECIFICALLY INCLUDED IN AND MADE A PART OF THE PROPERTY HEREIN CONVEYED, AS FOLLOWS:

PARCEL 4:
A PORTION OF SECTION 12, TOWNSHIP 40 SOUTH, RANGE 38 EAST, AND A PORTION OF SECTION 7, TOWNSHIP 40 SOUTH, RANGE 39 EAST, LYING BETWEEN THE NORTHERLY RIGHT-OF -WAY LINE OF STATE ROAD NO. 76, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 7, PAGE 47 AND SOUTHERLY RIGHT-OF-WAY OF THE ST. LUCIE CANAL, ACCORDING TO THE PLAT, AS RECORDED IN PLAT BOOK 2, PAGE 35, BOTH OF THE PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA; BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEASTERLY CORNER OF SPILLWAY "E", THENCE RUN S 73 DEGREES 07' 38" E, FOR A DISTANCE OF 402.09 FEET; THENCE RUN S 82 DEGREES 25' 01" E, FOR A DISTANCE OF 4796.70 FEET, (SAID LAST TWO COURSES BEING COINCIDENT WITH THE SAID SOUTHERLY RIGHT-OF-WAY) TO THE POINT OF BEGINNING OF THE PARCEL OF LAND HEREINAFTER DESCRIBED:

THENCE CONTINUE SOUTH 82 DEGREES 25' 01" E, ALONG THE LAST DESCRIBED COURSE, FOR A DISTANCE OF 335.86 FEET; THENCE RUN S 07 DEGREES 34' 59" W, FOR A DISTANCE OF 133.00 FEET; THENCE RUN N 82 DEGREES 25' 01" W ALONG THE SAID NORTHERLY RIGHT-OF-WAY, FOR A DISTANCE OF 335.86 FEET; THENCE RUN N 07 DEGREES 34' 59" E, FOR A DISTANCE OF 133.00 FEET TO THE POINT OF BEGINNING.

DIVISION 2

PARCEL 1:

ALL THAT PART LYING SOUTH OF THE ST. LUCIE CANAL OF SECTION 10 AND SECTION 11, THE EAST 1/2 OF THE EAST 1/2 OF THE EAST 1/2 OF SECTION 9, AND THAT PART OF THE SW 1/4 OF SECTION 3, EXTENDING EASTWARD ALONG THE SOUTH BOUNDARY, NOT TO EXCEED 2640 FEET. ALL OF SECTIONS 14, 15, 22, 23, 26 AND 27, ALL IN TOWNSHIP 40 SOUTH, RANGE 38 EAST, MARTIN COUNTY, FLORIDA.
LESS AND EXCEPT ALL PORTIONS OF THE ABOVE DESCRIBED PROPERTY LYING NORTH OF THE SOUTHERLY LINE OF STATE ROAD 76 AND SOUTHERLY OF THE SOUTH RIGHT-OF-WAY LINE OF THE ST. LUCIE CANAL, EXCEPT AS SET FORTH IN EXHIBIT "B" TO WARRANTY DEED RECORDED IN OFFICIAL RECORDS BOOK 786, PAGE 1600, OF THE PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA, WHICH HEREAFTER DESCRIBED PROPERTY IS SPECIFICALLY INCLUDED IN AND MADE A PART OF THE PROPERTY HEREIN CONVEYED, AS FOLLOWS:

PORTIONS OF SECTIONS 10 AND 11, TOWNSHIP 40 SOUTH, RANGE 38 EAST, LYING BETWEEN THE NORTHERLY RIGHT-OF-WAY LINE OF STATE ROAD NO. 76 ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 7, PAGE 47 AND THE SOUTHERLY RIGHT-OF-WAY OF THE ST. LUCIE CANAL, ACCORDING TO THE PLAT, AS RECORDED IN PLAT BOOK 2, PAGE 35, BOTH OF THE PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA; BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE NORTHEASTERLY CORNER OF SPILLWAY "D", AS SHOWN ON SHEET 3, OF THE AFORESAID PLAT OF THE ST. LUCIE CANAL; THENCE RUN S 73 DEGREES 07' 38" E, ALONG THE SAID SOUTHERLY RIGHT-OF-WAY, FOR A DISTANCE OF 430.06 FEET; THENCE RUN S 16 DEGREES 52' 22" W FOR A DISTANCE OF 133.00 FEET; THENCE RUN N 73 DEGREES 07' 38" W ALONG SAID NORTHERLY RIGHT-OF-WAY, FOR A DISTANCE OF 430.06 FEET; THENCE RUN N 16 DEGREES 52' 22" E ALONG THE SOUTHEASTERLY LINE OF SAID SPILLWAY "D", FOR A DISTANCE OF 133.00 FEET TO THE POINT OF BEGINNING.

FURTHER LESS AND EXCEPT PARCEL CONVEYED TO FLORIDA POWER & LIGHT CO. BY WARRANTY DEED FROM GEORGE P. CAULKINS, JR. AND ELEANOR NEWMAN CAULKINS, HIS WIFE, DATED JULY 6, 1973, RECORDED IN OFFICIAL RECORDS BOOK 360, PAGE 1533, OF THE PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA, AS FOLLOWS:

THE EAST 1/4 OF THE EAST 1/2, LESS THE EAST 40 FEET THEREOF, OF SECTION 9, TOWNSHIP 40 SOUTH, RANGE 38 EAST, MARTIN COUNTY, FLORIDA.

PARCEL 2:

PORTIONS OF SECTION 10 AND 11, TOWNSHIP 40 SOUTH, RANGE 38 EAST, LYING BETWEEN THE NORTHERLY RIGHT-OF-WAY LINE OF STATE ROAD NO. 76, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 7 AT PAGE 47

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AND THE SOUTHERLY RIGHT-OF-WAY OF THE ST. LUCIE CANAL, ACCORDING TO THE PLAT, AS RECORDED IN PLAT BOOK 2 AT PAGE 35, BOTH OF THE PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA; BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE NORTHEASTERLY CORNER OF SPILLWAY "D", AS SHOWN ON SHEET 3, OF THE AFORESAID PLAT OF THE ST. LUCIE CANAL; THENCE RUN SOUTH 73 DEGREES 07 MINUTES 38 SECONDS EAST, ALONG THE SAID SOUTHERLY RIGHT-OF-WAY, FOR A DISTANCE OF 430.06 FEET: THENCE RUN SOUTH 16 DEGREES 52 MINUTES 22 SECONDS WEST, FOR A DISTANCE OF 133.00 FEET; THENCE RUN NORTH 73 DEGREES 07 MINUTES 38 SECONDS WEST, ALONG THE SAID NORTHERLY RIGHT-OF-WAY, FOR A DISTANCE OF 430.06 FEET; THENCE RUN NORTH 16 DEGREES 52 MINUTES 22 SECONDS EAST, ALONG THE SOUTHEASTERLY LINE OF SAID SPILLWAY "D", FOR A DISTANCE OF 133.00 FEET TO THE POINT OF BEGINNING.

PARCEL 3:

THE EAST QUARTER (E 1/4) OF THE EAST ONE-HALF (E 1/2), LESS THE EAST 40 FEET THEREOF OF SECTION 9, TOWNSHIP 40 SOUTH, RANGE 38 EAST, MARTIN COUNTY, FLORIDA.

THE ABOVE DIVISION 1 AND DIVISION 2 PARCELS ARE ALSO DESCRIBED AS:
A PARCEL OF LAND LYING WITHIN SECTIONS 7 AND 18, TOWNSHIP 40 SOUTH, RANGE 39 EAST AND SECTION 3; SECTIONS 9 THROUGH 15, AND SECTIONS 22 THROUGH 27, TOWNSHIP 40 SOUTH, RANGE 38 EAST. SAID PARCEL BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT A POINT ON THE SOUTH RIGHT OF WAY LINE OF STATE ROAD 76 AS SHOWN ON FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT-OF-WAY MAP SECTION 89060-2101, A 100 FOOT RIGHT-OF-WAY AS LAID OUT AND IN USE, ALSO KNOWN AS SW KANNER HIGHWAY THAT INTERSECTS THE EAST LINE OF SAID SECTION 9; THENCE NORTH 79°19'55" EAST, ALONG THE SOUTH RIGHT-OF-WAY LINE, A DISTANCE OF 1276.15 FEET TO THE INTERSECTION WITH THE NORTH LINE OF SAID SECTION 10, BEING ALSO THE SOUTH LINE OF SECTION 3, TOWNSHIP 40 SOUTH, RANGE 38 EAST, MARTIN COUNTY FLORIDA; THENCE CONTINUE NORTH 79°19'55" EAST, ALONG SAID SOUTH RIGHT-OF-WAY LINE, A DISTANCE OF 136.80 FEET TO THE BEGINNING OF A CURVE CONCAVE TO THE SOUTHWEST HAVING A RADIUS OF 3770.33 FEET; THENCE ALONG THE ARC OF SAID CURVE, AND SAID SOUTH RIGHT-OF-WAY LINE, THROUGH A CENTRAL ANGLE OF 19°06'47" FOR A DISTANCE OF 1257.72 FEET TO THE INTERSECTION WITH A LINE THAT IS 15.13' WEST OF AND PARALLEL WITH THE EAST LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 3; THENCE DEPARTING SAID RIGHT-OF-WAY LINE, SOUTH 00°39'18" WEST, ALONG SAID PARALLEL LINE, A DISTANCE OF 43.10 FEET TO A POINT IN THE SOUTH LINE OF SAID SECTION 3 SAID POINT IS SOUTH 89°43'51" WEST, A DISTANCE OF 2640 FEET, AS MEASURED ALONG SAID SOUTH LINE, FROM THE SOUTHWEST CORNER OF SAID SECTION 3; THENCE NORTH 89°43'51" EAST, ALONG

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THE SOUTH LINE OF SAID SECTION 3, BEING ALSO THE NORTH LINE OF SAID SECTION 10, A DISTANCE OF 232.99 FEET TO THE INTERSECTION WITH SAID SOUTH RIGHT-OF-WAY LINE OF SW KANNER HIGHWAY AND THE BEGINNING OF A NON-TANGENT CURVE CONCAVE TO THE SOUTHWEST HAVING A RADIUS OF 3770.33 FEET, A CHORD WHICH BEARS SOUTH 75°30'59" EAST, WITH A CHORD DISTANCE OF 322.03 FEET; THENCE ALONG THE ARC OF SAID CURVE AND SAID SOUTH RIGHT-OF-WAY LINE THROUGH A CENTRAL ANGLE OF 4°53'43" FOR A DISTANCE OF 322.13 FEET; THENCE SOUTH 73°07'29" EAST, ALONG THE SAID SOUTH RIGHT-OF-WAY LINE, A DISTANCE OF 1390.76 FEET TO THE WESTERLY LINE OF SPILLWAY "D" AS SHOWN ON THE DEPARTMENT OF THE ARMY, OKEECHOBEE WATERWAY, FLORIDA ST. LUCIE CANAL PORTION, SURVEY FOR LOCATION OF RIGHTS-OF-WAY SHEET 3 OF 53, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 10, PAGE 84 OF THE PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA ; THENCE SOUTH 16°52'31" WEST, ALONG SAID WESTERLY LINE, A DISTANCE OF 167.00 FEET TO THE SOUTHWEST CORNER OF SAID SPILLWAY "D"; THENCE SOUTH 73°07'29" EAST, ALONG THE SOUTHERLY LINE OF SPILLWAY "D", A DISTANCE OF 600.00 FEET TO THE SOUTHEAST CORNER OF SAID SPILLWAY "D"; THENCE NORTH 16°52'31" EAST, ALONG THE EASTERLY LINE OF SAID SPILLWAY "D", A DISTANCE OF 167.00 FEET TO THE INTERSECTION WITH SAID SOUTH RIGHT-OF-WAY LINE OF SW KANNER HIGHWAY; THENCE SOUTH 73°07'29" EAST, ALONG SAID SOUTH RIGHT-OF-WAY LINE A DISTANCE OF 5388.76 FEET TO THE INTERSECTION WITH THE WESTERLY LINE OF SPILLWAY "E", AS RECORDED IN SAID PLAT BOOK 10, PAGE 84 OF THE PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA; THENCE SOUTH 16°52'31" WEST, ALONG SAID WESTERLY LINE, A DISTANCE OF 167.00 FEET TO THE SOUTHWEST CORNER OF SAID SPILLWAY "E"; THENCE SOUTH 73°07'29" EAST, ALONG THE SOUTHERLY LINE OF SPILLWAY "E", A DISTANCE OF 400.00 FEET TO THE SOUTHEAST CORNER OF SPILLWAY "E"; THENCE NORTH 16°52'31" EAST, ALONG THE EASTERLY LINE OF SPILLWAY "E", A DISTANCE OF 167.33 FEET TO THE INTERSECTION WITH THE SOUTH RIGHT-OF-WAY LINE OF SAID SW KANNER HIGHWAY AND THE BEGINNING OF A NON-TANGENT CURVE CONCAVE TO THE NORTHEAST HAVING A RADIUS OF 5977.15 FEET, THE CHORD OF WHICH BEARS SOUTH 77°03'22" EAST, WITH A CHORD DISTANCE OF 694.48 FEET; THENCE ALONG THE ARC OF SAID CURVE AND SAID RIGHT-OF-WAY LINE, THROUGH A CENTRAL ANGLE OF 6°39'39", FOR A DISTANCE OF 694.87 FEET TO THE INTERSECTION OF THE WEST LINE OF THOSE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 2899, PAGE 401 OF THE PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA; THENCE SOUTH 00°25'18" EAST, COINCIDENT WITH SAID WEST LINE, A DISTANCE OF 457.41 FEET TO THE SOUTHWEST CORNER OF SAID DESCRIBED LANDS; THENCE NORTH 89°08'37" EAST, COINCIDENT WITH THE SOUTH LINE OF THOSE LANDS DESCRIBED IN OFFICIAL RECORD BOOK 2899, PAGE 401 AND OFFICIAL RECORDS BOOK 2912, PAGE 2786, A DISTANCE OF 678.81 FEET TO THE SOUTHEAST CORNER OF THOSE LANDS DESCRIBED ON OFFICIAL RECORDS BOOK 2912, PAGE 2786; THENCE NORTH 00°13'17" WEST, COINCIDENT ALONG THE EAST LINE OF THOSE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 2912, PAGE 2786, A DISTANCE OF 352.74 FEET TO THE INTERSECTION WITH THE SOUTH RIGHT-OF-WAY LINE OF SAID SW KANNER HIGHWAY; THENCE SOUTH 82°24'15" EAST, ALONG SAID SOUTH RIGHT-

OF-WAY LINE, A DISTANCE OF 3629.28 FEET TO A POINT OF INTERSECTION; THENCE SOUTH 82°24'26" EAST, ALONG SAID RIGHT-OF-WAY LINE, A DISTANCE OF 2339.97 FEET TO THE INTERSECTION WITH THE WEST LINE OF SPILLWAY "F", AS RECORDED IN SAID PLAT BOOK 10, PAGE 84 OF THE PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA; THENCE SOUTH 07°35'34" WEST, ALONG SAID WESTERLY LINE, A DISTANCE OF 167.00 FEET TO THE SOUTHWEST CORNER OF SAID SPILLWAY "F"; THENCE SOUTH 82°24'26" EAST, ALONG THE SOUTH LINE OF SAID SPILLWAY "F", A DISTANCE OF 400.00 FEET TO THE SOUTHEAST CORNER OF SAID SPILLWAY "F", THENCE NORTH 07°35'34" EAST, ALONG THE EAST LINE OF SPILLWAY "F", A DISTANCE OF 157.00 FEET TO THE INTERSECTION WITH SAID SOUTH RIGHT-OF-WAY LINE OF SAID SW KANNER HIGHWAY; THENCE SOUTH 82°24'26" EAST, ALONG SAID SOUTH RIGHT-OF-WAY LINE, A DISTANCE OF 237.76 FEET TO THE BEGINNING OF A CURVE CONCAVE TO THE NORTHEAST HAVING A RADIUS OF 6232.60 FEET, A CHORD WHICH BEARS SOUTH 86°59'15" EAST, WITH A CHORD DISTANCE OF 995.34 FEET; THENCE ALONG THE ARC OF SAID CURVE AND SAID SOUTH RIGHT-OF-WAY LINE, THROUGH A CENTRAL ANGLE OF 9°09'35", FOR A DISTANCE OF 996.40 FEET TO THE INTERSECTION WITH THE WEST LINE OF A PARCEL OF LAND DESCRIBED AS DIVISION 1, PARCEL 1, AS RECORDED IN OFFICIAL RECORDS BOOK 1580, PAGE 1309 IN THE PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA; THENCE SOUTH 00°19'46" WEST, ALONG SAID WEST LINE, A DISTANCE OF 483.92 FEET TO THE SOUTHWEST CORNER OF SAID DESCRIBED PARCEL; THENCE SOUTH 89°40'18" EAST, ALONG THE SOUTH LINE OF SAID DESCRIBED PARCEL, A DISTANCE OF 500.00 FEET TO THE SOUTHEAST CORNER OF SAID DESCRIBED PARCEL; THENCE SOUTH 00°19'46" WEST, ALONG THE SOUTH PROLONGATION OF THE EAST LINE OF SAID DESCRIBED PARCEL, A DISTANCE OF 128.85 FEET; THENCE SOUTH 89°57'02" EAST, A DISTANCE OF 1292.58 FEET TO THE INTERSECTION WITH THE EAST LINE OF SECTION 7, TOWNSHIP 40 SOUTH, RANGE 39 EAST; THENCE SOUTH 00°20'02" WEST, ALONG SAID EAST LINE, A DISTANCE OF 1052.83 FEET TO THE SOUTHEAST SECTION CORNER OF SAID SECTION 7 AND BEING ALSO THE NORTHEAST CORNER OF SECTION 18, TOWNSHIP 40 SOUTH, RANGE 39 EAST; THENCE SOUTH 00°13'37" WEST, ALONG THE EAST LINE OF THE NORTHEAST QUARTER (1/4) OF SAID SECTION 18, A DISTANCE OF 2678.73 FEET TO THE EAST QUARTER CORNER OF SAID SECTION 18; THENCE SOUTH 00°13'32" WEST, ALONG THE EAST LINE OF THE SOUTHEAST QUARTER, A DISTANCE OF 2679.04 FEET TO THE SOUTHEAST CORNER OF SAID SECTION 18; THENCE NORTH 89°23'26" WEST, ALONG THE SOUTH LINE OF SAID SECTION 18, A DISTANCE OF 5197.01 FEET TO THE SOUTHWEST CORNER OF SAID SECTION 18, BEING ALSO THE NORTHEAST CORNER OF SECTION 24, TOWNSHIP 40 SOUTH, RANGE 38 EAST; THENCE SOUTH 00°00'48" EAST, ALONG THE EAST LINE OF THE NORTHEAST QUARTER OF SAID SECTION 24, A DISTANCE OF 2643.41 FEET TO THE EAST QUARTER CORNER OF SAID SECTION 24; THENCE SOUTH 00°00'37" EAST, ALONG THE EAST LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 24, A DISTANCE OF 2643.41 FEET TO THE SOUTHEAST CORNER OF SECTION 24, BEING ALSO THE NORTHEAST CORNER OF SECTION 25, TOWNSHIP 40 SOUTH, RANGE 38 EAST; THENCE SOUTH 00°37'32" WEST, ALONG THE EAST LINE OF THE NORTHEAST QUARTER OF SAID SECTION 25, A DISTANCE OF 2653.00 FEET TO THE EAST QUARTER CORNER OF SAID SECTION 25; THENCE SOUTH 00°37'54" WEST, ALONG

THE EAST LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 25, A DISTANCE OF 2652.45 FEET TO THE SOUTHEAST CORNER OF SAID SECTION 25; THENCE SOUTH 89°23'59" WEST, ALONG THE SOUTH LINE OF SAID SECTION 25, A DISTANCE OF 5309.73 FEET TO THE SOUTHWEST CORNER OF SAID SECTION 25, BEING ALSO THE SOUTHEAST CORNER OF SECTION 26, TOWNSHIP 40 SOUTH, RANGE 38 EAST; THENCE SOUTH 89°48'33" WEST, ALONG THE SOUTH LINE OF SAID SECTION 26, A DISTANCE OF 5311.60 FEET TO THE SOUTHWEST CORNER OF SAID SECTION 26, BEING ALSO THE SOUTHEAST CORNER OF SECTION 27, TOWNSHIP 40 SOUTH, RANGE 38 EAST, MARTIN COUNTY , FLORIDA; THENCE SOUTH 89°36'28" WEST, ALONG THE SOUTH LINE OF SAID SECTION 27, A DISTANCE OF 5300.26 FEET TO THE SOUTHWEST CORNER OF SAID SECTION 27; THENCE NORTH 00°19'09" WEST, ALONG THE WEST LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 27, A DISTANCE 2636.48 FEET TO THE WEST QUARTER CORNER OF SAID SECTION 27; THENCE NORTH 00°19'27" WEST, ALONG THE WEST LINE OF THE NORTHWEST QUARTER OF SAID SECTION 27, A DISTANCE OF 2636.60 FEET TO THE NORTHWEST CORNER OF SAID SECTION 27, BEING ALSO THE SOUTHWEST CORNER OF SECTION 22, TOWNSHIP 40 SOUTH, RANGE 38 EAST; THENCE NORTH 00°19'56" WEST, ALONG THE WEST LINE OF SAID SECTION 22, A DISTANCE OF 5319.39 FEET TO THE NORTHWEST CORNER OF SAID SECTION 22, BEING ALSO THE SOUTHWEST CORNER OF SECTION 15, TOWNSHIP 40 SOUTH, RANGE 38 EAST; THENCE NORTH 00°31'20" WEST, ALONG THE WEST LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 15, A DISTANCE OF 2657.77 FEET TO THE WEST QUARTER CORNER OF SAID SECTION 15; THENCE NORTH 00°31'08" WEST, ALONG THE WEST LINE OF THE NORTHWEST QUARTER OF SAID SECTION 15, A DISTANCE OF 2656.26 FEET TO THE NORTHWEST CORNER OF SAID SECTION 15, BEING ALSO THE SOUTHEAST CORNER OF SECTION 9, TOWNSHIP 40 SOUTH, RANGE 40 EAST, THENCE NORTH 89°35'56" EAST, ALONG THE SOUTH LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 9, A DISTANCE OF 661.84 FEET TO THE INTERSECTION OF THE WEST LINE OF THE EAST QUARTER OF THE EAST HALF OF SAID SECTION 9; THENCE NORTH 00°07'11" WEST, ALONG SAID WEST LINE, A DISTANCE OF 4926.81 FEET TO THE INTERSECTION WITH THE SOUTH RIGHT-OF-WAY LINE OF SAID SW KANNER HIGHWAY; THENCE NORTH 79°19'55" EAST, ALONG SAID SOUTH RIGHT-OF-WAY LINE, A DISTANCE OF 20.79 FEET TO THE INTERSECTION OF THE WEST LINE OF SPILLWAY "C" AS RECORDED IN SAID PLAT BOOK 10, PAGE 84, PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA; THENCE SOUTH 10°40'05" EAST, ALONG SAID WEST LINE, A DISTANCE OF 167.00 FEET TO THE SOUTHWEST CORNER OF SAID SPILLWAY "C"; THENCE NORTH 79°19'55" EAST, ALONG THE SOUTH LINE OF SAID SPILLWAY "C", A DISTANCE OF 400.19 FEET TO THE SOUTHEAST CORNER OF SAID SPILLWAY "C"; THENCE NORTH 10°40'05" WEST, ALONG THE EAST LINE OF SAID SPILLWAY "C", A DISTANCE OF 167.00 FEET TO THE INTERSECTION OF THE SAID SOUTH RIGHT-OF-WAY LINE OF SW KANNER HIGHWAY; THENCE NORTH 79°19'55" EAST, ALONG SAID SOUTH RIGHT-OF-WAY, A DISTANCE OF 256.57 FEET TO THE EAST LINE OF SAID SECTION 9, BEING ALSO THE WEST LINE OF SAID SECTION 10 AND THE POINT OF BEGINNING.

TOGETHER WITH

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

BEGIN AT THE NORTHEAST CORNER OF SECTION 9, TOWNSHIP 40 SOUTH, RANGE 38 EAST, BEING ALSO THE NORTHWEST CORNER OF SECTION 10, SAID CORNER BEING MARKED BY A 4" X 4" CONCRETE MONUMENT AS SHOWN ON CERTIFIED CORNER RECORD NUMBER 092879; THENCE SOUTH 00°04'04" EAST, ALONG THE EAST LINE OF SAID SECTION 9, A DISTANCE OF 128.61 FEET TO A POINT ON THE NORTH RIGHT-OF-WAY LINE OF STATE ROAD 76 AS SHOWN ON FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT-OF-WAY MAP SECTION 89060-2101, BEING A 100 FOOT RIGHT-OF-WAY AS LAID OUT AND IN USE, ALSO KNOWN AS SW KANNER HIGHWAY; THENCE SOUTH 79°19'55" WEST, ALONG SAID RIGHT-OF-WAY LINE, A DISTANCE OF 275.28 FEET TO THE INTERSECTION WITH THE EAST LINE OF SPILLWAY "C", ST. LUCIE CANAL, AS RECORDED IN PLAT BOOK 10, PAGE 84, PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA; THENCE NORTH 10°40'05" WEST, ALONG SAID EAST LINE, A DISTANCE OF 133.00 FEET TO A POINT ON THE SOUTH RIGHT OF WAY LINE OF SAID ST. LUCIE CANAL; THENCE NORTH 79°19'55" EAST, ALONG SAID SOUTH LINE, A DISTANCE OF 263.75 FEET TO A POINT ON THE NORTH LINE OF SAID SECTION 9; THENCE NORTH 89°56'02" EAST, ALONG SAID NORTH LINE, A DISTANCE OF 35.80 FEET TO THE POINT OF BEGINNING.

TOGETHER WITH

A PARCEL OF LAND LYING IN SECTION 10 AND SECTION 11, TOWNSHIP 40 SOUTH, RANGE 38 EAST, MARTIN COUNTY, FLORIDA, LYING BETWEEN THE NORTHERLY RIGHT-OF-WAY LINE OF STATE ROAD 76 AS SHOWN ON FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT-OF-WAY MAP SECTION 89060-2101, BEING A 100 FOOT RIGHT-OF-WAY AS LAID OUT AND IN USE, ALSO KNOWN AS SW KANNER HIGHWAY; AND THE SOUTHERLY RIGHT-OF-WAY OF THE ST. LUCIE CANAL, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 10, PAGE 84, BOTH OF THE PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA; BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE NORTHEASTERLY CORNER OF SPILLWAY "D" AS SHOWN ON SAID PLAT OF THE ST. LUCIE CANAL; THENCE SOUTH 73°07'29" EAST, ALONG THE SOUTHERLY RIGHT-OF-WAY LINE OF SAID ST. LUCIE CANAL; THENCE SOUTH 16°52'31" WEST, A DISTANCE OF 133.00' TO A POINT ON THE NORTHERLY RIGHT-OF-WAY LINE OF SAID STATE ROAD 76; THENCE NORTH 73°07'29" WEST, ALONG SAID RIGHT-OF-WAY LINE, A DISTANCE OF 430.06 FEET TO A POINT ON THE EASTERLY LINE OF SAID SPILLWAY "D"; THENCE NORTH 16°52'31" EAST, ALONG SAID EASTERLY LINE, A DISTANCE OF 133.00 FEET TO THE POINT OF BEGINNING.

TOGETHER WITH

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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.

Court Copy Copy

Project Parrot
Future Land Use Map Amendment – Justification Statements

Requested Change:

Owner/Applicant requests the assignment of the LI (Light Industrial) Future Land Use classification to approximately 5,700 ac. (+/-) of land which is the subject of a concurrent Voluntary Annexation request to incorporate the subject parcels into the municipal boundary of the Village of Indiantown. As outlined in the accompanying Traffic Impact Analysis, such Light Industrial uses will be limited to 2,000,000 square feet.

Existing Future Land Use (unincorporated Martin County):

Power Generation
Conservation
Agricultural

Existing Zoning (unincorporated Martin County):

A-2 (Agricultural; 1 dwelling unit / 20 ac.)

Proposed Future Land Use Map Amendment Justification Statements:

As provided in the Village of Indiantown's Comprehensive Plan 2040:

Policy L1.2.3 - Discourage Urban Sprawl Through Amendments
The Future Land Use element and any amendment to the Future Land Use element shall discourage the proliferation of urban sprawl by adhering to at least four of the following indicators:

a) *Directs or locates economic growth and associated land development to geographic areas of the community in a manner that does not have an adverse impact on and protects natural resources and ecosystems.*

   The proposed Amendment complies with this indicator. The proposed Amendment will not adversely affect natural resources or ecosystems by locating economic growth and associated development adjacent to the same or similar existing uses within the Village.

b) *Promotes the efficient and cost-effective provision or extension of public infrastructure and services.*

   The proposed Amendment complies with the indicator. The provision or extension of public infrastructure will occur commensurate with development.

c) *Promotes walkable and connected communities and provides for compact development and a mix of uses at densities and intensities that will support a range of housing choices and a multimodal transportation system, including pedestrian, bicycle, and transit, if available.*

This indicator is not applicable to the proposed Amendment; the proposed Amendment does not propose or provide for residential uses.

d) *Promotes conservation of water and energy.*

The proposed Amendment complies with the indicator.

e) *Preserves agricultural areas and activities, including silviculture (the growing and cultivation of trees), and dormant, unique, and prime farmlands and soils.*

The proposed Amendment complies with the indicator. As proposed, the Amendment will not adversely affect adjacent agricultural areas.

f) *Preserves open space and natural lands and provides for public open space and recreation needs.*

The proposed Amendment complies with this indicator. The proposed Amendment will not impact natural lands and will not generate demands for public open space.

g) *Creates a balance of land uses based upon demands of the residential population for the nonresidential needs of an area.*

This indicator is not applicable to the proposed Amendment; the proposed Amendment does not propose or provide for residential uses.

h) *Provides uses, densities, and intensities of use and urban form that would remediate an existing or planned development pattern in the vicinity that constitutes sprawl or if it provides for an innovative development pattern such as transit-oriented developments.*

The proposed Amendment complies with this indicator. The proposed development does not promote urban sprawl.

As provided for in Sec. 163.3177(6)(a)(9)(a), Florida Statutes:

The future land use element and any amendment to the future land use element shall discourage the proliferation of urban sprawl.

a. The primary indicators that a plan or plan amendment does not discourage the proliferation of urban sprawl are listed below. The evaluation of the presence of these indicators shall consist of an analysis of the plan or plan amendment within the context of features and characteristics unique to each locality in order to determine whether the plan or plan amendment:

(I) Promotes, allows, or designates for development substantial areas of the jurisdiction to develop as low-intensity, low-density, or single-use development or uses.

Should the requested Amendment be granted, it would not promote, allow or designate for development substantial areas of the jurisdiction to develop as low-intensity, low-density nor single-use development.

The requested Amendment does not promote urban sprawl.

(II) Promotes, allows, or designates significant amounts of urban development to occur in rural areas at substantial distances from existing urban areas while not using undeveloped lands that are available and suitable for development.

Should the requested amendment be granted, it would not promote, allow or designate significant amounts of urban development to occur in rural areas at substantial distances from existing urban areas while not using undeveloped lands that are available and suitable for development.

The subject parcels are proposed to be incorporated into the municipal limits of the Village of Indiantown and are adjacent to the same or similar existing Land Use classifications within the Village boundary.

(III) Promotes, allows, or designates urban development in radial, strip, isolated, or ribbon patterns generally emanating from existing urban developments.

Should the request be granted, it will not promote allow, or designate urban development in radial, strip, isolated, or ribbon patterns generally emanating from existing urban developments.

(IV) Fails to adequately protect and conserve natural resources, such as wetlands, floodplains, native vegetation, environmentally sensitive areas, natural groundwater aquifer recharge areas, lakes, rivers, shorelines, beaches, bays, estuarine systems, and other significant natural systems.

The requested Amendment will not fail to adequately protect and conserve natural resources.

(V) Fails to adequately protect adjacent agricultural areas and activities, including silviculture, active agricultural and silvicultural activities, passive agricultural activities, and dormant, unique, and prime farmlands and soils.

Agricultural areas will not be adversely affected by the proposed Amendment.

(VI) Fails to maximize use of existing public facilities and services.

No. The subject parcels are proposed to be incorporated into the municipal limits of the Village of Indiantown and adequate public facilities will be available or made available commensurate with development.

(VII) Fails to maximize use of future public facilities and services.

No. The subject parcels are proposed to be incorporated into the municipal limits of the village of Indiantown and adequate public facilities will be available or made available commensurate with development.

(VIII) Allows for land use patterns or timing which disproportionately increase the cost in time, money, and energy of providing and maintaining facilities and services, including roads, potable water, sanitary sewer, stormwater management, law enforcement, education, health care, fire and emergency response, and general government.

No. The subject parcels are proposed to be incorporated into the municipal limits of the village of Indiantown and will not allow or promote land use patterns or timing which disproportionately increases the cost in time, money, and energy in providing and maintaining facilities and services, including roads, potable water, sanitary sewer, stormwater management, law enforcement, education, health care, fire and emergency response, and general government.

(IX) Fails to provide a clear separation between rural and urban uses.

No. The subject parcels are proposed to be incorporated into the municipal limits of the Village of Indiantown and are adjacent to the same or similar existing Land Use classifications within the Village boundary.

(X) Discourages or inhibits infill development or the redevelopment of existing neighborhoods and communities.

No. The Amendment as proposed will not discourage or inhibit infill development, or the development or redevelopment of existing neighborhoods and communities.

(XI) Fails to encourage a functional mix of uses.

No.

(XII) Results in poor accessibility among linked or related land uses.

No.

(XIII) Results in the loss of significant amounts of functional open space.

No.

Project Parrot
Description of Surrounding Land Uses and Zoning

General Location and Description of Subject Parcels: Subject parcels front and lie on the north and south side of Kanner Highway (SR 76) approximately 3.5 miles southwest of the Village's urban core and approximately 6 miles east of Lake Okeechobee. The southern extent of the annexation area abuts the Martin/Palm Beach County line while the northern extent of the annexation area abuts and is contiguous to the municipal boundary of the Village of Indiantown. Subject parcels are assigned Martin County's Major Power Generation Facility Future Land Use classification and Agricultural zoning district with a majority of the land consisting of vacant and active agricultural uses and the northwestern portion consisting of electric transmission uses.

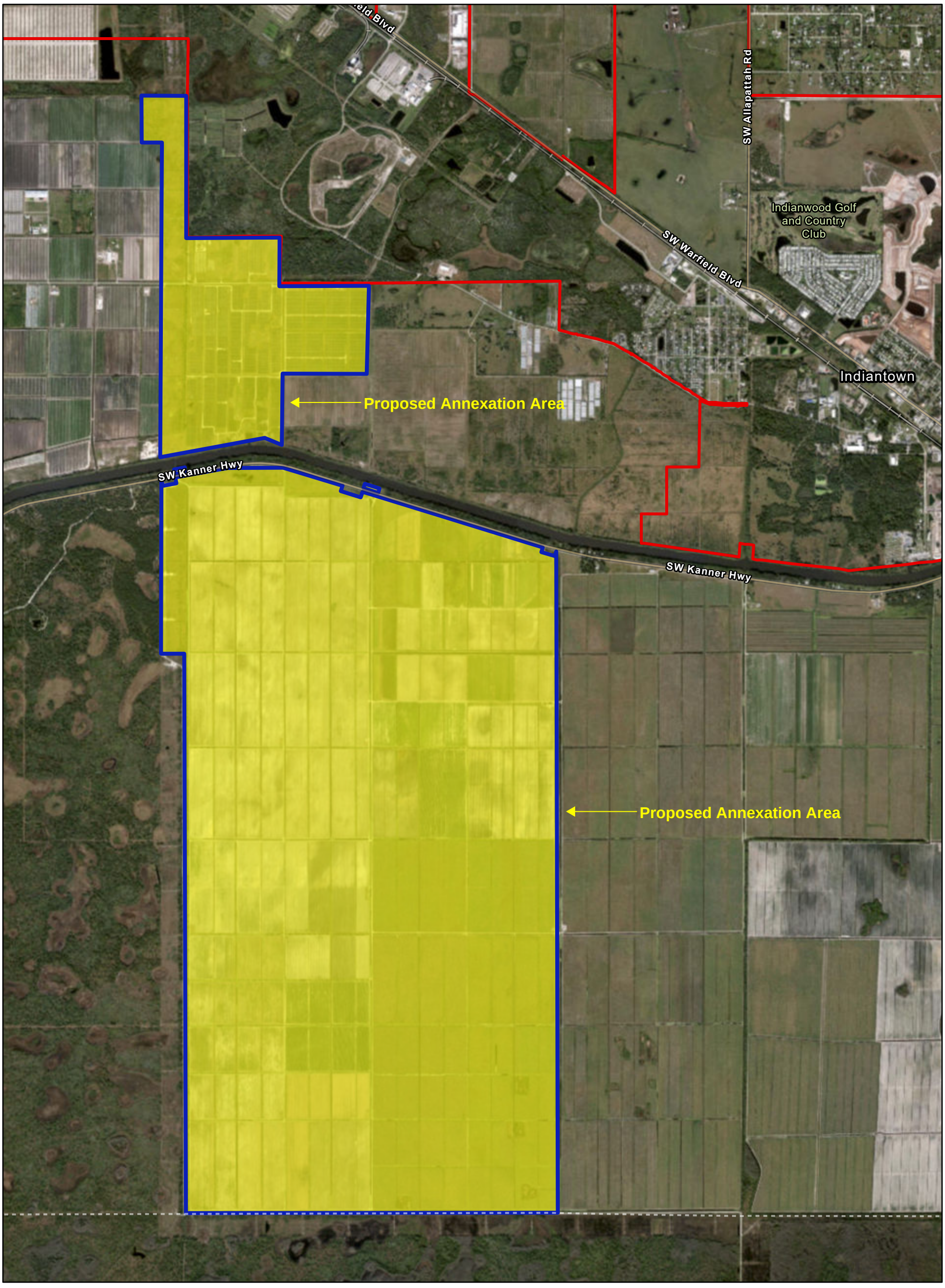
North: Power Generation and agricultural uses.

South: Conservation lands (Palm Beach County).

East: Solar energy and agricultural uses.

West: Conservation and agricultural uses.

Location Map



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Indiantown Limits

1:36,112

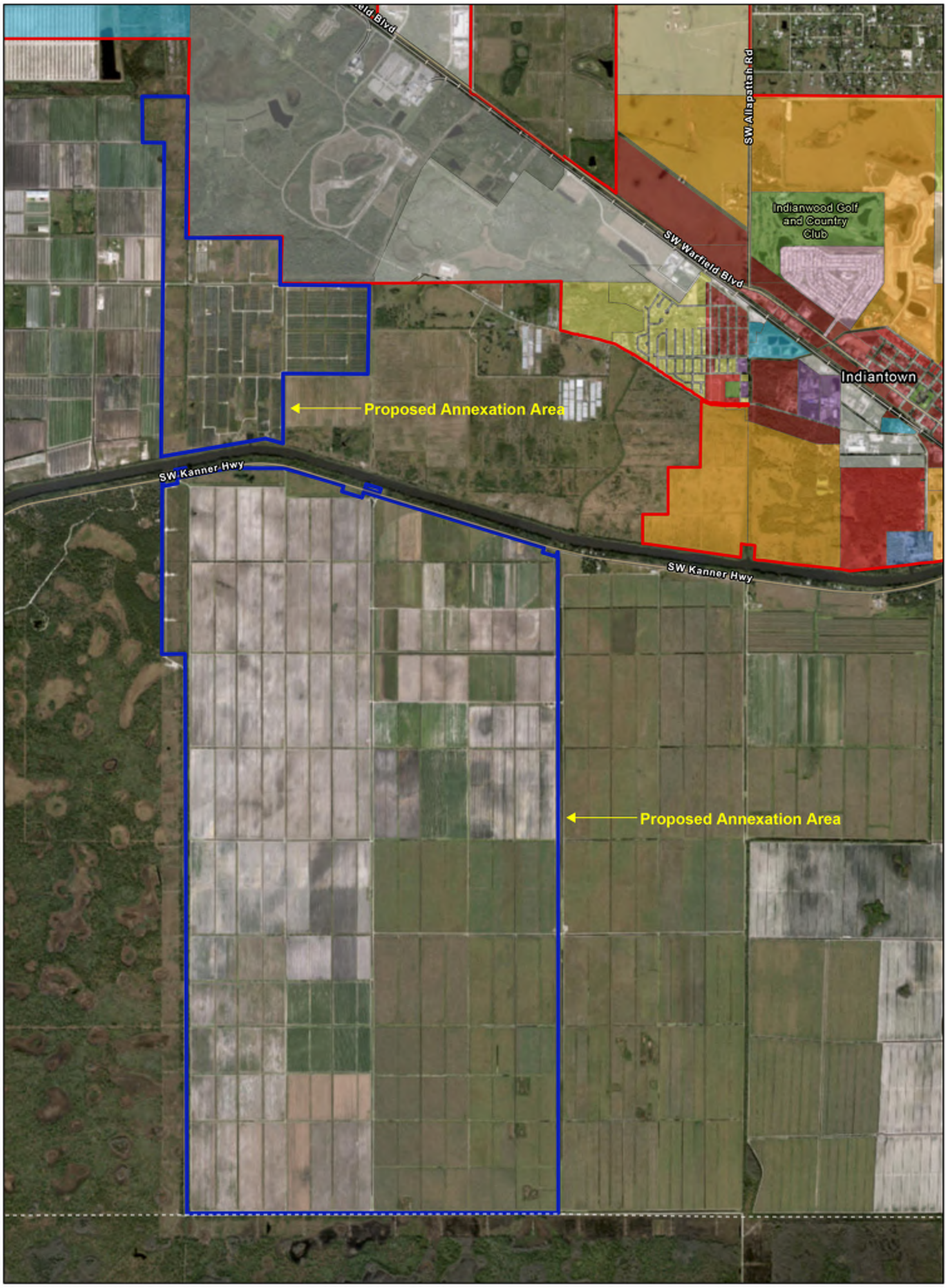
0 0.33 0.65 1.3 mi

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

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Existing Future Land Use - Village



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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

1:36,112

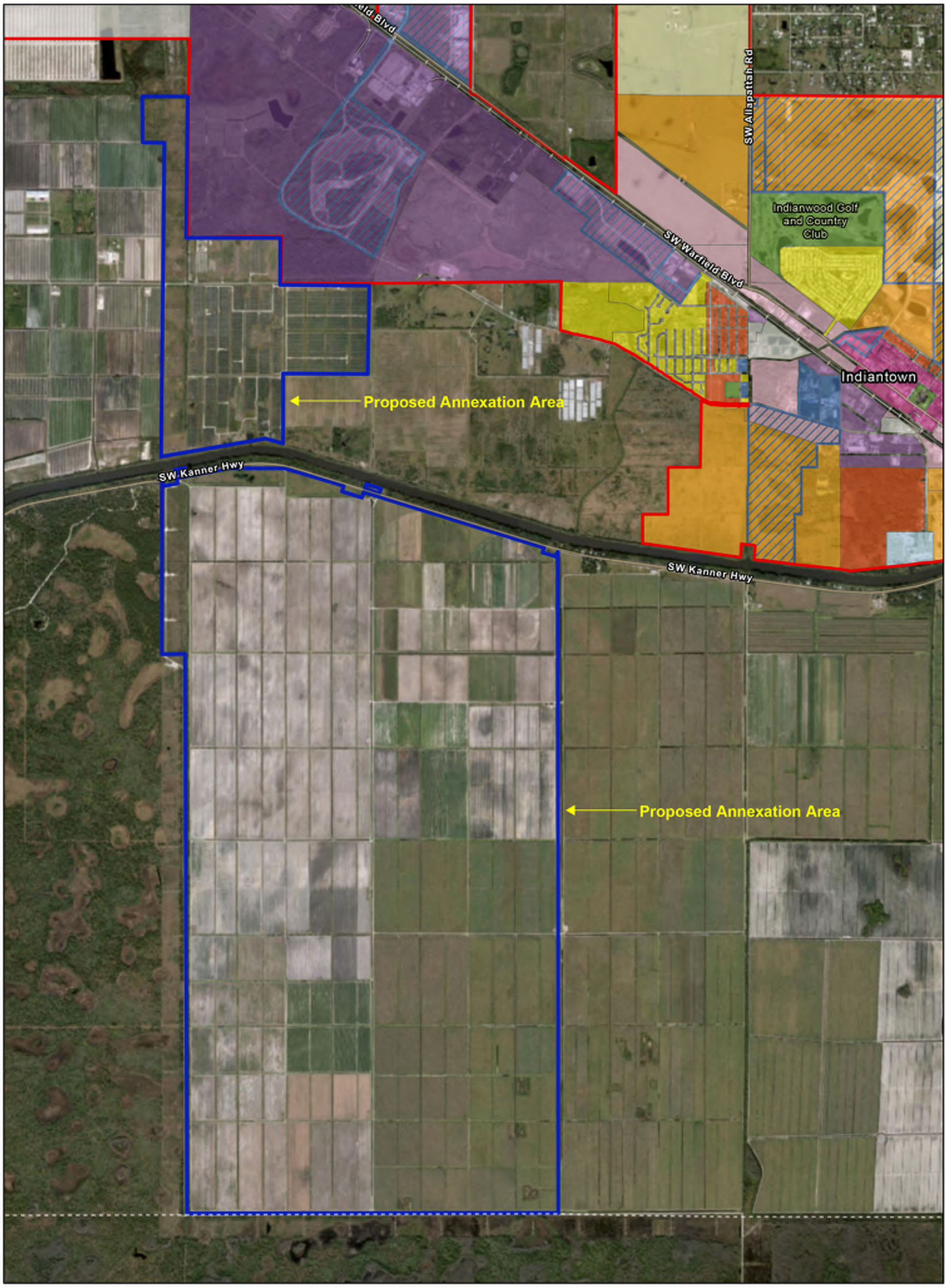
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Sources: Esri, TomTom, Garmin, FAO, NOAA, USGS, © OpenStreetMap contributors, and the GIS User Community

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Existing Zoning - Village



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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)

1:36,112

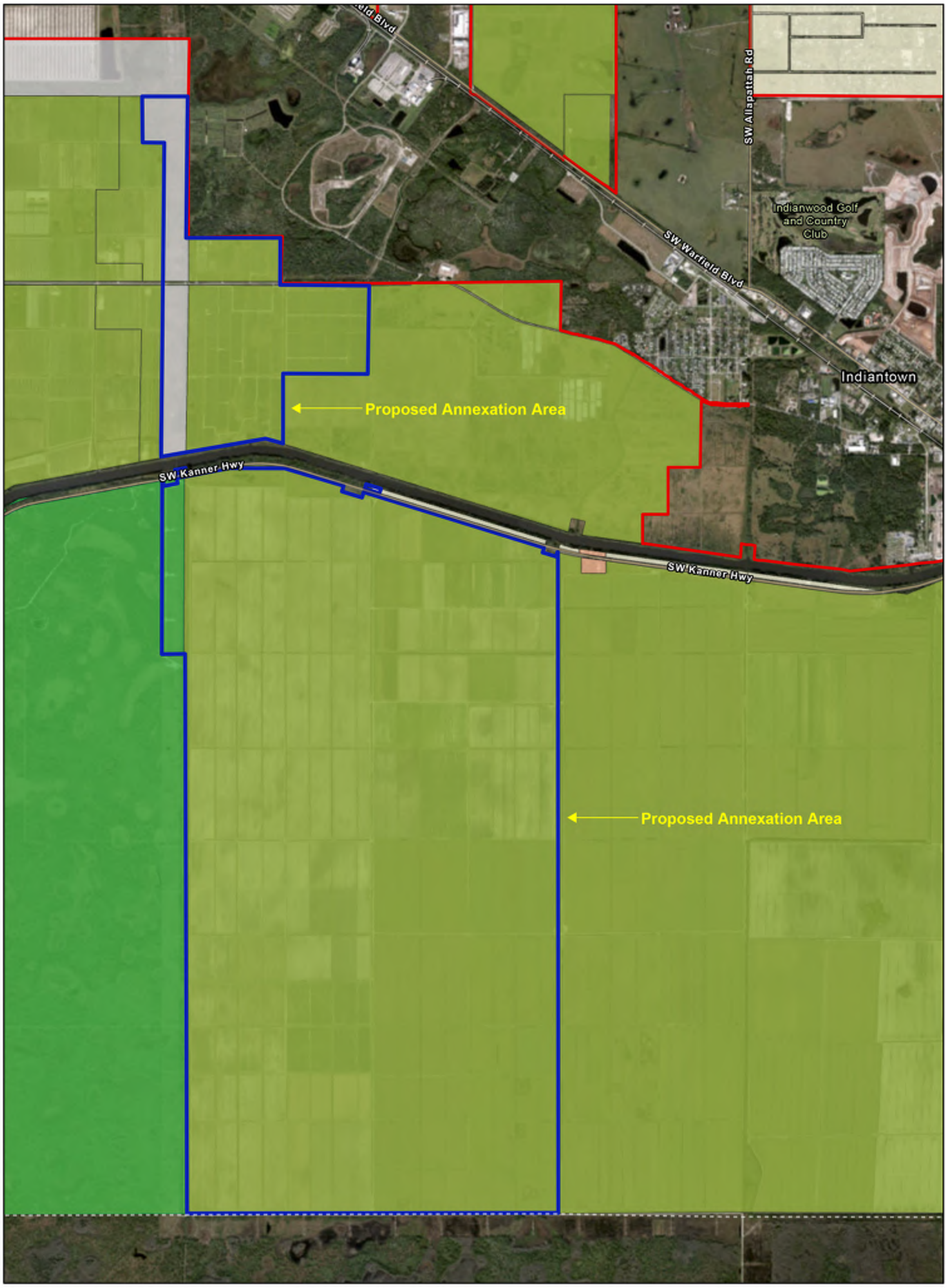
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Sources: Esri, TomTom, Garmin, FAO, NOAA, USGS, © OpenStreetMap contributors, and the GIS User Community

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Existing Future Land Use - County



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Indiantown Limits

Future Landuse

- Agricultural Ranchette
- Agricultural
- Public Conservation Area
- Estate Density -up to 2 UPA
- No Data (May Include Incorporated Area)
- Major Power Generation Facility
- Rural Density -up to 0.5 UPA

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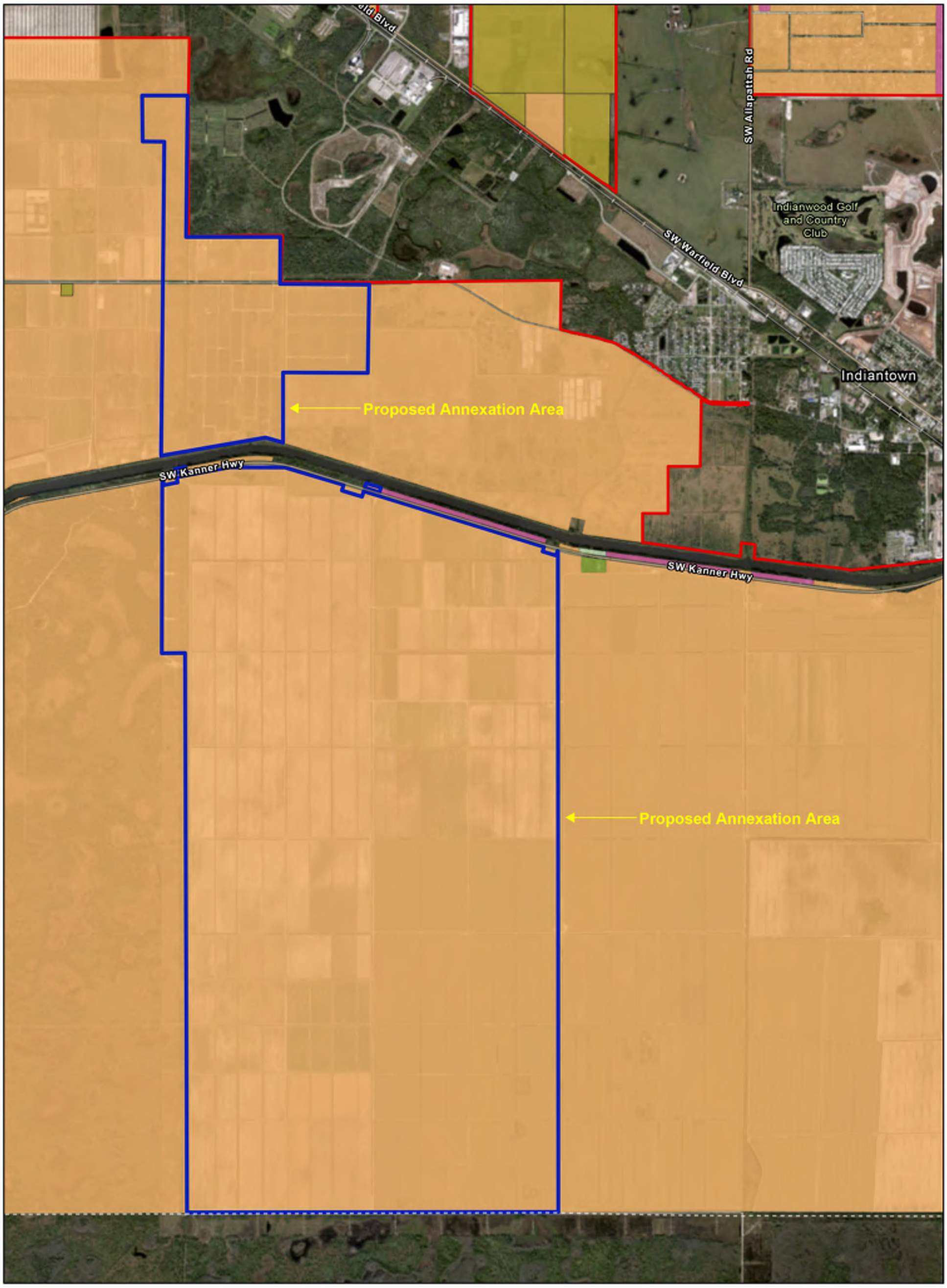
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Sources: Esri, TomTom, Garmin, FAO, NOAA, USGS, © OpenStreetMap contributors, and the GIS User Community

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Existing Zoning - County



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Indiantown Limits

Zoning

A-2 (Agricultural)

AG-20A (General Agricultural District)

E-1 (Estates and Suburban Homes District)

RE-1/2A (Residential Estate District)

RE-2A (Rural Estate District)

Indiantown

1:36,112

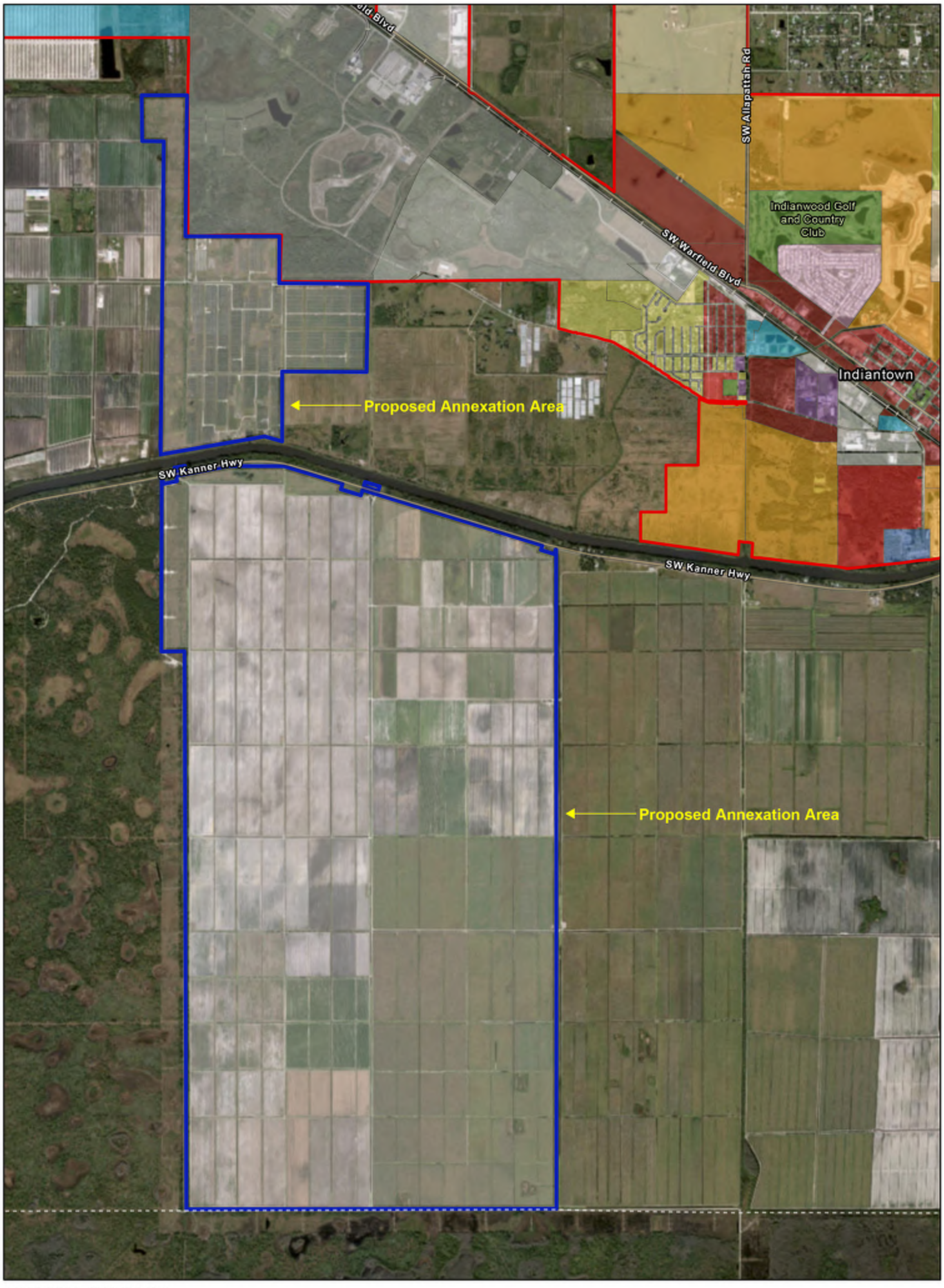
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Sources: Esri, TomTom, Garmin, FAO, NOAA, USGS, © OpenStreetMap contributors, and the GIS User Community

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Proposed Future Land Use - Village



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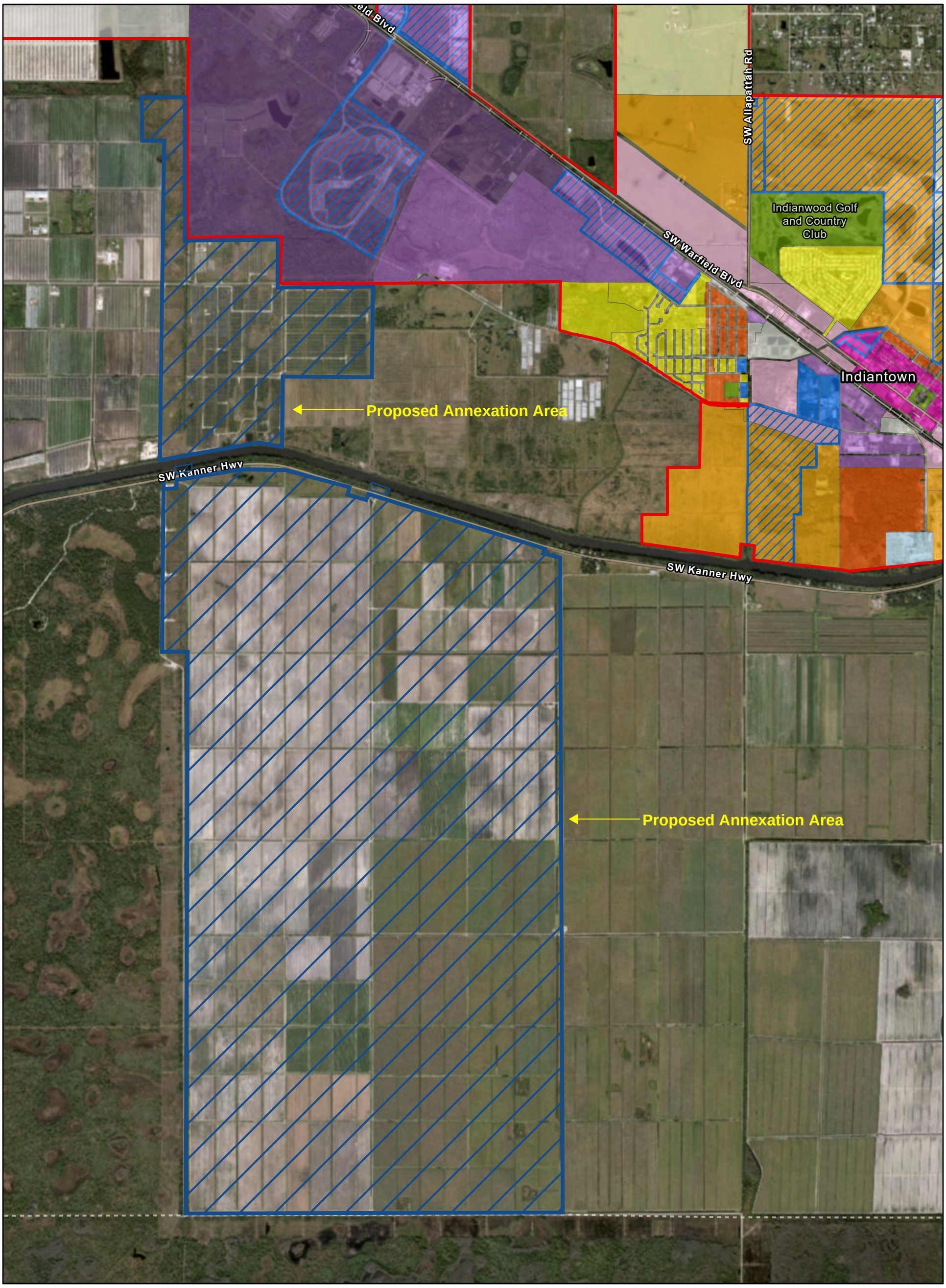
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Sources: Esri, TomTom, Garmin, FAO, NOAA, USGS, © OpenStreetMap contributors, and the GIS User Community

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Proposed Zoning - Village



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

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Project Parrot
Future Land Use Map Amendment – Soils Narrative

A desktop inventory of the existing soils was conducted utilizing the United States Department of Agriculture's Natural Resources Conservation Service Web Soil Survey (WSS), which is a publicly accessible web-based soil mapping tool. A polygonal boundary of the subject was input into the mapping tool, and a general soils map and general description of the soil types were queried. Of the soils noted in the results of the query, soils classified as "Farmland of unique importance" make up approximately 1,730 ac. of the approximately 5,700 ac.; this includes, but is not limited to, soils such as Oldsmar, Wabasso, Winder, Pineda and Floridana. As illustrated on the attached soil maps, such soils exist sporadically throughout the subject rather than consolidated into relatively large contiguous areas.

Currently, the northern portion of the subject (north of Kanner Hwy.) is comprised of overhead electric transmission infrastructure (approximately 190 ac.) and a solar power generation facility (approximately 510 ac.). The southern portion of the subject (south of Kanner Hwy.) is comprised of agricultural land (approximately 4,925 ac.) and overhead electric transmission infrastructure (approximately 75 ac). Agricultural operations on the southern portion consist chiefly of sugarcane, with a relatively small area for sod and miscellaneous crop production. The proposed Future Land Use Classification of Light Industrial (LI) will not adversely affect adjacent agricultural areas, and agricultural uses will be a permitted use within the Planned Unit Development.

Based on Martin County's historic aerial imagery, at least a portion of the subject has been farmed since the 1960's, with the remainder of the subject having been farmed since the 1970's through to the 2020's. Given this extensive farming history, while the soil characteristics remain suitable for agricultural crop production, organic content has likely been depleted over the years, necessitating increased use of costly soil amendments, such as fertilizers, to maintain economic viability.

Notwithstanding the incorporation of the Village of Indiantown and the subject's contiguity to the Village's municipal boundary, the assignment of the Agricultural classification on the subject was appropriate at the time of the creation of Martin County's Comprehensive Growth Management Plan in 1982. However, growth patterns have changed, as have the methods and economics of farming. Assignment of the LI classification upon annexation will provide the Village with the potential to greatly increase economic development by expanding the Village's tax base and providing for local employment opportunities.

Soil Map—Martin County, Florida
(Project Parrot)



Map Scale: 1:11,200 if printed on B portrait (11" x 17") sheet.

N

Meters: 0 150 300 600 900

Feet: 0 500 1000 2000 3000

Map projection: Web Mercator Corner coordinates: WGS84 Edge tics: UTM Zone 17N WGS84

MAP LEGEND

Area of Interest (AOI)
- Area of Interest (AOI)

Soils
- Soil Map Unit Polygons
- Soil Map Unit Lines
- Soil Map Unit Points

Special Point Features
- Blowout
- Borrow Pit
- Clay Spot
- Closed Depression
- Gravel Pit
- Gravelly Spot
- Landfill
- Lava Flow
- Marsh or swamp
- Mine or Quarry
- Miscellaneous Water
- Perennial Water
- Rock Outcrop
- Saline Spot
- Sandy Spot
- Severely Eroded Spot
- Sinkhole
- Slide or Slip
- Sodic Spot
- Spoil Area
- Stony Spot
- Very Stony Spot
- Wet Spot
- Other
- Special Line Features

Water Features
- Streams and Canals

Transportation
- Rails
- Interstate Highways
- US Routes
- Major Roads
- Local Roads

Background
- Aerial Photography

MAP INFORMATION

The soil surveys that comprise your AOI were mapped at 1:20,000.

Please rely on the bar scale on each map sheet for map measurements.

Source of Map: Natural Resources Conservation Service
Web Soil Survey URL:
Coordinate System: Web Mercator (EPSG:3857)

Maps from the Web Soil Survey are based on the Web Mercator projection, which preserves direction and shape but distorts distance and area. A projection that preserves area, such as the Albers equal-area conic projection, should be used if more accurate calculations of distance or area are required.

This product is generated from the USDA-NRCS certified data as of the version date(s) listed below.

Soil Survey Area: Martin County, Florida
Survey Area Data: Version 24, Aug 29, 2025

Soil map units are labeled (as space allows) for map scales 1:50,000 or larger.

Date(s) aerial images were photographed: Jan 14, 2022—Jan 30, 2022

The orthophoto or other base map on which the soil lines were compiled and digitized probably differs from the background imagery displayed on these maps. As a result, some minor shifting of map unit boundaries may be evident.

Map Unit Legend

Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
2	Lawnwood and Myakka fine sands	17.3	2.5%
4	Waveland and Immokalee fine sands	45.4	6.5%
17	Wabasso sand, 0 to 2 percent slopes	26.2	3.8%
21	Pineda-Riviera fine sands association, 0 to 2 percent slopes	13.8	2.0%
38	Floridana fine sand, frequently ponded, 0 to 1 percent slopes	83.9	12.1%
42	Brynwood sand, wet, 0 to 2 percent slopes	12.1	1.7%
44	Cypress Lake fine sand, 0 to 2 percent slopes	248.7	35.8%
47	Pinellas fine sand, 0 to 2 percent slopes	115.3	16.6%
48	Jupiter sand	50.8	7.3%
49	Riviera fine sand, frequently ponded, 0 to 1 percent slopes	17.5	2.5%
53	Udorthents, 0 to 35 percent slopes	40.2	5.8%
57	Chobee muck, frequently ponded, 0 to 1 percent slopes	22.8	3.3%
58	Gator and Tequesta mucks	0.2	0.0%
66	Holopaw fine sand, 0 to 2 percent slopes	0.6	0.1%
99	Water	0.6	0.1%
Totals for Area of Interest		**695.3**	**100.0%**

Map Unit Description

The map units delineated on the detailed soil maps in a soil survey represent the soils or miscellaneous areas in the survey area. The map unit descriptions in this report, along with the maps, can be used to determine the composition and properties of a unit.

A map unit delineation on a soil map represents an area dominated by one or more major kinds of soil or miscellaneous areas. A map unit is identified and named according to the taxonomic classification of the dominant soils. Within a taxonomic class there are precisely defined limits for the properties of the soils. On the landscape, however, the soils are natural phenomena, and they have the characteristic variability of all natural phenomena. Thus, the range of some observed properties may extend beyond the limits defined for a taxonomic class. Areas of soils of a single taxonomic class rarely, if ever, can be mapped without including areas of other taxonomic classes. Consequently, every map unit is made up of the soils or miscellaneous areas for which it is named, soils that are similar to the named components, and some minor components that differ in use and management from the major soils.

Most of the soils similar to the major components have properties similar to those of the dominant soil or soils in the map unit, and thus they do not affect use and management. These are called noncontrasting, or similar, components. They may or may not be mentioned in a particular map unit description. Some minor components, however, have properties and behavior characteristics divergent enough to affect use or to require different management. These are called contrasting, or dissimilar, components. They generally are in small areas and could not be mapped separately because of the scale used. Some small areas of strongly contrasting soils or miscellaneous areas are identified by a special symbol on the maps. If included in the database for a given area, the contrasting minor components are identified in the map unit descriptions along with some characteristics of each. A few areas of minor components may not have been observed, and consequently they are not mentioned in the descriptions, especially where the pattern was so complex that it was impractical to make enough observations to identify all the soils and miscellaneous areas on the landscape.

The presence of minor components in a map unit in no way diminishes the usefulness or accuracy of the data. The objective of mapping is not to delineate pure taxonomic classes but rather to separate the landscape into landforms or landform segments that have similar use and management requirements. The delineation of such segments on the map provides sufficient information for the development of resource plans. If intensive use of small areas is planned, however, onsite investigation is needed to define and locate the soils and miscellaneous areas.

An identifying symbol precedes the map unit name in the map unit descriptions. Each description includes general facts about the unit and gives important soil properties and qualities.

Soils that have profiles that are almost alike make up a *soil series*. All the soils of a series have major horizons that are similar in composition, thickness, and arrangement. Soils of a given series can differ in texture of the surface layer, slope, stoniness, salinity, degree of erosion, and other characteristics that affect their use. On the basis of such differences, a soil series is divided into *soil phases*. Most of the areas shown on the detailed soil maps are phases of soil series. The name of a soil phase commonly indicates a feature that affects use or management. For example, Alpha silt loam, 0 to 2 percent slopes, is a phase of the Alpha series.

Some map units are made up of two or more major soils or miscellaneous areas. These map units are complexes, associations, or undifferentiated groups.

A *complex* consists of two or more soils or miscellaneous areas in such an intricate pattern or in such small areas that they cannot be shown separately on the maps. The pattern and proportion of the soils or miscellaneous areas are somewhat similar in all areas. Alpha-Beta complex, 0 to 6 percent slopes, is an example.

An *association* is made up of two or more geographically associated soils or miscellaneous areas that are shown as one unit on the maps. Because of present or anticipated uses of the map units in the survey area, it was not considered practical or necessary to map the soils or miscellaneous areas separately. The pattern and relative proportion of the soils or miscellaneous areas are somewhat similar. Alpha-Beta association, 0 to 2 percent slopes, is an example.

An *undifferentiated group* is made up of two or more soils or miscellaneous areas that could be mapped individually but are mapped as one unit because similar interpretations can be made for use and management. The pattern and proportion of the soils or miscellaneous areas in a mapped area are not uniform. An area can be made up of only one of the major soils or miscellaneous areas, or it can be made up of all of them. Alpha and Beta soils, 0 to 2 percent slopes, is an example.

Some surveys include *miscellaneous areas*. Such areas have little or no soil material and support little or no vegetation. Rock outcrop is an example.

Additional information about the map units described in this report is available in other soil reports, which give properties of the soils and the limitations, capabilities, and potentials for many uses. Also, the narratives that accompany the soil reports define some of the properties included in the map unit descriptions.

Martin County, Florida

2—Lawnwood and Myakka fine sands

Map Unit Setting

National map unit symbol: 1jq7l
Elevation: 0 to 110 feet
Mean annual precipitation: 56 to 64 inches
Mean annual air temperature: 72 to 79 degrees F
Frost-free period: 350 to 365 days

Farmland classification: Farmland of unique importance

Map Unit Composition

Lawnwood and similar soils: 41 percent
Myakka and similar soils: 39 percent
Minor components: 20 percent
Estimates are based on observations, descriptions, and transects of the mapunit.

Description of Lawnwood

Setting

Landform: Marine terraces on flatwoods
Landform position (three-dimensional): Talf
Down-slope shape: Linear
Across-slope shape: Linear
Parent material: Sandy marine deposits

Typical profile

A - 0 to 5 inches: fine sand
E - 5 to 28 inches: fine sand
Bh - 28 to 52 inches: loamy fine sand
C1 - 52 to 64 inches: fine sand
C2 - 64 to 80 inches: loamy fine sand

Properties and qualities

Slope: 0 to 2 percent
Depth to restrictive feature: 20 to 30 inches to ortstein
Drainage class: Poorly drained
Runoff class: High
Capacity of the most limiting layer to transmit water (Ksat): Moderately low to moderately high (0.06 to 0.20 in/hr)
Depth to water table: About 6 to 18 inches
Frequency of flooding: None
Frequency of ponding: None
Maximum salinity: Nonsaline to very slightly saline (0.0 to 2.0 mmhos/cm)
Sodium adsorption ratio, maximum: 4.0
Available water supply, 0 to 60 inches: Very low (about 0.8 inches)

Interpretive groups

Land capability classification (irrigated): None specified
Land capability classification (nonirrigated): 4w
Hydrologic Soil Group: A/D
Ecological site: F156BY040FL - Sandy Pine Flatwoods and Hammocks
Forage suitability group: Sandy soils on flats of mesic or hydric lowlands (G156BC141FL)
Other vegetative classification: South Florida Flatwoods (R156BY003FL), Sandy soils on flats of mesic or hydric lowlands (G156BC141FL)
Hydric soil rating: No

Description of Myakka

Setting

Landform: Flatwoods on marine terraces
Landform position (three-dimensional): Talf
Down-slope shape: Linear
Across-slope shape: Linear
Parent material: Sandy marine deposits

Typical profile

A - 0 to 6 inches: fine sand
E - 6 to 20 inches: fine sand
Bh - 20 to 36 inches: fine sand
C - 36 to 80 inches: fine sand

Properties and qualities

Slope: 0 to 2 percent
Depth to restrictive feature: More than 80 inches
Drainage class: Poorly drained
Runoff class: High
Capacity of the most limiting layer to transmit water (Ksat): Moderately high to high (0.57 to 5.95 in/hr)
Depth to water table: About 6 to 18 inches
Frequency of flooding: None
Frequency of ponding: None
Maximum salinity: Nonsaline to very slightly saline (0.0 to 2.0 mmhos/cm)
Sodium adsorption ratio, maximum: 4.0
Available water supply, 0 to 60 inches: Low (about 5.0 inches)

Interpretive groups

Land capability classification (irrigated): None specified
Land capability classification (nonirrigated): 4w
Hydrologic Soil Group: B/D
Ecological site: F156BY040FL - Sandy Pine Flatwoods and Hammocks
Forage suitability group: Sandy soils on flats of mesic or hydric lowlands (G156BC141FL)
Other vegetative classification: South Florida Flatwoods (R156BY003FL), Sandy soils on flats of mesic or hydric lowlands (G156BC141FL)
Hydric soil rating: No

Minor Components

Basinger

Percent of map unit: 7 percent
Landform: Drainageways on marine terraces
Landform position (three-dimensional): Dip
Down-slope shape: Linear
Across-slope shape: Concave
Ecological site: R156BY021FL - Mineral Isolated Marshes and Swamps

Other vegetative classification: Slough (R156BY011FL), Sandy soils on flats of mesic or hydric lowlands (G156BC141FL)
Hydric soil rating: Yes

Placid

Percent of map unit: 7 percent
Landform: Depressions on marine terraces
Landform position (three-dimensional): Dip
Down-slope shape: Concave
Across-slope shape: Concave
Ecological site: R156BY021FL - Mineral Isolated Marshes and Swamps
Other vegetative classification: Freshwater Marshes and Ponds (R156BY010FL), Sandy soils on stream terraces, flood plains, or in depressions (G156BC145FL)
Hydric soil rating: Yes

Waveland

Percent of map unit: 6 percent
Landform: Flatwoods on marine terraces
Landform position (three-dimensional): Talf
Down-slope shape: Linear
Across-slope shape: Linear
Ecological site: F156BY040FL - Sandy Pine Flatwoods and Hammocks
Other vegetative classification: South Florida Flatwoods (R156BY003FL), Sandy soils on flats of mesic or hydric lowlands (G156BC141FL)
Hydric soil rating: No

Data Source Information

Soil Survey Area: Martin County, Florida
Survey Area Data: Version 24, Aug 29, 2025

Map Unit Description

The map units delineated on the detailed soil maps in a soil survey represent the soils or miscellaneous areas in the survey area. The map unit descriptions in this report, along with the maps, can be used to determine the composition and properties of a unit.

A map unit delineation on a soil map represents an area dominated by one or more major kinds of soil or miscellaneous areas. A map unit is identified and named according to the taxonomic classification of the dominant soils. Within a taxonomic class there are precisely defined limits for the properties of the soils. On the landscape, however, the soils are natural phenomena, and they have the characteristic variability of all natural phenomena. Thus, the range of some observed properties may extend beyond the limits defined for a taxonomic class. Areas of soils of a single taxonomic class rarely, if ever, can be mapped without including areas of other taxonomic classes. Consequently, every map unit is made up of the soils or miscellaneous areas for which it is named, soils that are similar to the named components, and some minor components that differ in use and management from the major soils.

Most of the soils similar to the major components have properties similar to those of the dominant soil or soils in the map unit, and thus they do not affect use and management. These are called noncontrasting, or similar, components. They may or may not be mentioned in a particular map unit description. Some minor components, however, have properties and behavior characteristics divergent enough to affect use or to require different management. These are called contrasting, or dissimilar, components. They generally are in small areas and could not be mapped separately because of the scale used. Some small areas of strongly contrasting soils or miscellaneous areas are identified by a special symbol on the maps. If included in the database for a given area, the contrasting minor components are identified in the map unit descriptions along with some characteristics of each. A few areas of minor components may not have been observed, and consequently they are not mentioned in the descriptions, especially where the pattern was so complex that it was impractical to make enough observations to identify all the soils and miscellaneous areas on the landscape.

The presence of minor components in a map unit in no way diminishes the usefulness or accuracy of the data. The objective of mapping is not to delineate pure taxonomic classes but rather to separate the landscape into landforms or landform segments that have similar use and management requirements. The delineation of such segments on the map provides sufficient information for the development of resource plans. If intensive use of small areas is planned, however, onsite investigation is needed to define and locate the soils and miscellaneous areas.

An identifying symbol precedes the map unit name in the map unit descriptions. Each description includes general facts about the unit and gives important soil properties and qualities.

Soils that have profiles that are almost alike make up a *soil series*. All the soils of a series have major horizons that are similar in composition, thickness, and arrangement. Soils of a given series can differ in texture of the surface layer, slope, stoniness, salinity, degree of erosion, and other characteristics that affect their use. On the basis of such differences, a soil series is divided into *soil phases*. Most of the areas shown on the detailed soil maps are phases of soil series. The name of a soil phase commonly indicates a feature that affects use or management. For example, Alpha silt loam, 0 to 2 percent slopes, is a phase of the Alpha series.

Some map units are made up of two or more major soils or miscellaneous areas. These map units are complexes, associations, or undifferentiated groups.

A *complex* consists of two or more soils or miscellaneous areas in such an intricate pattern or in such small areas that they cannot be shown separately on the maps. The pattern and proportion of the soils or miscellaneous areas are somewhat similar in all areas. Alpha-Beta complex, 0 to 6 percent slopes, is an example.

An *association* is made up of two or more geographically associated soils or miscellaneous areas that are shown as one unit on the maps. Because of present or anticipated uses of the map units in the survey area, it was not considered practical or necessary to map the soils or miscellaneous areas separately. The pattern and relative proportion of the soils or miscellaneous areas are somewhat similar. Alpha-Beta association, 0 to 2 percent slopes, is an example.

An *undifferentiated group* is made up of two or more soils or miscellaneous areas that could be mapped individually but are mapped as one unit because similar interpretations can be made for use and management. The pattern and proportion of the soils or miscellaneous areas in a mapped area are not uniform. An area can be made up of only one of the major soils or miscellaneous areas, or it can be made up of all of them. Alpha and Beta soils, 0 to 2 percent slopes, is an example.

Some surveys include *miscellaneous areas*. Such areas have little or no soil material and support little or no vegetation. Rock outcrop is an example.

Additional information about the map units described in this report is available in other soil reports, which give properties of the soils and the limitations, capabilities, and potentials for many uses. Also, the narratives that accompany the soil reports define some of the properties included in the map unit descriptions.

Martin County, Florida

4—Waveland and Immokalee fine sands

Map Unit Setting

National map unit symbol: 1jq7n
Elevation: 0 to 80 feet
Mean annual precipitation: 56 to 64 inches
Mean annual air temperature: 72 to 79 degrees F
Frost-free period: 350 to 365 days

Farmland classification: Farmland of unique importance

Map Unit Composition

Waveland and similar soils: 41 percent
Immokalee and similar soils: 39 percent
Minor components: 20 percent
Estimates are based on observations, descriptions, and transects of the mapunit.

Description of Waveland

Setting

Landform: Flatwoods on marine terraces
Landform position (three-dimensional): Talf
Down-slope shape: Linear
Across-slope shape: Linear
Parent material: Sandy marine deposits

Typical profile

A - 0 to 4 inches: fine sand
Eg - 4 to 43 inches: fine sand
Bh1 - 43 to 47 inches: fine sand
Bh2 - 47 to 77 inches: loamy fine sand
Cg1 - 77 to 91 inches: fine sand
Cg2 - 91 to 99 inches: fine sand

Properties and qualities

Slope: 0 to 2 percent
Depth to restrictive feature: 30 to 50 inches to ortstein
Drainage class: Poorly drained
Runoff class: High
Capacity of the most limiting layer to transmit water (Ksat): Moderately low to moderately high (0.06 to 0.20 in/hr)
Depth to water table: About 6 to 18 inches
Frequency of flooding: None
Frequency of ponding: None
Maximum salinity: Nonsaline to very slightly saline (0.0 to 2.0 mmhos/cm)
Sodium adsorption ratio, maximum: 4.0
Available water supply, 0 to 60 inches: Very low (about 1.0 inches)

Interpretive groups

Land capability classification (irrigated): None specified
Land capability classification (nonirrigated): 4w
Hydrologic Soil Group: A/D
Ecological site: F155XY120FL - Sandy Flatwoods and Hammocks
Forage suitability group: Sandy soils on flats of mesic or hydric lowlands (G156BC141FL)
Other vegetative classification: South Florida Flatwoods (R156BY003FL), Sandy soils on flats of mesic or hydric lowlands (G156BC141FL)
Hydric soil rating: No

Description of Immokalee

Setting

Landform: Flatwoods on marine terraces
Landform position (three-dimensional): Talf
Down-slope shape: Convex
Across-slope shape: Linear
Parent material: Sandy marine deposits

Typical profile

A - 0 to 6 inches: fine sand
E - 6 to 35 inches: fine sand
Bh - 35 to 54 inches: fine sand
BC - 54 to 80 inches: fine sand

Properties and qualities

Slope: 0 to 2 percent
Depth to restrictive feature: More than 80 inches
Drainage class: Poorly drained
Runoff class: High
Capacity of the most limiting layer to transmit water (Ksat): Moderately high to high (0.57 to 1.98 in/hr)
Depth to water table: About 6 to 18 inches
Frequency of flooding: None
Frequency of ponding: None
Maximum salinity: Nonsaline to very slightly saline (0.0 to 2.0 mmhos/cm)
Sodium adsorption ratio, maximum: 4.0
Available water supply, 0 to 60 inches: Low (about 5.3 inches)

Interpretive groups

Land capability classification (irrigated): None specified
Land capability classification (nonirrigated): 4w
Hydrologic Soil Group: B/D
Ecological site: F155XY120FL - Sandy Flatwoods and Hammocks
Forage suitability group: Sandy soils on flats of mesic or hydric lowlands (G156BC141FL)
Other vegetative classification: South Florida Flatwoods (R156BY003FL), Sandy soils on flats of mesic or hydric lowlands (G156BC141FL)
Hydric soil rating: No

Minor Components

Lawnwood

Percent of map unit: 4 percent
Landform: Marine terraces on flatwoods
Landform position (three-dimensional): Talf
Down-slope shape: Linear
Across-slope shape: Linear
Ecological site: F155XY120FL - Sandy Flatwoods and Hammocks

Other vegetative classification: South Florida Flatwoods (R156BY003FL), Sandy soils on flats of mesic or hydric lowlands (G156BC141FL)
Hydric soil rating: No

Basinger

Percent of map unit: 4 percent
Landform: Drainageways on marine terraces
Landform position (three-dimensional): Dip
Down-slope shape: Linear
Across-slope shape: Concave
Ecological site: F155XY120FL - Sandy Flatwoods and Hammocks
Other vegetative classification: Slough (R156BY011FL), Sandy soils on flats of mesic or hydric lowlands (G156BC141FL)
Hydric soil rating: Yes

Placid

Percent of map unit: 3 percent
Landform: Depressions on marine terraces
Landform position (three-dimensional): Dip
Down-slope shape: Concave
Across-slope shape: Concave
Ecological site: R155XY070FL - Sandy Freshwater Isolated Marshes and Swamps
Other vegetative classification: Freshwater Marshes and Ponds (R156BY010FL), Sandy soils on stream terraces, flood plains, or in depressions (G156BC145FL)
Hydric soil rating: Yes

Jonathan

Percent of map unit: 3 percent
Landform: Rises on marine terraces
Landform position (three-dimensional): Interfluve
Down-slope shape: Convex
Across-slope shape: Linear
Ecological site: R155XY180FL - Sandy Scrub on Rises, Ridges, and Knolls of Mesic Uplands
Other vegetative classification: South Florida Flatwoods (R156BY003FL), Sandy soils on rises, knolls, and ridges of mesic uplands (G156BC121FL)
Hydric soil rating: No

Nettles

Percent of map unit: 3 percent
Landform: Flatwoods on marine terraces
Landform position (three-dimensional): Talf
Down-slope shape: Linear
Across-slope shape: Linear
Ecological site: F155XY120FL - Sandy Flatwoods and Hammocks
Other vegetative classification: South Florida Flatwoods (R156BY003FL), Sandy soils on flats of mesic or hydric lowlands (G156BC141FL)
Hydric soil rating: No

Salerno

Percent of map unit: 3 percent
Landform: Flatwoods on marine terraces
Landform position (three-dimensional): Talf
Down-slope shape: Linear
Across-slope shape: Linear
Ecological site: F155XY120FL - Sandy Flatwoods and Hammocks
Other vegetative classification: South Florida Flatwoods (R156BY003FL), Sandy soils on flats of mesic or hydric lowlands (G156BC141FL)
Hydric soil rating: No

Data Source Information

Soil Survey Area: Martin County, Florida
Survey Area Data: Version 24, Aug 29, 2025

Map Unit Description

The map units delineated on the detailed soil maps in a soil survey represent the soils or miscellaneous areas in the survey area. The map unit descriptions in this report, along with the maps, can be used to determine the composition and properties of a unit.

A map unit delineation on a soil map represents an area dominated by one or more major kinds of soil or miscellaneous areas. A map unit is identified and named according to the taxonomic classification of the dominant soils. Within a taxonomic class there are precisely defined limits for the properties of the soils. On the landscape, however, the soils are natural phenomena, and they have the characteristic variability of all natural phenomena. Thus, the range of some observed properties may extend beyond the limits defined for a taxonomic class. Areas of soils of a single taxonomic class rarely, if ever, can be mapped without including areas of other taxonomic classes. Consequently, every map unit is made up of the soils or miscellaneous areas for which it is named, soils that are similar to the named components, and some minor components that differ in use and management from the major soils.

Most of the soils similar to the major components have properties similar to those of the dominant soil or soils in the map unit, and thus they do not affect use and management. These are called noncontrasting, or similar, components. They may or may not be mentioned in a particular map unit description. Some minor components, however, have properties and behavior characteristics divergent enough to affect use or to require different management. These are called contrasting, or dissimilar, components. They generally are in small areas and could not be mapped separately because of the scale used. Some small areas of strongly contrasting soils or miscellaneous areas are identified by a special symbol on the maps. If included in the database for a given area, the contrasting minor components are identified in the map unit descriptions along with some characteristics of each. A few areas of minor components may not have been observed, and consequently they are not mentioned in the descriptions, especially where the pattern was so complex that it was impractical to make enough observations to identify all the soils and miscellaneous areas on the landscape.

The presence of minor components in a map unit in no way diminishes the usefulness or accuracy of the data. The objective of mapping is not to delineate pure taxonomic classes but rather to separate the landscape into landforms or landform segments that have similar use and management requirements. The delineation of such segments on the map provides sufficient information for the development of resource plans. If intensive use of small areas is planned, however, onsite investigation is needed to define and locate the soils and miscellaneous areas.

An identifying symbol precedes the map unit name in the map unit descriptions. Each description includes general facts about the unit and gives important soil properties and qualities.

Soils that have profiles that are almost alike make up a *soil series*. All the soils of a series have major horizons that are similar in composition, thickness, and arrangement. Soils of a given series can differ in texture of the surface layer, slope, stoniness, salinity, degree of erosion, and other characteristics that affect their use. On the basis of such differences, a soil series is divided into *soil phases*. Most of the areas shown on the detailed soil maps are phases of soil series. The name of a soil phase commonly indicates a feature that affects use or management. For example, Alpha silt loam, 0 to 2 percent slopes, is a phase of the Alpha series.

Some map units are made up of two or more major soils or miscellaneous areas. These map units are complexes, associations, or undifferentiated groups.

A *complex* consists of two or more soils or miscellaneous areas in such an intricate pattern or in such small areas that they cannot be shown separately on the maps. The pattern and proportion of the soils or miscellaneous areas are somewhat similar in all areas. Alpha-Beta complex, 0 to 6 percent slopes, is an example.

An *association* is made up of two or more geographically associated soils or miscellaneous areas that are shown as one unit on the maps. Because of present or anticipated uses of the map units in the survey area, it was not considered practical or necessary to map the soils or miscellaneous areas separately. The pattern and relative proportion of the soils or miscellaneous areas are somewhat similar. Alpha-Beta association, 0 to 2 percent slopes, is an example.

An *undifferentiated group* is made up of two or more soils or miscellaneous areas that could be mapped individually but are mapped as one unit because similar interpretations can be made for use and management. The pattern and proportion of the soils or miscellaneous areas in a mapped area are not uniform. An area can be made up of only one of the major soils or miscellaneous areas, or it can be made up of all of them. Alpha and Beta soils, 0 to 2 percent slopes, is an example.

Some surveys include *miscellaneous areas*. Such areas have little or no soil material and support little or no vegetation. Rock outcrop is an example.

Additional information about the map units described in this report is available in other soil reports, which give properties of the soils and the limitations, capabilities, and potentials for many uses. Also, the narratives that accompany the soil reports define some of the properties included in the map unit descriptions.

Martin County, Florida

17—Wabasso sand, 0 to 2 percent slopes

Map Unit Setting

National map unit symbol: 2svyr
Elevation: 0 to 70 feet
Mean annual precipitation: 46 to 55 inches
Mean annual air temperature: 70 to 77 degrees F
Frost-free period: 355 to 365 days

Farmland classification: Farmland of unique importance

Map Unit Composition

Wabasso and similar soils: 85 percent
Minor components: 15 percent
Estimates are based on observations, descriptions, and transects of the mapunit.

Description of Wabasso

Setting

Landform: Flatwoods on marine terraces
Landform position (three-dimensional): Tread, talf
Down-slope shape: Linear
Across-slope shape: Linear
Parent material: Sandy and loamy marine deposits

Typical profile

A - 0 to 6 inches: sand
E - 6 to 25 inches: sand
Bh - 25 to 30 inches: sand
Btg - 30 to 58 inches: sandy clay loam
Cg - 58 to 80 inches: loamy sand

Properties and qualities

Slope: 0 to 2 percent
Depth to restrictive feature: 9 to 50 inches to strongly contrasting textural stratification
Drainage class: Poorly drained
Runoff class: Very high
Capacity of the most limiting layer to transmit water (Ksat): Moderately low to moderately high (0.06 to 0.20 in/hr)
Depth to water table: About 6 to 18 inches
Frequency of flooding: None
Frequency of ponding: None
Calcium carbonate, maximum content: 5 percent
Maximum salinity: Nonsaline to very slightly saline (0.0 to 2.0 mmhos/cm)
Sodium adsorption ratio, maximum: 4.0
Available water supply, 0 to 60 inches: Very low (about 1.4 inches)

Interpretive groups

Land capability classification (irrigated): None specified
Land capability classification (nonirrigated): 3w
Hydrologic Soil Group: C/D
Ecological site: F155XY120FL - Sandy Flatwoods and Hammocks
Forage suitability group: Sandy soils on flats of mesic or hydric lowlands (G155XB141FL)
Other vegetative classification: South Florida Flatwoods (R155XY003FL), Sandy soils on flats of mesic or hydric lowlands (G155XB141FL)
Hydric soil rating: No

Minor Components

Brynwood

Percent of map unit: 6 percent
Landform: Flatwoods on marine terraces
Landform position (three-dimensional): Tread, talf
Down-slope shape: Linear
Across-slope shape: Linear
Ecological site: F155XY120FL - Sandy Flatwoods and Hammocks
Other vegetative classification: South Florida Flatwoods (R155XY003FL), Sandy soils on flats of mesic or hydric lowlands (G155XB141FL)
Hydric soil rating: Yes

Cypress lake

Percent of map unit: 5 percent
Landform: Drainageways on marine terraces, flats on marine terraces
Landform position (three-dimensional): Tread, dip, talf
Down-slope shape: Linear, convex
Across-slope shape: Concave, linear
Ecological site: F155XY130FL - Sandy over Loamy Flatwoods and Hammocks
Other vegetative classification: South Florida Flatwoods (R155XY003FL), Sandy over loamy soils on flats of hydric or mesic lowlands (G155XB241FL)
Hydric soil rating: Yes

Pineda

Percent of map unit: 4 percent
Landform: Flats on marine terraces, drainageways on marine terraces
Landform position (three-dimensional): Tread, talf, dip
Down-slope shape: Linear
Across-slope shape: Linear, concave
Ecological site: F155XY130FL - Sandy over Loamy Flatwoods and Hammocks
Other vegetative classification: Slough (R155XY011FL), Sandy over loamy soils on flats of hydric or mesic lowlands (G155XB241FL)
Hydric soil rating: Yes

Data Source Information

Soil Survey Area: Martin County, Florida
Survey Area Data: Version 24, Aug 29, 2025

Map Unit Description

The map units delineated on the detailed soil maps in a soil survey represent the soils or miscellaneous areas in the survey area. The map unit descriptions in this report, along with the maps, can be used to determine the composition and properties of a unit.

A map unit delineation on a soil map represents an area dominated by one or more major kinds of soil or miscellaneous areas. A map unit is identified and named according to the taxonomic classification of the dominant soils. Within a taxonomic class there are precisely defined limits for the properties of the soils. On the landscape, however, the soils are natural phenomena, and they have the characteristic variability of all natural phenomena. Thus, the range of some observed properties may extend beyond the limits defined for a taxonomic class. Areas of soils of a single taxonomic class rarely, if ever, can be mapped without including areas of other taxonomic classes. Consequently, every map unit is made up of the soils or miscellaneous areas for which it is named, soils that are similar to the named components, and some minor components that differ in use and management from the major soils.

Most of the soils similar to the major components have properties similar to those of the dominant soil or soils in the map unit, and thus they do not affect use and management. These are called noncontrasting, or similar, components. They may or may not be mentioned in a particular map unit description. Some minor components, however, have properties and behavior characteristics divergent enough to affect use or to require different management. These are called contrasting, or dissimilar, components. They generally are in small areas and could not be mapped separately because of the scale used. Some small areas of strongly contrasting soils or miscellaneous areas are identified by a special symbol on the maps. If included in the database for a given area, the contrasting minor components are identified in the map unit descriptions along with some characteristics of each. A few areas of minor components may not have been observed, and consequently they are not mentioned in the descriptions, especially where the pattern was so complex that it was impractical to make enough observations to identify all the soils and miscellaneous areas on the landscape.

The presence of minor components in a map unit in no way diminishes the usefulness or accuracy of the data. The objective of mapping is not to delineate pure taxonomic classes but rather to separate the landscape into landforms or landform segments that have similar use and management requirements. The delineation of such segments on the map provides sufficient information for the development of resource plans. If intensive use of small areas is planned, however, onsite investigation is needed to define and locate the soils and miscellaneous areas.

An identifying symbol precedes the map unit name in the map unit descriptions. Each description includes general facts about the unit and gives important soil properties and qualities.

Soils that have profiles that are almost alike make up a *soil series*. All the soils of a series have major horizons that are similar in composition, thickness, and arrangement. Soils of a given series can differ in texture of the surface layer, slope, stoniness, salinity, degree of erosion, and other characteristics that affect their use. On the basis of such differences, a soil series is divided into *soil phases*. Most of the areas shown on the detailed soil maps are phases of soil series. The name of a soil phase commonly indicates a feature that affects use or management. For example, Alpha silt loam, 0 to 2 percent slopes, is a phase of the Alpha series.

Some map units are made up of two or more major soils or miscellaneous areas. These map units are complexes, associations, or undifferentiated groups.

A *complex* consists of two or more soils or miscellaneous areas in such an intricate pattern or in such small areas that they cannot be shown separately on the maps. The pattern and proportion of the soils or miscellaneous areas are somewhat similar in all areas. Alpha-Beta complex, 0 to 6 percent slopes, is an example.

An *association* is made up of two or more geographically associated soils or miscellaneous areas that are shown as one unit on the maps. Because of present or anticipated uses of the map units in the survey area, it was not considered practical or necessary to map the soils or miscellaneous areas separately. The pattern and relative proportion of the soils or miscellaneous areas are somewhat similar. Alpha-Beta association, 0 to 2 percent slopes, is an example.

An *undifferentiated group* is made up of two or more soils or miscellaneous areas that could be mapped individually but are mapped as one unit because similar interpretations can be made for use and management. The pattern and proportion of the soils or miscellaneous areas in a mapped area are not uniform. An area can be made up of only one of the major soils or miscellaneous areas, or it can be made up of all of them. Alpha and Beta soils, 0 to 2 percent slopes, is an example.

Some surveys include *miscellaneous areas*. Such areas have little or no soil material and support little or no vegetation. Rock outcrop is an example.

Additional information about the map units described in this report is available in other soil reports, which give properties of the soils and the limitations, capabilities, and potentials for many uses. Also, the narratives that accompany the soil reports define some of the properties included in the map unit descriptions.

Martin County, Florida

21—Pineda-Riviera fine sands association, 0 to 2 percent slopes

Map Unit Setting

National map unit symbol: 2x9fy
Elevation: 0 to 40 feet
Mean annual precipitation: 46 to 64 inches
Mean annual air temperature: 70 to 77 degrees F

Frost-free period: 360 to 365 days
Farmland classification: Farmland of unique importance

Map Unit Composition

Pineda and similar soils: 45 percent
Riviera and similar soils: 40 percent
Minor components: 15 percent
Estimates are based on observations, descriptions, and transects of the mapunit.

Description of Pineda

Setting

Landform: Flats on marine terraces, drainageways on marine terraces
Landform position (three-dimensional): Tread, talf, dip
Down-slope shape: Linear
Across-slope shape: Linear, concave
Parent material: Sandy and loamy marine deposits

Typical profile

A - 0 to 1 inches: fine sand
E - 1 to 5 inches: fine sand
Bw - 5 to 36 inches: fine sand
Btg/E - 36 to 54 inches: fine sandy loam
Cg - 54 to 80 inches: fine sand

Properties and qualities

Slope: 0 to 2 percent
Depth to restrictive feature: More than 80 inches
Drainage class: Poorly drained
Runoff class: Negligible
Capacity of the most limiting layer to transmit water (Ksat): High (1.98 to 5.95 in/hr)
Depth to water table: About 0 inches
Frequency of flooding: None
Frequency of ponding: Frequent
Calcium carbonate, maximum content: 15 percent
Maximum salinity: Nonsaline to very slightly saline (0.0 to 2.0 mmhos/cm)
Sodium adsorption ratio, maximum: 4.0
Available water supply, 0 to 60 inches: Low (about 5.7 inches)

Interpretive groups

Land capability classification (irrigated): None specified
Land capability classification (nonirrigated): 3w
Hydrologic Soil Group: A/D
Ecological site: R155XY080FL - Sandy over Loamy Freshwater Isolated Marshes and Swamps
Forage suitability group: Sandy over loamy soils on flats of hydric or mesic lowlands (G155XB241FL)

Other vegetative classification: Sandy over loamy soils on flats of hydric or mesic lowlands (G155XB241FL), Slough (R155XY011FL)
Hydric soil rating: Yes

Description of Riviera

Setting

Landform: Flats on marine terraces, drainageways on marine terraces
Landform position (three-dimensional): Tread, talf, dip
Down-slope shape: Linear
Across-slope shape: Linear, concave
Parent material: Sandy and loamy marine deposits

Typical profile

A - 0 to 6 inches: fine sand
E - 6 to 28 inches: fine sand
Bt/E - 28 to 36 inches: fine sandy loam
Btg - 36 to 42 inches: sandy clay loam
C - 42 to 80 inches: fine sand

Properties and qualities

Slope: 0 to 2 percent
Depth to restrictive feature: More than 80 inches
Drainage class: Poorly drained
Runoff class: Negligible
Capacity of the most limiting layer to transmit water (Ksat): Moderately high to high (0.60 to 6.00 in/hr)
Depth to water table: About 3 to 18 inches
Frequency of flooding: None
Frequency of ponding: None
Maximum salinity: Nonsaline to very slightly saline (0.0 to 2.0 mmhos/cm)
Sodium adsorption ratio, maximum: 4.0
Available water supply, 0 to 60 inches: Low (about 5.8 inches)

Interpretive groups

Land capability classification (irrigated): None specified
Land capability classification (nonirrigated): 3w
Hydrologic Soil Group: A/D
Ecological site: R155XY080FL - Sandy over Loamy Freshwater Isolated Marshes and Swamps
Forage suitability group: Sandy over loamy soils on flats of hydric or mesic lowlands (G155XB241FL)
Other vegetative classification: Slough (R155XY011FL), Sandy over loamy soils on flats of hydric or mesic lowlands (G155XB241FL)
Hydric soil rating: Yes

Minor Components

Malabar

Percent of map unit: 5 percent

Landform: Flatwoods on marine terraces
Landform position (three-dimensional): Tread, talf
Down-slope shape: Convex, linear
Across-slope shape: Linear
Ecological site: F155XY120FL - Sandy Flatwoods and Hammocks
Other vegetative classification: South Florida Flatwoods (R155XY003FL), Sandy soils on flats of mesic or hydric lowlands (G155XB141FL)
Hydric soil rating: No

Cypress lake

Percent of map unit: 3 percent
Landform: Drainageways on marine terraces, flats on marine terraces
Landform position (three-dimensional): Tread, dip, talf
Down-slope shape: Linear, convex
Across-slope shape: Concave, linear
Ecological site: R155XY080FL - Sandy over Loamy Freshwater Isolated Marshes and Swamps
Other vegetative classification: South Florida Flatwoods (R155XY003FL), Sandy over loamy soils on flats of hydric or mesic lowlands (G155XB241FL)
Hydric soil rating: Yes

Oldsmar

Percent of map unit: 3 percent
Landform: Flatwoods on marine terraces
Landform position (three-dimensional): Talf
Down-slope shape: Linear, convex
Across-slope shape: Linear
Ecological site: F155XY120FL - Sandy Flatwoods and Hammocks
Other vegetative classification: South Florida Flatwoods (R155XY003FL), Sandy soils on flats of mesic or hydric lowlands (G155XB141FL)
Hydric soil rating: No

Pinellas

Percent of map unit: 3 percent
Landform: Flatwoods on marine terraces
Landform position (three-dimensional): Tread, talf
Down-slope shape: Linear
Across-slope shape: Linear
Ecological site: F155XY130FL - Sandy over Loamy Flatwoods and Hammocks
Other vegetative classification: Cabbage Palm Flatwoods (R155XY005FL), Sandy over loamy soils on flats of hydric or mesic lowlands (G155XB241FL)
Hydric soil rating: No

Basinger

Percent of map unit: 1 percent
Landform: Depressions on marine terraces
Landform position (three-dimensional): Tread, dip

Down-slope shape: Concave, linear
Across-slope shape: Concave, linear
Ecological site: R155XY070FL - Sandy Freshwater Isolated Marshes and Swamps
Other vegetative classification: Sandy soils on flats of mesic or hydric lowlands (G155XB141FL)
Hydric soil rating: Yes

Data Source Information

Soil Survey Area: Martin County, Florida
Survey Area Data: Version 24, Aug 29, 2025

Map Unit Description

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A map unit delineation on a soil map represents an area dominated by one or more major kinds of soil or miscellaneous areas. A map unit is identified and named according to the taxonomic classification of the dominant soils. Within a taxonomic class there are precisely defined limits for the properties of the soils. On the landscape, however, the soils are natural phenomena, and they have the characteristic variability of all natural phenomena. Thus, the range of some observed properties may extend beyond the limits defined for a taxonomic class. Areas of soils of a single taxonomic class rarely, if ever, can be mapped without including areas of other taxonomic classes. Consequently, every map unit is made up of the soils or miscellaneous areas for which it is named, soils that are similar to the named components, and some minor components that differ in use and management from the major soils.

Most of the soils similar to the major components have properties similar to those of the dominant soil or soils in the map unit, and thus they do not affect use and management. These are called noncontrasting, or similar, components. They may or may not be mentioned in a particular map unit description. Some minor components, however, have properties and behavior characteristics divergent enough to affect use or to require different management. These are called contrasting, or dissimilar, components. They generally are in small areas and could not be mapped separately because of the scale used. Some small areas of strongly contrasting soils or miscellaneous areas are identified by a special symbol on the maps. If included in the database for a given area, the contrasting minor components are identified in the map unit descriptions along with some characteristics of each. A few areas of minor components may not have been observed, and consequently they are not mentioned in the descriptions, especially where the pattern was so complex that it was impractical to make enough observations to identify all the soils and miscellaneous areas on the landscape.

The presence of minor components in a map unit in no way diminishes the usefulness or accuracy of the data. The objective of mapping is not to delineate pure taxonomic classes but rather to separate the landscape into landforms or landform segments that have similar use and management requirements. The delineation of such segments on the map provides sufficient information for the development of resource plans. If intensive use of small areas is planned, however, onsite investigation is needed to define and locate the soils and miscellaneous areas.

An identifying symbol precedes the map unit name in the map unit descriptions. Each description includes general facts about the unit and gives important soil properties and qualities.

Soils that have profiles that are almost alike make up a *soil series*. All the soils of a series have major horizons that are similar in composition, thickness, and arrangement. Soils of a given series can differ in texture of the surface layer, slope, stoniness, salinity, degree of erosion, and other characteristics that affect their use. On the basis of such differences, a soil series is divided into *soil phases*. Most of the areas shown on the detailed soil maps are phases of soil series. The name of a soil phase commonly indicates a feature that affects use or management. For example, Alpha silt loam, 0 to 2 percent slopes, is a phase of the Alpha series.

Some map units are made up of two or more major soils or miscellaneous areas. These map units are complexes, associations, or undifferentiated groups.

A *complex* consists of two or more soils or miscellaneous areas in such an intricate pattern or in such small areas that they cannot be shown separately on the maps. The pattern and proportion of the soils or miscellaneous areas are somewhat similar in all areas. Alpha-Beta complex, 0 to 6 percent slopes, is an example.

An *association* is made up of two or more geographically associated soils or miscellaneous areas that are shown as one unit on the maps. Because of present or anticipated uses of the map units in the survey area, it was not considered practical or necessary to map the soils or miscellaneous areas separately. The pattern and relative proportion of the soils or miscellaneous areas are somewhat similar. Alpha-Beta association, 0 to 2 percent slopes, is an example.

An *undifferentiated group* is made up of two or more soils or miscellaneous areas that could be mapped individually but are mapped as one unit because similar interpretations can be made for use and management. The pattern and proportion of the soils or miscellaneous areas in a mapped area are not uniform. An area can be made up of only one of the major soils or miscellaneous areas, or it can be made up of all of them. Alpha and Beta soils, 0 to 2 percent slopes, is an example.

Some surveys include *miscellaneous areas*. Such areas have little or no soil material and support little or no vegetation. Rock outcrop is an example.

Additional information about the map units described in this report is available in other soil reports, which give properties of the soils and the limitations, capabilities, and potentials for many uses. Also, the narratives that accompany the soil reports define some of the properties included in the map unit descriptions.

Martin County, Florida

38—Floridana fine sand, frequently ponded, 0 to 1 percent slopes

Map Unit Setting

National map unit symbol: 2sm53
Elevation: 0 to 90 feet
Mean annual precipitation: 42 to 64 inches
Mean annual air temperature: 70 to 77 degrees F

Frost-free period: 350 to 365 days
Farmland classification: Farmland of unique importance

Map Unit Composition

Floridana and similar soils: 85 percent
Minor components: 15 percent
Estimates are based on observations, descriptions, and transects of the mapunit.

Description of Floridana

Setting

Landform: Depressions on marine terraces
Landform position (three-dimensional): Tread, dip
Down-slope shape: Linear, concave
Across-slope shape: Linear, concave
Parent material: Sandy and loamy marine deposits

Typical profile

A - 0 to 19 inches: fine sand
Eg - 19 to 25 inches: fine sand
Btg - 25 to 80 inches: fine sandy loam

Properties and qualities

Slope: 0 to 1 percent
Depth to restrictive feature: More than 80 inches
Drainage class: Very poorly drained
Runoff class: Negligible
Capacity of the most limiting layer to transmit water (Ksat): Moderately low to moderately high (0.06 to 0.20 in/hr)
Depth to water table: About 0 inches
Frequency of flooding: None
Frequency of ponding: Frequent
Calcium carbonate, maximum content: 10 percent
Maximum salinity: Nonsaline to very slightly saline (0.0 to 2.0 mmhos/cm)
Sodium adsorption ratio, maximum: 4.0
Available water supply, 0 to 60 inches: Moderate (about 6.5 inches)

Interpretive groups

Land capability classification (irrigated): None specified
Land capability classification (nonirrigated): 7w
Hydrologic Soil Group: C/D
Ecological site: R155XY080FL - Sandy over Loamy Freshwater Isolated Marshes and Swamps
Forage suitability group: Sandy over loamy soils on stream terraces, flood plains, or in depressions (G155XB245FL)
Other vegetative classification: Freshwater Marshes and Ponds (R155XY010FL), Sandy over loamy soils on stream terraces, flood plains, or in depressions (G155XB245FL)
Hydric soil rating: Yes

Minor Components

Tequesta

Percent of map unit: 4 percent
Landform: Depressions on marine terraces
Landform position (three-dimensional): Tread, dip
Down-slope shape: Concave
Across-slope shape: Concave
Ecological site: R155XY100FL - Organic Freshwater Isolated Marshes and Swamps
Other vegetative classification: Freshwater Marshes and Ponds (R156BY010FL), Organic soils in depressions and on flood plains (G156AC645FL)
Hydric soil rating: Yes

Gator

Percent of map unit: 3 percent
Landform: Depressions on marine terraces
Landform position (three-dimensional): Tread, dip
Down-slope shape: Concave
Across-slope shape: Concave
Ecological site: R155XY100FL - Organic Freshwater Isolated Marshes and Swamps
Other vegetative classification: Freshwater Marshes and Ponds (R155XY010FL), Organic soils in depressions and on flood plains (G155XB645FL)
Hydric soil rating: Yes

Anclote

Percent of map unit: 3 percent
Landform: Depressions on marine terraces
Landform position (three-dimensional): Tread, dip
Down-slope shape: Convex, concave
Across-slope shape: Linear, concave
Ecological site: R155XY070FL - Sandy Freshwater Isolated Marshes and Swamps
Other vegetative classification: Sandy soils on stream terraces, flood plains, or in depressions (G155XB145FL)
Hydric soil rating: Yes

Riviera

Percent of map unit: 3 percent
Landform: Flatwoods on marine terraces, drainageways on marine terraces
Landform position (three-dimensional): Tread, talf, dip
Down-slope shape: Linear
Across-slope shape: Linear, concave
Ecological site: F155XY130FL - Sandy over Loamy Flatwoods and Hammocks
Other vegetative classification: Slough (R155XY011FL), Sandy over loamy soils on flats of hydric or mesic lowlands (G155XB241FL)

Hydric soil rating: Yes

Felda

Percent of map unit: 2 percent
Landform: Flatwoods on marine terraces, drainageways on marine terraces
Landform position (three-dimensional): Tread, talf, dip
Down-slope shape: Linear
Across-slope shape: Linear, concave
Ecological site: F155XY130FL - Sandy over Loamy Flatwoods and Hammocks
Other vegetative classification: Slough (R155XY011FL), Sandy over loamy soils on flats of hydric or mesic lowlands (G155XB241FL)
Hydric soil rating: Yes

Data Source Information

Soil Survey Area: Martin County, Florida
Survey Area Data: Version 24, Aug 29, 2025

Map Unit Description

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Soils that have profiles that are almost alike make up a *soil series*. All the soils of a series have major horizons that are similar in composition, thickness, and arrangement. Soils of a given series can differ in texture of the surface layer, slope, stoniness, salinity, degree of erosion, and other characteristics that affect their use. On the basis of such differences, a soil series is divided into *soil phases*. Most of the areas shown on the detailed soil maps are phases of soil series. The name of a soil phase commonly indicates a feature that affects use or management. For example, Alpha silt loam, 0 to 2 percent slopes, is a phase of the Alpha series.

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Some surveys include *miscellaneous areas*. Such areas have little or no soil material and support little or no vegetation. Rock outcrop is an example.

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Martin County, Florida

42—Brynwood sand, wet, 0 to 2 percent slopes

Map Unit Setting

National map unit symbol: 2zlfh
Elevation: 0 to 70 feet
Mean annual precipitation: 46 to 54 inches
Mean annual air temperature: 70 to 77 degrees F
Frost-free period: 360 to 365 days

Farmland classification: Not prime farmland

Map Unit Composition

Brynwood and similar soils: 85 percent
Minor components: 15 percent
Estimates are based on observations, descriptions, and transects of the mapunit.

Description of Brynwood

Setting

Landform: Flatwoods on marine terraces
Landform position (three-dimensional): Tread, talf
Down-slope shape: Linear
Across-slope shape: Linear
Parent material: Sandy marine deposits over limestone

Typical profile

A - 0 to 4 inches: sand
Bw - 4 to 16 inches: sand
2R - 16 to 26 inches: bedrock

Properties and qualities

Slope: 0 to 2 percent
Depth to restrictive feature: 7 to 20 inches to lithic bedrock
Drainage class: Poorly drained
Runoff class: Very high
Capacity of the most limiting layer to transmit water (Ksat): Moderately high to high (0.60 to 5.95 in/hr)
Depth to water table: About 3 to 18 inches
Frequency of flooding: None
Frequency of ponding: None
Maximum salinity: Nonsaline to very slightly saline (0.0 to 2.0 mmhos/cm)
Sodium adsorption ratio, maximum: 4.0
Available water supply, 0 to 60 inches: Very low (about 0.6 inches)

Interpretive groups

Land capability classification (irrigated): None specified
Land capability classification (nonirrigated): 4w
Hydrologic Soil Group: B/D
Ecological site: F155XY120FL - Sandy Flatwoods and Hammocks
Forage suitability group: Sandy soils on flats of mesic or hydric lowlands (G155XB141FL)
Other vegetative classification: South Florida Flatwoods (R155XY003FL), Sandy soils on flats of mesic or hydric lowlands (G155XB141FL)
Hydric soil rating: Yes

Minor Components

Jupiter

Percent of map unit: 5 percent
Landform: Flatwoods on marine terraces

Landform position (three-dimensional): Tread, talf
Down-slope shape: Linear
Across-slope shape: Linear
Ecological site: F155XY120FL - Sandy Flatwoods and Hammocks
Other vegetative classification: Cabbage Palm Flatwoods (R155XY005FL), Sandy soils on flats of mesic or hydric lowlands (G155XB141FL)
Hydric soil rating: Yes

Cypress lake

Percent of map unit: 5 percent
Landform: Drainageways on marine terraces, flats on marine terraces
Landform position (three-dimensional): Tread, dip, talf
Down-slope shape: Linear, convex
Across-slope shape: Linear, concave
Ecological site: F155XY130FL - Sandy over Loamy Flatwoods and Hammocks
Other vegetative classification: South Florida Flatwoods (R155XY003FL), Sandy over loamy soils on flats of hydric or mesic lowlands (G155XB241FL)
Hydric soil rating: Yes

Wabasso, limestone substratum

Percent of map unit: 3 percent
Landform: Flatwoods on marine terraces
Landform position (three-dimensional): Tread, talf
Down-slope shape: Linear, convex
Across-slope shape: Linear
Ecological site: F155XY120FL - Sandy Flatwoods and Hammocks
Other vegetative classification: South Florida Flatwoods (R155XY003FL), Sandy soils on flats of mesic or hydric lowlands (G155XB141FL)
Hydric soil rating: No

Riviera, limestone substratum

Percent of map unit: 2 percent
Landform: Flatwoods on marine terraces, drainageways on marine terraces
Landform position (three-dimensional): Tread, dip
Down-slope shape: Linear
Across-slope shape: Concave
Ecological site: F155XY130FL - Sandy over Loamy Flatwoods and Hammocks
Other vegetative classification: Wetland Hardwood Hammock (R156AY012FL), Sandy over loamy soils on flats of hydric or mesic lowlands (G156AC241FL)

Hydric soil rating: Yes

Data Source Information

Soil Survey Area: Martin County, Florida
Survey Area Data: Version 24, Aug 29, 2025

Map Unit Description

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The presence of minor components in a map unit in no way diminishes the usefulness or accuracy of the data. The objective of mapping is not to delineate pure taxonomic classes but rather to separate the landscape into landforms or landform segments that have similar use and management requirements. The delineation of such segments on the map provides sufficient information for the development of resource plans. If intensive use of small areas is planned, however, onsite investigation is needed to define and locate the soils and miscellaneous areas.

An identifying symbol precedes the map unit name in the map unit descriptions. Each description includes general facts about the unit and gives important soil properties and qualities.

Soils that have profiles that are almost alike make up a *soil series*. All the soils of a series have major horizons that are similar in composition, thickness, and arrangement. Soils of a given series can differ in texture of the surface layer, slope, stoniness, salinity, degree of erosion, and other characteristics that affect their use. On the basis of such differences, a soil series is divided into *soil phases*. Most of the areas shown on the detailed soil maps are phases of soil series. The name of a soil phase commonly indicates a feature that affects use or management. For example, Alpha silt loam, 0 to 2 percent slopes, is a phase of the Alpha series.

Some map units are made up of two or more major soils or miscellaneous areas. These map units are complexes, associations, or undifferentiated groups.

A *complex* consists of two or more soils or miscellaneous areas in such an intricate pattern or in such small areas that they cannot be shown separately on the maps. The pattern and proportion of the soils or miscellaneous areas are somewhat similar in all areas. Alpha-Beta complex, 0 to 6 percent slopes, is an example.

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Some surveys include *miscellaneous areas*. Such areas have little or no soil material and support little or no vegetation. Rock outcrop is an example.

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Martin County, Florida

44—Cypress Lake fine sand, 0 to 2 percent slopes

Map Unit Setting

National map unit symbol: 2zldq
Elevation: 0 to 40 feet
Mean annual precipitation: 55 to 63 inches
Mean annual air temperature: 68 to 77 degrees F
Frost-free period: 355 to 365 days

Farmland classification: Not prime farmland

Map Unit Composition

Cypress lake, nonhydric, and similar soils: 70 percent
Cypress lake, hydric, and similar soils: 15 percent
Minor components: 15 percent
Estimates are based on observations, descriptions, and transects of the mapunit.

Description of Cypress Lake, Nonhydric

Setting

Landform: Flats on marine terraces
Landform position (three-dimensional): Tread, talf
Down-slope shape: Convex
Across-slope shape: Linear
Parent material: Sandy and loamy marine deposits over limestone over sandy marine deposits

Typical profile

A - 0 to 7 inches: fine sand
E - 7 to 25 inches: fine sand
Btg - 25 to 32 inches: fine sandy loam
2R - 32 to 40 inches: bedrock
3C1 - 40 to 50 inches: fine sand
3C2 - 50 to 81 inches: fine sand

Properties and qualities

Slope: 0 to 2 percent
Depth to restrictive feature: 9 to 58 inches to lithic bedrock
Drainage class: Poorly drained
Runoff class: Very high
Capacity of the most limiting layer to transmit water (Ksat): High (1.98 to 6.00 in/hr)
Depth to water table: About 6 to 18 inches
Frequency of flooding: None
Frequency of ponding: None
Calcium carbonate, maximum content: 5 percent
Maximum salinity: Nonsaline to very slightly saline (0.0 to 2.0 mmhos/cm)
Sodium adsorption ratio, maximum: 4.0
Available water supply, 0 to 60 inches: Very low (about 2.9 inches)

Interpretive groups

Land capability classification (irrigated): None specified
Land capability classification (nonirrigated): 3w
Hydrologic Soil Group: A/D
Ecological site: F155XY130FL - Sandy over Loamy Flatwoods and Hammocks
Forage suitability group: Sandy over loamy soils on flats of hydric or mesic lowlands (G156BC241FL)

Other vegetative classification: South Florida Flatwoods (R156BY003FL), Sandy over loamy soils on flats of hydric or mesic lowlands (G156BC241FL)
Hydric soil rating: No

Description of Cypress Lake, Hydric

Setting

Landform: Flats on marine terraces
Landform position (three-dimensional): Tread, talf
Down-slope shape: Linear
Across-slope shape: Linear, concave
Parent material: Sandy and loamy marine deposits over limestone over sandy marine deposits

Typical profile

A - 0 to 7 inches: fine sand
E - 7 to 25 inches: fine sand
Btg - 25 to 32 inches: fine sandy loam
2R - 32 to 40 inches: bedrock
3C1 - 40 to 50 inches: fine sand
3C2 - 50 to 81 inches: fine sand

Properties and qualities

Slope: 0 to 2 percent
Depth to restrictive feature: 9 to 58 inches to lithic bedrock
Drainage class: Poorly drained
Runoff class: Very high
Capacity of the most limiting layer to transmit water (Ksat): High (1.98 to 6.00 in/hr)
Depth to water table: About 0 to 12 inches
Frequency of flooding: None
Frequency of ponding: Frequent
Calcium carbonate, maximum content: 5 percent
Maximum salinity: Nonsaline to very slightly saline (0.0 to 2.0 mmhos/cm)
Sodium adsorption ratio, maximum: 4.0
Available water supply, 0 to 60 inches: Very low (about 2.9 inches)

Interpretive groups

Land capability classification (irrigated): None specified
Land capability classification (nonirrigated): 3w
Hydrologic Soil Group: A/D
Ecological site: F155XY130FL - Sandy over Loamy Flatwoods and Hammocks
Forage suitability group: Sandy over loamy soils on flats of hydric or mesic lowlands (G156BC241FL)
Other vegetative classification: South Florida Flatwoods (R156BY003FL), Sandy over loamy soils on flats of hydric or mesic lowlands (G156BC241FL)
Hydric soil rating: Yes

Minor Components

Riviera

Percent of map unit: 3 percent
Landform: Flats on marine terraces, drainageways on marine terraces
Landform position (three-dimensional): Tread, talf, dip
Down-slope shape: Linear
Across-slope shape: Linear, concave
Ecological site: F155XY130FL - Sandy over Loamy Flatwoods and Hammocks
Other vegetative classification: Slough (R155XY011FL), Sandy over loamy soils on flats of hydric or mesic lowlands (G155XB241FL)
Hydric soil rating: Yes

Wabasso

Percent of map unit: 3 percent
Landform: Flatwoods on marine terraces
Landform position (three-dimensional): Tread, talf
Down-slope shape: Linear, convex
Across-slope shape: Linear
Ecological site: F155XY120FL - Sandy Flatwoods and Hammocks
Other vegetative classification: South Florida Flatwoods (R155XY003FL), Sandy soils on flats of mesic or hydric lowlands (G155XB141FL)
Hydric soil rating: No

Brynwood

Percent of map unit: 3 percent
Landform: Flatwoods on marine terraces
Landform position (three-dimensional): Tread, talf
Down-slope shape: Linear
Across-slope shape: Linear
Ecological site: F155XY120FL - Sandy Flatwoods and Hammocks
Other vegetative classification: South Florida Flatwoods (R155XY003FL), Sandy soils on flats of mesic or hydric lowlands (G155XB141FL)
Hydric soil rating: Yes

Pineda

Percent of map unit: 3 percent
Landform: Flats on marine terraces, drainageways on marine terraces
Landform position (three-dimensional): Tread, talf, dip
Down-slope shape: Linear
Across-slope shape: Linear, concave
Ecological site: F155XY130FL - Sandy over Loamy Flatwoods and Hammocks
Other vegetative classification: Slough (R155XY011FL), Sandy over loamy soils on flats of hydric or mesic lowlands (G155XB241FL)

Hydric soil rating: Yes

Pinellas

Percent of map unit: 3 percent
Landform: Flatwoods on marine terraces
Landform position (three-dimensional): Tread, talf
Down-slope shape: Linear
Across-slope shape: Linear
Ecological site: F155XY130FL - Sandy over Loamy Flatwoods and Hammocks
Other vegetative classification: Cabbage Palm Flatwoods (R155XY005FL), Sandy over loamy soils on flats of hydric or mesic lowlands (G155XB241FL)
Hydric soil rating: No

Data Source Information

Soil Survey Area: Martin County, Florida
Survey Area Data: Version 24, Aug 29, 2025

Map Unit Description

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Most of the soils similar to the major components have properties similar to those of the dominant soil or soils in the map unit, and thus they do not affect use and management. These are called noncontrasting, or similar, components. They may or may not be mentioned in a particular map unit description. Some minor components, however, have properties and behavior characteristics divergent enough to affect use or to require different management. These are called contrasting, or dissimilar, components. They generally are in small areas and could not be mapped separately because of the scale used. Some small areas of strongly contrasting soils or miscellaneous areas are identified by a special symbol on the maps. If included in the database for a given area, the contrasting minor components are identified in the map unit descriptions along with some characteristics of each. A few areas of minor components may not have been observed, and consequently they are not mentioned in the descriptions, especially where the pattern was so complex that it was impractical to make enough observations to identify all the soils and miscellaneous areas on the landscape.

The presence of minor components in a map unit in no way diminishes the usefulness or accuracy of the data. The objective of mapping is not to delineate pure taxonomic classes but rather to separate the landscape into landforms or landform segments that have similar use and management requirements. The delineation of such segments on the map provides sufficient information for the development of resource plans. If intensive use of small areas is planned, however, onsite investigation is needed to define and locate the soils and miscellaneous areas.

An identifying symbol precedes the map unit name in the map unit descriptions. Each description includes general facts about the unit and gives important soil properties and qualities.

Soils that have profiles that are almost alike make up a *soil series*. All the soils of a series have major horizons that are similar in composition, thickness, and arrangement. Soils of a given series can differ in texture of the surface layer, slope, stoniness, salinity, degree of erosion, and other characteristics that affect their use. On the basis of such differences, a soil series is divided into *soil phases*. Most of the areas shown on the detailed soil maps are phases of soil series. The name of a soil phase commonly indicates a feature that affects use or management. For example, Alpha silt loam, 0 to 2 percent slopes, is a phase of the Alpha series.

Some map units are made up of two or more major soils or miscellaneous areas. These map units are complexes, associations, or undifferentiated groups.

A *complex* consists of two or more soils or miscellaneous areas in such an intricate pattern or in such small areas that they cannot be shown separately on the maps. The pattern and proportion of the soils or miscellaneous areas are somewhat similar in all areas. Alpha-Beta complex, 0 to 6 percent slopes, is an example.

An *association* is made up of two or more geographically associated soils or miscellaneous areas that are shown as one unit on the maps. Because of present or anticipated uses of the map units in the survey area, it was not considered practical or necessary to map the soils or miscellaneous areas separately. The pattern and relative proportion of the soils or miscellaneous areas are somewhat similar. Alpha-Beta association, 0 to 2 percent slopes, is an example.

An *undifferentiated group* is made up of two or more soils or miscellaneous areas that could be mapped individually but are mapped as one unit because similar interpretations can be made for use and management. The pattern and proportion of the soils or miscellaneous areas in a mapped area are not uniform. An area can be made up of only one of the major soils or miscellaneous areas, or it can be made up of all of them. Alpha and Beta soils, 0 to 2 percent slopes, is an example.

Some surveys include *miscellaneous areas*. Such areas have little or no soil material and support little or no vegetation. Rock outcrop is an example.

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Martin County, Florida

47—Pinellas fine sand, 0 to 2 percent slopes

Map Unit Setting

National map unit symbol: 2tzw0
Elevation: 0 to 80 feet
Mean annual precipitation: 45 to 64 inches
Mean annual air temperature: 70 to 77 degrees F
Frost-free period: 350 to 365 days

Farmland classification: Farmland of unique importance

Map Unit Composition

Pinellas and similar soils: 85 percent
Minor components: 15 percent
Estimates are based on observations, descriptions, and transects of the mapunit.

Description of Pinellas

Setting

Landform: Flatwoods on marine terraces
Landform position (three-dimensional): Tread, talf
Down-slope shape: Linear
Across-slope shape: Linear
Parent material: Sandy and loamy marine deposits

Typical profile

A - 0 to 5 inches: fine sand
E - 5 to 18 inches: fine sand
Bk - 18 to 34 inches: fine sand
Btkg - 34 to 46 inches: fine sandy loam
2Ckg - 46 to 80 inches: paragravelly fine sand

Properties and qualities

Slope: 0 to 2 percent
Depth to restrictive feature: More than 80 inches
Drainage class: Poorly drained
Runoff class: Very high
Capacity of the most limiting layer to transmit water (Ksat): Moderately high to high (0.57 to 1.98 in/hr)
Depth to water table: About 6 to 18 inches
Frequency of flooding: None
Frequency of ponding: None
Calcium carbonate, maximum content: 4 percent
Maximum salinity: Nonsaline to very slightly saline (0.0 to 2.0 mmhos/cm)
Sodium adsorption ratio, maximum: 4.0
Available water supply, 0 to 60 inches: Low (about 5.4 inches)

Interpretive groups

Land capability classification (irrigated): None specified
Land capability classification (nonirrigated): 3w
Hydrologic Soil Group: B/D
Ecological site: F155XY130FL - Sandy over Loamy Flatwoods and Hammocks
Forage suitability group: Sandy over loamy soils on flats of hydric or mesic lowlands (G155XB241FL)
Other vegetative classification: Cabbage Palm Flatwoods (R155XY005FL), Sandy over loamy soils on flats of hydric or mesic lowlands (G155XB241FL)
Hydric soil rating: No

Minor Components

Riviera

Percent of map unit: 6 percent
Landform: Flats on marine terraces, drainageways on marine terraces
Landform position (three-dimensional): Tread, talf, dip
Down-slope shape: Linear
Across-slope shape: Linear, concave
Ecological site: F155XY130FL - Sandy over Loamy Flatwoods and Hammocks
Other vegetative classification: Slough (R155XY011FL), Sandy over loamy soils on flats of hydric or mesic lowlands (G155XB241FL)
Hydric soil rating: Yes

Cypress lake

Percent of map unit: 3 percent
Landform: Drainageways on marine terraces, flats on marine terraces
Landform position (three-dimensional): Tread, dip, talf
Down-slope shape: Linear, convex
Across-slope shape: Concave, linear
Ecological site: F155XY130FL - Sandy over Loamy Flatwoods and Hammocks
Other vegetative classification: South Florida Flatwoods (R155XY003FL), Sandy over loamy soils on flats of hydric or mesic lowlands (G155XB241FL)
Hydric soil rating: Yes

Brynwood

Percent of map unit: 3 percent
Landform: Flatwoods on marine terraces
Landform position (three-dimensional): Tread, talf
Down-slope shape: Linear
Across-slope shape: Linear
Ecological site: F155XY120FL - Sandy Flatwoods and Hammocks
Other vegetative classification: South Florida Flatwoods (R155XY003FL), Sandy soils on flats of mesic or hydric lowlands (G155XB141FL)
Hydric soil rating: Yes

Holopaw

Percent of map unit: 2 percent
Landform: Flats on marine terraces, drainageways on marine terraces
Landform position (three-dimensional): Tread, talf, dip
Down-slope shape: Linear
Across-slope shape: Concave, linear
Ecological site: F155XY120FL - Sandy Flatwoods and Hammocks
Other vegetative classification: Slough (R155XY011FL), Sandy soils on flats of mesic or hydric lowlands (G155XB141FL)

Hydric soil rating: Yes

Wabasso

Percent of map unit: 1 percent
Landform: Flatwoods on marine terraces
Landform position (three-dimensional): Tread, talf
Down-slope shape: Linear
Across-slope shape: Linear
Ecological site: F155XY120FL - Sandy Flatwoods and Hammocks
Other vegetative classification: South Florida Flatwoods (R155XY003FL), Sandy soils on flats of mesic or hydric lowlands (G155XB141FL)
Hydric soil rating: No

Data Source Information

Soil Survey Area: Martin County, Florida
Survey Area Data: Version 24, Aug 29, 2025

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Martin County, Florida

48—Jupiter sand

Map Unit Setting

National map unit symbol: 1jq8v
Elevation: 10 to 30 feet
Mean annual precipitation: 56 to 64 inches
Mean annual air temperature: 72 to 79 degrees F
Frost-free period: 350 to 365 days

Farmland classification: Farmland of unique importance

Map Unit Composition

Jupiter, nonhydric, and similar soils: 60 percent
Jupiter, hydric, and similar soils: 20 percent
Minor components: 20 percent
Estimates are based on observations, descriptions, and transects of the mapunit.

Description of Jupiter, Nonhydric

Setting

Landform: Flats on marine terraces
Landform position (three-dimensional): Talf
Down-slope shape: Convex
Across-slope shape: Linear
Parent material: Sandy marine deposits over limestone

Typical profile

Ap1 - 0 to 4 inches: sand
A2 - 4 to 10 inches: sand
2R - 10 to 22 inches: unweathered bedrock
3C1 - 22 to 32 inches: sandy clay loam
3C2 - 32 to 48 inches: sandy loam
3C3 - 48 to 72 inches: fine sandy loam
3C4 - 72 to 80 inches: loamy sand

Properties and qualities

Slope: 0 to 1 percent
Depth to restrictive feature: 8 to 20 inches to lithic bedrock
Drainage class: Poorly drained
Runoff class: Very high
Capacity of the most limiting layer to transmit water (Ksat): Moderately low to moderately high (0.06 to 0.20 in/hr)
Depth to water table: About 6 to 18 inches
Frequency of flooding: None
Frequency of ponding: None
Calcium carbonate, maximum content: 30 percent
Maximum salinity: Nonsaline to very slightly saline (0.0 to 2.0 mmhos/cm)
Sodium adsorption ratio, maximum: 4.0
Available water supply, 0 to 60 inches: Very low (about 0.9 inches)

Interpretive groups

Land capability classification (irrigated): None specified
Land capability classification (nonirrigated): 4w
Hydrologic Soil Group: D
Ecological site: F155XY120FL - Sandy Flatwoods and Hammocks
Forage suitability group: Sandy soils on flats of mesic or hydric lowlands (G156BC141FL)
Other vegetative classification: Wetland Hardwood Hammock (R156BY012FL), Sandy soils on flats of mesic or hydric lowlands (G156BC141FL)

Hydric soil rating: No

Description of Jupiter, Hydric

Setting

Landform: Drainageways on marine terraces
Landform position (three-dimensional): Dip
Down-slope shape: Linear
Across-slope shape: Concave
Parent material: Sandy marine deposits over limestone

Typical profile

Ap1 - 0 to 4 inches: mucky fine sand
A2 - 4 to 10 inches: sand
2R - 10 to 22 inches: unweathered bedrock
3C1 - 22 to 32 inches: sandy clay loam
3C2 - 32 to 48 inches: sandy loam
3C3 - 48 to 72 inches: fine sandy loam
3C4 - 72 to 80 inches: loamy sand

Properties and qualities

Slope: 0 to 1 percent
Depth to restrictive feature: 8 to 20 inches to lithic bedrock
Drainage class: Poorly drained
Runoff class: Very high
Capacity of the most limiting layer to transmit water (Ksat): Moderately low to moderately high (0.06 to 0.20 in/hr)
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Frequency of flooding: None
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Maximum salinity: Nonsaline to very slightly saline (0.0 to 2.0 mmhos/cm)
Sodium adsorption ratio, maximum: 4.0
Available water supply, 0 to 60 inches: Very low (about 0.9 inches)

Interpretive groups

Land capability classification (irrigated): None specified
Land capability classification (nonirrigated): 4w
Hydrologic Soil Group: D
Ecological site: R155XY070FL - Sandy Freshwater Isolated Marshes and Swamps
Forage suitability group: Sandy soils on flats of mesic or hydric lowlands (G156BC141FL)
Other vegetative classification: Wetland Hardwood Hammock (R156BY012FL), Sandy soils on flats of mesic or hydric lowlands (G156BC141FL)
Hydric soil rating: Yes

Minor Components

Canova variant, drained

Percent of map unit: 4 percent
Landform: Depressions on marine terraces

Landform position (three-dimensional): Dip
Down-slope shape: Concave
Across-slope shape: Concave
Ecological site: R155XY100FL - Organic Freshwater Isolated Marshes and Swamps
Other vegetative classification: Organic soils in depressions and on flood plains (G156BC645FL)
Hydric soil rating: Yes

Hallandale, hydric

Percent of map unit: 4 percent
Landform: Flats on marine terraces
Landform position (three-dimensional): Talf
Down-slope shape: Linear
Across-slope shape: Linear
Ecological site: R156AY320FL - Subtropical Freshwater Non-Forested Wetlands of Miami Ridge/ Atlantic Coastal Strip
Other vegetative classification: South Florida Flatwoods (R156BY003FL), Sandy soils on flats of mesic or hydric lowlands (G156BC141FL)
Hydric soil rating: Yes

Chobee

Percent of map unit: 4 percent
Landform: Depressions on marine terraces
Landform position (three-dimensional): Dip
Down-slope shape: Concave
Across-slope shape: Concave
Ecological site: R155XY090FL - Loamy and Clayey Freshwater Isolated Marshes and Swamps
Other vegetative classification: Freshwater Marshes and Ponds (R156BY010FL), Loamy and clayey soils on stream terraces, flood plains, or in depressions (G156BC345FL)
Hydric soil rating: Yes

Floridana

Percent of map unit: 4 percent
Landform: Depressions on marine terraces
Landform position (three-dimensional): Dip
Down-slope shape: Concave
Across-slope shape: Concave
Ecological site: R155XY080FL - Sandy over Loamy Freshwater Isolated Marshes and Swamps
Other vegetative classification: Freshwater Marshes and Ponds (R156BY010FL), Sandy over loamy soils on stream terraces, flood plains, or in depressions (G156BC245FL)
Hydric soil rating: Yes

Pinellas

Percent of map unit: 4 percent
Landform: Flats on marine terraces
Landform position (three-dimensional): Talf
Down-slope shape: Convex

Across-slope shape: Linear
Ecological site: F155XY130FL - Sandy over Loamy Flatwoods and Hammocks
Other vegetative classification: Wetland Hardwood Hammock (R156BY012FL), Sandy over loamy soils on flats of hydric or mesic lowlands (G156BC241FL)
Hydric soil rating: No

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Martin County, Florida

49—Riviera fine sand, frequently ponded, 0 to 1 percent slopes

Map Unit Setting

National map unit symbol: 2tzwl
Elevation: 0 to 80 feet
Mean annual precipitation: 44 to 64 inches
Mean annual air temperature: 68 to 77 degrees F

Frost-free period: 350 to 365 days
Farmland classification: Farmland of unique importance

Map Unit Composition

Riviera and similar soils: 85 percent
Minor components: 15 percent
Estimates are based on observations, descriptions, and transects of the mapunit.

Description of Riviera

Setting

Landform: Depressions on marine terraces
Landform position (three-dimensional): Tread, dip
Down-slope shape: Concave
Across-slope shape: Concave
Parent material: Sandy and loamy marine deposits

Typical profile

A - 0 to 4 inches: fine sand
E - 4 to 36 inches: fine sand
Bt/E - 36 to 42 inches: fine sandy loam
Cg1 - 42 to 56 inches: fine sand
Cg2 - 56 to 80 inches: fine sand

Properties and qualities

Slope: 0 to 1 percent
Depth to restrictive feature: More than 80 inches
Drainage class: Very poorly drained
Runoff class: Negligible
Capacity of the most limiting layer to transmit water (Ksat): Moderately high to high (0.60 to 2.00 in/hr)
Depth to water table: About 0 inches
Frequency of flooding: None
Frequency of ponding: Frequent
Maximum salinity: Nonsaline to very slightly saline (0.0 to 2.0 mmhos/cm)
Sodium adsorption ratio, maximum: 4.0
Available water supply, 0 to 60 inches: Low (about 5.1 inches)

Interpretive groups

Land capability classification (irrigated): None specified
Land capability classification (nonirrigated): 7w
Hydrologic Soil Group: A/D
Ecological site: R155XY080FL - Sandy over Loamy Freshwater Isolated Marshes and Swamps
Forage suitability group: Sandy over loamy soils on stream terraces, flood plains, or in depressions (G155XB245FL)
Other vegetative classification: Freshwater Marshes and Ponds (R155XY010FL), Sandy over loamy soils on stream terraces, flood plains, or in depressions (G155XB245FL)
Hydric soil rating: Yes

Minor Components

Chobee

Percent of map unit: 7 percent
Landform: Depressions on marine terraces
Landform position (three-dimensional): Tread, dip
Down-slope shape: Concave
Across-slope shape: Concave
Ecological site: R155XY090FL - Loamy and Clayey Freshwater Isolated Marshes and Swamps
Other vegetative classification: Freshwater Marshes and Ponds (R156BY010FL), Loamy and clayey soils on stream terraces, flood plains, or in depressions (G156BC345FL)
Hydric soil rating: Yes

Tequesta

Percent of map unit: 4 percent
Landform: Depressions on marine terraces
Landform position (three-dimensional): Tread, dip
Down-slope shape: Concave
Across-slope shape: Concave
Ecological site: R155XY100FL - Organic Freshwater Isolated Marshes and Swamps
Other vegetative classification: Freshwater Marshes and Ponds (R156BY010FL), Organic soils in depressions and on flood plains (G156AC645FL)
Hydric soil rating: Yes

Wabasso

Percent of map unit: 4 percent
Landform: Flatwoods on marine terraces
Landform position (three-dimensional): Tread, talf
Down-slope shape: Linear, convex
Across-slope shape: Linear
Ecological site: F155XY120FL - Sandy Flatwoods and Hammocks
Other vegetative classification: South Florida Flatwoods (R155XY003FL), Sandy soils on flats of mesic or hydric lowlands (G155XB141FL)
Hydric soil rating: No

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Soils that have profiles that are almost alike make up a *soil series*. All the soils of a series have major horizons that are similar in composition, thickness, and arrangement. Soils of a given series can differ in texture of the surface layer, slope, stoniness, salinity, degree of erosion, and other characteristics that affect their use. On the basis of such differences, a soil series is divided into *soil phases*. Most of the areas shown on the detailed soil maps are phases of soil series. The name of a soil phase commonly indicates a feature that affects use or management. For example, Alpha silt loam, 0 to 2 percent slopes, is a phase of the Alpha series.

Some map units are made up of two or more major soils or miscellaneous areas. These map units are complexes, associations, or undifferentiated groups.

A *complex* consists of two or more soils or miscellaneous areas in such an intricate pattern or in such small areas that they cannot be shown separately on the maps. The pattern and proportion of the soils or miscellaneous areas are somewhat similar in all areas. Alpha-Beta complex, 0 to 6 percent slopes, is an example.

An *association* is made up of two or more geographically associated soils or miscellaneous areas that are shown as one unit on the maps. Because of present or anticipated uses of the map units in the survey area, it was not considered practical or necessary to map the soils or miscellaneous areas separately. The pattern and relative proportion of the soils or miscellaneous areas are somewhat similar. Alpha-Beta association, 0 to 2 percent slopes, is an example.

An *undifferentiated group* is made up of two or more soils or miscellaneous areas that could be mapped individually but are mapped as one unit because similar interpretations can be made for use and management. The pattern and proportion of the soils or miscellaneous areas in a mapped area are not uniform. An area can be made up of only one of the major soils or miscellaneous areas, or it can be made up of all of them. Alpha and Beta soils, 0 to 2 percent slopes, is an example.

Some surveys include *miscellaneous areas*. Such areas have little or no soil material and support little or no vegetation. Rock outcrop is an example.

Additional information about the map units described in this report is available in other soil reports, which give properties of the soils and the limitations, capabilities, and potentials for many uses. Also, the narratives that accompany the soil reports define some of the properties included in the map unit descriptions.

Martin County, Florida

53—Udorthents, 0 to 35 percent slopes

Map Unit Setting

National map unit symbol: 1jq92
Elevation: 0 to 70 feet
Mean annual precipitation: 56 to 64 inches
Mean annual air temperature: 72 to 79 degrees F
Frost-free period: 350 to 365 days

Farmland classification: Not prime farmland

Map Unit Composition

Udorthents and similar soils: 100 percent
Estimates are based on observations, descriptions, and transects of the mapunit.

Description of Udorthents

Setting

Landform: Ridges on marine terraces
Landform position (three-dimensional): Interfluve
Down-slope shape: Convex
Across-slope shape: Convex, linear
Parent material: Altered marine deposits

Typical profile

C - 0 to 80 inches: gravelly sand

Properties and qualities

Slope: 0 to 35 percent
Depth to restrictive feature: More than 80 inches
Drainage class: Well drained
Runoff class: Medium
Capacity of the most limiting layer to transmit water (Ksat): High to very high (5.95 to 19.98 in/hr)
Depth to water table: More than 80 inches
Frequency of flooding: None
Frequency of ponding: None
Maximum salinity: Nonsaline to very slightly saline (0.0 to 2.0 mmhos/cm)
Sodium adsorption ratio, maximum: 4.0
Available water supply, 0 to 60 inches: Very low (about 2.4 inches)

Interpretive groups

Land capability classification (irrigated): None specified
Land capability classification (nonirrigated): 7s
Hydrologic Soil Group: A
Ecological site: F156BY040FL - Sandy Pine Flatwoods and Hammocks, F156BY041FL - Sandy Over Loamy Pine Flatwoods and Hammocks
Forage suitability group: Forage suitability group not assigned (G156BC999FL)
Other vegetative classification: Forage suitability group not assigned (G156BC999FL)
Hydric soil rating: No

Data Source Information

Soil Survey Area: Martin County, Florida
Survey Area Data: Version 24, Aug 29, 2025

Map Unit Description

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A map unit delineation on a soil map represents an area dominated by one or more major kinds of soil or miscellaneous areas. A map unit is identified and named according to the taxonomic classification of the dominant soils. Within a taxonomic class there are precisely defined limits for the properties of the soils. On the landscape, however, the soils are natural phenomena, and they have the characteristic variability of all natural phenomena. Thus, the range of some observed properties may extend beyond the limits defined for a taxonomic class. Areas of soils of a single taxonomic class rarely, if ever, can be mapped without including areas of other taxonomic classes. Consequently, every map unit is made up of the soils or miscellaneous areas for which it is named, soils that are similar to the named components, and some minor components that differ in use and management from the major soils.

Most of the soils similar to the major components have properties similar to those of the dominant soil or soils in the map unit, and thus they do not affect use and management. These are called noncontrasting, or similar, components. They may or may not be mentioned in a particular map unit description. Some minor components, however, have properties and behavior characteristics divergent enough to affect use or to require different management. These are called contrasting, or dissimilar, components. They generally are in small areas and could not be mapped separately because of the scale used. Some small areas of strongly contrasting soils or miscellaneous areas are identified by a special symbol on the maps. If included in the database for a given area, the contrasting minor components are identified in the map unit descriptions along with some characteristics of each. A few areas of minor components may not have been observed, and consequently they are not mentioned in the descriptions, especially where the pattern was so complex that it was impractical to make enough observations to identify all the soils and miscellaneous areas on the landscape.

The presence of minor components in a map unit in no way diminishes the usefulness or accuracy of the data. The objective of mapping is not to delineate pure taxonomic classes but rather to separate the landscape into landforms or landform segments that have similar use and management requirements. The delineation of such segments on the map provides sufficient information for the development of resource plans. If intensive use of small areas is planned, however, onsite investigation is needed to define and locate the soils and miscellaneous areas.

An identifying symbol precedes the map unit name in the map unit descriptions. Each description includes general facts about the unit and gives important soil properties and qualities.

Soils that have profiles that are almost alike make up a *soil series*. All the soils of a series have major horizons that are similar in composition, thickness, and arrangement. Soils of a given series can differ in texture of the surface layer, slope, stoniness, salinity, degree of erosion, and other characteristics that affect their use. On the basis of such differences, a soil series is divided into *soil phases*. Most of the areas shown on the detailed soil maps are phases of soil series. The name of a soil phase commonly indicates a feature that affects use or management. For example, Alpha silt loam, 0 to 2 percent slopes, is a phase of the Alpha series.

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Some surveys include *miscellaneous areas*. Such areas have little or no soil material and support little or no vegetation. Rock outcrop is an example.

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Martin County, Florida

57—Chobee muck, frequently ponded, 0 to 1 percent slopes

Map Unit Setting

National map unit symbol: 2tzwg
Elevation: 0 to 130 feet
Mean annual precipitation: 43 to 64 inches
Mean annual air temperature: 70 to 77 degrees F
Frost-free period: 350 to 365 days

Farmland classification: Farmland of unique importance

Map Unit Composition

Chobee and similar soils: 90 percent
Minor components: 10 percent
Estimates are based on observations, descriptions, and transects of the mapunit.

Description of Chobee

Setting

Landform: Depressions on flatwoods on marine terraces
Landform position (three-dimensional): Tread, dip, talf
Down-slope shape: Linear, concave
Across-slope shape: Linear, concave
Parent material: Loamy alluvium

Typical profile

Oa - 0 to 4 inches: muck
A - 4 to 16 inches: loamy sand
Btg1 - 16 to 28 inches: fine sandy loam
Btg2 - 28 to 42 inches: sandy clay loam
Btg3 - 42 to 53 inches: fine sandy loam
Cg - 53 to 80 inches: fine sand

Properties and qualities

Slope: 0 to 1 percent
Depth to restrictive feature: More than 80 inches
Drainage class: Very poorly drained
Runoff class: Negligible
Capacity of the most limiting layer to transmit water (Ksat): Moderately low to moderately high (0.06 to 0.20 in/hr)
Depth to water table: About 0 inches
Frequency of flooding: None
Frequency of ponding: Frequent
Calcium carbonate, maximum content: 7 percent
Maximum salinity: Nonsaline to very slightly saline (0.0 to 2.0 mmhos/cm)
Sodium adsorption ratio, maximum: 2.0
Available water supply, 0 to 60 inches: Moderate (about 8.5 inches)

Interpretive groups

Land capability classification (irrigated): None specified
Land capability classification (nonirrigated): 7w
Hydrologic Soil Group: C/D
Ecological site: R156BY021FL - Mineral Isolated Marshes and Swamps
Forage suitability group: Organic soils in depressions and on flood plains (G155XB645FL)
Other vegetative classification: Freshwater Marshes and Ponds (R155XY010FL), Organic soils in depressions and on flood plains (G155XB645FL)

Hydric soil rating: Yes

Minor Components

Riviera

Percent of map unit: 4 percent
Landform: Depressions on marine terraces
Landform position (three-dimensional): Tread, dip
Down-slope shape: Concave
Across-slope shape: Concave
Ecological site: R156BY021FL - Mineral Isolated Marshes and Swamps
Other vegetative classification: Freshwater Marshes and Ponds (R155XY010FL), Sandy over loamy soils on stream terraces, flood plains, or in depressions (G155XB245FL)
Hydric soil rating: Yes

Gator

Percent of map unit: 3 percent
Landform: Depressions on marine terraces
Landform position (three-dimensional): Tread, dip
Down-slope shape: Concave
Across-slope shape: Concave
Ecological site: R156BY020FL - Histisol Isolated Marshes and Swamps
Other vegetative classification: Freshwater Marshes and Ponds (R155XY010FL), Organic soils in depressions and on flood plains (G155XB645FL)
Hydric soil rating: Yes

Tequesta

Percent of map unit: 3 percent
Landform: Depressions on marine terraces
Landform position (three-dimensional): Tread, dip
Down-slope shape: Concave
Across-slope shape: Concave
Ecological site: R156BY021FL - Mineral Isolated Marshes and Swamps
Other vegetative classification: Freshwater Marshes and Ponds (R156BY010FL), Organic soils in depressions and on flood plains (G156AC645FL)
Hydric soil rating: Yes

Data Source Information

Soil Survey Area: Martin County, Florida
Survey Area Data: Version 24, Aug 29, 2025

Map Unit Description

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Most of the soils similar to the major components have properties similar to those of the dominant soil or soils in the map unit, and thus they do not affect use and management. These are called noncontrasting, or similar, components. They may or may not be mentioned in a particular map unit description. Some minor components, however, have properties and behavior characteristics divergent enough to affect use or to require different management. These are called contrasting, or dissimilar, components. They generally are in small areas and could not be mapped separately because of the scale used. Some small areas of strongly contrasting soils or miscellaneous areas are identified by a special symbol on the maps. If included in the database for a given area, the contrasting minor components are identified in the map unit descriptions along with some characteristics of each. A few areas of minor components may not have been observed, and consequently they are not mentioned in the descriptions, especially where the pattern was so complex that it was impractical to make enough observations to identify all the soils and miscellaneous areas on the landscape.

The presence of minor components in a map unit in no way diminishes the usefulness or accuracy of the data. The objective of mapping is not to delineate pure taxonomic classes but rather to separate the landscape into landforms or landform segments that have similar use and management requirements. The delineation of such segments on the map provides sufficient information for the development of resource plans. If intensive use of small areas is planned, however, onsite investigation is needed to define and locate the soils and miscellaneous areas.

An identifying symbol precedes the map unit name in the map unit descriptions. Each description includes general facts about the unit and gives important soil properties and qualities.

Soils that have profiles that are almost alike make up a *soil series*. All the soils of a series have major horizons that are similar in composition, thickness, and arrangement. Soils of a given series can differ in texture of the surface layer, slope, stoniness, salinity, degree of erosion, and other characteristics that affect their use. On the basis of such differences, a soil series is divided into *soil phases*. Most of the areas shown on the detailed soil maps are phases of soil series. The name of a soil phase commonly indicates a feature that affects use or management. For example, Alpha silt loam, 0 to 2 percent slopes, is a phase of the Alpha series.

Some map units are made up of two or more major soils or miscellaneous areas. These map units are complexes, associations, or undifferentiated groups.

A *complex* consists of two or more soils or miscellaneous areas in such an intricate pattern or in such small areas that they cannot be shown separately on the maps. The pattern and proportion of the soils or miscellaneous areas are somewhat similar in all areas. Alpha-Beta complex, 0 to 6 percent slopes, is an example.

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Some surveys include *miscellaneous areas*. Such areas have little or no soil material and support little or no vegetation. Rock outcrop is an example.

Additional information about the map units described in this report is available in other soil reports, which give properties of the soils and the limitations, capabilities, and potentials for many uses. Also, the narratives that accompany the soil reports define some of the properties included in the map unit descriptions.

Martin County, Florida

58—Gator and Tequesta mucks

Map Unit Setting

National map unit symbol: 1jq98
Elevation: 0 to 60 feet
Mean annual precipitation: 56 to 64 inches
Mean annual air temperature: 72 to 79 degrees F
Frost-free period: 350 to 365 days

Farmland classification: Farmland of unique importance

Map Unit Composition

Gator and similar soils: 50 percent
Tequesta and similar soils: 40 percent
Minor components: 10 percent
Estimates are based on observations, descriptions, and transects of the mapunit.

Description of Gator

Setting

Landform: Depressions on marine terraces
Landform position (three-dimensional): Dip
Down-slope shape: Concave
Across-slope shape: Concave
Parent material: Herbaceous organic material over loamy and sandy marine deposits

Typical profile

Oa - 0 to 24 inches: muck
Cg1 - 24 to 48 inches: fine sandy loam
Cg2 - 48 to 56 inches: fine sand

Properties and qualities

Slope: 0 to 1 percent
Depth to restrictive feature: More than 80 inches
Drainage class: Very poorly drained
Runoff class: Negligible
Capacity of the most limiting layer to transmit water (Ksat): Moderately high to high (0.60 to 1.98 in/hr)
Depth to water table: About 0 inches
Frequency of flooding: None
Frequency of ponding: Frequent
Maximum salinity: Nonsaline to very slightly saline (0.0 to 2.0 mmhos/cm)
Sodium adsorption ratio, maximum: 4.0
Available water supply, 0 to 60 inches: High (about 11.8 inches)

Interpretive groups

Land capability classification (irrigated): None specified
Land capability classification (nonirrigated): 7w
Hydrologic Soil Group: B/D
Ecological site: R155XY100FL - Organic Freshwater Isolated Marshes and Swamps
Forage suitability group: Organic soils in depressions and on flood plains (G156BC645FL)
Other vegetative classification: Freshwater Marshes and Ponds (R156BY010FL), Organic soils in depressions and on flood plains (G156BC645FL)
Hydric soil rating: Yes

Description of Tequesta

Setting

Landform: Depressions on marine terraces
Landform position (three-dimensional): Dip
Down-slope shape: Concave
Across-slope shape: Concave
Parent material: Stratified sandy and loamy marine deposits

Typical profile

Oa - 0 to 14 inches: muck
A - 14 to 26 inches: sand
Eg - 26 to 30 inches: sand
Btg - 30 to 40 inches: sandy clay loam
B/C - 40 to 48 inches: loamy sand
Cg - 48 to 64 inches: sand

Properties and qualities

Slope: 0 to 1 percent
Depth to restrictive feature: More than 80 inches
Drainage class: Very poorly drained
Runoff class: Negligible
Capacity of the most limiting layer to transmit water (Ksat): Moderately low to moderately high (0.06 to 0.60 in/hr)
Depth to water table: About 0 inches
Frequency of flooding: None
Frequency of ponding: Frequent
Calcium carbonate, maximum content: 5 percent
Maximum salinity: Nonsaline to very slightly saline (0.0 to 2.0 mmhos/cm)
Sodium adsorption ratio, maximum: 4.0
Available water supply, 0 to 60 inches: Moderate (about 7.3 inches)

Interpretive groups

Land capability classification (irrigated): None specified
Land capability classification (nonirrigated): 7w
Hydrologic Soil Group: C/D
Ecological site: R155XY100FL - Organic Freshwater Isolated Marshes and Swamps
Forage suitability group: Organic soils in depressions and on flood plains (G156BC645FL)
Other vegetative classification: Freshwater Marshes and Ponds (R156BY010FL), Organic soils in depressions and on flood plains (G156BC645FL)
Hydric soil rating: Yes

Minor Components

Floridana

Percent of map unit: 5 percent
Landform: Depressions on marine terraces
Landform position (three-dimensional): Dip

Down-slope shape: Concave
Across-slope shape: Concave
Ecological site: R155XY080FL - Sandy over Loamy Freshwater Isolated Marshes and Swamps
Other vegetative classification: Freshwater Marshes and Ponds (R156BY010FL), Sandy over loamy soils on stream terraces, flood plains, or in depressions (G156BC245FL)
Hydric soil rating: Yes

Chobee

Percent of map unit: 5 percent
Landform: Depressions on marine terraces
Landform position (three-dimensional): Dip
Down-slope shape: Concave
Across-slope shape: Concave
Ecological site: R155XY090FL - Loamy and Clayey Freshwater Isolated Marshes and Swamps
Other vegetative classification: Freshwater Marshes and Ponds (R156BY010FL), Loamy and clayey soils on stream terraces, flood plains, or in depressions (G156BC345FL)
Hydric soil rating: Yes

Data Source Information

Soil Survey Area: Martin County, Florida
Survey Area Data: Version 24, Aug 29, 2025

Map Unit Description

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Some surveys include *miscellaneous areas*. Such areas have little or no soil material and support little or no vegetation. Rock outcrop is an example.

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Martin County, Florida

66—Holopaw fine sand, 0 to 2 percent slopes

Map Unit Setting

National map unit symbol: 2vbpd
Elevation: 0 to 130 feet
Mean annual precipitation: 4 to 62 inches
Mean annual air temperature: 68 to 77 degrees F
Frost-free period: 350 to 365 days

Farmland classification: Farmland of unique importance

Map Unit Composition

Holopaw and similar soils: 85 percent
Minor components: 15 percent
Estimates are based on observations, descriptions, and transects of the mapunit.

Description of Holopaw

Setting

Landform: Drainageways on marine terraces, flats on marine terraces
Landform position (three-dimensional): Tread, dip, talf
Down-slope shape: Linear, convex
Across-slope shape: Concave, linear
Parent material: Sandy and loamy marine deposits

Typical profile

A - 0 to 6 inches: fine sand
Eg - 6 to 42 inches: fine sand
Btg - 42 to 60 inches: fine sandy loam
Cg - 60 to 80 inches: loamy sand

Properties and qualities

Slope: 0 to 2 percent
Depth to restrictive feature: More than 80 inches
Drainage class: Poorly drained
Runoff class: Very high
Capacity of the most limiting layer to transmit water (Ksat): High (2.00 to 6.00 in/hr)
Depth to water table: About 3 to 18 inches
Frequency of flooding: None
Frequency of ponding: None
Calcium carbonate, maximum content: 5 percent
Maximum salinity: Nonsaline to very slightly saline (0.0 to 2.0 mmhos/cm)
Sodium adsorption ratio, maximum: 4.0
Available water supply, 0 to 60 inches: Low (about 5.7 inches)

Interpretive groups

Land capability classification (irrigated): None specified
Land capability classification (nonirrigated): 4w
Hydrologic Soil Group: A/D
Ecological site: R155XY070FL - Sandy Freshwater Isolated Marshes and Swamps
Forage suitability group: Sandy soils on flats of mesic or hydric lowlands (G155XB141FL)
Other vegetative classification: Slough (R155XY011FL), Sandy soils on flats of mesic or hydric lowlands (G155XB141FL)
Hydric soil rating: Yes

Minor Components

Basinger

Percent of map unit: 6 percent
Landform: Depressions on marine terraces
Landform position (three-dimensional): Tread, dip
Down-slope shape: Concave, linear
Across-slope shape: Concave, linear
Ecological site: R155XY070FL - Sandy Freshwater Isolated Marshes and Swamps
Other vegetative classification: Sandy soils on flats of mesic or hydric lowlands (G155XB141FL)
Hydric soil rating: Yes

Oldsmar

Percent of map unit: 4 percent
Landform: Flatwoods on marine terraces
Landform position (three-dimensional): Talf
Down-slope shape: Linear, convex
Across-slope shape: Linear
Ecological site: F155XY120FL - Sandy Flatwoods and Hammocks
Other vegetative classification: South Florida Flatwoods (R155XY003FL), Sandy soils on flats of mesic or hydric lowlands (G155XB141FL)
Hydric soil rating: No

Cypress lake

Percent of map unit: 3 percent
Landform: Drainageways on marine terraces, flats on marine terraces
Landform position (three-dimensional): Tread, dip, talf
Down-slope shape: Linear, convex
Across-slope shape: Concave, linear
Ecological site: R155XY080FL - Sandy over Loamy Freshwater Isolated Marshes and Swamps
Other vegetative classification: South Florida Flatwoods (R155XY003FL), Sandy over loamy soils on flats of hydric or mesic lowlands (G155XB241FL)
Hydric soil rating: Yes

Riviera

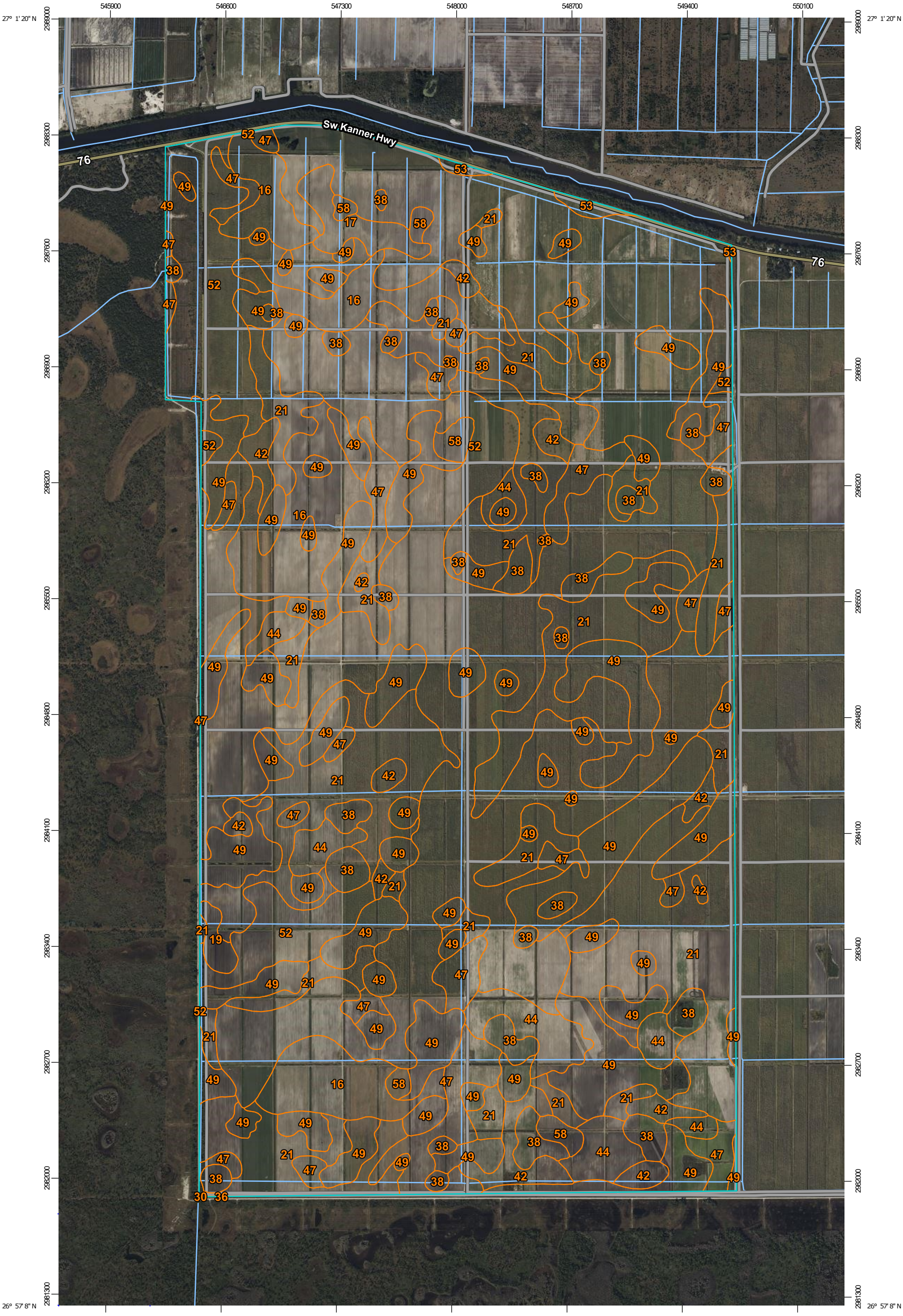
Percent of map unit: 2 percent
Landform: Flatwoods on marine terraces, drainageways on marine terraces
Landform position (three-dimensional): Tread, talf, dip
Down-slope shape: Linear
Across-slope shape: Linear, concave
Ecological site: F155XY130FL - Sandy over Loamy Flatwoods and Hammocks
Other vegetative classification: Slough (R155XY011FL), Sandy over loamy soils on flats of hydric or mesic lowlands (G155XB241FL)

Hydric soil rating: Yes

Data Source Information

Soil Survey Area: Martin County, Florida
Survey Area Data: Version 24, Aug 29, 2025

Soil Map—Martin County, Florida, and Palm Beach County Area, Florida
(Project Parrot)



Map Scale: 1:21,800 if printed on B portrait (11" x 17") sheet.

N

Meters
0 300 600 1200 1800

Feet
0 1000 2000 4000 6000

Map projection: Web Mercator Corner coordinates: WGS84 Edge tics: UTM Zone 17N WGS84

MAP LEGEND

Area of Interest (AOI)
- Area of Interest (AOI)

Soils
- Soil Map Unit Polygons
- Soil Map Unit Lines
- Soil Map Unit Points

Special Point Features
- Blowout
- Borrow Pit
- Clay Spot
- Closed Depression
- Gravel Pit
- Gravelly Spot
- Landfill
- Lava Flow
- Marsh or swamp
- Mine or Quarry
- Miscellaneous Water
- Perennial Water
- Rock Outcrop
- Saline Spot
- Sandy Spot
- Severely Eroded Spot
- Sinkhole
- Slide or Slip
- Sodic Spot
- Spoil Area
- Stony Spot
- Very Stony Spot
- Wet Spot
- Other
- Special Line Features

Water Features
- Streams and Canals

Transportation
- Rails
- Interstate Highways
- US Routes
- Major Roads
- Local Roads

Background
- Aerial Photography

MAP INFORMATION

The soil surveys that comprise your AOI were mapped at 1:20,000.

Please rely on the bar scale on each map sheet for map measurements.

Source of Map: Natural Resources Conservation Service
Web Soil Survey URL:
Coordinate System: Web Mercator (EPSG:3857)

Maps from the Web Soil Survey are based on the Web Mercator projection, which preserves direction and shape but distorts distance and area. A projection that preserves area, such as the Albers equal-area conic projection, should be used if more accurate calculations of distance or area are required.

This product is generated from the USDA-NRCS certified data as of the version date(s) listed below.

Soil Survey Area: Martin County, Florida
Survey Area Data: Version 24, Aug 29, 2025

Soil Survey Area: Palm Beach County Area, Florida
Survey Area Data: Version 22, Aug 29, 2025

Your area of interest (AOI) includes more than one soil survey area. These survey areas may have been mapped at different scales, with a different land use in mind, at different times, or at different levels of detail. This may result in map unit symbols, soil properties, and interpretations that do not completely agree across soil survey area boundaries.

Soil map units are labeled (as space allows) for map scales 1:50,000 or larger.

Date(s) aerial images were photographed: Jan 14, 2022—Jan 30, 2022

The orthophoto or other base map on which the soil lines were compiled and digitized probably differs from the background imagery displayed on these maps. As a result, some minor shifting of map unit boundaries may be evident.

Map Unit Legend

Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
16	Oldsmar fine sand, 0 to 2 percent slopes	323.8	6.4%
17	Wabasso sand, 0 to 2 percent slopes	38.6	0.8%
19	Winder sand, frequently ponded, 0 to 1 percent slopes	13.6	0.3%
21	Pineda-Riviera fine sands association, 0 to 2 percent slopes	987.7	19.6%
38	Floridana fine sand, frequently ponded, 0 to 1 percent slopes	184.2	3.7%
42	Brynwood sand, wet, 0 to 2 percent slopes	113.0	2.2%
44	Cypress Lake fine sand, 0 to 2 percent slopes	147.3	2.9%
47	Pinellas fine sand, 0 to 2 percent slopes	264.9	5.3%
49	Riviera fine sand, frequently ponded, 0 to 1 percent slopes	998.4	19.8%
52	Malabar fine sand, high, 0 to 2 percent slopes	1,921.0	38.1%
53	Udorthents, 0 to 35 percent slopes	12.4	0.2%
58	Gator and Tequesta mucks	36.1	0.7%
Subtotals for Soil Survey Area		**5,041.1**	**100.0%**
Totals for Area of Interest		**5,041.2**	**100.0%**

Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
30	Pinellas fine sand, 0 to 2 percent slopes	0.0	0.0%
36	Riviera fine sand, 0 to 2 percent slopes	0.1	0.0%
Subtotals for Soil Survey Area		**0.1**	**0.0%**
Totals for Area of Interest		**5,041.2**	**100.0%**

Map Unit Description

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A map unit delineation on a soil map represents an area dominated by one or more major kinds of soil or miscellaneous areas. A map unit is identified and named according to the taxonomic classification of the dominant soils. Within a taxonomic class there are precisely defined limits for the properties of the soils. On the landscape, however, the soils are natural phenomena, and they have the characteristic variability of all natural phenomena. Thus, the range of some observed properties may extend beyond the limits defined for a taxonomic class. Areas of soils of a single taxonomic class rarely, if ever, can be mapped without including areas of other taxonomic classes. Consequently, every map unit is made up of the soils or miscellaneous areas for which it is named, soils that are similar to the named components, and some minor components that differ in use and management from the major soils.

Most of the soils similar to the major components have properties similar to those of the dominant soil or soils in the map unit, and thus they do not affect use and management. These are called noncontrasting, or similar, components. They may or may not be mentioned in a particular map unit description. Some minor components, however, have properties and behavior characteristics divergent enough to affect use or to require different management. These are called contrasting, or dissimilar, components. They generally are in small areas and could not be mapped separately because of the scale used. Some small areas of strongly contrasting soils or miscellaneous areas are identified by a special symbol on the maps. If included in the database for a given area, the contrasting minor components are identified in the map unit descriptions along with some characteristics of each. A few areas of minor components may not have been observed, and consequently they are not mentioned in the descriptions, especially where the pattern was so complex that it was impractical to make enough observations to identify all the soils and miscellaneous areas on the landscape.

The presence of minor components in a map unit in no way diminishes the usefulness or accuracy of the data. The objective of mapping is not to delineate pure taxonomic classes but rather to separate the landscape into landforms or landform segments that have similar use and management requirements. The delineation of such segments on the map provides sufficient information for the development of resource plans. If intensive use of small areas is planned, however, onsite investigation is needed to define and locate the soils and miscellaneous areas.

An identifying symbol precedes the map unit name in the map unit descriptions. Each description includes general facts about the unit and gives important soil properties and qualities.

Soils that have profiles that are almost alike make up a *soil series*. All the soils of a series have major horizons that are similar in composition, thickness, and arrangement. Soils of a given series can differ in texture of the surface layer, slope, stoniness, salinity, degree of erosion, and other characteristics that affect their use. On the basis of such differences, a soil series is divided into *soil phases*. Most of the areas shown on the detailed soil maps are phases of soil series. The name of a soil phase commonly indicates a feature that affects use or management. For example, Alpha silt loam, 0 to 2 percent slopes, is a phase of the Alpha series.

Some map units are made up of two or more major soils or miscellaneous areas. These map units are complexes, associations, or undifferentiated groups.

A *complex* consists of two or more soils or miscellaneous areas in such an intricate pattern or in such small areas that they cannot be shown separately on the maps. The pattern and proportion of the soils or miscellaneous areas are somewhat similar in all areas. Alpha-Beta complex, 0 to 6 percent slopes, is an example.

An *association* is made up of two or more geographically associated soils or miscellaneous areas that are shown as one unit on the maps. Because of present or anticipated uses of the map units in the survey area, it was not considered practical or necessary to map the soils or miscellaneous areas separately. The pattern and relative proportion of the soils or miscellaneous areas are somewhat similar. Alpha-Beta association, 0 to 2 percent slopes, is an example.

An *undifferentiated group* is made up of two or more soils or miscellaneous areas that could be mapped individually but are mapped as one unit because similar interpretations can be made for use and management. The pattern and proportion of the soils or miscellaneous areas in a mapped area are not uniform. An area can be made up of only one of the major soils or miscellaneous areas, or it can be made up of all of them. Alpha and Beta soils, 0 to 2 percent slopes, is an example.

Some surveys include *miscellaneous areas*. Such areas have little or no soil material and support little or no vegetation. Rock outcrop is an example.

Additional information about the map units described in this report is available in other soil reports, which give properties of the soils and the limitations, capabilities, and potentials for many uses. Also, the narratives that accompany the soil reports define some of the properties included in the map unit descriptions.

Martin County, Florida

16—Oldsmar fine sand, 0 to 2 percent slopes

Map Unit Setting

National map unit symbol: 2sm4t
Elevation: 0 to 100 feet
Mean annual precipitation: 44 to 64 inches
Mean annual air temperature: 70 to 77 degrees F
Frost-free period: 350 to 365 days

Farmland classification: Farmland of unique importance

Map Unit Composition

Oldsmar and similar soils: 85 percent
Minor components: 15 percent
Estimates are based on observations, descriptions, and transects of the mapunit.

Description of Oldsmar

Setting

Landform: Flatwoods on marine terraces
Landform position (three-dimensional): Talf
Down-slope shape: Linear, convex
Across-slope shape: Linear
Parent material: Sandy and loamy marine deposits

Typical profile

A - 0 to 4 inches: fine sand
E - 4 to 35 inches: fine sand
Bh - 35 to 50 inches: fine sand
Btg - 50 to 80 inches: sandy clay loam

Properties and qualities

Slope: 0 to 2 percent
Depth to restrictive feature: More than 80 inches
Drainage class: Poorly drained
Runoff class: Very high
Capacity of the most limiting layer to transmit water (Ksat): Moderately low to moderately high (0.06 to 0.20 in/hr)
Depth to water table: About 6 to 18 inches
Frequency of flooding: None
Frequency of ponding: None
Maximum salinity: Nonsaline to very slightly saline (0.0 to 2.0 mmhos/cm)
Sodium adsorption ratio, maximum: 4.0
Available water supply, 0 to 60 inches: Moderate (about 6.7 inches)

Interpretive groups

Land capability classification (irrigated): None specified
Land capability classification (nonirrigated): 4w
Hydrologic Soil Group: A/D
Ecological site: F155XY120FL - Sandy Flatwoods and Hammocks
Forage suitability group: Sandy soils on flats of mesic or hydric lowlands (G155XB141FL)
Other vegetative classification: South Florida Flatwoods (R155XY003FL), Sandy soils on flats of mesic or hydric lowlands (G155XB141FL)
Hydric soil rating: No

Minor Components

Malabar

Percent of map unit: 5 percent
Landform: — error in exists on —
Landform position (three-dimensional): Tread, talf, dip
Down-slope shape: Linear, concave
Across-slope shape: Linear, concave
Ecological site: F155XY120FL - Sandy Flatwoods and Hammocks
Other vegetative classification: Slough (R155XY011FL), Sandy soils on flats of mesic or hydric lowlands (G155XB141FL)
Hydric soil rating: Yes

Basinger

Percent of map unit: 3 percent
Landform: Depressions on marine terraces
Landform position (three-dimensional): Tread, dip
Down-slope shape: Linear, concave
Across-slope shape: Linear, concave
Ecological site: R155XY070FL - Sandy Freshwater Isolated Marshes and Swamps
Other vegetative classification: Sandy soils on flats of mesic or hydric lowlands (G155XB141FL)
Hydric soil rating: Yes

Nettles

Percent of map unit: 3 percent
Landform: Flatwoods on marine terraces
Landform position (three-dimensional): Tread, talf
Down-slope shape: Linear
Across-slope shape: Linear
Ecological site: F155XY120FL - Sandy Flatwoods and Hammocks
Other vegetative classification: Sandy soils on flats of mesic or hydric lowlands (G155XB141FL)
Hydric soil rating: No

Cypress lake

Percent of map unit: 2 percent
Landform: Drainageways on marine terraces, flats on marine terraces
Landform position (three-dimensional): Tread, dip, talf
Down-slope shape: Linear, convex
Across-slope shape: Concave, linear
Ecological site: F155XY130FL - Sandy over Loamy Flatwoods and Hammocks
Other vegetative classification: South Florida Flatwoods (R155XY003FL), Sandy over loamy soils on flats of hydric or mesic lowlands (G155XB241FL)
Hydric soil rating: Yes

Pineda

Percent of map unit: 2 percent

Landform: Flats on marine terraces, drainageways on marine terraces
Landform position (three-dimensional): Tread, talf, dip
Down-slope shape: Linear
Across-slope shape: Linear, concave
Ecological site: F155XY130FL - Sandy over Loamy Flatwoods and Hammocks
Other vegetative classification: Slough (R155XY011FL), Sandy over loamy soils on flats of hydric or mesic lowlands (G155XB241FL)
Hydric soil rating: Yes

Data Source Information

Soil Survey Area: Martin County, Florida
Survey Area Data: Version 24, Aug 29, 2025

Soil Survey Area: Palm Beach County Area, Florida
Survey Area Data: Version 22, Aug 29, 2025

Map Unit Description

The map units delineated on the detailed soil maps in a soil survey represent the soils or miscellaneous areas in the survey area. The map unit descriptions in this report, along with the maps, can be used to determine the composition and properties of a unit.

A map unit delineation on a soil map represents an area dominated by one or more major kinds of soil or miscellaneous areas. A map unit is identified and named according to the taxonomic classification of the dominant soils. Within a taxonomic class there are precisely defined limits for the properties of the soils. On the landscape, however, the soils are natural phenomena, and they have the characteristic variability of all natural phenomena. Thus, the range of some observed properties may extend beyond the limits defined for a taxonomic class. Areas of soils of a single taxonomic class rarely, if ever, can be mapped without including areas of other taxonomic classes. Consequently, every map unit is made up of the soils or miscellaneous areas for which it is named, soils that are similar to the named components, and some minor components that differ in use and management from the major soils.

Most of the soils similar to the major components have properties similar to those of the dominant soil or soils in the map unit, and thus they do not affect use and management. These are called noncontrasting, or similar, components. They may or may not be mentioned in a particular map unit description. Some minor components, however, have properties and behavior characteristics divergent enough to affect use or to require different management. These are called contrasting, or dissimilar, components. They generally are in small areas and could not be mapped separately because of the scale used. Some small areas of strongly contrasting soils or miscellaneous areas are identified by a special symbol on the maps. If included in the database for a given area, the contrasting minor components are identified in the map unit descriptions along with some characteristics of each. A few areas of minor components may not have been observed, and consequently they are not mentioned in the descriptions, especially where the pattern was so complex that it was impractical to make enough observations to identify all the soils and miscellaneous areas on the landscape.

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An identifying symbol precedes the map unit name in the map unit descriptions. Each description includes general facts about the unit and gives important soil properties and qualities.

Soils that have profiles that are almost alike make up a *soil series*. All the soils of a series have major horizons that are similar in composition, thickness, and arrangement. Soils of a given series can differ in texture of the surface layer, slope, stoniness, salinity, degree of erosion, and other characteristics that affect their use. On the basis of such differences, a soil series is divided into *soil phases*. Most of the areas shown on the detailed soil maps are phases of soil series. The name of a soil phase commonly indicates a feature that affects use or management. For example, Alpha silt loam, 0 to 2 percent slopes, is a phase of the Alpha series.

Some map units are made up of two or more major soils or miscellaneous areas. These map units are complexes, associations, or undifferentiated groups.

A *complex* consists of two or more soils or miscellaneous areas in such an intricate pattern or in such small areas that they cannot be shown separately on the maps. The pattern and proportion of the soils or miscellaneous areas are somewhat similar in all areas. Alpha-Beta complex, 0 to 6 percent slopes, is an example.

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An *undifferentiated group* is made up of two or more soils or miscellaneous areas that could be mapped individually but are mapped as one unit because similar interpretations can be made for use and management. The pattern and proportion of the soils or miscellaneous areas in a mapped area are not uniform. An area can be made up of only one of the major soils or miscellaneous areas, or it can be made up of all of them. Alpha and Beta soils, 0 to 2 percent slopes, is an example.

Some surveys include *miscellaneous areas*. Such areas have little or no soil material and support little or no vegetation. Rock outcrop is an example.

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Martin County, Florida

17—Wabasso sand, 0 to 2 percent slopes

Map Unit Setting

National map unit symbol: 2svyr
Elevation: 0 to 70 feet
Mean annual precipitation: 46 to 55 inches
Mean annual air temperature: 70 to 77 degrees F
Frost-free period: 355 to 365 days

Farmland classification: Farmland of unique importance

Map Unit Composition

Wabasso and similar soils: 85 percent
Minor components: 15 percent
Estimates are based on observations, descriptions, and transects of the mapunit.

Description of Wabasso

Setting

Landform: Flatwoods on marine terraces
Landform position (three-dimensional): Tread, talf
Down-slope shape: Linear
Across-slope shape: Linear
Parent material: Sandy and loamy marine deposits

Typical profile

A - 0 to 6 inches: sand
E - 6 to 25 inches: sand
Bh - 25 to 30 inches: sand
Btg - 30 to 58 inches: sandy clay loam
Cg - 58 to 80 inches: loamy sand

Properties and qualities

Slope: 0 to 2 percent
Depth to restrictive feature: 9 to 50 inches to strongly contrasting textural stratification
Drainage class: Poorly drained
Runoff class: Very high
Capacity of the most limiting layer to transmit water (Ksat): Moderately low to moderately high (0.06 to 0.20 in/hr)
Depth to water table: About 6 to 18 inches
Frequency of flooding: None
Frequency of ponding: None
Calcium carbonate, maximum content: 5 percent
Maximum salinity: Nonsaline to very slightly saline (0.0 to 2.0 mmhos/cm)
Sodium adsorption ratio, maximum: 4.0
Available water supply, 0 to 60 inches: Very low (about 1.4 inches)

Interpretive groups

Land capability classification (irrigated): None specified
Land capability classification (nonirrigated): 3w
Hydrologic Soil Group: C/D
Ecological site: F155XY120FL - Sandy Flatwoods and Hammocks
Forage suitability group: Sandy soils on flats of mesic or hydric lowlands (G155XB141FL)
Other vegetative classification: South Florida Flatwoods (R155XY003FL), Sandy soils on flats of mesic or hydric lowlands (G155XB141FL)
Hydric soil rating: No

Minor Components

Brynwood

Percent of map unit: 6 percent
Landform: Flatwoods on marine terraces
Landform position (three-dimensional): Tread, talf
Down-slope shape: Linear
Across-slope shape: Linear
Ecological site: F155XY120FL - Sandy Flatwoods and Hammocks
Other vegetative classification: South Florida Flatwoods (R155XY003FL), Sandy soils on flats of mesic or hydric lowlands (G155XB141FL)
Hydric soil rating: Yes

Cypress lake

Percent of map unit: 5 percent
Landform: Drainageways on marine terraces, flats on marine terraces
Landform position (three-dimensional): Tread, dip, talf
Down-slope shape: Linear, convex
Across-slope shape: Concave, linear
Ecological site: F155XY130FL - Sandy over Loamy Flatwoods and Hammocks
Other vegetative classification: South Florida Flatwoods (R155XY003FL), Sandy over loamy soils on flats of hydric or mesic lowlands (G155XB241FL)
Hydric soil rating: Yes

Pineda

Percent of map unit: 4 percent
Landform: Flats on marine terraces, drainageways on marine terraces
Landform position (three-dimensional): Tread, talf, dip
Down-slope shape: Linear
Across-slope shape: Linear, concave
Ecological site: F155XY130FL - Sandy over Loamy Flatwoods and Hammocks
Other vegetative classification: Slough (R155XY011FL), Sandy over loamy soils on flats of hydric or mesic lowlands (G155XB241FL)
Hydric soil rating: Yes

Data Source Information

Soil Survey Area: Martin County, Florida
Survey Area Data: Version 24, Aug 29, 2025

Soil Survey Area: Palm Beach County Area, Florida
Survey Area Data: Version 22, Aug 29, 2025

Map Unit Description

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Soils that have profiles that are almost alike make up a *soil series*. All the soils of a series have major horizons that are similar in composition, thickness, and arrangement. Soils of a given series can differ in texture of the surface layer, slope, stoniness, salinity, degree of erosion, and other characteristics that affect their use. On the basis of such differences, a soil series is divided into *soil phases*. Most of the areas shown on the detailed soil maps are phases of soil series. The name of a soil phase commonly indicates a feature that affects use or management. For example, Alpha silt loam, 0 to 2 percent slopes, is a phase of the Alpha series.

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A *complex* consists of two or more soils or miscellaneous areas in such an intricate pattern or in such small areas that they cannot be shown separately on the maps. The pattern and proportion of the soils or miscellaneous areas are somewhat similar in all areas. Alpha-Beta complex, 0 to 6 percent slopes, is an example.

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Some surveys include *miscellaneous areas*. Such areas have little or no soil material and support little or no vegetation. Rock outcrop is an example.

Additional information about the map units described in this report is available in other soil reports, which give properties of the soils and the limitations, capabilities, and potentials for many uses. Also, the narratives that accompany the soil reports define some of the properties included in the map unit descriptions.

Martin County, Florida

19—Winder sand, frequently ponded, 0 to 1 percent slopes

Map Unit Setting

National map unit symbol: 2x9f9
Elevation: 0 to 80 feet
Mean annual precipitation: 45 to 64 inches
Mean annual air temperature: 70 to 77 degrees F
Frost-free period: 355 to 365 days

Farmland classification: Farmland of unique importance

Map Unit Composition

Winder and similar soils: 85 percent
Minor components: 15 percent
Estimates are based on observations, descriptions, and transects of the mapunit.

Description of Winder

Setting

Landform: Depressions on marine terraces
Landform position (three-dimensional): Tread, dip
Down-slope shape: Concave
Across-slope shape: Concave, linear
Parent material: Sandy and loamy marine deposits

Typical profile

A - 0 to 3 inches: sand
E - 3 to 13 inches: sand
Btg/E - 13 to 35 inches: sandy clay loam
Btg - 35 to 71 inches: sandy loam
Ckg - 71 to 80 inches: sandy clay loam

Properties and qualities

Slope: 0 to 1 percent
Depth to restrictive feature: More than 80 inches
Drainage class: Very poorly drained
Runoff class: Negligible
Capacity of the most limiting layer to transmit water (Ksat): Moderately low to moderately high (0.06 to 0.20 in/hr)
Depth to water table: About 0 inches
Frequency of flooding: None
Frequency of ponding: Frequent
Calcium carbonate, maximum content: 10 percent
Maximum salinity: Nonsaline to very slightly saline (0.0 to 2.0 mmhos/cm)
Sodium adsorption ratio, maximum: 4.0
Available water supply, 0 to 60 inches: Moderate (about 7.5 inches)

Interpretive groups

Land capability classification (irrigated): None specified
Land capability classification (nonirrigated): 7w
Hydrologic Soil Group: C/D
Ecological site: R155XY090FL - Loamy and Clayey Freshwater Isolated Marshes and Swamps
Forage suitability group: Loamy and clayey soils on stream terraces, flood plains, or in depressions (G155XB345FL)
Other vegetative classification: Freshwater Marshes and Ponds (R155XY010FL), Loamy and clayey soils on stream terraces, flood plains, or in depressions (G155XB345FL)
Hydric soil rating: Yes

Minor Components

Felda

Percent of map unit: 5 percent
Landform: Flats on marine terraces, depressions on marine terraces
Landform position (three-dimensional): Tread, talf, dip
Down-slope shape: Linear
Across-slope shape: Linear, concave
Ecological site: R155XY080FL - Sandy over Loamy Freshwater Isolated Marshes and Swamps
Other vegetative classification: Freshwater Marshes and Ponds (R155XY010FL), Sandy over loamy soils on stream terraces, flood plains, or in depressions (G155XB245FL)
Hydric soil rating: Yes

Pineda

Percent of map unit: 3 percent
Landform: Depressions on marine terraces
Landform position (three-dimensional): Tread, dip
Down-slope shape: Concave
Across-slope shape: Concave
Ecological site: R155XY080FL - Sandy over Loamy Freshwater Isolated Marshes and Swamps
Other vegetative classification: Sandy over loamy soils on stream terraces, flood plains, or in depressions (G155XB245FL), Freshwater Marshes and Ponds (R155XY010FL)
Hydric soil rating: Yes

Wabasso

Percent of map unit: 2 percent
Landform: Flatwoods on marine terraces
Landform position (three-dimensional): Tread, talf
Down-slope shape: Linear, convex
Across-slope shape: Linear
Ecological site: F155XY120FL - Sandy Flatwoods and Hammocks
Other vegetative classification: South Florida Flatwoods (R155XY003FL), Sandy soils on flats of mesic or hydric lowlands (G155XB141FL)
Hydric soil rating: No

Copeland

Percent of map unit: 2 percent
Landform: Depressions on marine terraces
Landform position (three-dimensional): Tread, dip
Down-slope shape: Concave
Across-slope shape: Concave
Ecological site: R155XY090FL - Loamy and Clayey Freshwater Isolated Marshes and Swamps
Other vegetative classification: Freshwater Marshes and Ponds (R155XY010FL), Loamy and clayey soils on stream terraces, flood plains, or in depressions (G155XB345FL)

Hydric soil rating: Yes

Brynwood

Percent of map unit: 2 percent
Landform: Flatwoods on marine terraces
Landform position (three-dimensional): Tread, talf
Down-slope shape: Linear
Across-slope shape: Linear
Ecological site: F155XY120FL - Sandy Flatwoods and Hammocks
Other vegetative classification: South Florida Flatwoods (R155XY003FL), Sandy soils on flats of mesic or hydric lowlands (G155XB141FL)
Hydric soil rating: Yes

Gator

Percent of map unit: 1 percent
Landform: Depressions on marine terraces
Landform position (three-dimensional): Tread, dip
Down-slope shape: Concave
Across-slope shape: Concave
Ecological site: R155XY100FL - Organic Freshwater Isolated Marshes and Swamps
Other vegetative classification: Freshwater Marshes and Ponds (R155XY010FL), Organic soils in depressions and on flood plains (G155XB645FL)
Hydric soil rating: Yes

Data Source Information

Soil Survey Area: Martin County, Florida
Survey Area Data: Version 24, Aug 29, 2025

Soil Survey Area: Palm Beach County Area, Florida
Survey Area Data: Version 22, Aug 29, 2025

Map Unit Description

The map units delineated on the detailed soil maps in a soil survey represent the soils or miscellaneous areas in the survey area. The map unit descriptions in this report, along with the maps, can be used to determine the composition and properties of a unit.

A map unit delineation on a soil map represents an area dominated by one or more major kinds of soil or miscellaneous areas. A map unit is identified and named according to the taxonomic classification of the dominant soils. Within a taxonomic class there are precisely defined limits for the properties of the soils. On the landscape, however, the soils are natural phenomena, and they have the characteristic variability of all natural phenomena. Thus, the range of some observed properties may extend beyond the limits defined for a taxonomic class. Areas of soils of a single taxonomic class rarely, if ever, can be mapped without including areas of other taxonomic classes. Consequently, every map unit is made up of the soils or miscellaneous areas for which it is named, soils that are similar to the named components, and some minor components that differ in use and management from the major soils.

Most of the soils similar to the major components have properties similar to those of the dominant soil or soils in the map unit, and thus they do not affect use and management. These are called noncontrasting, or similar, components. They may or may not be mentioned in a particular map unit description. Some minor components, however, have properties and behavior characteristics divergent enough to affect use or to require different management. These are called contrasting, or dissimilar, components. They generally are in small areas and could not be mapped separately because of the scale used. Some small areas of strongly contrasting soils or miscellaneous areas are identified by a special symbol on the maps. If included in the database for a given area, the contrasting minor components are identified in the map unit descriptions along with some characteristics of each. A few areas of minor components may not have been observed, and consequently they are not mentioned in the descriptions, especially where the pattern was so complex that it was impractical to make enough observations to identify all the soils and miscellaneous areas on the landscape.

The presence of minor components in a map unit in no way diminishes the usefulness or accuracy of the data. The objective of mapping is not to delineate pure taxonomic classes but rather to separate the landscape into landforms or landform segments that have similar use and management requirements. The delineation of such segments on the map provides sufficient information for the development of resource plans. If intensive use of small areas is planned, however, onsite investigation is needed to define and locate the soils and miscellaneous areas.

An identifying symbol precedes the map unit name in the map unit descriptions. Each description includes general facts about the unit and gives important soil properties and qualities.

Soils that have profiles that are almost alike make up a *soil series*. All the soils of a series have major horizons that are similar in composition, thickness, and arrangement. Soils of a given series can differ in texture of the surface layer, slope, stoniness, salinity, degree of erosion, and other characteristics that affect their use. On the basis of such differences, a soil series is divided into *soil phases*. Most of the areas shown on the detailed soil maps are phases of soil series. The name of a soil phase commonly indicates a feature that affects use or management. For example, Alpha silt loam, 0 to 2 percent slopes, is a phase of the Alpha series.

Some map units are made up of two or more major soils or miscellaneous areas. These map units are complexes, associations, or undifferentiated groups.

A *complex* consists of two or more soils or miscellaneous areas in such an intricate pattern or in such small areas that they cannot be shown separately on the maps. The pattern and proportion of the soils or miscellaneous areas are somewhat similar in all areas. Alpha-Beta complex, 0 to 6 percent slopes, is an example.

An *association* is made up of two or more geographically associated soils or miscellaneous areas that are shown as one unit on the maps. Because of present or anticipated uses of the map units in the survey area, it was not considered practical or necessary to map the soils or miscellaneous areas separately. The pattern and relative proportion of the soils or miscellaneous areas are somewhat similar. Alpha-Beta association, 0 to 2 percent slopes, is an example.

An *undifferentiated group* is made up of two or more soils or miscellaneous areas that could be mapped individually but are mapped as one unit because similar interpretations can be made for use and management. The pattern and proportion of the soils or miscellaneous areas in a mapped area are not uniform. An area can be made up of only one of the major soils or miscellaneous areas, or it can be made up of all of them. Alpha and Beta soils, 0 to 2 percent slopes, is an example.

Some surveys include *miscellaneous areas*. Such areas have little or no soil material and support little or no vegetation. Rock outcrop is an example.

Additional information about the map units described in this report is available in other soil reports, which give properties of the soils and the limitations, capabilities, and potentials for many uses. Also, the narratives that accompany the soil reports define some of the properties included in the map unit descriptions.

Martin County, Florida

21—Pineda-Riviera fine sands association, 0 to 2 percent slopes

Map Unit Setting

National map unit symbol: 2x9fy
Elevation: 0 to 40 feet
Mean annual precipitation: 46 to 64 inches
Mean annual air temperature: 70 to 77 degrees F

Frost-free period: 360 to 365 days
Farmland classification: Farmland of unique importance

Map Unit Composition

Pineda and similar soils: 45 percent
Riviera and similar soils: 40 percent
Minor components: 15 percent
Estimates are based on observations, descriptions, and transects of the mapunit.

Description of Pineda

Setting

Landform: Flats on marine terraces, drainageways on marine terraces
Landform position (three-dimensional): Tread, talf, dip
Down-slope shape: Linear
Across-slope shape: Linear, concave
Parent material: Sandy and loamy marine deposits

Typical profile

A - 0 to 1 inches: fine sand
E - 1 to 5 inches: fine sand
Bw - 5 to 36 inches: fine sand
Btg/E - 36 to 54 inches: fine sandy loam
Cg - 54 to 80 inches: fine sand

Properties and qualities

Slope: 0 to 2 percent
Depth to restrictive feature: More than 80 inches
Drainage class: Poorly drained
Runoff class: Negligible
Capacity of the most limiting layer to transmit water (Ksat): High (1.98 to 5.95 in/hr)
Depth to water table: About 0 inches
Frequency of flooding: None
Frequency of ponding: Frequent
Calcium carbonate, maximum content: 15 percent
Maximum salinity: Nonsaline to very slightly saline (0.0 to 2.0 mmhos/cm)
Sodium adsorption ratio, maximum: 4.0
Available water supply, 0 to 60 inches: Low (about 5.7 inches)

Interpretive groups

Land capability classification (irrigated): None specified
Land capability classification (nonirrigated): 3w
Hydrologic Soil Group: A/D
Ecological site: R155XY080FL - Sandy over Loamy Freshwater Isolated Marshes and Swamps
Forage suitability group: Sandy over loamy soils on flats of hydric or mesic lowlands (G155XB241FL)

Other vegetative classification: Sandy over loamy soils on flats of hydric or mesic lowlands (G155XB241FL), Slough (R155XY011FL)
Hydric soil rating: Yes

Description of Riviera

Setting

Landform: Flats on marine terraces, drainageways on marine terraces
Landform position (three-dimensional): Tread, talf, dip
Down-slope shape: Linear
Across-slope shape: Linear, concave
Parent material: Sandy and loamy marine deposits

Typical profile

A - 0 to 6 inches: fine sand
E - 6 to 28 inches: fine sand
Bt/E - 28 to 36 inches: fine sandy loam
Btg - 36 to 42 inches: sandy clay loam
C - 42 to 80 inches: fine sand

Properties and qualities

Slope: 0 to 2 percent
Depth to restrictive feature: More than 80 inches
Drainage class: Poorly drained
Runoff class: Negligible
Capacity of the most limiting layer to transmit water (Ksat): Moderately high to high (0.60 to 6.00 in/hr)
Depth to water table: About 3 to 18 inches
Frequency of flooding: None
Frequency of ponding: None
Maximum salinity: Nonsaline to very slightly saline (0.0 to 2.0 mmhos/cm)
Sodium adsorption ratio, maximum: 4.0
Available water supply, 0 to 60 inches: Low (about 5.8 inches)

Interpretive groups

Land capability classification (irrigated): None specified
Land capability classification (nonirrigated): 3w
Hydrologic Soil Group: A/D
Ecological site: R155XY080FL - Sandy over Loamy Freshwater Isolated Marshes and Swamps
Forage suitability group: Sandy over loamy soils on flats of hydric or mesic lowlands (G155XB241FL)
Other vegetative classification: Slough (R155XY011FL), Sandy over loamy soils on flats of hydric or mesic lowlands (G155XB241FL)
Hydric soil rating: Yes

Minor Components

Malabar

Percent of map unit: 5 percent

Landform: Flatwoods on marine terraces
Landform position (three-dimensional): Tread, talf
Down-slope shape: Convex, linear
Across-slope shape: Linear
Ecological site: F155XY120FL - Sandy Flatwoods and Hammocks
Other vegetative classification: South Florida Flatwoods (R155XY003FL), Sandy soils on flats of mesic or hydric lowlands (G155XB141FL)
Hydric soil rating: No

Cypress lake

Percent of map unit: 3 percent
Landform: Drainageways on marine terraces, flats on marine terraces
Landform position (three-dimensional): Tread, dip, talf
Down-slope shape: Linear, convex
Across-slope shape: Concave, linear
Ecological site: R155XY080FL - Sandy over Loamy Freshwater Isolated Marshes and Swamps
Other vegetative classification: South Florida Flatwoods (R155XY003FL), Sandy over loamy soils on flats of hydric or mesic lowlands (G155XB241FL)
Hydric soil rating: Yes

Oldsmar

Percent of map unit: 3 percent
Landform: Flatwoods on marine terraces
Landform position (three-dimensional): Talf
Down-slope shape: Linear, convex
Across-slope shape: Linear
Ecological site: F155XY120FL - Sandy Flatwoods and Hammocks
Other vegetative classification: South Florida Flatwoods (R155XY003FL), Sandy soils on flats of mesic or hydric lowlands (G155XB141FL)
Hydric soil rating: No

Pinellas

Percent of map unit: 3 percent
Landform: Flatwoods on marine terraces
Landform position (three-dimensional): Tread, talf
Down-slope shape: Linear
Across-slope shape: Linear
Ecological site: F155XY130FL - Sandy over Loamy Flatwoods and Hammocks
Other vegetative classification: Cabbage Palm Flatwoods (R155XY005FL), Sandy over loamy soils on flats of hydric or mesic lowlands (G155XB241FL)
Hydric soil rating: No

Basinger

Percent of map unit: 1 percent
Landform: Depressions on marine terraces
Landform position (three-dimensional): Tread, dip

Down-slope shape: Concave, linear
Across-slope shape: Concave, linear
Ecological site: R155XY070FL - Sandy Freshwater Isolated Marshes and Swamps
Other vegetative classification: Sandy soils on flats of mesic or hydric lowlands (G155XB141FL)
Hydric soil rating: Yes

Data Source Information

Soil Survey Area: Martin County, Florida
Survey Area Data: Version 24, Aug 29, 2025

Soil Survey Area: Palm Beach County Area, Florida
Survey Area Data: Version 22, Aug 29, 2025

Map Unit Description

The map units delineated on the detailed soil maps in a soil survey represent the soils or miscellaneous areas in the survey area. The map unit descriptions in this report, along with the maps, can be used to determine the composition and properties of a unit.

A map unit delineation on a soil map represents an area dominated by one or more major kinds of soil or miscellaneous areas. A map unit is identified and named according to the taxonomic classification of the dominant soils. Within a taxonomic class there are precisely defined limits for the properties of the soils. On the landscape, however, the soils are natural phenomena, and they have the characteristic variability of all natural phenomena. Thus, the range of some observed properties may extend beyond the limits defined for a taxonomic class. Areas of soils of a single taxonomic class rarely, if ever, can be mapped without including areas of other taxonomic classes. Consequently, every map unit is made up of the soils or miscellaneous areas for which it is named, soils that are similar to the named components, and some minor components that differ in use and management from the major soils.

Most of the soils similar to the major components have properties similar to those of the dominant soil or soils in the map unit, and thus they do not affect use and management. These are called noncontrasting, or similar, components. They may or may not be mentioned in a particular map unit description. Some minor components, however, have properties and behavior characteristics divergent enough to affect use or to require different management. These are called contrasting, or dissimilar, components. They generally are in small areas and could not be mapped separately because of the scale used. Some small areas of strongly contrasting soils or miscellaneous areas are identified by a special symbol on the maps. If included in the database for a given area, the contrasting minor components are identified in the map unit descriptions along with some characteristics of each. A few areas of minor components may not have been observed, and consequently they are not mentioned in the descriptions, especially where the pattern was so complex that it was impractical to make enough observations to identify all the soils and miscellaneous areas on the landscape.

The presence of minor components in a map unit in no way diminishes the usefulness or accuracy of the data. The objective of mapping is not to delineate pure taxonomic classes but rather to separate the landscape into landforms or landform segments that have similar use and management requirements. The delineation of such segments on the map provides sufficient information for the development of resource plans. If intensive use of small areas is planned, however, onsite investigation is needed to define and locate the soils and miscellaneous areas.

An identifying symbol precedes the map unit name in the map unit descriptions. Each description includes general facts about the unit and gives important soil properties and qualities.

Soils that have profiles that are almost alike make up a *soil series*. All the soils of a series have major horizons that are similar in composition, thickness, and arrangement. Soils of a given series can differ in texture of the surface layer, slope, stoniness, salinity, degree of erosion, and other characteristics that affect their use. On the basis of such differences, a soil series is divided into *soil phases*. Most of the areas shown on the detailed soil maps are phases of soil series. The name of a soil phase commonly indicates a feature that affects use or management. For example, Alpha silt loam, 0 to 2 percent slopes, is a phase of the Alpha series.

Some map units are made up of two or more major soils or miscellaneous areas. These map units are complexes, associations, or undifferentiated groups.

A *complex* consists of two or more soils or miscellaneous areas in such an intricate pattern or in such small areas that they cannot be shown separately on the maps. The pattern and proportion of the soils or miscellaneous areas are somewhat similar in all areas. Alpha-Beta complex, 0 to 6 percent slopes, is an example.

An *association* is made up of two or more geographically associated soils or miscellaneous areas that are shown as one unit on the maps. Because of present or anticipated uses of the map units in the survey area, it was not considered practical or necessary to map the soils or miscellaneous areas separately. The pattern and relative proportion of the soils or miscellaneous areas are somewhat similar. Alpha-Beta association, 0 to 2 percent slopes, is an example.

An *undifferentiated group* is made up of two or more soils or miscellaneous areas that could be mapped individually but are mapped as one unit because similar interpretations can be made for use and management. The pattern and proportion of the soils or miscellaneous areas in a mapped area are not uniform. An area can be made up of only one of the major soils or miscellaneous areas, or it can be made up of all of them. Alpha and Beta soils, 0 to 2 percent slopes, is an example.

Some surveys include *miscellaneous areas*. Such areas have little or no soil material and support little or no vegetation. Rock outcrop is an example.

Additional information about the map units described in this report is available in other soil reports, which give properties of the soils and the limitations, capabilities, and potentials for many uses. Also, the narratives that accompany the soil reports define some of the properties included in the map unit descriptions.

Martin County, Florida

38—Floridana fine sand, frequently ponded, 0 to 1 percent slopes

Map Unit Setting

National map unit symbol: 2sm53
Elevation: 0 to 90 feet
Mean annual precipitation: 42 to 64 inches
Mean annual air temperature: 70 to 77 degrees F

Frost-free period: 350 to 365 days
Farmland classification: Farmland of unique importance

Map Unit Composition

Floridana and similar soils: 85 percent
Minor components: 15 percent
Estimates are based on observations, descriptions, and transects of the mapunit.

Description of Floridana

Setting

Landform: Depressions on marine terraces
Landform position (three-dimensional): Tread, dip
Down-slope shape: Linear, concave
Across-slope shape: Linear, concave
Parent material: Sandy and loamy marine deposits

Typical profile

A - 0 to 19 inches: fine sand
Eg - 19 to 25 inches: fine sand
Btg - 25 to 80 inches: fine sandy loam

Properties and qualities

Slope: 0 to 1 percent
Depth to restrictive feature: More than 80 inches
Drainage class: Very poorly drained
Runoff class: Negligible
Capacity of the most limiting layer to transmit water (Ksat): Moderately low to moderately high (0.06 to 0.20 in/hr)
Depth to water table: About 0 inches
Frequency of flooding: None
Frequency of ponding: Frequent
Calcium carbonate, maximum content: 10 percent
Maximum salinity: Nonsaline to very slightly saline (0.0 to 2.0 mmhos/cm)
Sodium adsorption ratio, maximum: 4.0
Available water supply, 0 to 60 inches: Moderate (about 6.5 inches)

Interpretive groups

Land capability classification (irrigated): None specified
Land capability classification (nonirrigated): 7w
Hydrologic Soil Group: C/D
Ecological site: R155XY080FL - Sandy over Loamy Freshwater Isolated Marshes and Swamps
Forage suitability group: Sandy over loamy soils on stream terraces, flood plains, or in depressions (G155XB245FL)
Other vegetative classification: Freshwater Marshes and Ponds (R155XY010FL), Sandy over loamy soils on stream terraces, flood plains, or in depressions (G155XB245FL)
Hydric soil rating: Yes

Minor Components

Tequesta

Percent of map unit: 4 percent
Landform: Depressions on marine terraces
Landform position (three-dimensional): Tread, dip
Down-slope shape: Concave
Across-slope shape: Concave
Ecological site: R155XY100FL - Organic Freshwater Isolated Marshes and Swamps
Other vegetative classification: Freshwater Marshes and Ponds (R156BY010FL), Organic soils in depressions and on flood plains (G156AC645FL)
Hydric soil rating: Yes

Gator

Percent of map unit: 3 percent
Landform: Depressions on marine terraces
Landform position (three-dimensional): Tread, dip
Down-slope shape: Concave
Across-slope shape: Concave
Ecological site: R155XY100FL - Organic Freshwater Isolated Marshes and Swamps
Other vegetative classification: Freshwater Marshes and Ponds (R155XY010FL), Organic soils in depressions and on flood plains (G155XB645FL)
Hydric soil rating: Yes

Anclote

Percent of map unit: 3 percent
Landform: Depressions on marine terraces
Landform position (three-dimensional): Tread, dip
Down-slope shape: Convex, concave
Across-slope shape: Linear, concave
Ecological site: R155XY070FL - Sandy Freshwater Isolated Marshes and Swamps
Other vegetative classification: Sandy soils on stream terraces, flood plains, or in depressions (G155XB145FL)
Hydric soil rating: Yes

Riviera

Percent of map unit: 3 percent
Landform: Flatwoods on marine terraces, drainageways on marine terraces
Landform position (three-dimensional): Tread, talf, dip
Down-slope shape: Linear
Across-slope shape: Linear, concave
Ecological site: F155XY130FL - Sandy over Loamy Flatwoods and Hammocks
Other vegetative classification: Slough (R155XY011FL), Sandy over loamy soils on flats of hydric or mesic lowlands (G155XB241FL)

Hydric soil rating: Yes

Felda

Percent of map unit: 2 percent
Landform: Flatwoods on marine terraces, drainageways on marine terraces
Landform position (three-dimensional): Tread, talf, dip
Down-slope shape: Linear
Across-slope shape: Linear, concave
Ecological site: F155XY130FL - Sandy over Loamy Flatwoods and Hammocks
Other vegetative classification: Slough (R155XY011FL), Sandy over loamy soils on flats of hydric or mesic lowlands (G155XB241FL)
Hydric soil rating: Yes

Data Source Information

Soil Survey Area: Martin County, Florida
Survey Area Data: Version 24, Aug 29, 2025

Soil Survey Area: Palm Beach County Area, Florida
Survey Area Data: Version 22, Aug 29, 2025

Map Unit Description

The map units delineated on the detailed soil maps in a soil survey represent the soils or miscellaneous areas in the survey area. The map unit descriptions in this report, along with the maps, can be used to determine the composition and properties of a unit.

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The presence of minor components in a map unit in no way diminishes the usefulness or accuracy of the data. The objective of mapping is not to delineate pure taxonomic classes but rather to separate the landscape into landforms or landform segments that have similar use and management requirements. The delineation of such segments on the map provides sufficient information for the development of resource plans. If intensive use of small areas is planned, however, onsite investigation is needed to define and locate the soils and miscellaneous areas.

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Soils that have profiles that are almost alike make up a *soil series*. All the soils of a series have major horizons that are similar in composition, thickness, and arrangement. Soils of a given series can differ in texture of the surface layer, slope, stoniness, salinity, degree of erosion, and other characteristics that affect their use. On the basis of such differences, a soil series is divided into *soil phases*. Most of the areas shown on the detailed soil maps are phases of soil series. The name of a soil phase commonly indicates a feature that affects use or management. For example, Alpha silt loam, 0 to 2 percent slopes, is a phase of the Alpha series.

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A *complex* consists of two or more soils or miscellaneous areas in such an intricate pattern or in such small areas that they cannot be shown separately on the maps. The pattern and proportion of the soils or miscellaneous areas are somewhat similar in all areas. Alpha-Beta complex, 0 to 6 percent slopes, is an example.

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An *undifferentiated group* is made up of two or more soils or miscellaneous areas that could be mapped individually but are mapped as one unit because similar interpretations can be made for use and management. The pattern and proportion of the soils or miscellaneous areas in a mapped area are not uniform. An area can be made up of only one of the major soils or miscellaneous areas, or it can be made up of all of them. Alpha and Beta soils, 0 to 2 percent slopes, is an example.

Some surveys include *miscellaneous areas*. Such areas have little or no soil material and support little or no vegetation. Rock outcrop is an example.

Additional information about the map units described in this report is available in other soil reports, which give properties of the soils and the limitations, capabilities, and potentials for many uses. Also, the narratives that accompany the soil reports define some of the properties included in the map unit descriptions.

Martin County, Florida

42—Brynwood sand, wet, 0 to 2 percent slopes

Map Unit Setting

National map unit symbol: 2zlfh
Elevation: 0 to 70 feet
Mean annual precipitation: 46 to 54 inches
Mean annual air temperature: 70 to 77 degrees F
Frost-free period: 360 to 365 days

Farmland classification: Not prime farmland

Map Unit Composition

Brynwood and similar soils: 85 percent
Minor components: 15 percent
Estimates are based on observations, descriptions, and transects of the mapunit.

Description of Brynwood

Setting

Landform: Flatwoods on marine terraces
Landform position (three-dimensional): Tread, talf
Down-slope shape: Linear
Across-slope shape: Linear
Parent material: Sandy marine deposits over limestone

Typical profile

A - 0 to 4 inches: sand
Bw - 4 to 16 inches: sand
2R - 16 to 26 inches: bedrock

Properties and qualities

Slope: 0 to 2 percent
Depth to restrictive feature: 7 to 20 inches to lithic bedrock
Drainage class: Poorly drained
Runoff class: Very high
Capacity of the most limiting layer to transmit water (Ksat): Moderately high to high (0.60 to 5.95 in/hr)
Depth to water table: About 3 to 18 inches
Frequency of flooding: None
Frequency of ponding: None
Maximum salinity: Nonsaline to very slightly saline (0.0 to 2.0 mmhos/cm)
Sodium adsorption ratio, maximum: 4.0
Available water supply, 0 to 60 inches: Very low (about 0.6 inches)

Interpretive groups

Land capability classification (irrigated): None specified
Land capability classification (nonirrigated): 4w
Hydrologic Soil Group: B/D
Ecological site: F155XY120FL - Sandy Flatwoods and Hammocks
Forage suitability group: Sandy soils on flats of mesic or hydric lowlands (G155XB141FL)
Other vegetative classification: South Florida Flatwoods (R155XY003FL), Sandy soils on flats of mesic or hydric lowlands (G155XB141FL)
Hydric soil rating: Yes

Minor Components

Jupiter

Percent of map unit: 5 percent
Landform: Flatwoods on marine terraces

Landform position (three-dimensional): Tread, talf
Down-slope shape: Linear
Across-slope shape: Linear
Ecological site: F155XY120FL - Sandy Flatwoods and Hammocks
Other vegetative classification: Cabbage Palm Flatwoods (R155XY005FL), Sandy soils on flats of mesic or hydric lowlands (G155XB141FL)
Hydric soil rating: Yes

Cypress lake

Percent of map unit: 5 percent
Landform: Drainageways on marine terraces, flats on marine terraces
Landform position (three-dimensional): Tread, dip, talf
Down-slope shape: Linear, convex
Across-slope shape: Linear, concave
Ecological site: F155XY130FL - Sandy over Loamy Flatwoods and Hammocks
Other vegetative classification: South Florida Flatwoods (R155XY003FL), Sandy over loamy soils on flats of hydric or mesic lowlands (G155XB241FL)
Hydric soil rating: Yes

Wabasso, limestone substratum

Percent of map unit: 3 percent
Landform: Flatwoods on marine terraces
Landform position (three-dimensional): Tread, talf
Down-slope shape: Linear, convex
Across-slope shape: Linear
Ecological site: F155XY120FL - Sandy Flatwoods and Hammocks
Other vegetative classification: South Florida Flatwoods (R155XY003FL), Sandy soils on flats of mesic or hydric lowlands (G155XB141FL)
Hydric soil rating: No

Riviera, limestone substratum

Percent of map unit: 2 percent
Landform: Flatwoods on marine terraces, drainageways on marine terraces
Landform position (three-dimensional): Tread, dip
Down-slope shape: Linear
Across-slope shape: Concave
Ecological site: F155XY130FL - Sandy over Loamy Flatwoods and Hammocks
Other vegetative classification: Wetland Hardwood Hammock (R156AY012FL), Sandy over loamy soils on flats of hydric or mesic lowlands (G156AC241FL)

Hydric soil rating: Yes

Data Source Information

Soil Survey Area: Martin County, Florida
Survey Area Data: Version 24, Aug 29, 2025

Soil Survey Area: Palm Beach County Area, Florida
Survey Area Data: Version 22, Aug 29, 2025

Map Unit Description

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A map unit delineation on a soil map represents an area dominated by one or more major kinds of soil or miscellaneous areas. A map unit is identified and named according to the taxonomic classification of the dominant soils. Within a taxonomic class there are precisely defined limits for the properties of the soils. On the landscape, however, the soils are natural phenomena, and they have the characteristic variability of all natural phenomena. Thus, the range of some observed properties may extend beyond the limits defined for a taxonomic class. Areas of soils of a single taxonomic class rarely, if ever, can be mapped without including areas of other taxonomic classes. Consequently, every map unit is made up of the soils or miscellaneous areas for which it is named, soils that are similar to the named components, and some minor components that differ in use and management from the major soils.

Most of the soils similar to the major components have properties similar to those of the dominant soil or soils in the map unit, and thus they do not affect use and management. These are called noncontrasting, or similar, components. They may or may not be mentioned in a particular map unit description. Some minor components, however, have properties and behavior characteristics divergent enough to affect use or to require different management. These are called contrasting, or dissimilar, components. They generally are in small areas and could not be mapped separately because of the scale used. Some small areas of strongly contrasting soils or miscellaneous areas are identified by a special symbol on the maps. If included in the database for a given area, the contrasting minor components are identified in the map unit descriptions along with some characteristics of each. A few areas of minor components may not have been observed, and consequently they are not mentioned in the descriptions, especially where the pattern was so complex that it was impractical to make enough observations to identify all the soils and miscellaneous areas on the landscape.

The presence of minor components in a map unit in no way diminishes the usefulness or accuracy of the data. The objective of mapping is not to delineate pure taxonomic classes but rather to separate the landscape into landforms or landform segments that have similar use and management requirements. The delineation of such segments on the map provides sufficient information for the development of resource plans. If intensive use of small areas is planned, however, onsite investigation is needed to define and locate the soils and miscellaneous areas.

An identifying symbol precedes the map unit name in the map unit descriptions. Each description includes general facts about the unit and gives important soil properties and qualities.

Soils that have profiles that are almost alike make up a *soil series*. All the soils of a series have major horizons that are similar in composition, thickness, and arrangement. Soils of a given series can differ in texture of the surface layer, slope, stoniness, salinity, degree of erosion, and other characteristics that affect their use. On the basis of such differences, a soil series is divided into *soil phases*. Most of the areas shown on the detailed soil maps are phases of soil series. The name of a soil phase commonly indicates a feature that affects use or management. For example, Alpha silt loam, 0 to 2 percent slopes, is a phase of the Alpha series.

Some map units are made up of two or more major soils or miscellaneous areas. These map units are complexes, associations, or undifferentiated groups.

A *complex* consists of two or more soils or miscellaneous areas in such an intricate pattern or in such small areas that they cannot be shown separately on the maps. The pattern and proportion of the soils or miscellaneous areas are somewhat similar in all areas. Alpha-Beta complex, 0 to 6 percent slopes, is an example.

An *association* is made up of two or more geographically associated soils or miscellaneous areas that are shown as one unit on the maps. Because of present or anticipated uses of the map units in the survey area, it was not considered practical or necessary to map the soils or miscellaneous areas separately. The pattern and relative proportion of the soils or miscellaneous areas are somewhat similar. Alpha-Beta association, 0 to 2 percent slopes, is an example.

An *undifferentiated group* is made up of two or more soils or miscellaneous areas that could be mapped individually but are mapped as one unit because similar interpretations can be made for use and management. The pattern and proportion of the soils or miscellaneous areas in a mapped area are not uniform. An area can be made up of only one of the major soils or miscellaneous areas, or it can be made up of all of them. Alpha and Beta soils, 0 to 2 percent slopes, is an example.

Some surveys include *miscellaneous areas*. Such areas have little or no soil material and support little or no vegetation. Rock outcrop is an example.

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Martin County, Florida

44—Cypress Lake fine sand, 0 to 2 percent slopes

Map Unit Setting

National map unit symbol: 2zldq
Elevation: 0 to 40 feet
Mean annual precipitation: 55 to 63 inches
Mean annual air temperature: 68 to 77 degrees F
Frost-free period: 355 to 365 days

Farmland classification: Not prime farmland

Map Unit Composition

Cypress lake, nonhydric, and similar soils: 70 percent
Cypress lake, hydric, and similar soils: 15 percent
Minor components: 15 percent
Estimates are based on observations, descriptions, and transects of the mapunit.

Description of Cypress Lake, Nonhydric

Setting

Landform: Flats on marine terraces
Landform position (three-dimensional): Tread, talf
Down-slope shape: Convex
Across-slope shape: Linear
Parent material: Sandy and loamy marine deposits over limestone over sandy marine deposits

Typical profile

A - 0 to 7 inches: fine sand
E - 7 to 25 inches: fine sand
Btg - 25 to 32 inches: fine sandy loam
2R - 32 to 40 inches: bedrock
3C1 - 40 to 50 inches: fine sand
3C2 - 50 to 81 inches: fine sand

Properties and qualities

Slope: 0 to 2 percent
Depth to restrictive feature: 9 to 58 inches to lithic bedrock
Drainage class: Poorly drained
Runoff class: Very high
Capacity of the most limiting layer to transmit water (Ksat): High (1.98 to 6.00 in/hr)
Depth to water table: About 6 to 18 inches
Frequency of flooding: None
Frequency of ponding: None
Calcium carbonate, maximum content: 5 percent
Maximum salinity: Nonsaline to very slightly saline (0.0 to 2.0 mmhos/cm)
Sodium adsorption ratio, maximum: 4.0
Available water supply, 0 to 60 inches: Very low (about 2.9 inches)

Interpretive groups

Land capability classification (irrigated): None specified
Land capability classification (nonirrigated): 3w
Hydrologic Soil Group: A/D
Ecological site: F155XY130FL - Sandy over Loamy Flatwoods and Hammocks
Forage suitability group: Sandy over loamy soils on flats of hydric or mesic lowlands (G156BC241FL)

Other vegetative classification: South Florida Flatwoods (R156BY003FL), Sandy over loamy soils on flats of hydric or mesic lowlands (G156BC241FL)
Hydric soil rating: No

Description of Cypress Lake, Hydric

Setting

Landform: Flats on marine terraces
Landform position (three-dimensional): Tread, talf
Down-slope shape: Linear
Across-slope shape: Linear, concave
Parent material: Sandy and loamy marine deposits over limestone over sandy marine deposits

Typical profile

A - 0 to 7 inches: fine sand
E - 7 to 25 inches: fine sand
Btg - 25 to 32 inches: fine sandy loam
2R - 32 to 40 inches: bedrock
3C1 - 40 to 50 inches: fine sand
3C2 - 50 to 81 inches: fine sand

Properties and qualities

Slope: 0 to 2 percent
Depth to restrictive feature: 9 to 58 inches to lithic bedrock
Drainage class: Poorly drained
Runoff class: Very high
Capacity of the most limiting layer to transmit water (Ksat): High (1.98 to 6.00 in/hr)
Depth to water table: About 0 to 12 inches
Frequency of flooding: None
Frequency of ponding: Frequent
Calcium carbonate, maximum content: 5 percent
Maximum salinity: Nonsaline to very slightly saline (0.0 to 2.0 mmhos/cm)
Sodium adsorption ratio, maximum: 4.0
Available water supply, 0 to 60 inches: Very low (about 2.9 inches)

Interpretive groups

Land capability classification (irrigated): None specified
Land capability classification (nonirrigated): 3w
Hydrologic Soil Group: A/D
Ecological site: F155XY130FL - Sandy over Loamy Flatwoods and Hammocks
Forage suitability group: Sandy over loamy soils on flats of hydric or mesic lowlands (G156BC241FL)
Other vegetative classification: South Florida Flatwoods (R156BY003FL), Sandy over loamy soils on flats of hydric or mesic lowlands (G156BC241FL)
Hydric soil rating: Yes

Minor Components

Riviera

Percent of map unit: 3 percent
Landform: Flats on marine terraces, drainageways on marine terraces
Landform position (three-dimensional): Tread, talf, dip
Down-slope shape: Linear
Across-slope shape: Linear, concave
Ecological site: F155XY130FL - Sandy over Loamy Flatwoods and Hammocks
Other vegetative classification: Slough (R155XY011FL), Sandy over loamy soils on flats of hydric or mesic lowlands (G155XB241FL)
Hydric soil rating: Yes

Wabasso

Percent of map unit: 3 percent
Landform: Flatwoods on marine terraces
Landform position (three-dimensional): Tread, talf
Down-slope shape: Linear, convex
Across-slope shape: Linear
Ecological site: F155XY120FL - Sandy Flatwoods and Hammocks
Other vegetative classification: South Florida Flatwoods (R155XY003FL), Sandy soils on flats of mesic or hydric lowlands (G155XB141FL)
Hydric soil rating: No

Brynwood

Percent of map unit: 3 percent
Landform: Flatwoods on marine terraces
Landform position (three-dimensional): Tread, talf
Down-slope shape: Linear
Across-slope shape: Linear
Ecological site: F155XY120FL - Sandy Flatwoods and Hammocks
Other vegetative classification: South Florida Flatwoods (R155XY003FL), Sandy soils on flats of mesic or hydric lowlands (G155XB141FL)
Hydric soil rating: Yes

Pineda

Percent of map unit: 3 percent
Landform: Flats on marine terraces, drainageways on marine terraces
Landform position (three-dimensional): Tread, talf, dip
Down-slope shape: Linear
Across-slope shape: Linear, concave
Ecological site: F155XY130FL - Sandy over Loamy Flatwoods and Hammocks
Other vegetative classification: Slough (R155XY011FL), Sandy over loamy soils on flats of hydric or mesic lowlands (G155XB241FL)

Hydric soil rating: Yes

Pinellas

Percent of map unit: 3 percent
Landform: Flatwoods on marine terraces
Landform position (three-dimensional): Tread, talf
Down-slope shape: Linear
Across-slope shape: Linear
Ecological site: F155XY130FL - Sandy over Loamy Flatwoods and Hammocks
Other vegetative classification: Cabbage Palm Flatwoods (R155XY005FL), Sandy over loamy soils on flats of hydric or mesic lowlands (G155XB241FL)
Hydric soil rating: No

Data Source Information

Soil Survey Area: Martin County, Florida
Survey Area Data: Version 24, Aug 29, 2025

Soil Survey Area: Palm Beach County Area, Florida
Survey Area Data: Version 22, Aug 29, 2025

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Martin County, Florida

47—Pinellas fine sand, 0 to 2 percent slopes

Map Unit Setting

National map unit symbol: 2tzw0
Elevation: 0 to 80 feet
Mean annual precipitation: 45 to 64 inches
Mean annual air temperature: 70 to 77 degrees F
Frost-free period: 350 to 365 days

Farmland classification: Farmland of unique importance

Map Unit Composition

Pinellas and similar soils: 85 percent
Minor components: 15 percent
Estimates are based on observations, descriptions, and transects of the mapunit.

Description of Pinellas

Setting

Landform: Flatwoods on marine terraces
Landform position (three-dimensional): Tread, talf
Down-slope shape: Linear
Across-slope shape: Linear
Parent material: Sandy and loamy marine deposits

Typical profile

A - 0 to 5 inches: fine sand
E - 5 to 18 inches: fine sand
Bk - 18 to 34 inches: fine sand
Btkg - 34 to 46 inches: fine sandy loam
2Ckg - 46 to 80 inches: paragravelly fine sand

Properties and qualities

Slope: 0 to 2 percent
Depth to restrictive feature: More than 80 inches
Drainage class: Poorly drained
Runoff class: Very high
Capacity of the most limiting layer to transmit water (Ksat): Moderately high to high (0.57 to 1.98 in/hr)
Depth to water table: About 6 to 18 inches
Frequency of flooding: None
Frequency of ponding: None
Calcium carbonate, maximum content: 4 percent
Maximum salinity: Nonsaline to very slightly saline (0.0 to 2.0 mmhos/cm)
Sodium adsorption ratio, maximum: 4.0
Available water supply, 0 to 60 inches: Low (about 5.4 inches)

Interpretive groups

Land capability classification (irrigated): None specified
Land capability classification (nonirrigated): 3w
Hydrologic Soil Group: B/D
Ecological site: F155XY130FL - Sandy over Loamy Flatwoods and Hammocks
Forage suitability group: Sandy over loamy soils on flats of hydric or mesic lowlands (G155XB241FL)
Other vegetative classification: Cabbage Palm Flatwoods (R155XY005FL), Sandy over loamy soils on flats of hydric or mesic lowlands (G155XB241FL)
Hydric soil rating: No

Minor Components

Riviera

Percent of map unit: 6 percent
Landform: Flats on marine terraces, drainageways on marine terraces
Landform position (three-dimensional): Tread, talf, dip
Down-slope shape: Linear
Across-slope shape: Linear, concave
Ecological site: F155XY130FL - Sandy over Loamy Flatwoods and Hammocks
Other vegetative classification: Slough (R155XY011FL), Sandy over loamy soils on flats of hydric or mesic lowlands (G155XB241FL)
Hydric soil rating: Yes

Cypress lake

Percent of map unit: 3 percent
Landform: Drainageways on marine terraces, flats on marine terraces
Landform position (three-dimensional): Tread, dip, talf
Down-slope shape: Linear, convex
Across-slope shape: Concave, linear
Ecological site: F155XY130FL - Sandy over Loamy Flatwoods and Hammocks
Other vegetative classification: South Florida Flatwoods (R155XY003FL), Sandy over loamy soils on flats of hydric or mesic lowlands (G155XB241FL)
Hydric soil rating: Yes

Brynwood

Percent of map unit: 3 percent
Landform: Flatwoods on marine terraces
Landform position (three-dimensional): Tread, talf
Down-slope shape: Linear
Across-slope shape: Linear
Ecological site: F155XY120FL - Sandy Flatwoods and Hammocks
Other vegetative classification: South Florida Flatwoods (R155XY003FL), Sandy soils on flats of mesic or hydric lowlands (G155XB141FL)
Hydric soil rating: Yes

Holopaw

Percent of map unit: 2 percent
Landform: Flats on marine terraces, drainageways on marine terraces
Landform position (three-dimensional): Tread, talf, dip
Down-slope shape: Linear
Across-slope shape: Concave, linear
Ecological site: F155XY120FL - Sandy Flatwoods and Hammocks
Other vegetative classification: Slough (R155XY011FL), Sandy soils on flats of mesic or hydric lowlands (G155XB141FL)

Hydric soil rating: Yes

Wabasso

Percent of map unit: 1 percent
Landform: Flatwoods on marine terraces
Landform position (three-dimensional): Tread, talf
Down-slope shape: Linear
Across-slope shape: Linear
Ecological site: F155XY120FL - Sandy Flatwoods and Hammocks
Other vegetative classification: South Florida Flatwoods (R155XY003FL), Sandy soils on flats of mesic or hydric lowlands (G155XB141FL)
Hydric soil rating: No

Data Source Information

Soil Survey Area: Martin County, Florida
Survey Area Data: Version 24, Aug 29, 2025

Soil Survey Area: Palm Beach County Area, Florida
Survey Area Data: Version 22, Aug 29, 2025

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Martin County, Florida

49—Riviera fine sand, frequently ponded, 0 to 1 percent slopes

Map Unit Setting

National map unit symbol: 2tzwl
Elevation: 0 to 80 feet
Mean annual precipitation: 44 to 64 inches
Mean annual air temperature: 68 to 77 degrees F

Frost-free period: 350 to 365 days
Farmland classification: Farmland of unique importance

Map Unit Composition

Riviera and similar soils: 85 percent
Minor components: 15 percent
Estimates are based on observations, descriptions, and transects of the mapunit.

Description of Riviera

Setting

Landform: Depressions on marine terraces
Landform position (three-dimensional): Tread, dip
Down-slope shape: Concave
Across-slope shape: Concave
Parent material: Sandy and loamy marine deposits

Typical profile

A - 0 to 4 inches: fine sand
E - 4 to 36 inches: fine sand
Bt/E - 36 to 42 inches: fine sandy loam
Cg1 - 42 to 56 inches: fine sand
Cg2 - 56 to 80 inches: fine sand

Properties and qualities

Slope: 0 to 1 percent
Depth to restrictive feature: More than 80 inches
Drainage class: Very poorly drained
Runoff class: Negligible
Capacity of the most limiting layer to transmit water (Ksat): Moderately high to high (0.60 to 2.00 in/hr)
Depth to water table: About 0 inches
Frequency of flooding: None
Frequency of ponding: Frequent
Maximum salinity: Nonsaline to very slightly saline (0.0 to 2.0 mmhos/cm)
Sodium adsorption ratio, maximum: 4.0
Available water supply, 0 to 60 inches: Low (about 5.1 inches)

Interpretive groups

Land capability classification (irrigated): None specified
Land capability classification (nonirrigated): 7w
Hydrologic Soil Group: A/D
Ecological site: R155XY080FL - Sandy over Loamy Freshwater Isolated Marshes and Swamps
Forage suitability group: Sandy over loamy soils on stream terraces, flood plains, or in depressions (G155XB245FL)
Other vegetative classification: Freshwater Marshes and Ponds (R155XY010FL), Sandy over loamy soils on stream terraces, flood plains, or in depressions (G155XB245FL)
Hydric soil rating: Yes

Minor Components

Chobee

Percent of map unit: 7 percent
Landform: Depressions on marine terraces
Landform position (three-dimensional): Tread, dip
Down-slope shape: Concave
Across-slope shape: Concave
Ecological site: R155XY090FL - Loamy and Clayey Freshwater Isolated Marshes and Swamps
Other vegetative classification: Freshwater Marshes and Ponds (R156BY010FL), Loamy and clayey soils on stream terraces, flood plains, or in depressions (G156BC345FL)
Hydric soil rating: Yes

Tequesta

Percent of map unit: 4 percent
Landform: Depressions on marine terraces
Landform position (three-dimensional): Tread, dip
Down-slope shape: Concave
Across-slope shape: Concave
Ecological site: R155XY100FL - Organic Freshwater Isolated Marshes and Swamps
Other vegetative classification: Freshwater Marshes and Ponds (R156BY010FL), Organic soils in depressions and on flood plains (G156AC645FL)
Hydric soil rating: Yes

Wabasso

Percent of map unit: 4 percent
Landform: Flatwoods on marine terraces
Landform position (three-dimensional): Tread, talf
Down-slope shape: Linear, convex
Across-slope shape: Linear
Ecological site: F155XY120FL - Sandy Flatwoods and Hammocks
Other vegetative classification: South Florida Flatwoods (R155XY003FL), Sandy soils on flats of mesic or hydric lowlands (G155XB141FL)
Hydric soil rating: No

Data Source Information

Soil Survey Area: Martin County, Florida
Survey Area Data: Version 24, Aug 29, 2025

Soil Survey Area: Palm Beach County Area, Florida
Survey Area Data: Version 22, Aug 29, 2025

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An identifying symbol precedes the map unit name in the map unit descriptions. Each description includes general facts about the unit and gives important soil properties and qualities.

Soils that have profiles that are almost alike make up a *soil series*. All the soils of a series have major horizons that are similar in composition, thickness, and arrangement. Soils of a given series can differ in texture of the surface layer, slope, stoniness, salinity, degree of erosion, and other characteristics that affect their use. On the basis of such differences, a soil series is divided into *soil phases*. Most of the areas shown on the detailed soil maps are phases of soil series. The name of a soil phase commonly indicates a feature that affects use or management. For example, Alpha silt loam, 0 to 2 percent slopes, is a phase of the Alpha series.

Some map units are made up of two or more major soils or miscellaneous areas. These map units are complexes, associations, or undifferentiated groups.

A *complex* consists of two or more soils or miscellaneous areas in such an intricate pattern or in such small areas that they cannot be shown separately on the maps. The pattern and proportion of the soils or miscellaneous areas are somewhat similar in all areas. Alpha-Beta complex, 0 to 6 percent slopes, is an example.

An *association* is made up of two or more geographically associated soils or miscellaneous areas that are shown as one unit on the maps. Because of present or anticipated uses of the map units in the survey area, it was not considered practical or necessary to map the soils or miscellaneous areas separately. The pattern and relative proportion of the soils or miscellaneous areas are somewhat similar. Alpha-Beta association, 0 to 2 percent slopes, is an example.

An *undifferentiated group* is made up of two or more soils or miscellaneous areas that could be mapped individually but are mapped as one unit because similar interpretations can be made for use and management. The pattern and proportion of the soils or miscellaneous areas in a mapped area are not uniform. An area can be made up of only one of the major soils or miscellaneous areas, or it can be made up of all of them. Alpha and Beta soils, 0 to 2 percent slopes, is an example.

Some surveys include *miscellaneous areas*. Such areas have little or no soil material and support little or no vegetation. Rock outcrop is an example.

Additional information about the map units described in this report is available in other soil reports, which give properties of the soils and the limitations, capabilities, and potentials for many uses. Also, the narratives that accompany the soil reports define some of the properties included in the map unit descriptions.

Martin County, Florida

52—Malabar fine sand, high, 0 to 2 percent slopes

Map Unit Setting

National map unit symbol: 2svz4
Elevation: 0 to 80 feet
Mean annual precipitation: 42 to 64 inches
Mean annual air temperature: 70 to 77 degrees F
Frost-free period: 355 to 365 days

Farmland classification: Farmland of unique importance

Map Unit Composition

Malabar, high, and similar soils: 85 percent
Minor components: 15 percent
Estimates are based on observations, descriptions, and transects of the mapunit.

Description of Malabar, High

Setting

Landform: Flatwoods on marine terraces
Landform position (three-dimensional): Tread, talf
Down-slope shape: Convex, linear
Across-slope shape: Linear
Parent material: Sandy and loamy marine deposits

Typical profile

A - 0 to 5 inches: fine sand
E - 5 to 17 inches: fine sand
Bw - 17 to 42 inches: fine sand
Bt - 42 to 59 inches: fine sandy loam
Cg - 59 to 80 inches: loamy fine sand

Properties and qualities

Slope: 0 to 2 percent
Depth to restrictive feature: More than 80 inches
Drainage class: Poorly drained
Runoff class: Very high
Capacity of the most limiting layer to transmit water (Ksat): High (2.00 to 6.00 in/hr)
Depth to water table: About 6 to 18 inches
Frequency of flooding: None
Frequency of ponding: None
Calcium carbonate, maximum content: 1 percent
Maximum salinity: Nonsaline to very slightly saline (0.0 to 2.0 mmhos/cm)
Sodium adsorption ratio, maximum: 4.0
Available water supply, 0 to 60 inches: Low (about 5.6 inches)

Interpretive groups

Land capability classification (irrigated): None specified
Land capability classification (nonirrigated): 4w
Hydrologic Soil Group: A/D
Ecological site: F155XY120FL - Sandy Flatwoods and Hammocks
Forage suitability group: Sandy soils on flats of mesic or hydric lowlands (G155XB141FL)
Other vegetative classification: South Florida Flatwoods (R155XY003FL), Sandy soils on flats of mesic or hydric lowlands (G155XB141FL)
Hydric soil rating: No

Minor Components

Oldsmar

Percent of map unit: 5 percent
Landform: Flatwoods on marine terraces
Landform position (three-dimensional): Talf
Down-slope shape: Linear, convex
Across-slope shape: Linear
Ecological site: F155XY120FL - Sandy Flatwoods and Hammocks
Other vegetative classification: South Florida Flatwoods (R155XY003FL), Sandy soils on flats of mesic or hydric lowlands (G155XB141FL)
Hydric soil rating: No

Felda

Percent of map unit: 4 percent
Landform: Flatwoods on marine terraces, drainageways on marine terraces
Landform position (three-dimensional): Tread, talf, dip
Down-slope shape: Linear
Across-slope shape: Linear, concave
Ecological site: F155XY130FL - Sandy over Loamy Flatwoods and Hammocks
Other vegetative classification: Slough (R155XY011FL), Sandy over loamy soils on flats of hydric or mesic lowlands (G155XB241FL)
Hydric soil rating: Yes

Pineda

Percent of map unit: 4 percent
Landform: Flats on marine terraces, drainageways on marine terraces
Landform position (three-dimensional): Tread, talf, dip
Down-slope shape: Linear
Across-slope shape: Linear, concave
Ecological site: F155XY130FL - Sandy over Loamy Flatwoods and Hammocks
Other vegetative classification: Slough (R155XY011FL), Sandy over loamy soils on flats of hydric or mesic lowlands (G155XB241FL)
Hydric soil rating: Yes

Basinger

Percent of map unit: 2 percent
Landform: Depressions on marine terraces
Landform position (three-dimensional): Tread, dip
Down-slope shape: Concave, linear
Across-slope shape: Concave, linear
Ecological site: R155XY070FL - Sandy Freshwater Isolated Marshes and Swamps
Other vegetative classification: Sandy soils on flats of mesic or hydric lowlands (G155XB141FL)

Hydric soil rating: Yes

Data Source Information

Soil Survey Area: Martin County, Florida
Survey Area Data: Version 24, Aug 29, 2025

Soil Survey Area: Palm Beach County Area, Florida
Survey Area Data: Version 22, Aug 29, 2025

Map Unit Description

The map units delineated on the detailed soil maps in a soil survey represent the soils or miscellaneous areas in the survey area. The map unit descriptions in this report, along with the maps, can be used to determine the composition and properties of a unit.

A map unit delineation on a soil map represents an area dominated by one or more major kinds of soil or miscellaneous areas. A map unit is identified and named according to the taxonomic classification of the dominant soils. Within a taxonomic class there are precisely defined limits for the properties of the soils. On the landscape, however, the soils are natural phenomena, and they have the characteristic variability of all natural phenomena. Thus, the range of some observed properties may extend beyond the limits defined for a taxonomic class. Areas of soils of a single taxonomic class rarely, if ever, can be mapped without including areas of other taxonomic classes. Consequently, every map unit is made up of the soils or miscellaneous areas for which it is named, soils that are similar to the named components, and some minor components that differ in use and management from the major soils.

Most of the soils similar to the major components have properties similar to those of the dominant soil or soils in the map unit, and thus they do not affect use and management. These are called noncontrasting, or similar, components. They may or may not be mentioned in a particular map unit description. Some minor components, however, have properties and behavior characteristics divergent enough to affect use or to require different management. These are called contrasting, or dissimilar, components. They generally are in small areas and could not be mapped separately because of the scale used. Some small areas of strongly contrasting soils or miscellaneous areas are identified by a special symbol on the maps. If included in the database for a given area, the contrasting minor components are identified in the map unit descriptions along with some characteristics of each. A few areas of minor components may not have been observed, and consequently they are not mentioned in the descriptions, especially where the pattern was so complex that it was impractical to make enough observations to identify all the soils and miscellaneous areas on the landscape.

The presence of minor components in a map unit in no way diminishes the usefulness or accuracy of the data. The objective of mapping is not to delineate pure taxonomic classes but rather to separate the landscape into landforms or landform segments that have similar use and management requirements. The delineation of such segments on the map provides sufficient information for the development of resource plans. If intensive use of small areas is planned, however, onsite investigation is needed to define and locate the soils and miscellaneous areas.

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Soils that have profiles that are almost alike make up a *soil series*. All the soils of a series have major horizons that are similar in composition, thickness, and arrangement. Soils of a given series can differ in texture of the surface layer, slope, stoniness, salinity, degree of erosion, and other characteristics that affect their use. On the basis of such differences, a soil series is divided into *soil phases*. Most of the areas shown on the detailed soil maps are phases of soil series. The name of a soil phase commonly indicates a feature that affects use or management. For example, Alpha silt loam, 0 to 2 percent slopes, is a phase of the Alpha series.

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Some surveys include *miscellaneous areas*. Such areas have little or no soil material and support little or no vegetation. Rock outcrop is an example.

Additional information about the map units described in this report is available in other soil reports, which give properties of the soils and the limitations, capabilities, and potentials for many uses. Also, the narratives that accompany the soil reports define some of the properties included in the map unit descriptions.

Martin County, Florida

53—Udorthents, 0 to 35 percent slopes

Map Unit Setting

National map unit symbol: 1jq92
Elevation: 0 to 70 feet
Mean annual precipitation: 56 to 64 inches
Mean annual air temperature: 72 to 79 degrees F
Frost-free period: 350 to 365 days

Farmland classification: Not prime farmland

Map Unit Composition

Udorthents and similar soils: 100 percent
Estimates are based on observations, descriptions, and transects of the mapunit.

Description of Udorthents

Setting

Landform: Ridges on marine terraces
Landform position (three-dimensional): Interfluve
Down-slope shape: Convex
Across-slope shape: Convex, linear
Parent material: Altered marine deposits

Typical profile

C - 0 to 80 inches: gravelly sand

Properties and qualities

Slope: 0 to 35 percent
Depth to restrictive feature: More than 80 inches
Drainage class: Well drained
Runoff class: Medium
Capacity of the most limiting layer to transmit water (Ksat): High to very high (5.95 to 19.98 in/hr)
Depth to water table: More than 80 inches
Frequency of flooding: None
Frequency of ponding: None
Maximum salinity: Nonsaline to very slightly saline (0.0 to 2.0 mmhos/cm)
Sodium adsorption ratio, maximum: 4.0
Available water supply, 0 to 60 inches: Very low (about 2.4 inches)

Interpretive groups

Land capability classification (irrigated): None specified
Land capability classification (nonirrigated): 7s
Hydrologic Soil Group: A
Ecological site: F156BY040FL - Sandy Pine Flatwoods and Hammocks, F156BY041FL - Sandy Over Loamy Pine Flatwoods and Hammocks
Forage suitability group: Forage suitability group not assigned (G156BC999FL)
Other vegetative classification: Forage suitability group not assigned (G156BC999FL)

Hydric soil rating: No

Data Source Information

Soil Survey Area: Martin County, Florida
Survey Area Data: Version 24, Aug 29, 2025

Soil Survey Area: Palm Beach County Area, Florida
Survey Area Data: Version 22, Aug 29, 2025

Map Unit Description

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Additional information about the map units described in this report is available in other soil reports, which give properties of the soils and the limitations, capabilities, and potentials for many uses. Also, the narratives that accompany the soil reports define some of the properties included in the map unit descriptions.

Martin County, Florida

58—Gator and Tequesta mucks

Map Unit Setting

National map unit symbol: 1jq98
Elevation: 0 to 60 feet
Mean annual precipitation: 56 to 64 inches
Mean annual air temperature: 72 to 79 degrees F
Frost-free period: 350 to 365 days

Farmland classification: Farmland of unique importance

Map Unit Composition

Gator and similar soils: 50 percent
Tequesta and similar soils: 40 percent
Minor components: 10 percent
Estimates are based on observations, descriptions, and transects of the mapunit.

Description of Gator

Setting

Landform: Depressions on marine terraces
Landform position (three-dimensional): Dip
Down-slope shape: Concave
Across-slope shape: Concave
Parent material: Herbaceous organic material over loamy and sandy marine deposits

Typical profile

Oa - 0 to 24 inches: muck
Cg1 - 24 to 48 inches: fine sandy loam
Cg2 - 48 to 56 inches: fine sand

Properties and qualities

Slope: 0 to 1 percent
Depth to restrictive feature: More than 80 inches
Drainage class: Very poorly drained
Runoff class: Negligible
Capacity of the most limiting layer to transmit water (Ksat): Moderately high to high (0.60 to 1.98 in/hr)
Depth to water table: About 0 inches
Frequency of flooding: None
Frequency of ponding: Frequent
Maximum salinity: Nonsaline to very slightly saline (0.0 to 2.0 mmhos/cm)
Sodium adsorption ratio, maximum: 4.0
Available water supply, 0 to 60 inches: High (about 11.8 inches)

Interpretive groups

Land capability classification (irrigated): None specified
Land capability classification (nonirrigated): 7w
Hydrologic Soil Group: B/D
Ecological site: R155XY100FL - Organic Freshwater Isolated Marshes and Swamps
Forage suitability group: Organic soils in depressions and on flood plains (G156BC645FL)
Other vegetative classification: Freshwater Marshes and Ponds (R156BY010FL), Organic soils in depressions and on flood plains (G156BC645FL)
Hydric soil rating: Yes

Description of Tequesta

Setting

Landform: Depressions on marine terraces
Landform position (three-dimensional): Dip
Down-slope shape: Concave
Across-slope shape: Concave
Parent material: Stratified sandy and loamy marine deposits

Typical profile

Oa - 0 to 14 inches: muck
A - 14 to 26 inches: sand
Eg - 26 to 30 inches: sand
Btg - 30 to 40 inches: sandy clay loam
B/C - 40 to 48 inches: loamy sand
Cg - 48 to 64 inches: sand

Properties and qualities

Slope: 0 to 1 percent
Depth to restrictive feature: More than 80 inches
Drainage class: Very poorly drained
Runoff class: Negligible
Capacity of the most limiting layer to transmit water (Ksat): Moderately low to moderately high (0.06 to 0.60 in/hr)
Depth to water table: About 0 inches
Frequency of flooding: None
Frequency of ponding: Frequent
Calcium carbonate, maximum content: 5 percent
Maximum salinity: Nonsaline to very slightly saline (0.0 to 2.0 mmhos/cm)
Sodium adsorption ratio, maximum: 4.0
Available water supply, 0 to 60 inches: Moderate (about 7.3 inches)

Interpretive groups

Land capability classification (irrigated): None specified
Land capability classification (nonirrigated): 7w
Hydrologic Soil Group: C/D
Ecological site: R155XY100FL - Organic Freshwater Isolated Marshes and Swamps
Forage suitability group: Organic soils in depressions and on flood plains (G156BC645FL)
Other vegetative classification: Freshwater Marshes and Ponds (R156BY010FL), Organic soils in depressions and on flood plains (G156BC645FL)
Hydric soil rating: Yes

Minor Components

Floridana

Percent of map unit: 5 percent
Landform: Depressions on marine terraces
Landform position (three-dimensional): Dip

Down-slope shape: Concave
Across-slope shape: Concave
Ecological site: R155XY080FL - Sandy over Loamy Freshwater Isolated Marshes and Swamps
Other vegetative classification: Freshwater Marshes and Ponds (R156BY010FL), Sandy over loamy soils on stream terraces, flood plains, or in depressions (G156BC245FL)
Hydric soil rating: Yes

Chobee

Percent of map unit: 5 percent
Landform: Depressions on marine terraces
Landform position (three-dimensional): Dip
Down-slope shape: Concave
Across-slope shape: Concave
Ecological site: R155XY090FL - Loamy and Clayey Freshwater Isolated Marshes and Swamps
Other vegetative classification: Freshwater Marshes and Ponds (R156BY010FL), Loamy and clayey soils on stream terraces, flood plains, or in depressions (G156BC345FL)
Hydric soil rating: Yes

Data Source Information

Soil Survey Area: Martin County, Florida
Survey Area Data: Version 24, Aug 29, 2025

Soil Survey Area: Palm Beach County Area, Florida
Survey Area Data: Version 22, Aug 29, 2025

PROJECT PARROT
VILLAGE OF INDIANTOWN, FL

LAND USE PLAN AMENDMENT
TRAFFIC ANALYSIS

Kimley»Horn

December 15, 2025

890

LAND USE PLAN AMENDMENT TRAFFIC ANALYSIS

PROJECT PARROT
VILLAGE OF INDIANTOWN, FL

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

Kimley»Horn

November 24, 2025
Revised December 15, 2025

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

Adam B. Kerr, P.E.
Florida Registration Number 64773

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Figure 1: Site Location 2

INTRODUCTION

Kimley-Horn and Associates, Inc. has been retained to prepare a Future Land Use (FLU) Amendment traffic analysis for the 5,722.30-acre site located on the north and south side of Kanner Highway, east of US Route 98, in Martin County, Florida. **Figure 1** illustrates the location of the project site. The parcel control numbers for the site are as follows:

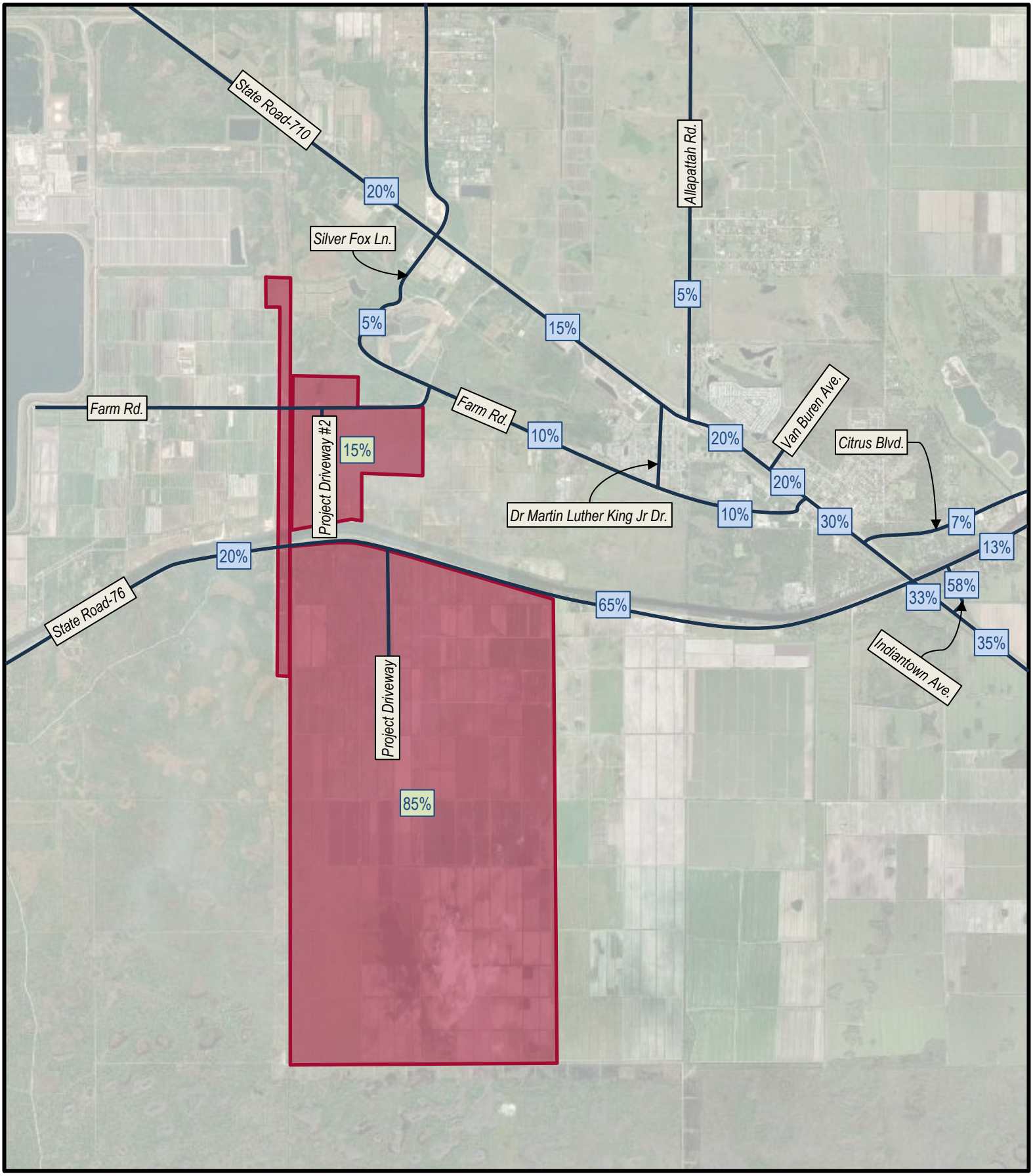
- 323938001006000007
- 323938001012000005
- 323938001018000011
- 323938001024000108
- 323938001005000107
- 323938001034000116
- 323938001039000017
- 034038000000000110
- 104038000000000201
- 114038000000000209
- 154038000000000102
- 144038000000000105
- 224038000000000108
- 234038000000000106
- 274038000000000107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

The site is currently designated Agricultural under the Martin County Future Land Use (FLU) map. This Agricultural designation permits one single family residence per 20-acre tract. Therefore, 286 single family residences are permitted on the 5,722.30-acre site.

The subject site is proposed to be annexed into the Village of Indiantown, Florida. Following annexation, the applicant is proposing a Future Land Use change to the Village of Indiantown Light Industrial FLU designation. The Light Industrial designation would allow 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 general light industrial uses.

However, the applicant is proposing a voluntary restriction of site intensity of 2,000,000 square feet of general light industrial use on the 5,722.30-acre site. Therefore, any permitted uses under the Light Industrial FLU designation will be allowed on the site, provided they generate traffic equivalent to, or less than, the trips associated with 2,000,000 square feet of general light industrial use.

This analysis was conducted to evaluate a five-year (2031) buildout and a long-range (2045) buildout. This report summarizes the findings of the comprehensive plan land use amendment traffic analysis.



NORTH

LEGEND

Site Location

XX% Project Distribution

FIGURE 1
Project Parrot
Site Location/Project Distribution
KH #144196173

Kimley»Horn

PROJECT TRAFFIC

The project traffic volumes evaluated in this analysis are defined as the vehicle trips expected to be generated by the maximum possible site intensity, and the distribution and assignment of that traffic over the study roadway network.

Trip Generation

The trip generation calculations are based on the trip generation rates published by the Institute of Transportation Engineers (ITE) in *Trip Generation Handbook, 12th Edition*. Trip generation calculations have been performed for the following scenarios:

Existing Site Development

This scenario represents the current trip generation occurring on site. The site is currently vacant; hence, no trips are generated for current daily, AM peak hour and PM peak hour conditions.

Existing Future Land Use Potential Development

This scenario represents the maximum development potential for the site under the existing FLU designation of Agricultural on the 5,722.30-acre site. This Agricultural designation permits one single family residence per 20-acre tract. Therefore, 286 single family residences are permitted on the 5,722.30-acre site. As shown in **Table 1**, the maximum intensity of development under the currently adopted future land use designation has the potential to generate 197 net new external AM peak hour trips (+53 inbound, +144 outbound), and 253 net new external PM peak hour trips (+157 inbound, +96 outbound).

Proposed Future Land Use Maximum Potential Development

This scenario represents the maximum development permitted on site under the proposed FLU designation of Light Industrial, which equates to 498,526,776 square feet of general light industrial uses. However, the applicant is proposing a voluntary restriction of site intensity of 2,000,000 square feet of general light industrial uses on the 5,722.30-acre site. Therefore, any permitted uses under the Light Industrial FLU designation will be allowed on the site, provided they generate traffic equivalent to, or less than, the trips associated with 2,000,000 square feet of general light industrial use.

As indicated in **Table 1,** the proposed voluntary restriction on the 5,722.30-acre site under the proposed FLU designation has the potential to generate 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).

Because the proposed amendment for the subject site results in an overall net increase in the trip generation potential of the site on a daily, AM, and PM peak-hour basis in comparison to existing uses on site, it was necessary to determine if any of the roadway links within the project Radius of Development Influence (RDI) are expected to be significantly impacted. Roadway link analyses were conducted for the short-range (2031) and long-range (2045) scenarios consistent with the methodology outlined in the Village of Indiantown, Florida, Comprehensive Plan.

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
Existing Site Development										
	Vacant		5,722.3 acres	0	0	0	0	0	0	0
			Subtotal	*0*	*0*	*0*	*0*	*0*	*0*	*0*
Net New External Trips				**0**	**0**	**0**	**0**	**0**	**0**	**0**
Existing FLU Potential Development										
ITE	Single-Family Detached Housing	210	286 DU	2,573	197	53	144	253	157	96
			Subtotal	*2,573*	*197*	*53*	*144*	*253*	*157*	*96*
Driveway Volumes				**2,573**	**197**	**53**	**144**	**253**	**157**	**96**
Net New External Trips				**2,573**	**197**	**53**	**144**	**253**	**157**	**96**
Proposed FLU - Voluntary Restriction										
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*
Driveway Volumes				**7,200**	**960**	**826**	**134**	**980**	**235**	**745**
Net New External Trips				**7,200**	**960**	**826**	**134**	**980**	**235**	**745**
Proposed FLU - Existing Development Trips (Short-range)				**7,200**	**960**	**826**	**134**	**980**	**235**	**745**
Radius of Development Influence:				**3 miles**						
Proposed FLU - Existing FLU Potential Trips (Long-range)				**4,627**	**763**	**773**	**-10**	**727**	**78**	**649**
Radius of Development Influence:				**3 miles**						

Source	Land Use	Daily	AM Peak Hour	PM Peak Hour	Avg. Pass By
ITE	Single-Family Detached Housing	Trips = 8.07(X) +265.45	Trips = 0.67(X) +5.59 (27% in, 73% out)	Ln(T) = 0.92*Ln(X) +0.33 (62% in, 38% out)	0.0%
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%

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.

The daily and peak-hour trips for the project were then assigned to the surrounding roadway network proposed to be in place for each respective analysis year. **Figure 1** also illustrates the project traffic assignment to the surrounding roadway network.

LEVEL OF SERVICE ANALYSIS

Consistent with comprehensive plan amendment evaluation requirements, roadway segment analyses were conducted to address the traffic conditions for the short-range planning horizon (2031), and long-range planning horizon (2045) conditions on the surrounding roadway network.

Short-Range (Year 2031)

This analysis is based on peak hour, peak direction link service volumes published in the 2023 Martin County Roadway Level of Service Inventory Report.

As stated previously, this analysis utilizes the net increase in peak-hour trip generation potential of the maximum development potential under the proposed FLU designation in comparison to traffic generated by the existing site development.

Long-Range (Year 2045)

This analysis was conducted using the 2045 cost feasible laneage published by the Martin County Metropolitan Planning Organization and projected 2045 traffic volumes developed using the Treasure Coast Regional Planning Model (TCRPM), shown in Appendix B for reference.

This analysis utilizes the net increase in daily trip generation potential of the maximum development potential under the proposed FLU designation in comparison to the maximum development potential under the existing FLU.

SHORT-RANGE (2031) PLANNING HORIZON

The maximum development under the proposed future land use is 498,526,776 square feet of general light industrial uses. However, the applicant is proposing a voluntary restriction of site intensity of 2,000,000 square feet of general light industrial use on the 5,722.30-acre site. Therefore, any permitted uses under the Light Industrial FLU designation will be allowed on the site, provided they generate traffic equivalent to, or less than, the trips associated with 2,000,000 square feet of general light industrial use.

Therefore, the net increase in peak hour trip generation potential is 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). For the purposes of this analysis, the radius of development influence is 3 miles. Significance was determined in accordance with the two percent (2%) significance thresholds published by Martin County in Division 3, Section 5.64.C.5 of the Martin County Land Development Regulations.

Significance Analysis

As indicated in **Table 2**, the following roadway links are projected to be significantly impacted by the proposed project according to Martin County Land Development Regulations:

- State Road-76 – from State Road-15 to Project Driveway
- State Road-76 – from Project Driveway 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 Project Driveway #2 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, capacity analyses were subsequently performed.

Table 2: Short-Range (Year 2031) 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	Project Driveway	2L	730	20%	i	165	22.60%	Yes
SR-76 (Kanner Hwy.)	Project Driveway	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.	Project Driveway #2	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 Short Range (Year 2031)

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. **Table 3** provides the peak hour peak direction capacity analysis on the significantly impacted roadways.

As shown below, all significantly impacted roadway segments are projected to have sufficient capacity through buildout in 2031 with the proposed FLU change.

Table 3: Short-Range (Year 2031) Link 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	Project Driveway	C2	2L	730	Yes	2023	101	0.50%	4	46	165	316	Yes	-
SR-76 (Kanner Hwy.)	Project Driveway	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	-
*Planned roadway widening fro	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.	Project Driveway #2	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.

LONG-RANGE (2045) PLANNING HORIZON

As noted, the existing FLU designation for the 5,722.30-acre site is Agricultural. The existing FLU designation is proposed to be changed from Agricultural to Light Industrial. The proposed Light Industrial FLU would allow for a floor area ratio of 2.0 on the 5,722.30-acre site. The applicant is proposing a voluntary restriction of site intensity of 2,000,000 square feet of general light industrial use. Therefore, the net increase in daily trip generation potential is 4,627 daily trips compared to the maximum trips allowed under the existing FLU designation. For this analysis the radius of developmental influence is three (3) miles. Per the Martin County Land Development Code, during the long-range horizon, a link is considered significantly impacted where the net trip increase impacting roads is greater than two percent (2%).

Projected 2045 traffic volumes were developed using the Treasure Coast Regional Planning Model (TCRPM), shown in Appendix B for reference. The 2045 volumes for the roadway links of Farm Road and Silver Fox Lane were projected based on 2024 AADT volumes obtained from FDOT Traffic Online and were grown to 2045 by applying an annually compounded growth rate of 0.5%. Additionally, traffic from committed developments in the area have been included in the analysis.

As shown in **Table 4**, the following roadway links are projected to be significantly impacted by the proposed project under significance determination standards:

- State Road-76 – from State Road-15 to Project Driveway
- State Road-76 – from Project Driveway 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 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
- Farm Road – from Project Driveway #2 to Silver Fox Lane
- Farm Road – from Silver Fox Lane to State Road-710

As shown in **Table 4**, these links are projected to operate acceptably under long-range 2045 conditions with the proposed FLU change.

Table 4: Long-Range (Year 2045) Significance and Capacity Analysis

ROADWAY	FROM	TO	Functional Classification	EXISTING NUMBER OF LANES	GENERAL SVC. VOLUME	PROJECT TRIPS			% IMPACT	Sig?	Committed Development Traffic	2045 Base Volumes	Total 2045 Volumes	Meet Standards
						PROJECT % ASSIGNMENT	NB/EB IN/OUT?	DAILY TRIPS						
SR-76 (Kanner Hwy.)	SR-15	Project Driveway	C2	2L	14,000	20%	i	925	6.61%	Yes	269	6,249	7,443	Yes
SR-76 (Kanner Hwy.)	Project Driveway	SR-710	C2	2L	14,000	65%	o	3,008	21.49%	Yes	293	7,582	10,883	Yes
SR-76 (Kanner Hwy.)	SR-710	SW Bridge Rd.	C2	2L	14,000	13%	o	602	4.30%	Yes	512	10,709	11,823	Yes
SR-710 (Warfield Blvd.)	Okeechobee County	Fox Brown Rd.	C2	2L	14,000	20%	i	925	6.61%	Yes	1,422	6,806	9,153	Yes
SR-710 (Warfield Blvd.)	Fox Brown Rd.	Allapattah Rd.	C2	* 4L	55,700	15%	i	694	1.25%	No	1,744	6,806	9,244	Yes
SR-710 (Warfield Blvd.)	Allapattah Rd.	Van Buren Ave.	C2	* 4L	55,700	20%	i	925	1.66%	No	2,024	18,646	21,595	Yes
SR-710 (Warfield Blvd.)	Van Buren Ave.	Farm Rd.	C2	4L	55,700	20%	i	925	1.66%	No	2,160	17,858	20,943	Yes
SR-710 (Warfield Blvd.)	Farm Rd.	CR-726	C2	4L	55,700	30%	i	1,388	2.49%	Yes	2,654	17,858	21,900	Yes
SR-710 (Warfield Blvd.)	Farm Rd.	Kanner Hwy.	C2	4L	55,700	33%	i	1,527	2.74%	Yes	2,775	16,780	21,082	Yes
SR-710 (Warfield Blvd.)	Kanner Hwy.	Indiantown Ave.	C2	4L	55,700	33%	i	1,527	2.74%	Yes	2,530	16,638	20,695	Yes
SR-710 (Warfield Blvd.)	Indiantown Ave.	Indiantown Rd.	C2	4L	55,700	35%	o	1,619	2.91%	Yes	2,530	13,395	17,544	Yes
CR-726 (Citrus Blvd.)	SR-710	Greenridge Ln.	C2	2L	14,000	7%	o	324	2.31%	Yes	2,370	4,512	7,206	Yes
Allapattah Road	SR-710	CR-714	C2	2L	14,000	5%	o	231	1.65%	No	297	11,711	12,239	Yes
Farm Rd.	Project Driveway #2	Silver Fox Ln	C2	2L	14,000	15%	o	694	4.96%	Yes	489	4,560	5,743	Yes
Farm Rd.	Silver Fox Ln	SR-710	C3C	2L	21,700	10%	o	463	2.13%	Yes	61	4,560	5,084	Yes
Silver Fox Ln.	Farm Rd.	SR-710	C2	2L	14,000	5%	o	231	1.65%	No	304	431	966	Yes

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

**LOS D Daily 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.

CONCLUSION

The foregoing comprehensive plan traffic analysis has been conducted to evaluate the proposed future land use designation change from Agriculture to Light Industrial. The Light Industrial designation would allow 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 general light industrial use. However, the applicant is proposing a voluntary restriction of site intensity of 2,000,000 square feet of general light industrial use on the 5,722.30-acre site. Therefore, any permitted uses under the Light Industrial FLU designation will be allowed on the site, provided they generate traffic equivalent to, or less than, the trips associated with 2,000,000 square feet of general light industrial use. The project site is located on the north and south side of Kanner Highway, just east of US Route 98, in the Village of Indiantown, Florida.

Based on the analyses conducted for each of the planning horizons (short-range and long-range), all significantly impacted links are projected to operate acceptably in 2031 and 2045 with the proposed FLU change and voluntary restriction. Therefore, the traffic associated with the proposed FLU change meets the requirements of the Village of Indiantown, Florida.

APPENDIX A: SITE INFORMATION

BOUNDARY SURVEY

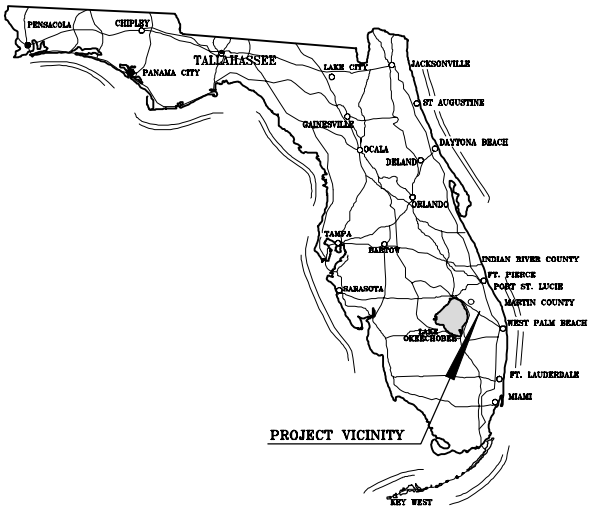
PREPARED FOR

FLORIDA POWER & LIGHT

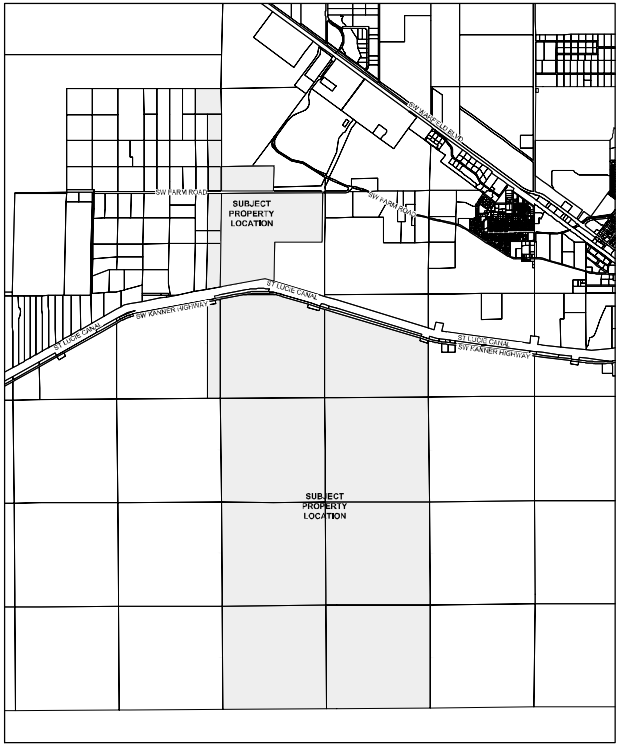
OF A PARCEL OF LAND LYING WITHIN A PORTION OF SECTION 33 AND 34, TOWNSHIP 39 SOUTH, RANGE 38 EAST AND PORTIONS OF SECTIONS 3, 4, 9, 10 AND 11, TOWNSHIP 40 SOUTH, RANGE 38 EAST AND ALL OF SECTIONS 14, 15, 22, 23, 26, AND 27, TOWNSHIP 40 SOUTH, RANGE 38 EAST.
MARTIN COUNTY, FLORIDA

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.



VICINITY MAP
(NOT TO SCALE)



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

CERTIFICATION:

THE UNDERSIGNED HEREBY CERTIFIES THAT THIS SURVEY MEETS THE STANDARDS OF PRACTICE RECOGNIZED BY FLORIDA BOARD OF PROFESSIONAL LAND SURVEYORS, AS SET FORTH IN CHAPTER [CODIFICS 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

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

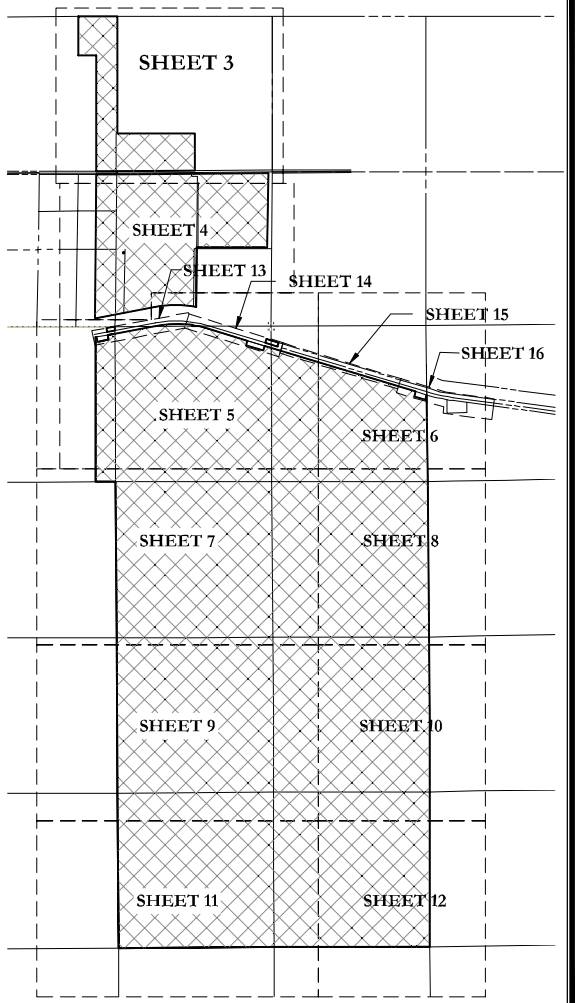
PARCEL 3
A PARCEL OF LAND LYING IN SECTION 9 TOWNSHIP 40 SOUTH, RANGE 38 EAST, MARTIN COUNTY, FLORIDA; BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

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 1362.69 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 5286.89 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\2023\23-152.001 FPL Towns Groves Update\Survey\23-152.001 Boundary Red.dwg Plotted: 11/24/2025 9:14 AM By: JONATHAN JONES

LEGAL DESCRIPTION & SHEET INDEX

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

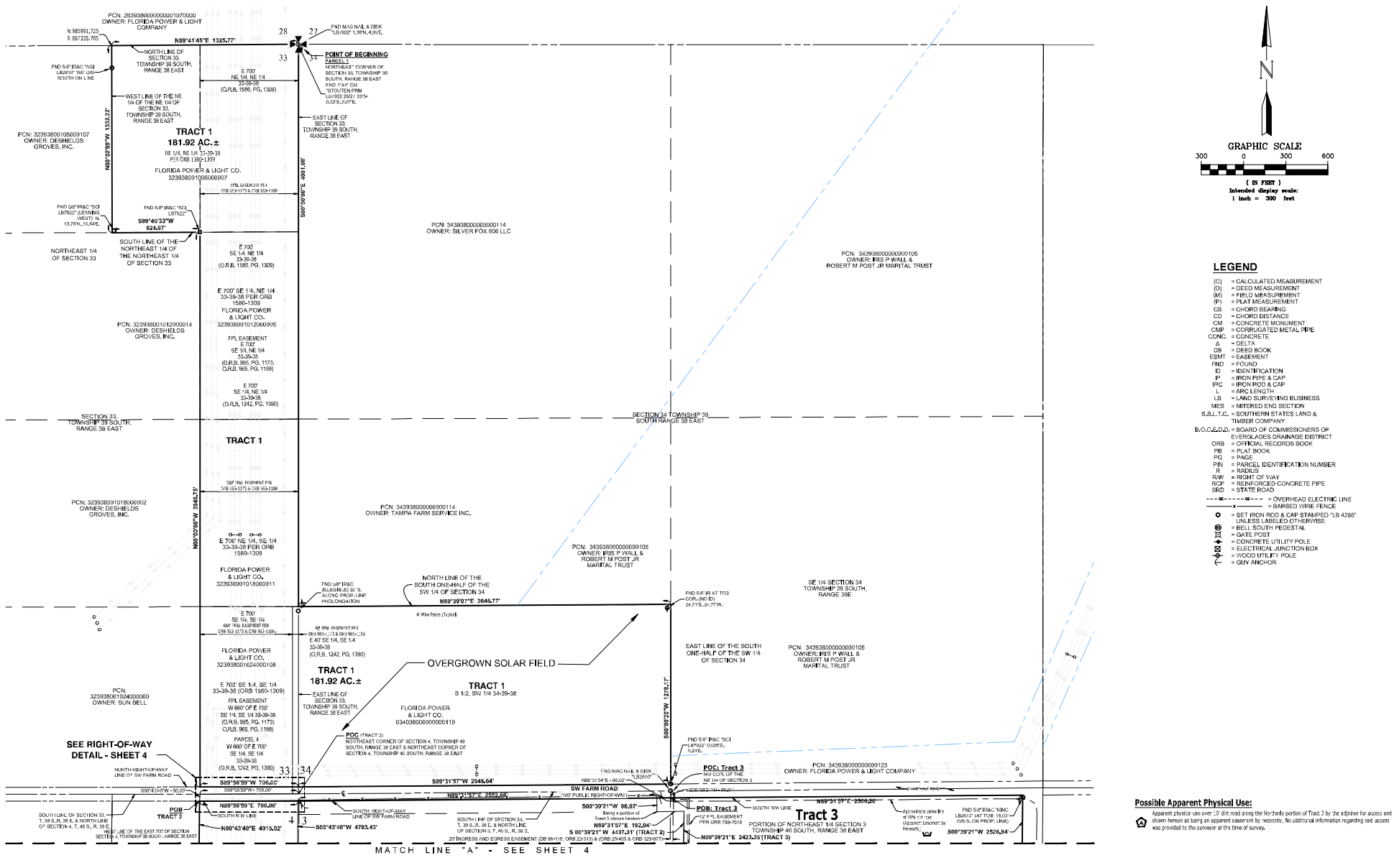
CULPEPPER & TERPENING INC
2980 SOUTH 25th STREET • FORT PIERCE, FLORIDA 34981
PHONE 772-464-3537 • FAX 772-464-6497 • www.ctcengr.com
STATE OF FLORIDA BOARD OF PROFESSIONAL ENGINEERS AUTHORIZATION NO. 4286

– 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



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GRAPHICS

COMPUTER FILE REF.	FIELD BK./PG.
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STATE OF FLORIDA BOARD OF PROFESSIONAL ENGINEERS AUTHORIZATION NO. 4286

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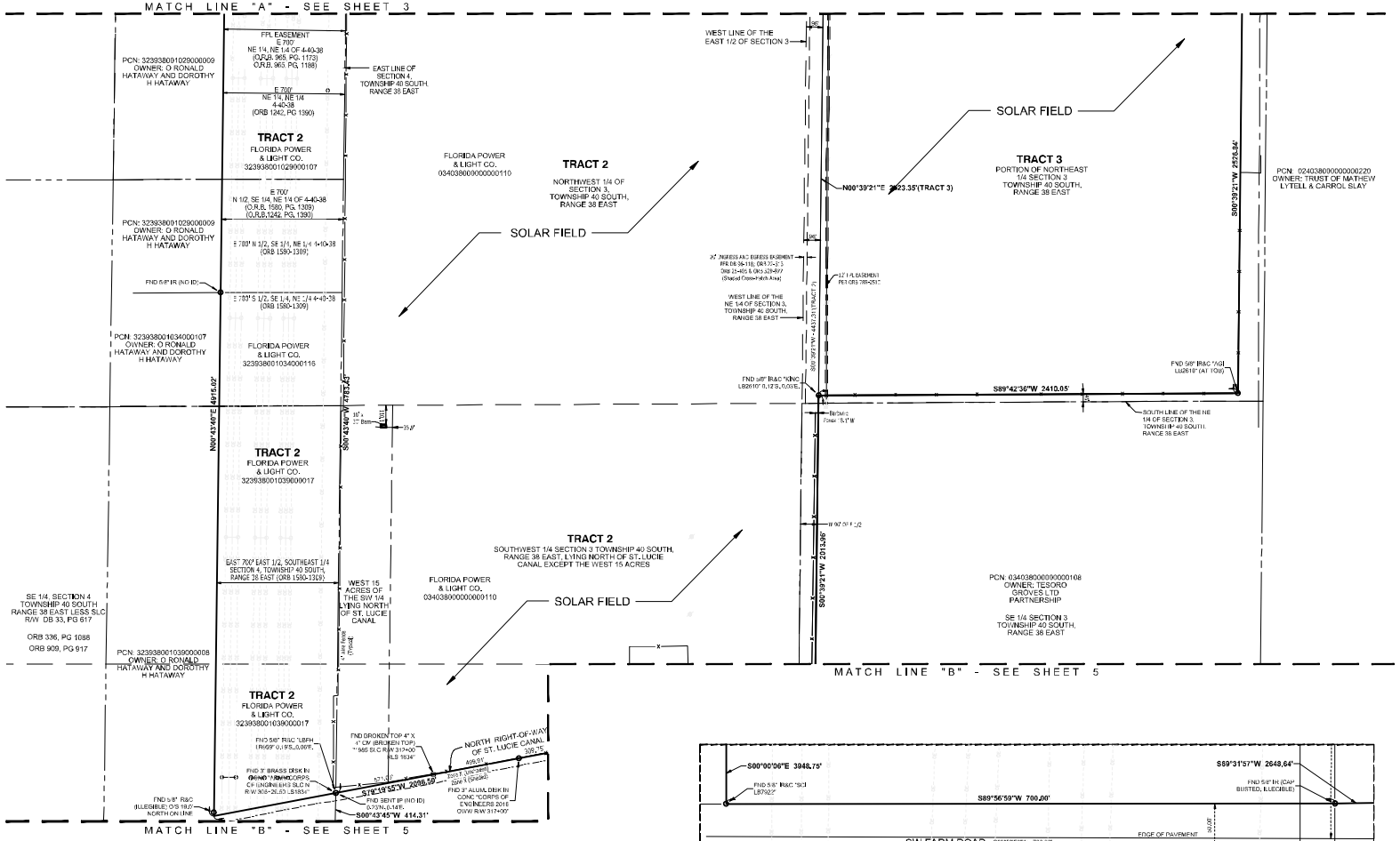
	BY	DATE
FIELD	SG	10-16-2025
CALCS.		-
DRAWN	JHY	10-15-2025
DETAILED		-
CHECKED	JDJ	10-15-2025
APPROVED	LBR	-

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



RIGHT-OF-WAY DETAIL
(INTENDED DISPLAY SCALE: 1"=60')

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-	= OVERHEAD ELECTRIC LINE
-x-	= BARBED WIRE FENCE
	= SET IRON ROD & CAP STAMPED "LB 4286" UNLESS LABELED OTHERWISE
	= BELL SOUTH PEDESTAL
	= GATE POST
	= CONCRETE UTILITY POLE
	= ELECTRICAL JUNCTION BOX
	= WOOD UTILITY POLE
	= GUY ANCHOR

GRAPHICS

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

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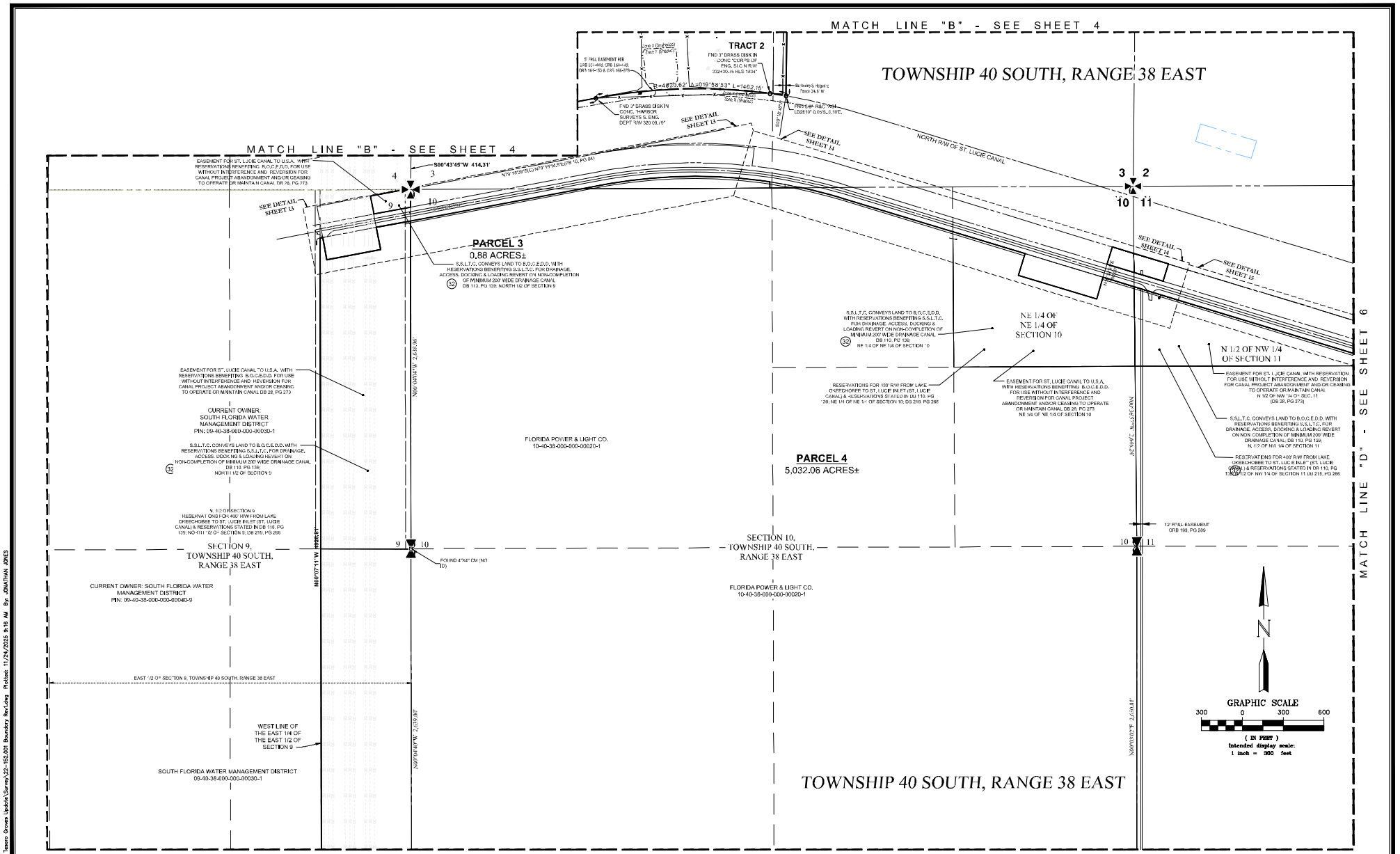
- REVISIONS -	BY	DATE

	BY	DATE
FIELD	SG	10-16-2025
CALCS.	-	-
DRAWN	JHY	10-15-2025
DETAILED	-	-
CHECKED	JDJ	10-15-2025
APPROVED	LBR	-

BOUNDARY SURVEY
PREPARED FOR
FLORIDA POWER AND LIGHT COMPANY

DATE: 10/20/2025
HORIZ. SCALE: 1"=300'
VERT. SCALE: N/A
JOB No. 22-152.001
SHEET 4 of 16

P:\Proj\2022\22-152.001 FPL Towns Groves 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.
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– REVISIONS –	BY	DATE

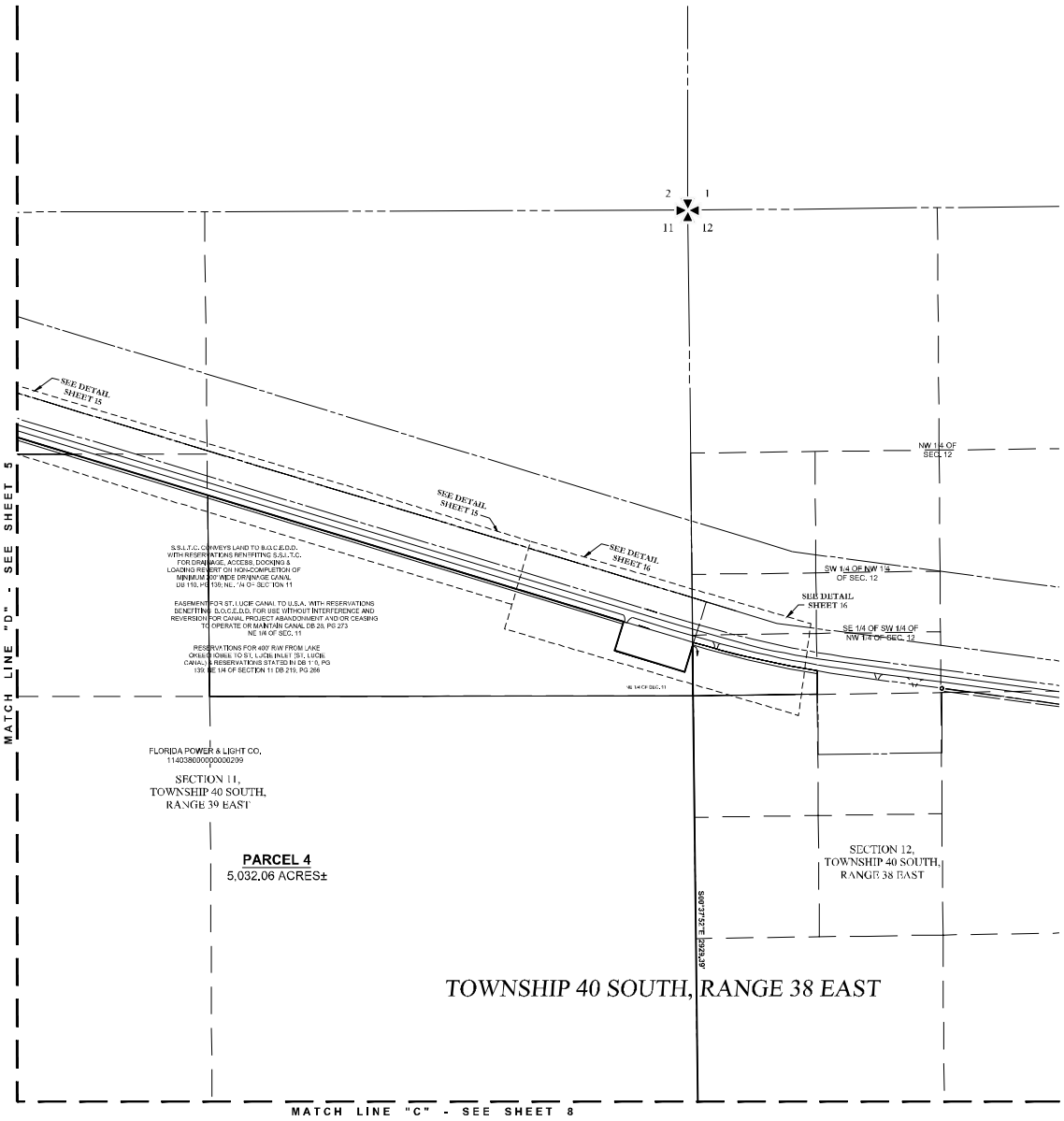
	BY	DATE
FIELD	SG	10-16-2025
CALCS.		
DRAWN	JHY	10-15-2025
DETAILED		
CHECKED	JDJ	10-15-2025
APPROVED	LBR	

BOUNDARY SURVEY

PREPARED FOR
FLORIDA POWER AND LIGHT COMPANY

DATE: 10/20/2025
HORIZ. SCALE: 1"=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
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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 PLAT STAMP AT LEFT	

CULPEPPER & TERPENING INC
2980 SOUTH 25th STREET • FORT PIERCE, FLORIDA 34981
PHONE 772-464-3537 • FAX 772-464-6497 • www.ctengr.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	

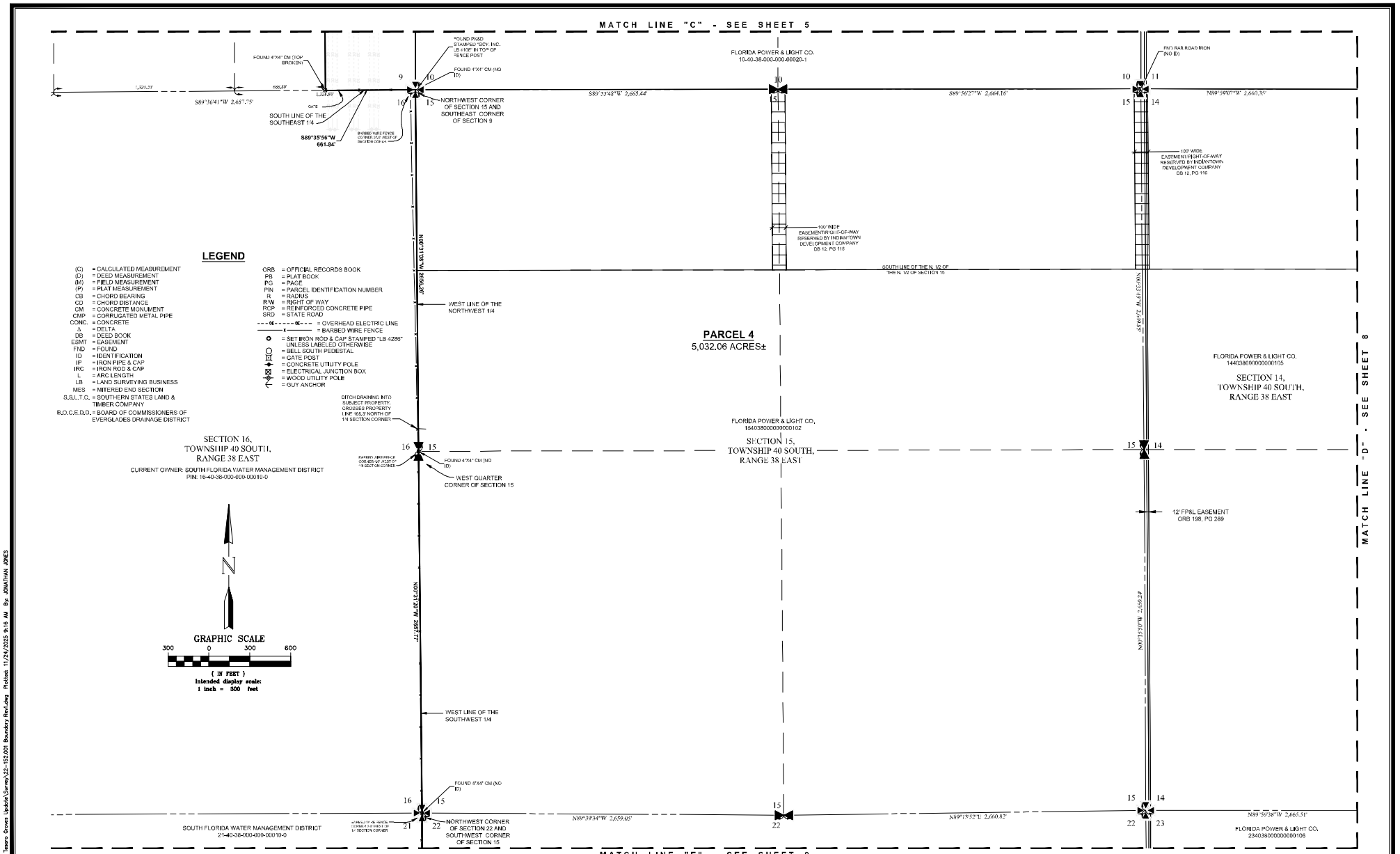
BOUNDARY SURVEY

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 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

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

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PHONE 772-464-3537 • FAX 772-464-6497 • www.ctengr.com
STATE OF FLORIDA BOARD OF PROFESSIONAL ENGINEERS AUTHORIZATION NO. 4286

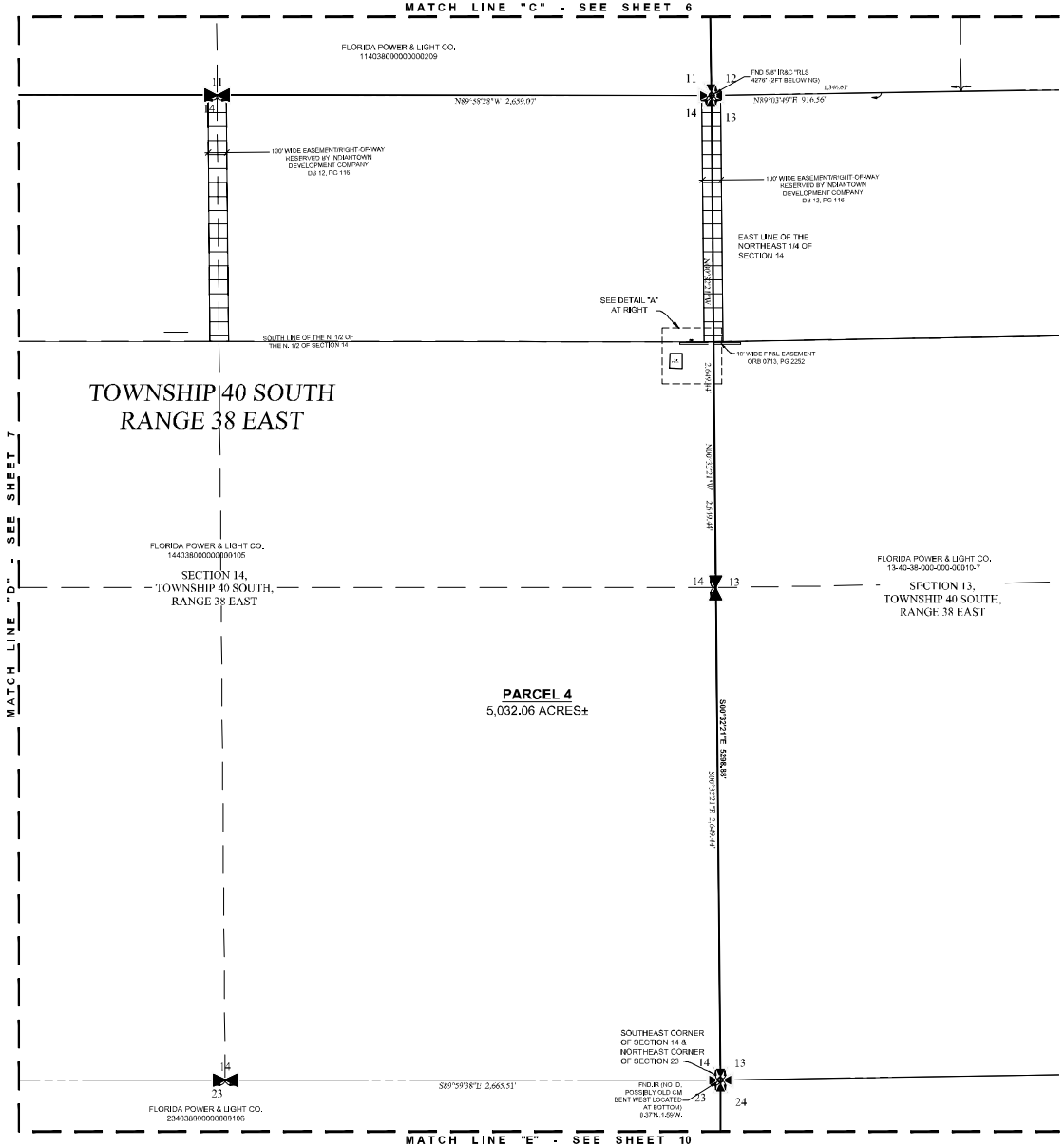
– REVISIONS –	BY	DATE

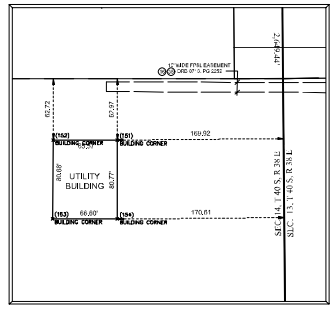
	BY	DATE
FIELD	SG	10–16–2025
CALCS.		
DRAWN	JHY	10–15–2025
DETAILED		
CHECKED	JDJ	10–15–2025
APPROVED	LBR	

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 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





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	

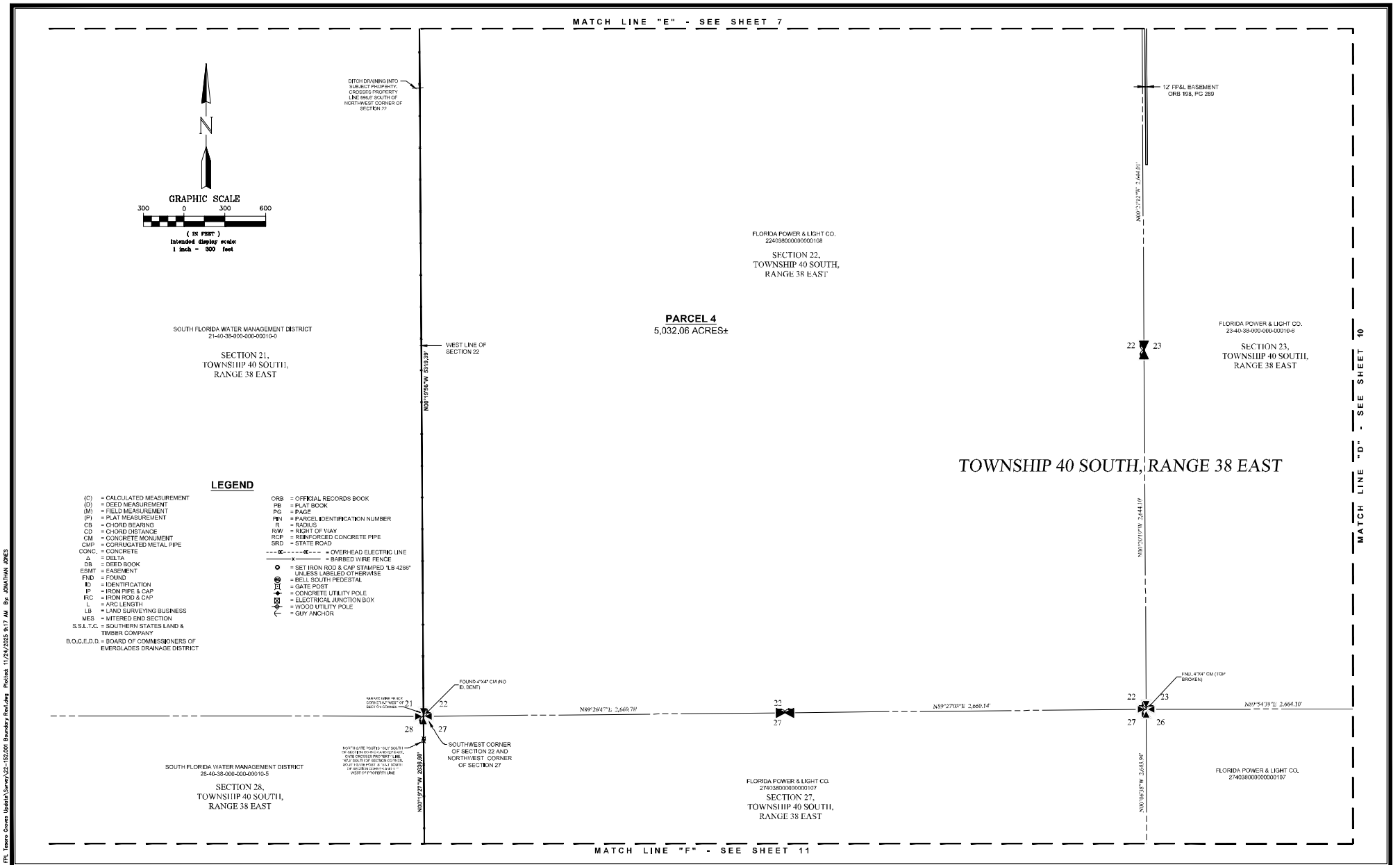
BOUNDARY SURVEY

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 8 of 16

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



P:\Proj\2023\23-152.001 FPL Tesoro Groves Update\Survey\23-152.001 Boundary Ref.dwg Plotted: 11/24/2025 9:17 AM By: JONATHAN JONES

GRAPHICS

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

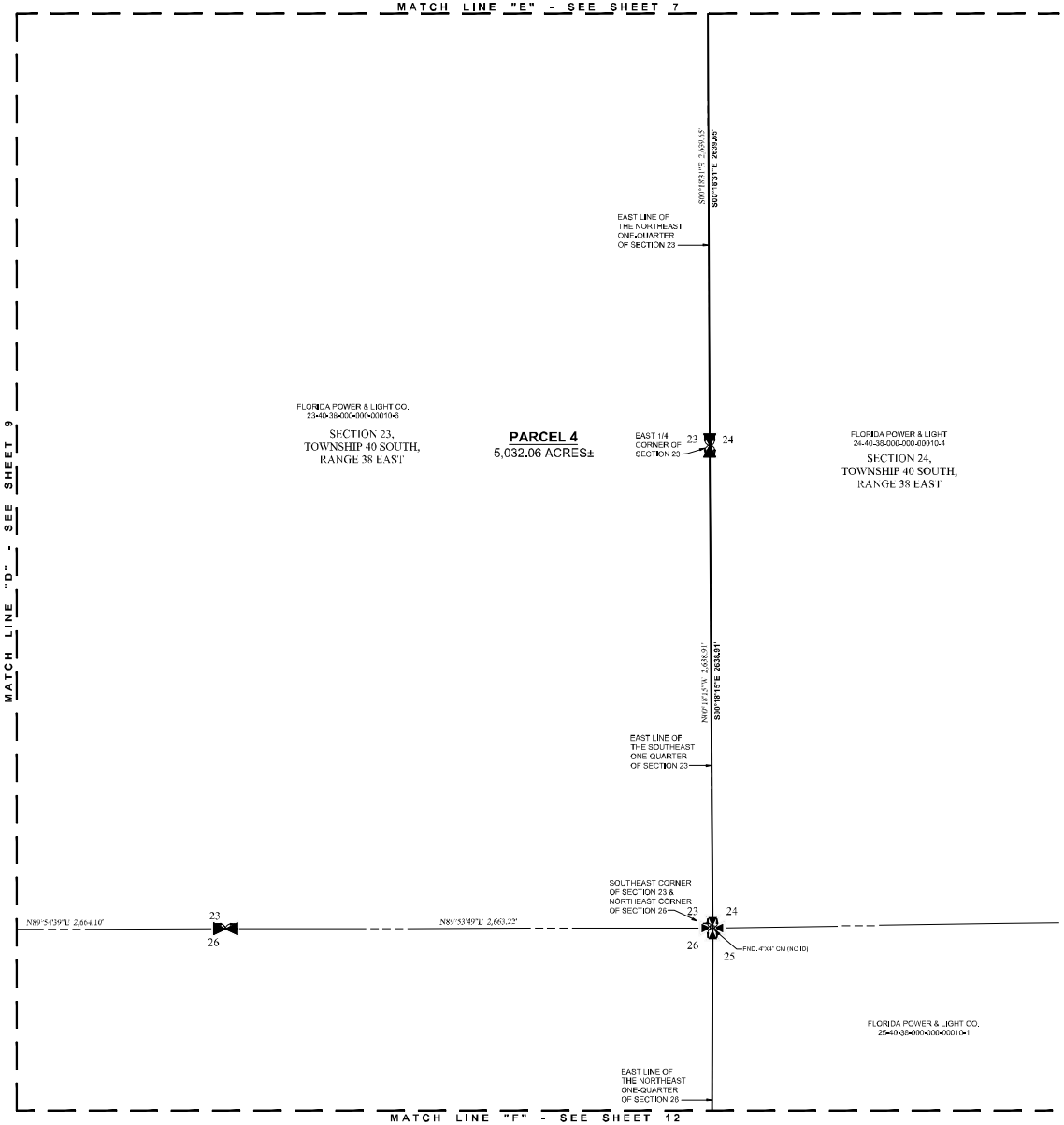
CULPEPPER & TERPENING INC
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STATE OF FLORIDA BOARD OF PROFESSIONAL ENGINEERS AUTHORIZATION NO. 4288

– 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 9 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
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DB	= DEED BOOK
ESMT	= EASEMENT
FND	= FOUND
ID	= IDENTIFICATION
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IRC	= IRON ROD & CAP
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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——x——	= BARBED WIRE FENCE
○	= SET IRON ROD & CAP STAMPED "LB 4286" UNLESS LABELED OTHERWISE
BS	= BELL SOUTH PEDESTAL
GP	= GATE POST
CP	= CONCRETE UTILITY POLE
EJB	= ELECTRICAL JUNCTION BOX
WP	= WOOD UTILITY POLE
GA	= 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	10–19–25

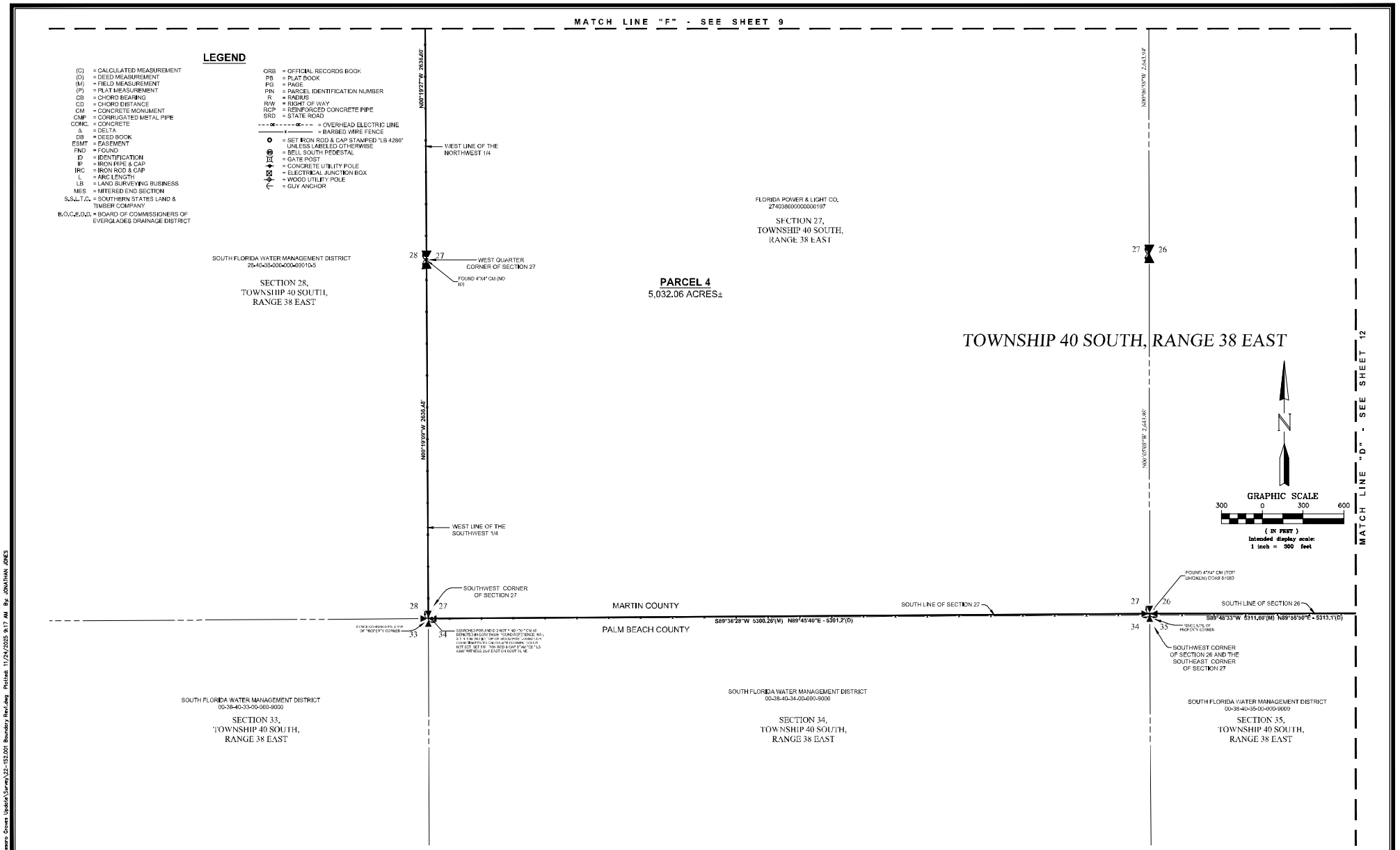
BOUNDARY SURVEY

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 Treasure 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.
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– REVISIONS –	BY	DATE

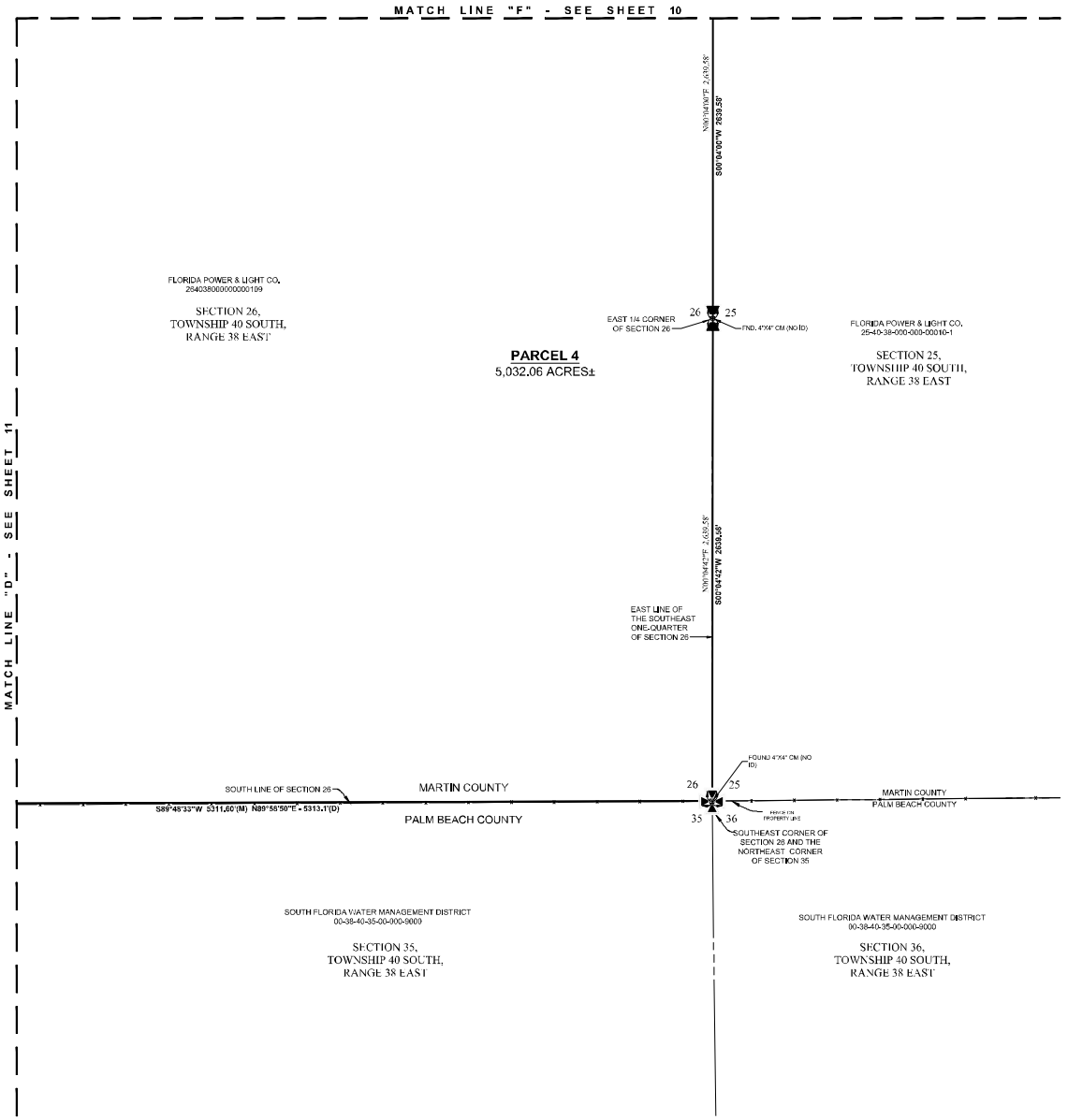
	BY	DATE
FIELD	SG	10–16–2025
CALCS.		
DRAWN	JHY	10–15–2025
DETAILED		
CHECKED	JDJ	10–15–2025
APPROVED	LBR	

BOUNDARY SURVEY

PREPARED FOR
FLORIDA POWER AND LIGHT COMPANY

DATE: 10/20/2025
HORIZ. SCALE: 1"=300'
VERT. SCALE: N/A
JOB No. 22–152.001
SHEET 11 of 16

P:\Proj\2022\22-152.001 FPL Towns Groves Update\Survey\22-152.001 Boundary Ref.dwg Plotted: 11/24/2025 9:17 AM By: JONATHAN JONES



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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. 4286

– REVISIONS –	BY	DATE

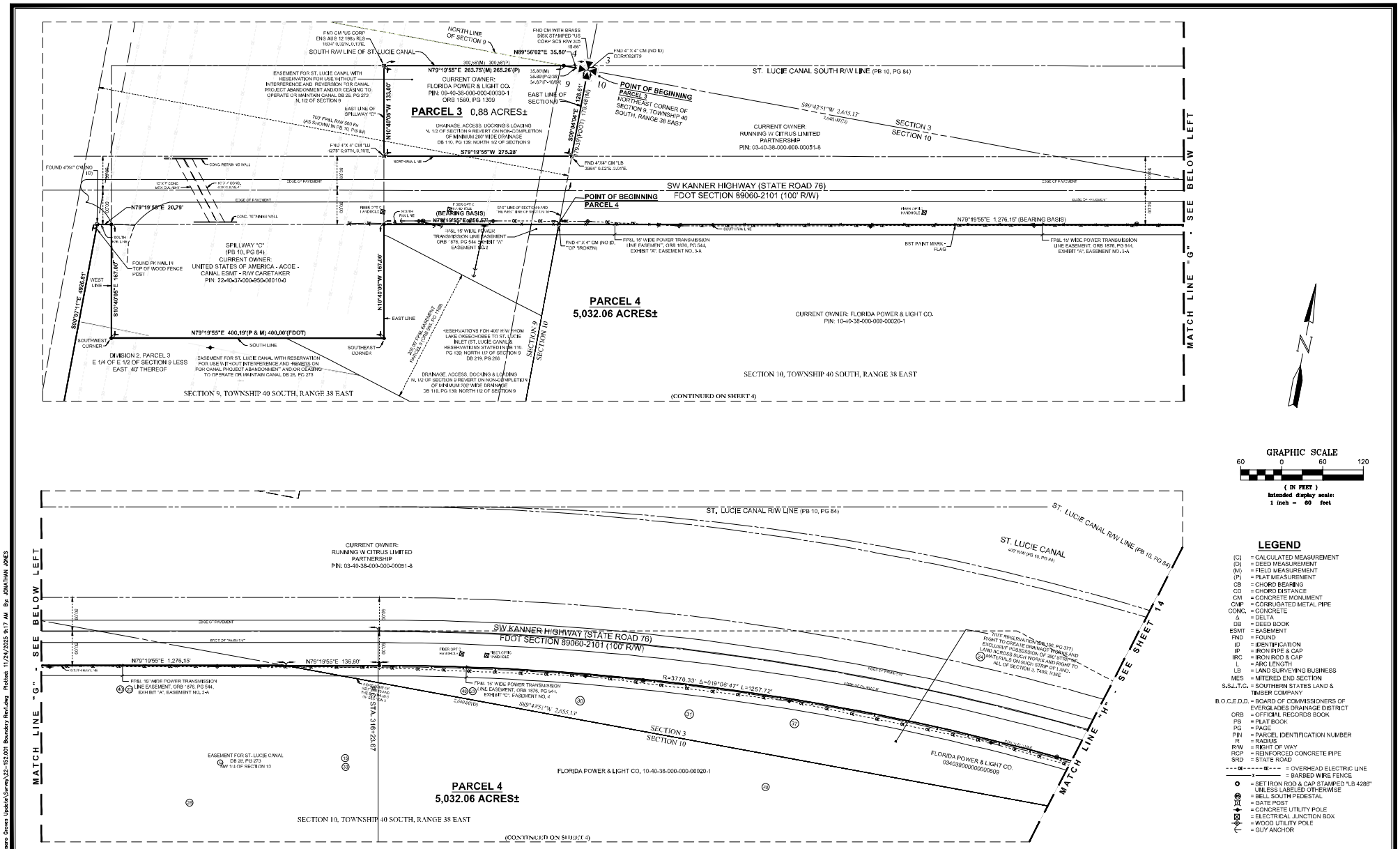
	BY	DATE
FIELD	SG	10–16–2025
CALCS.		
DRAWN	JHY	10–15–2025
DETAILED		
CHECKED	JDJ	10–15–2025
APPROVED	LBR	10–19–25

BOUNDARY SURVEY

PREPARED FOR

FLORIDA POWER AND LIGHT COMPANY

DATE: 10/20/2025
HORIZ. SCALE: 1"=300'
VERT. SCALE: N/A
JOB No. 22–152.001
SHEET 12 of 16



GRAPHIC SCALE

60 0 60 120

(IN FEET)

Intended display scale:
1 inch = 60 feet

LEGEND

(C)	= CALCULATED MEASUREMENT
(D)	= DEED MEASUREMENT
(M)	= FIELD MEASUREMENT
(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
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PB	= PLAT BOOK
PG	= PAGE
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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

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. 4286

– REVISIONS –	BY	DATE

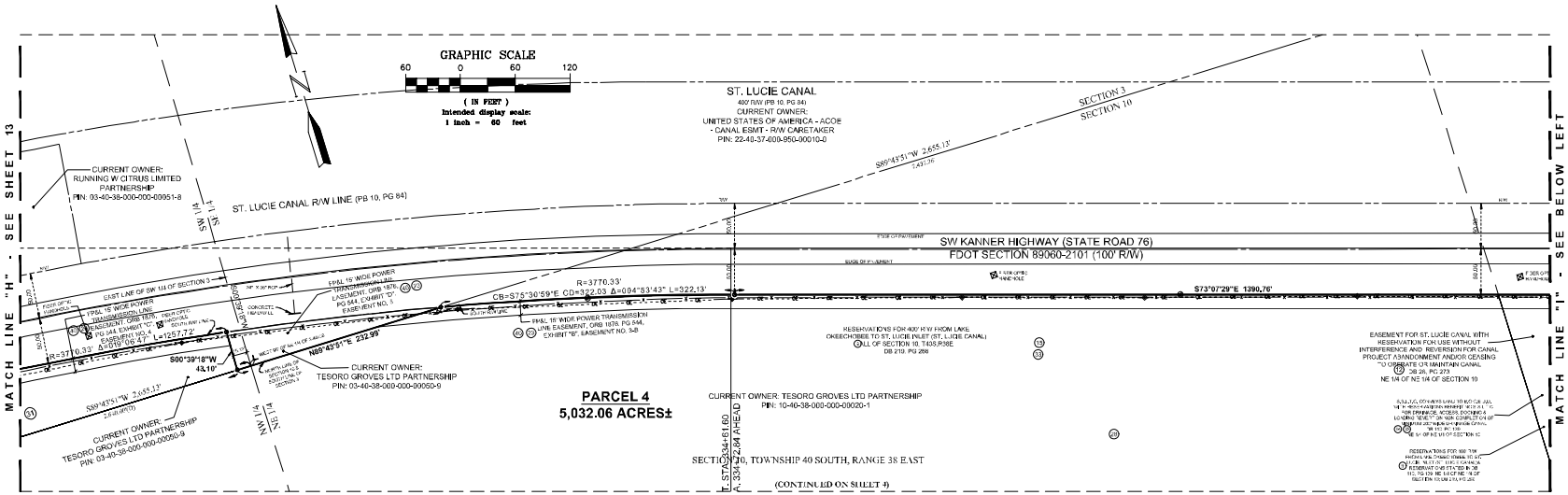
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CALCS.	JHY	10-15-2025
DRAWN		
DETAILED		
CHECKED	JDJ	10-15-2025
APPROVED	LBR	

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 Towns Groves Update\Survey\22-152.001 Boundary Ref.dwg Plotted: 11/24/2025 9:17 AM By: JONATHAN JONES



LEGEND

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⊕	= 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	

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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.	JHY	10-15-2025
DRAWN		
DETAILED		
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APPROVED	LBR	

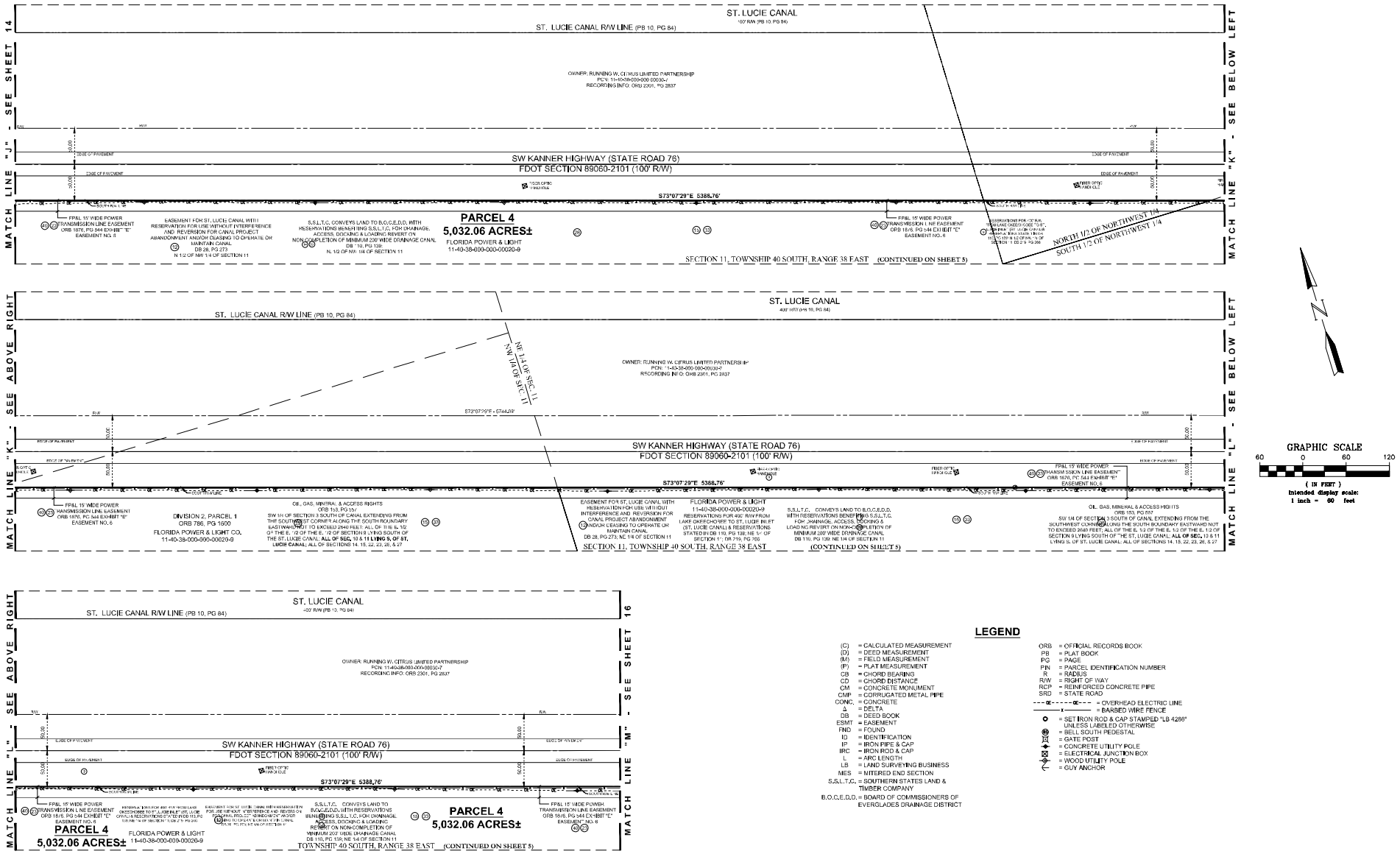
BOUNDARY SURVEY

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



LEGEND

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R/W	= RIGHT OF WAY
RCP	= REINFORCED CONCRETE PIPE
SRD	= STATE ROAD
-OE-OE-	= OVERHEAD ELECTRIC LINE
-/-/-/-	= BARBED WIRE FENCE
○	= SET IRON ROD & CAP STAMPED "LB 4266" 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 PLOT STAMP AT LEFT	

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– REVISIONS –	BY	DATE

	BY	DATE
FIELD	SG	10-16-2025
CALCS.	JHY	10-15-2025
DRAWN		
DETAILED		
CHECKED	JDJ	10-15-2025
APPROVED	LBR	

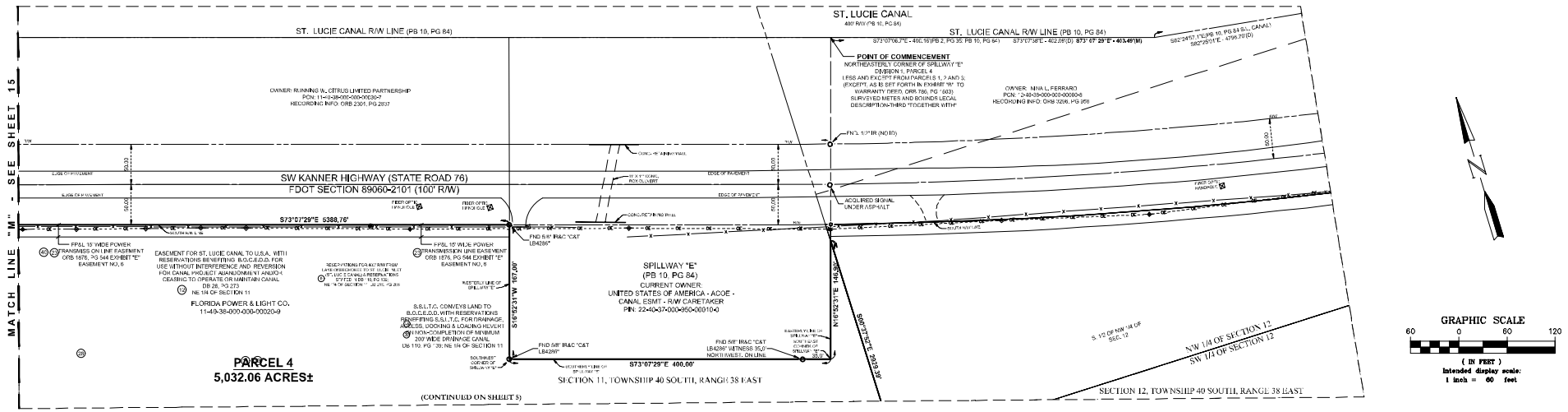
BOUNDARY SURVEY

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 15 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



LEGEND

(C)	= CALCULATED MEASUREMENT	ORB	= OFFICIAL RECORDS BOOK
(D)	= DEED MEASUREMENT	PB	= PLAT BOOK
(M)	= FIELD MEASUREMENT	PG	= PAGE
(P)	= PLAT MEASUREMENT	PIN	= PARCEL IDENTIFICATION NUMBER
CB	= CHORD BEARING	R	= RADIUS
CD	= CHORD DISTANCE	R/W	= RIGHT OF WAY
C/M	= CONCRETE MONUMENT	RCP	= REINFORCED CONCRETE PIPE
CMP	= CORRUGATED METAL PIPE	SRD	= STATE ROAD
CONC.	= CONCRETE	---OE---	= OVERHEAD ELECTRIC LINE
Δ	= DELTA	-x-	= BARBED WIRE FENCE
DB	= DEED BOOK	○	= SET IRON ROD & CAP STAMPED "LB 4286" UNLESS LABELED OTHERWISE
ESMT	= EASEMENT	(SS)	= BELL SOUTH PEDESTAL
FND	= FOUND		= GATE POST
ID	= IDENTIFICATION		= CONCRETE UTILITY POLE
IP	= IRON PIPE & CAP		= ELECTRICAL JUNCTION BOX
IRC	= IRON ROD & CAP		= WOOD UTILITY POLE
L	= ARC LENGTH		= GUY ANCHOR
LB	= LAND SURVEYING BUSINESS		
MES	= MITERED END SECTION		
S.S.L.T.C.	= SOUTHERN STATES LAND & TIMBER COMPANY		
B.O.C.E.D.D.	= BOARD OF COMMISSIONERS OF EVERGLADES DRAINAGE DISTRICT		

GRAPHICS

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

CULPEPPER & TERPENING INC
2980 SOUTH 25th STREET • FORT PIERCE, FLORIDA 34981
PHONE 772-464-3557 • FAX 772-464-6497 • www.ctengr.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

P:\Proj\2022\22-152.001 FPL Towns Grows Update\Survey\22-152.001 Boundary Ref.dwg Plotted: 11/24/2025 9:17 AM By: JONATHAN JONES

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)

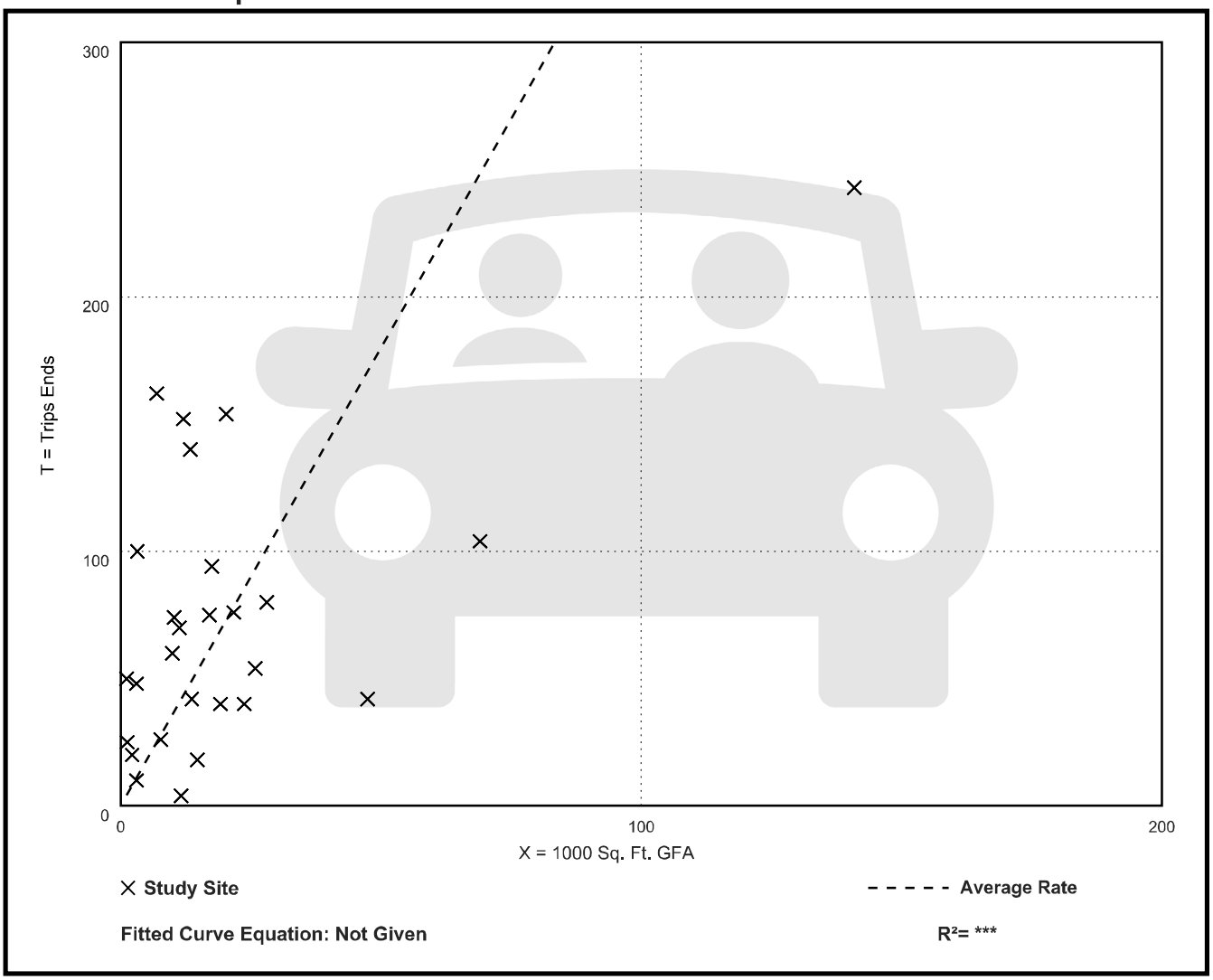
Vehicle Trip Ends vs: **1000 Sq. Ft. GFA**
On a: **Weekday**

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



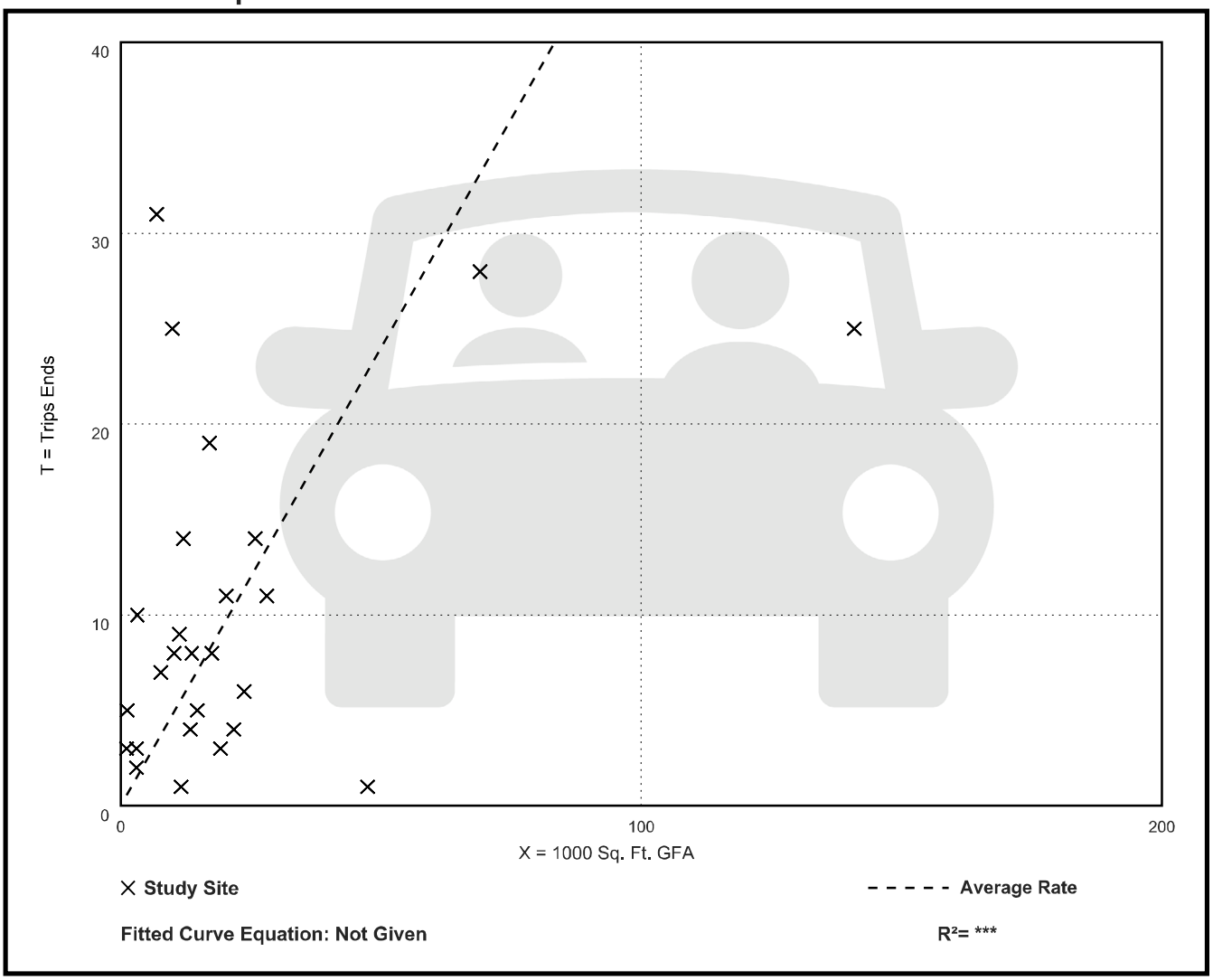
General Light Industrial
(110)

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



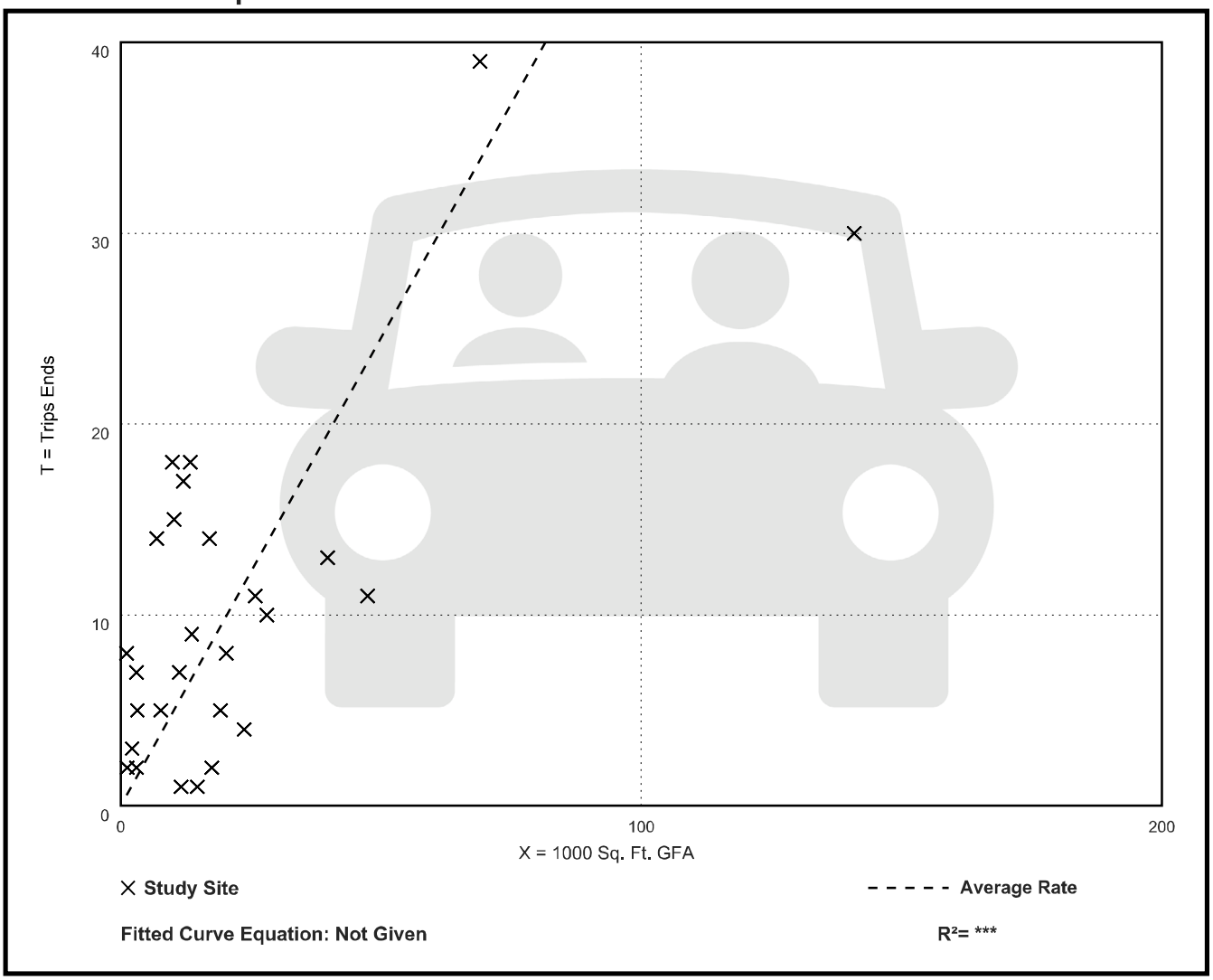
General Light Industrial
(110)

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



Land Use: 210
Single-Family Detached Housing

Description

A single-family detached housing site includes any single-family detached home on an individual lot. A typical site surveyed is a suburban subdivision.

Specialized Land Use

Data have been submitted for several single-family detached housing developments with homes that are commonly referred to as patio homes. A patio home is a detached housing unit that is located on a small lot with little (or no) front or back yard. In some subdivisions, communal maintenance of outside grounds is provided for the patio homes. The three patio home sites total 299 dwelling units with overall weighted average trip generation rates of 5.35 vehicle trips per dwelling unit for weekday, 0.26 for the AM adjacent street peak hour, and 0.47 for the PM adjacent street peak hour. These patio home rates, based on a small sample of sites, are lower than those for single-family detached housing (Land Use 210), lower than those for single-family attached housing (Land Use 215), and higher than those for senior adult housing—single-family (Land Use 251). (Source 1008)

Additional Data

The sites were surveyed in the 1990s, the 2000s, the 2010s, and the 2020s in Alabama, Arizona, British Columbia (CAN), California, Delaware, Illinois, Kentucky, Massachusetts, Minnesota, Montana, New Jersey, New York, North Carolina, Ontario (CAN), Oregon, Pennsylvania, South Carolina, South Dakota, Vermont, and West Virginia.

Source Numbers

356, 357, 367, 384, 387, 407, 435, 522, 550, 552, 579, 598, 601, 603, 614, 637, 711, 716, 720, 728, 735, 868, 869, 903, 925, 936, 1005, 1007, 1008, 1010, 1033, 1066, 1077, 1078, 1079, 1204, 1221, 1225, 1236, 1251, 1265, 1267

Single-Family Detached Housing
(210)

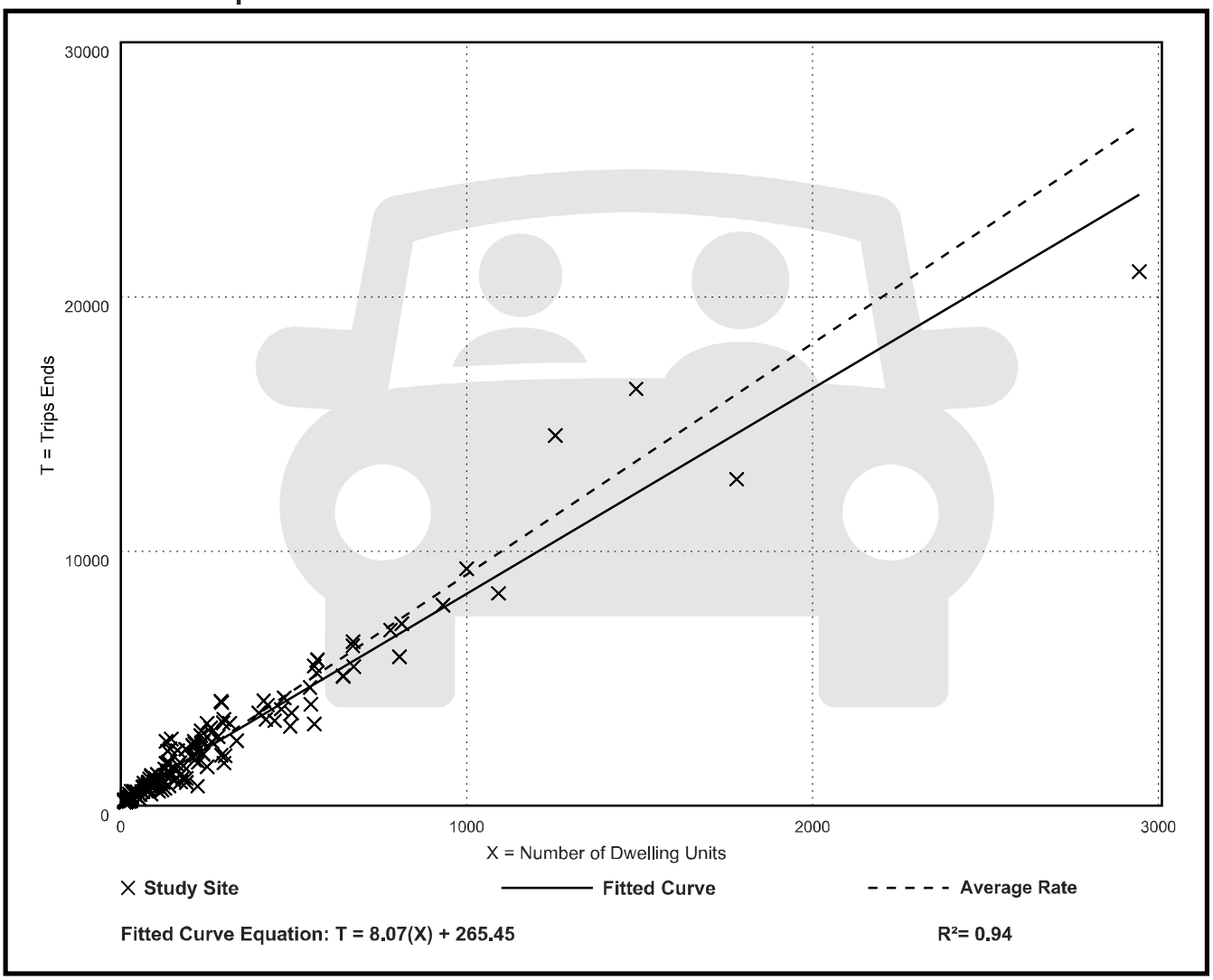
Vehicle Trip Ends vs: **Dwelling Units**
On a: **Weekday**

Setting/Location: **General Urban/Suburban**
Number of Studies: 155
Avg. Num. of Dwelling Units: 261
Directional Distribution: 50% entering, 50% exiting

Vehicle Trip Generation per Dwelling Unit

Average Rate	Range of Rates	Standard Deviation
9.09	3.47 - 23.80	2.29

Data Plot and Equation



Fitted Curve Equation: T = 8.07(X) + 265.45

R^2= 0.94

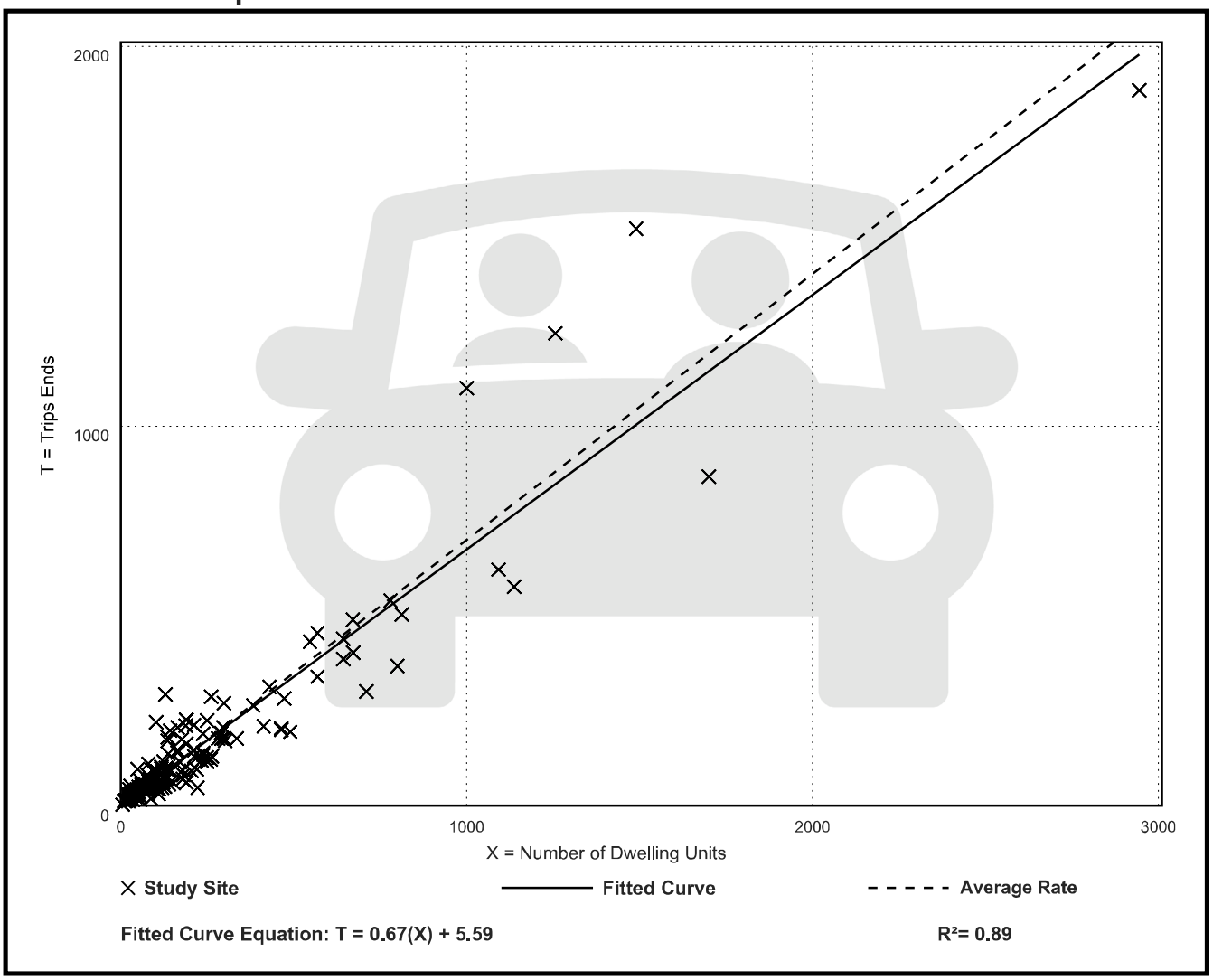
Single-Family Detached Housing
(210)

Vehicle Trip Ends vs:	**Dwelling Units**
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:	153
Avg. Num. of Dwelling Units:	239
Directional Distribution:	27% entering, 73% exiting

Vehicle Trip Generation per Dwelling Unit

Average Rate	Range of Rates	Standard Deviation
0.70	0.22 - 2.27	0.26

Data Plot and Equation



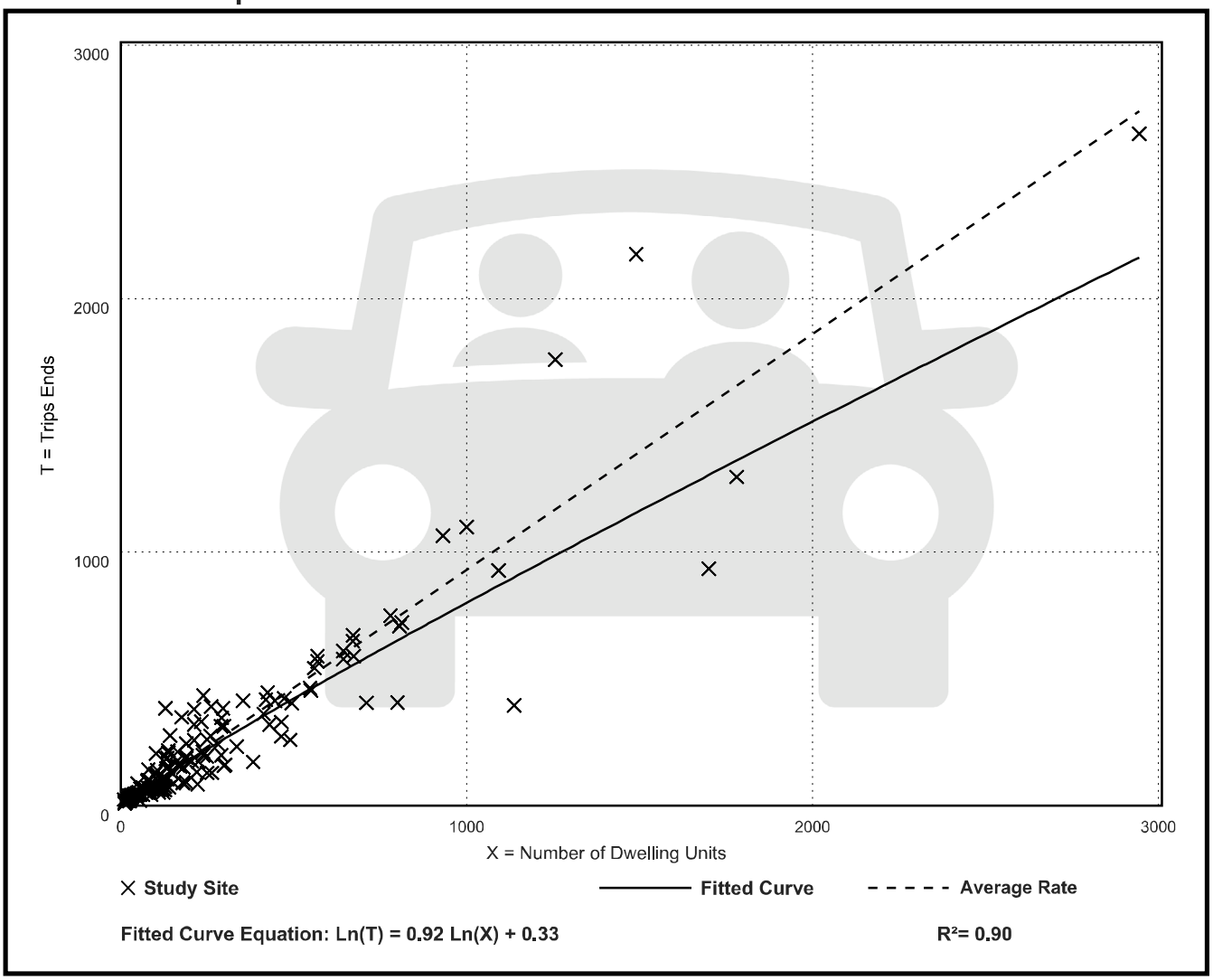
Single-Family Detached Housing
(210)

Vehicle Trip Ends vs:	**Dwelling Units**
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:	166
Avg. Num. of Dwelling Units:	266
Directional Distribution:	62% entering, 38% exiting

Vehicle Trip Generation per Dwelling Unit

Average Rate	Range of Rates	Standard Deviation
0.93	0.35 - 2.98	0.33

Data Plot and Equation



Fitted Curve Equation: Ln(T) = 0.92 Ln(X) + 0.33

R^2= 0.90

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
Baker Rd	SR-5	Green River Pkwy	C3R	1165	5,610	246	C	1.2%
Berry Ave	Golden Bear Wy	CR-714	C3R	890	3,620	193	C	0.9%
Berry Ave	CR-714	Sunset Tr	C3R	890	2,149	104	C	4.4%
Britt Rd	Pine Lake Dr	SR-5	C3C	1125	4,492	204	C	0.5%
Newfield Pkwy	SR-714 (Martin Hwy)	Port St. Lucie Blvd.	C2	730	5,815	507	D	1.9%
Commerce Ave	Salerno Rd	Monroe St	C3C	855	6,257	297	TCEA	0.5%
Commerce Ave	Monroe St	Indian St	C3C	855	6,777	359	C	0.5%
Country Club Dr	Palm Beach County	Island Way	C3R	890	3,016	131	C	1.6%
Country Club Dr	Island Way	Little Club Dr	C3R	890	3,692	156	C	1.3%
County Line Rd	Little Club Dr	SR-5	C3R	890	2,525	127	C	0.5%
Cove Rd	SR-76	Willoughby Blvd	C3R	1165	14,459	878	C	1.1%
Cove Rd	Willoughby Blvd	SR-5	C3R	1165	16,452	779	C	1.6%
Cove Rd	SR-5	CR-A1A	C4	870	13,949	495	TCEA	1.5%
Cove Rd	CR-A1A	End	C3R	890	5,247	312	TCEA	0.5%
CR-609 (Allapattah Rd)	SR-710	CR-714	C2	730	2,436	117	A/B	6.5%
CR-609 (Allapattah Rd)	CR-714	St Lucie County	C2	730	2,174	126	A/B	5.0%
CR-707 (Beach Rd)	Palm Beach County	CR-708	C3R	890	1,669	86	C	0.5%
CR-707 (Dixie Hwy)	CR-723/CR-707	CR-707 (Indian River Dr)	C3R	890	5,353	231	TCEA	0.5%
CR-707 (Indian River Dr)	CR-707 (Dixie Hwy)	CR-707A (Jensen Beach Blvd.)	C3R	890	11,042	674	C	1.2%
CR-707 (Indian River Dr)	CR-707A	SR-732	C4	695	5,911	317	TCEA	0.5%
CR-707 (Indian River Dr)	SR-732	St. Lucie County	C3R	890	8,265	555	C	5.7%
CR-707A (Jensen Beach Blvd)	CR-723	Skyline Dr	C4	1790	21,241	994	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
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%

935

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

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%

936

ients with shaded LOS require additional analysis.
The peaks are: CR-713 (PM/NB), US-1 (PM/NB) and SR-714 (AM/EB)

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

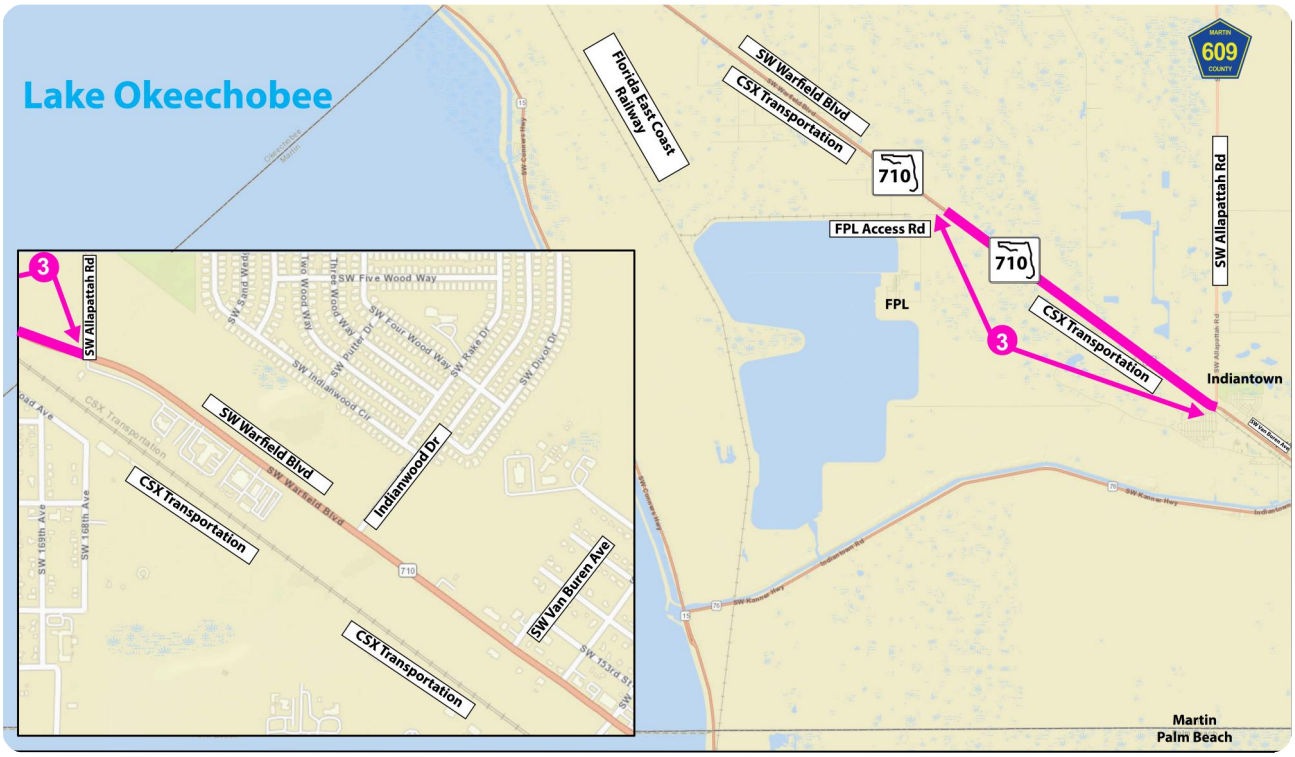
FLORIDA DEPARTMENT OF TRANSPORTATION
TRANSPORTATION STATISTICS OFFICE
2024 HISTORICAL AADT REPORT

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

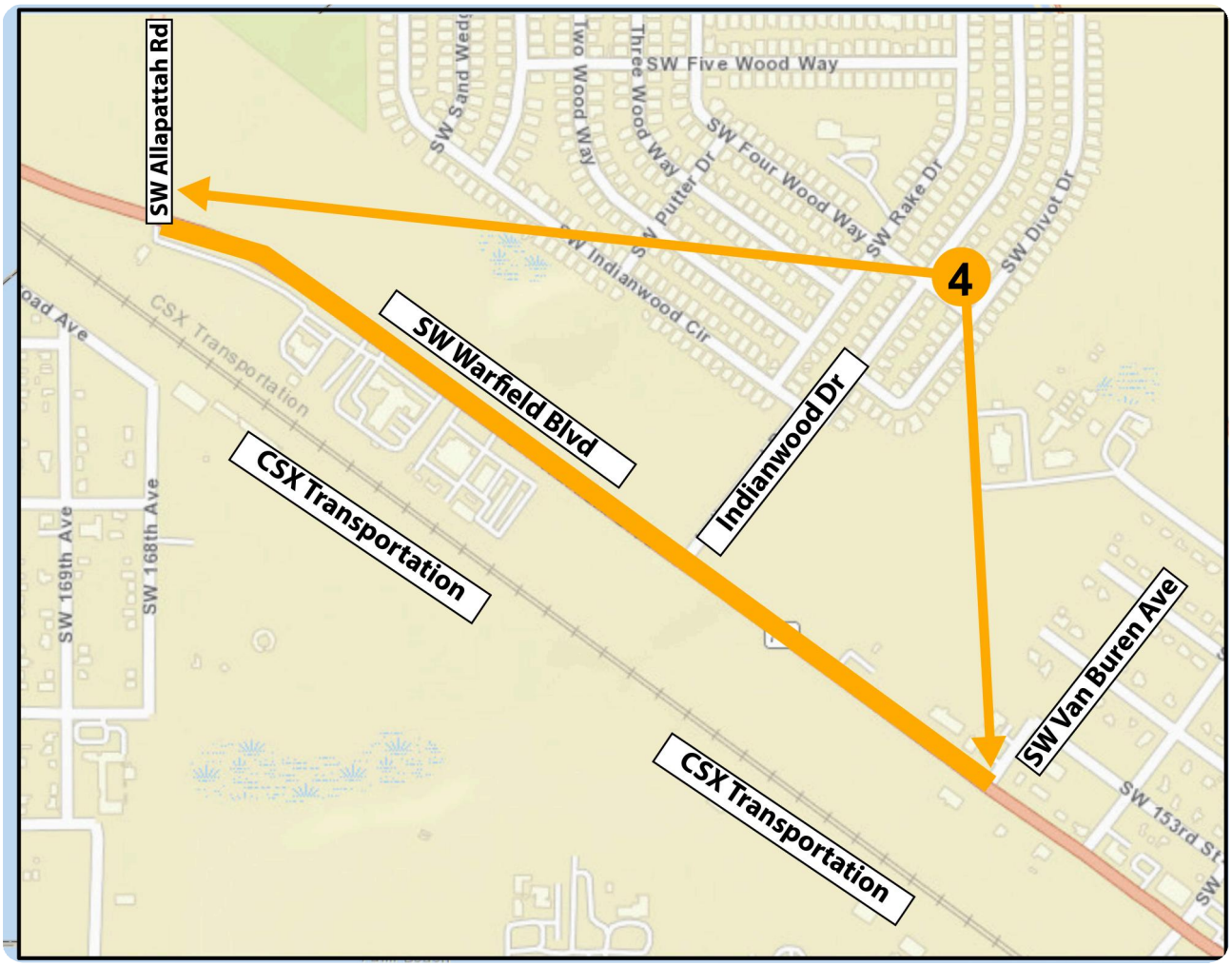
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Tallahassee, FL 32399
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Interactive GIS Map

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
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C1 & C2

Motor Vehicle Highway Generalized Service Volume Tables



(C1-Natural & C2-Rural)

Peak Hour Directional

	B	C	D	E
1 Lane	240	430	730	1,490
2 Lane	1,670	2,390	2,910	3,340
3 Lane	2,510	3,570	4,370	5,010

Peak Hour Two-Way

	B	C	D	E
2 Lane	440	780	1,330	2,710
4 Lane	3,040	4,350	5,290	6,070
6 Lane	4,560	6,490	7,950	9,110

AADT

	B	C	D	E
2 Lane	4,600	8,200	14,000	28,500
4 Lane	32,000	45,800	55,700	63,900
6 Lane	48,000	68,300	83,700	95,900

Adjustment Factors

2 Lane Divided Roadway with Exclusive Left Turn Adjustment: Multiply by 1.05
Multilane Undivided Highway with Exclusive Left Turn Adjustment: Multiply by 0.95
Multilane Undivided Highway without Exclusive Left Turn Adjustment:: Multiply by 0.75

This table does not constitute a standard and should be used only for general planning applications. The table should not be used for corridor or intersection design, where more refined techniques exist.

C3C & C3R

Motor Vehicle Arterial Generalized Service Volume Tables



(C3C-Suburban Commercial)

Peak Hour Directional

	B	C	D	E
1 Lane	*	760	1,070	**
2 Lane	*	1,520	1,810	**
3 Lane	*	2,360	2,680	**
4 Lane	*	3,170	3,180	**

Peak Hour Two-Way

	B	C	D	E
2 Lane	*	1,380	1,950	**
4 Lane	*	2,760	3,290	**
6 Lane	*	4,290	4,870	**
8 Lane	*	5,760	5,780	**

AADT

	B	C	D	E
2 Lane	*	15,300	21,700	**
4 Lane	*	30,700	36,600	**
6 Lane	*	47,700	54,100	**
8 Lane	*	64,000	64,200	**



(C3R-Suburban Residential)

	B	C	D	E
1 Lane	*	970	1,110	**
2 Lane	*	1,700	1,850	**
3 Lane	*	2,620	2,730	**

	B	C	D	E
2 Lane	*	1,760	2,020	**
4 Lane	*	3,090	3,360	**
6 Lane	*	4,760	4,960	**

	B	C	D	E
2 Lane	*	19,600	22,400	**
4 Lane	*	34,300	37,300	**
6 Lane	*	52,900	55,100	**

Adjustment Factors

The peak hour directional service volumes should be adjust by multiplying by 1.2 for one-way facilities
The AADT service volumes should be adjusted by multiplying 0.6 for one way facilities 2 Lane Divided Roadway with an Exclusive Left Turn Lane(s): Multiply by 1.05
2 lane Undivided Roadway with No Exclusive Left Turn Lane(s): Multiply by 0.80
Exclusive right turn lane(s): Multiply by 1.05
Multilane Undivided Roadway with an Exclusive Left Turn Lane(s): Multiply by 0.95
Multilane Roadway with No Exclusive Left Turn Lane(s): Multiply by 0.75
Non-State Signalized Roadway: Multiply by 0.90

This table does not constitute a standard and should be used only for general planning applications. The table should not be used for corridor or intersection design, where more refined techniques exist.
* Cannot be achieved using table input value defaults.
** Not applicable for that level of service letter grade. For the automobile mode, volumes greater than level of service D become F because intersection capacities have been reached.

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

Long-Range (2045) Committed Development Traffic											
Roadway	From	To	Count Year	Village Market	Yellow Pine Truss Co.	Citrus Grove	VOI Upcycling Facility	US Advance Transportation	Indiantown Heritage Park	River Oak	2045 Committed Traffic Total
SR-76 (Kanner Hwy.)	SR-15	Project Driveway	2023	211	14	0	24	20	0	0	269
SR-76 (Kanner Hwy.)	Project Driveway	SR-710	2023	211	14	0	49	20	0	0	293
SR-76 (Kanner Hwy.)	SR-710	CR-708	2024	316	28	0	24	20	0	124	512
SR-710 (Warfield Blvd.)	Okeechobee County	Fox Brown Rd.	2023	844	49	272	12	0	61	185	1,422
SR-710 (Warfield Blvd.)	Fox Brown Rd.	Allapattah Rd.	2023	844	90	272	231	0	61	247	1,744
SR-710 (Warfield Blvd.)	Allapattah Rd.	Van Buren Ave.	2023	1,055	90	272	207	0	31	371	2,024
SR-710 (Warfield Blvd.)	Van Buren Ave.	Farm Rd.	2023	1,055	90	407	207	0	31	371	2,160
SR-710 (Warfield Blvd.)	Farm Rd.	CR-726	2023	1,055	90	407	207	0	31	865	2,654
SR-710 (Warfield Blvd.)	CR-726	Kanner Hwy.	2023	1,055	90	407	207	0	214	803	2,775
SR-710 (Warfield Blvd.)	Kanner Hwy.	Indiantown Ave.	2023	1,055	90	407	207	0	92	679	2,530
SR-710 (Warfield Blvd.)	Indiantown Ave.	Indiantown Rd.	2023	1,055	90	407	207	0	92	679	2,530
CR-726 (Citrus Blvd.)	SR-710	Greenridge Ln.	2023	211	14	1,901	0	0	183	62	2,370
Allapattah Road	SR-710	CR-714	2023	211	0	0	24	0	0	62	297
Farm Rd.	Project Driveway #2	Silver Fox Ln.	2023	0	0	0	0	0	489	0	489
Farm Rd.	Silver Fox Ln.	SR-710	2023	0	0	0	0	0	61	0	61
Silver Fox Ln.	Farm Rd.	SR-710	2023	0	0	0	243	0	61	0	304

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.

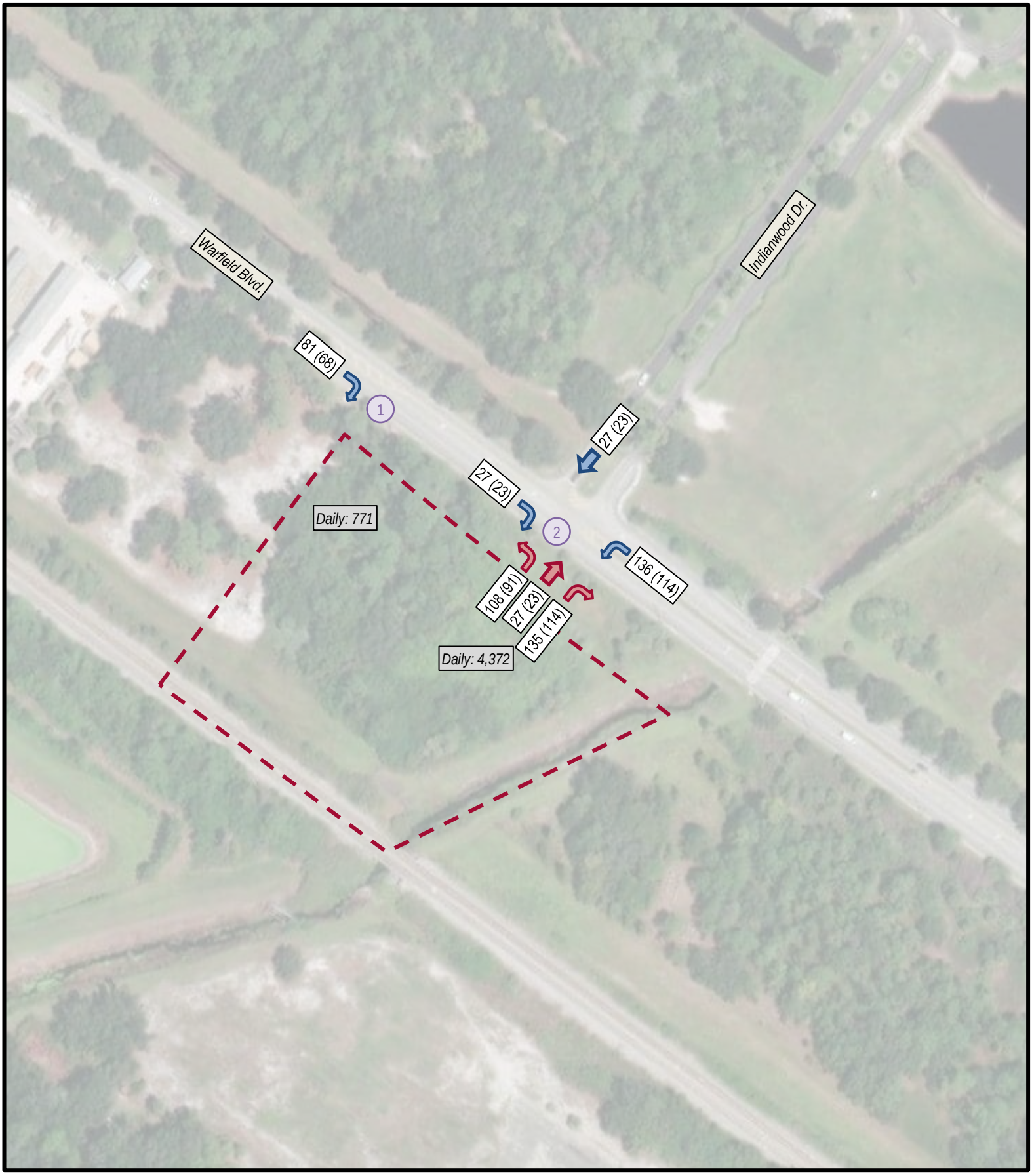
Sincerely,

KIMLEY-HORN AND ASSOCIATES, INC.

Adam B. Kerr, P.E.
Transportation Engineer

Florida Registration
Number 64773
Registry No. 35106

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NORTH

LEGEND

Site Location

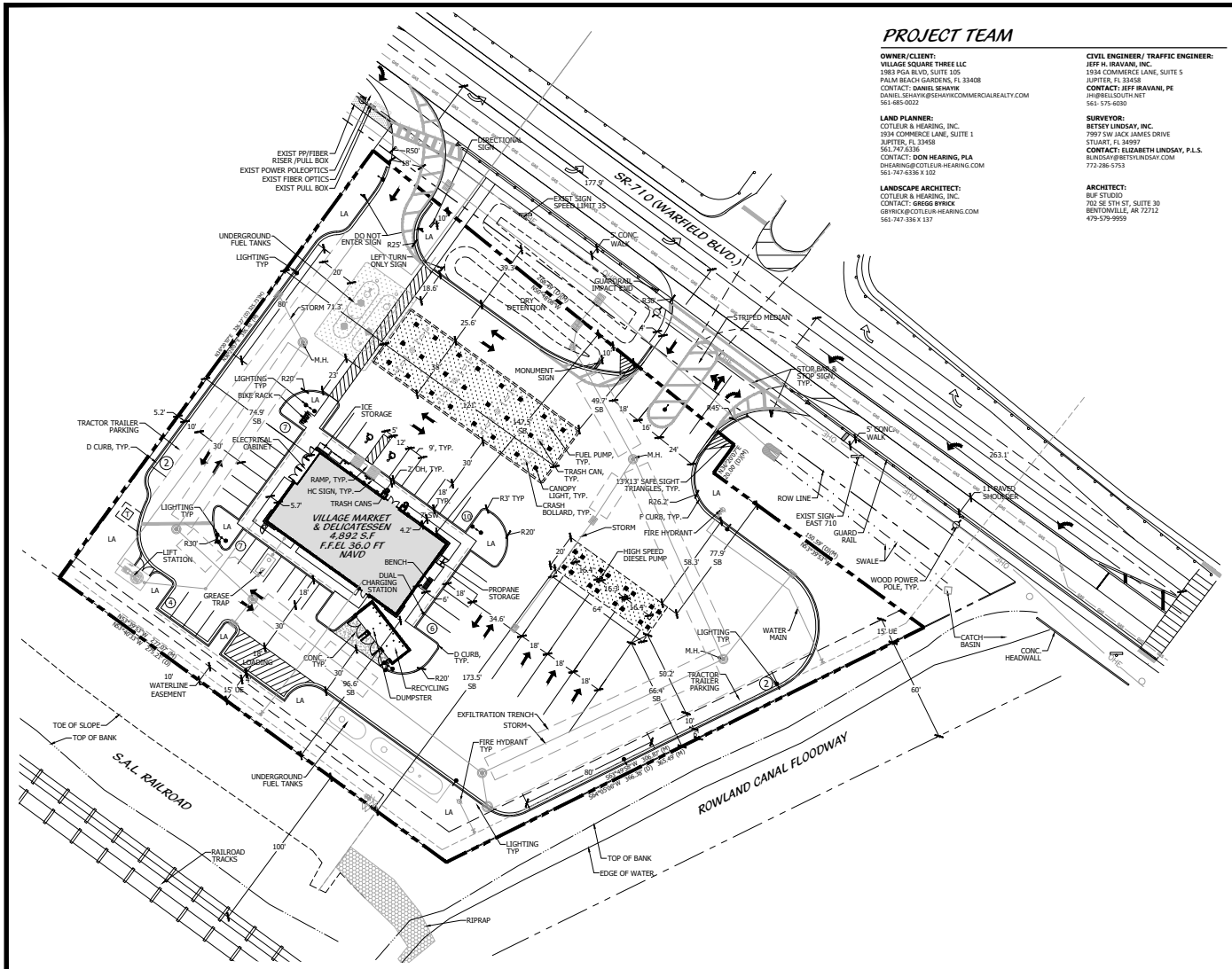
XX (XX) AM (PM) Peak Hour Trips

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:
COTLEUR & HEARING, INC.
1934 COMMERCE LANE, SUITE 1
JUPITER, FL 33458
561.747.6336
CONTACT: **DON HEARING, PLA**
DHEARING@COTLEUR-HEARING.COM
561-747-6336 X 102

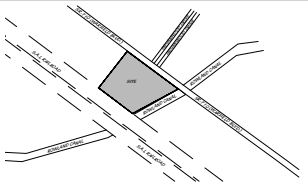
LANDSCAPE ARCHITECT:
COTLEUR & HEARING, INC.
CONTACT: **GREGG BYRICK**
GBYRICK@COTLEUR-HEARING.COM
561-747-336 X 137

CIVIL ENGINEER/ TRAFFIC ENGINEER:
JEFF H. IRAVANI, INC.
1934 COMMERCE LANE, SUITE 5
JUPITER, FL 33458
CONTACT: JEFF IRAVANI, PE
JHI@BELLSOUTH.NET
561- 575-6030

SURVEYOR:
BETSEY LINDSAY, INC.
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	2019	Growth Rate per Year
CR 609	SR 710 to CR 714	1,728	1,892	3.07%
(Allapattah Road)	CR714 to SLC Line	1,743	1,786	0.82%
Range Line Rd	SLC Line to Glades Cutoff Road [2]	1,441	1,780	5.42%
CR 708	SR 76 to CR 711	737	932	8.14%
(Bridge Road)	CR 711 to I-95	3,061	3,899	8.40%
CR 714/SR 714	CR 609 to I-95	4,976	5,747	4.92%
(Martin Hwy.)	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	Okeechobee County to Fox Brown Rd	6,007	6,348	1.86%
(Warfield Blvd)	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	SR 15 to SR 710 Connector	2,012	2,134	1.98%
(Kanner Highway)	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)

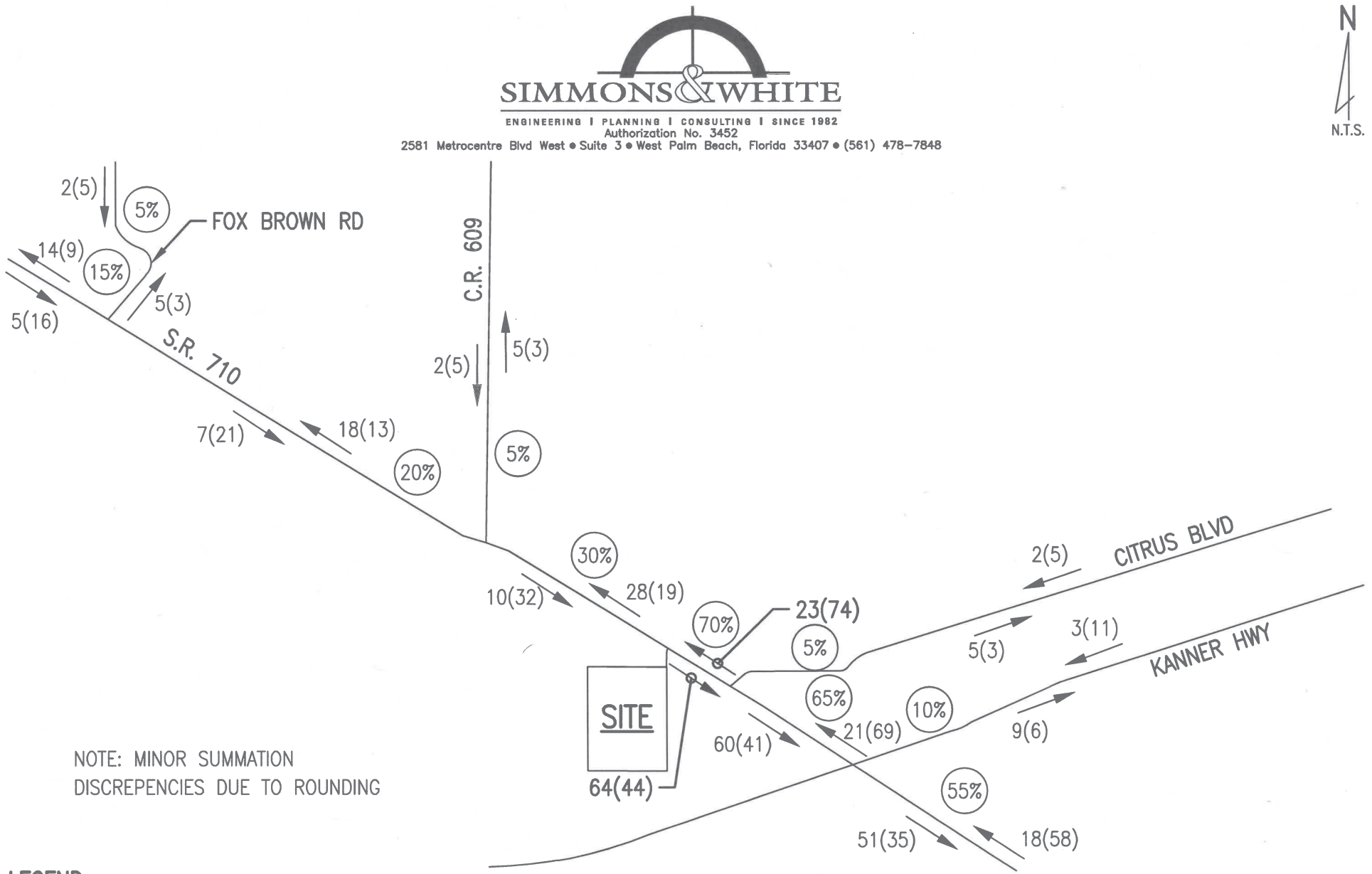
Roadway	Link	Dir	E+C Lanes	Exist 2019 Traffic	Source	Growth 1.65% per Year	Bkgrd Traffic (2034)	Exceeds Gen. Service Volume?	Project Dist./ Assign	In 1377 Out 886	Total Traffic (2034)	LOS C*/D Service Volume	Exceeds Gen. Service Volume?
CR 609 Allapattah Road	SR 710 to Project Site*	NB	2L	109	1	30	139	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
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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%

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.	

2581 Metrocentre Blvd. West, Ste 3 | West Palm Beach, FL 33407
561.478.7848 | simmonsandwhite.com | Certificate of Authorization #3452

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1.0 SITE DATA
2.0 TRAFFIC GENERATION

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3.0 CONCLUSION

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**

J F O G R O U P I N C
Traffic Engineering • Transportation Planning

www.jfogroupinc.com

Revised October 31, 2024
September 10, 2024

Sent via e-mail: LCapone@insitestudio.com

Logan Capone, Project Manager
insite studio
3601 PGA Blvd, Suite 220
Palm Beach Gardens, FL 33410

Re: 13151 SW Silver Fox Ln (Indiantown)
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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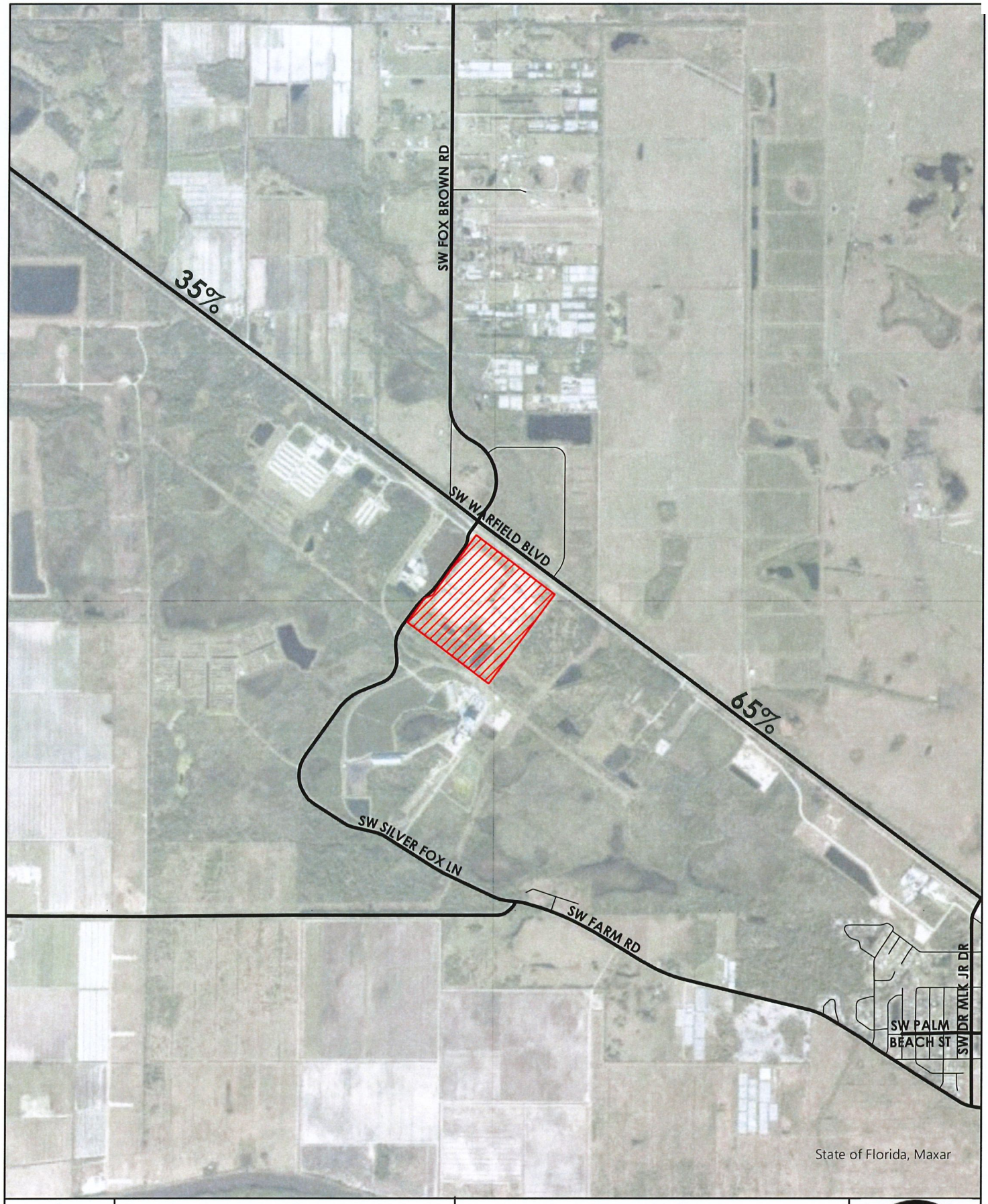


FIGURE 2: TRAFFIC ASSIGNMENT 13151 SW Silver Fox Ln

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.

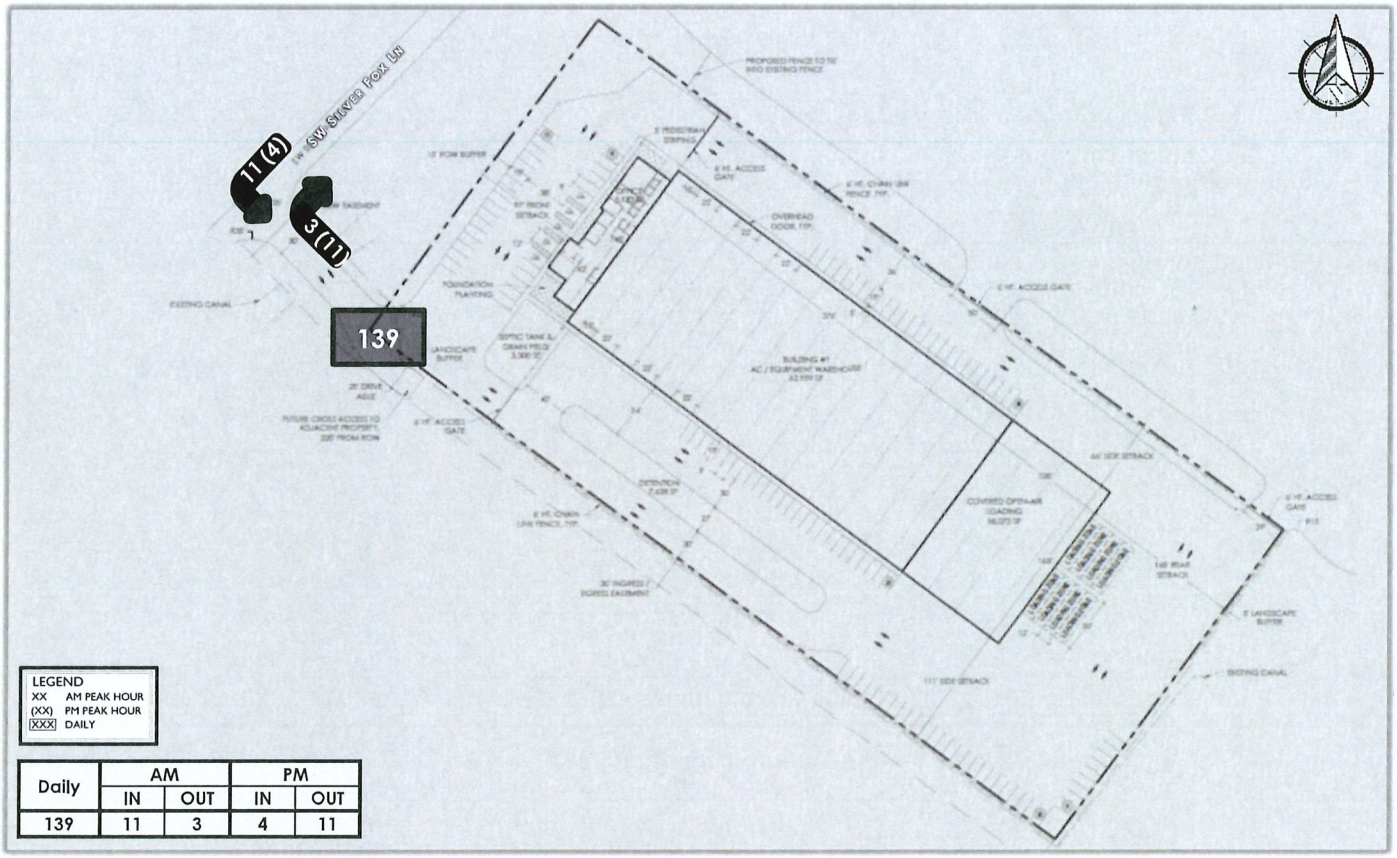


Figure 3: Project Driveway Volumes

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

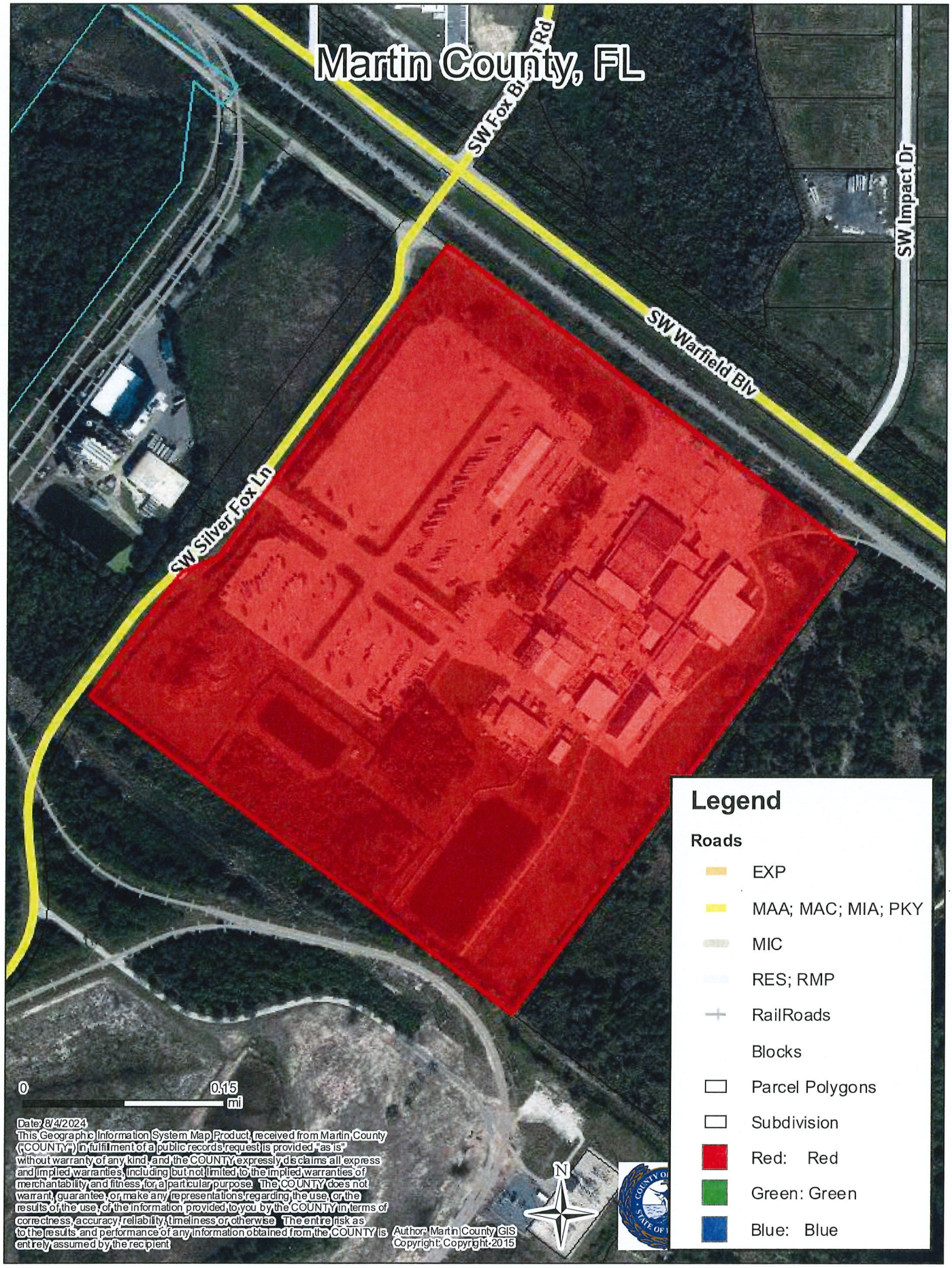
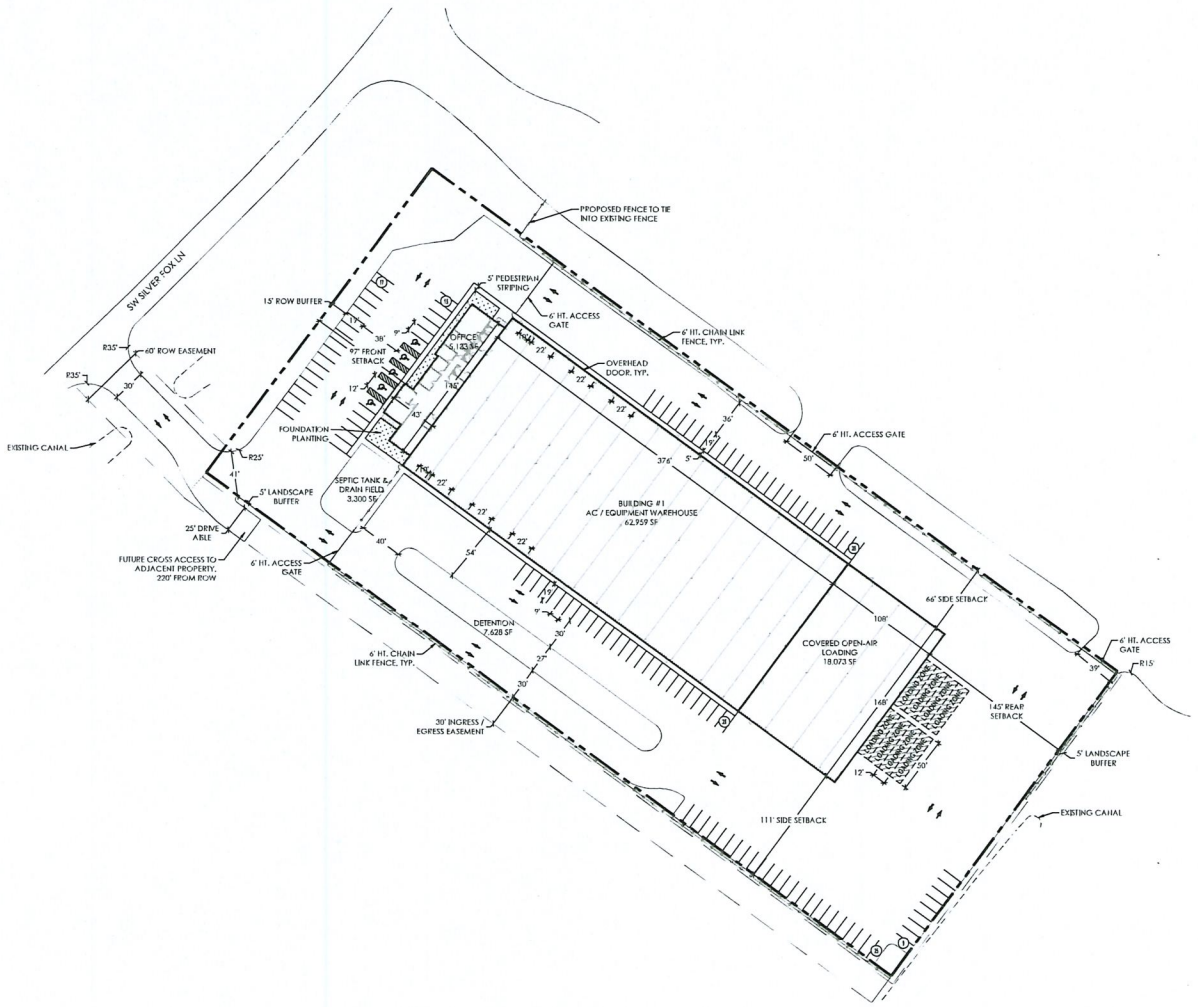

Martin County, FL
SW Fox Br Rd
SW Impact Dr
SW Warfield Blv
SW Silver Fox Ln
Legend
Roads
EXP
MAA; MAC; MIA; PKY
MIC
RES; RMP
RailRoads
Blocks
Parcel Polygons
Subdivision
Red: Red
Green: Green
Blue: Blue
0
0.15
mi
N
Date: 8/4/2024
This Geographic Information System Map Product, received from Martin County ("COUNTY") in fulfilment 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.
Author: Martin County GIS
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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 - Intake

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)

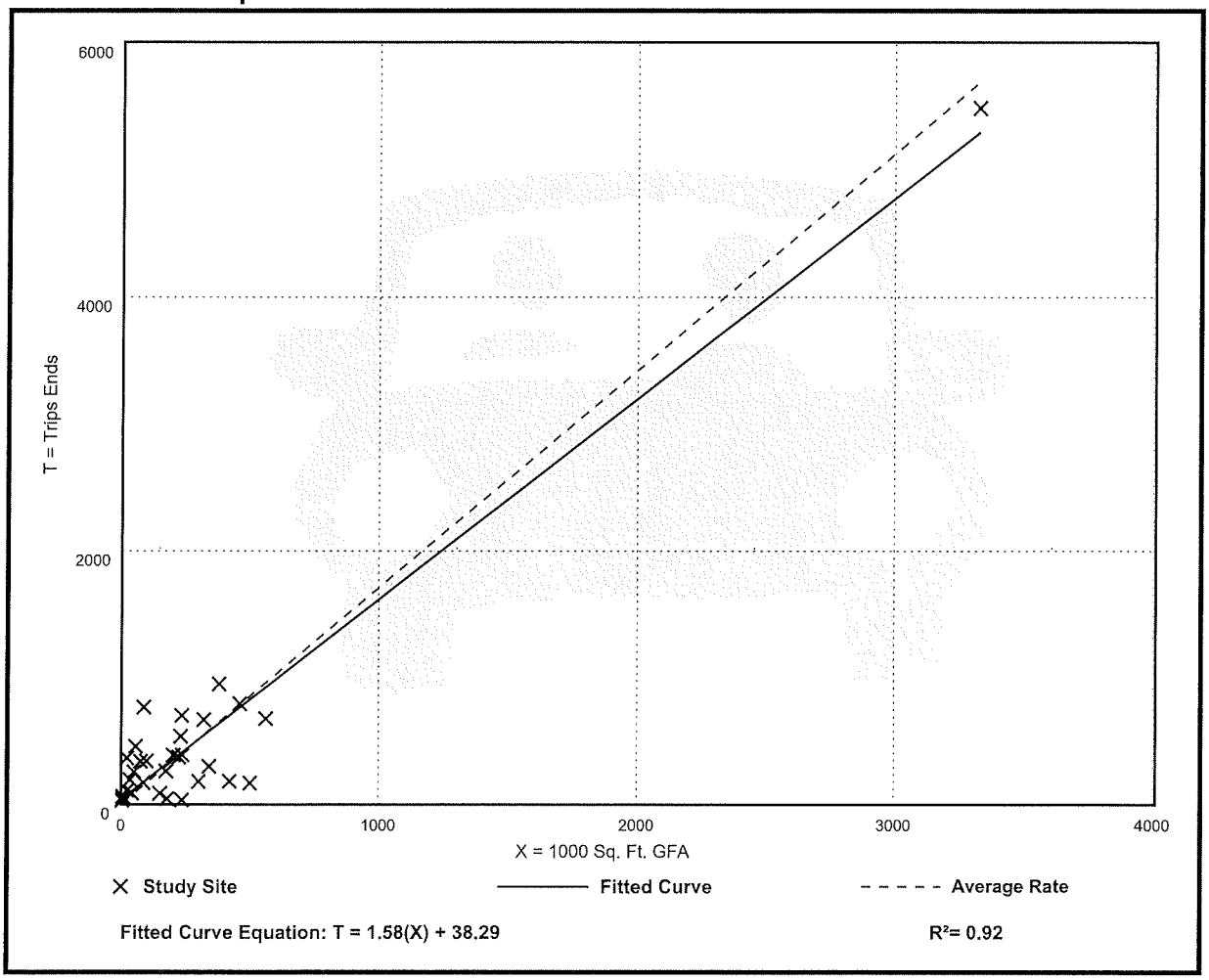
Vehicle Trip Ends vs: 1000 Sq. Ft. GFA
On a: Weekday

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



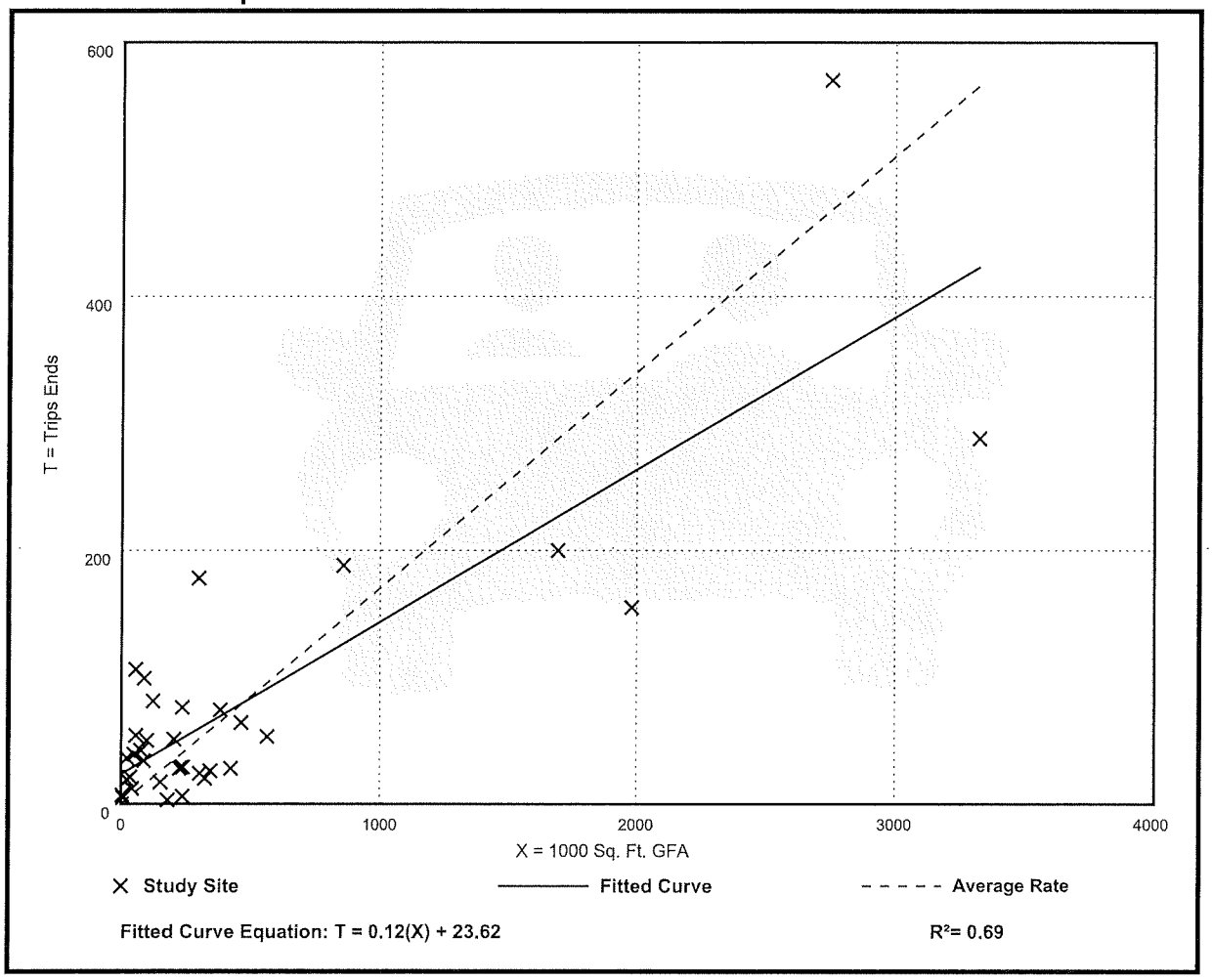
Warehousing
(150)

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



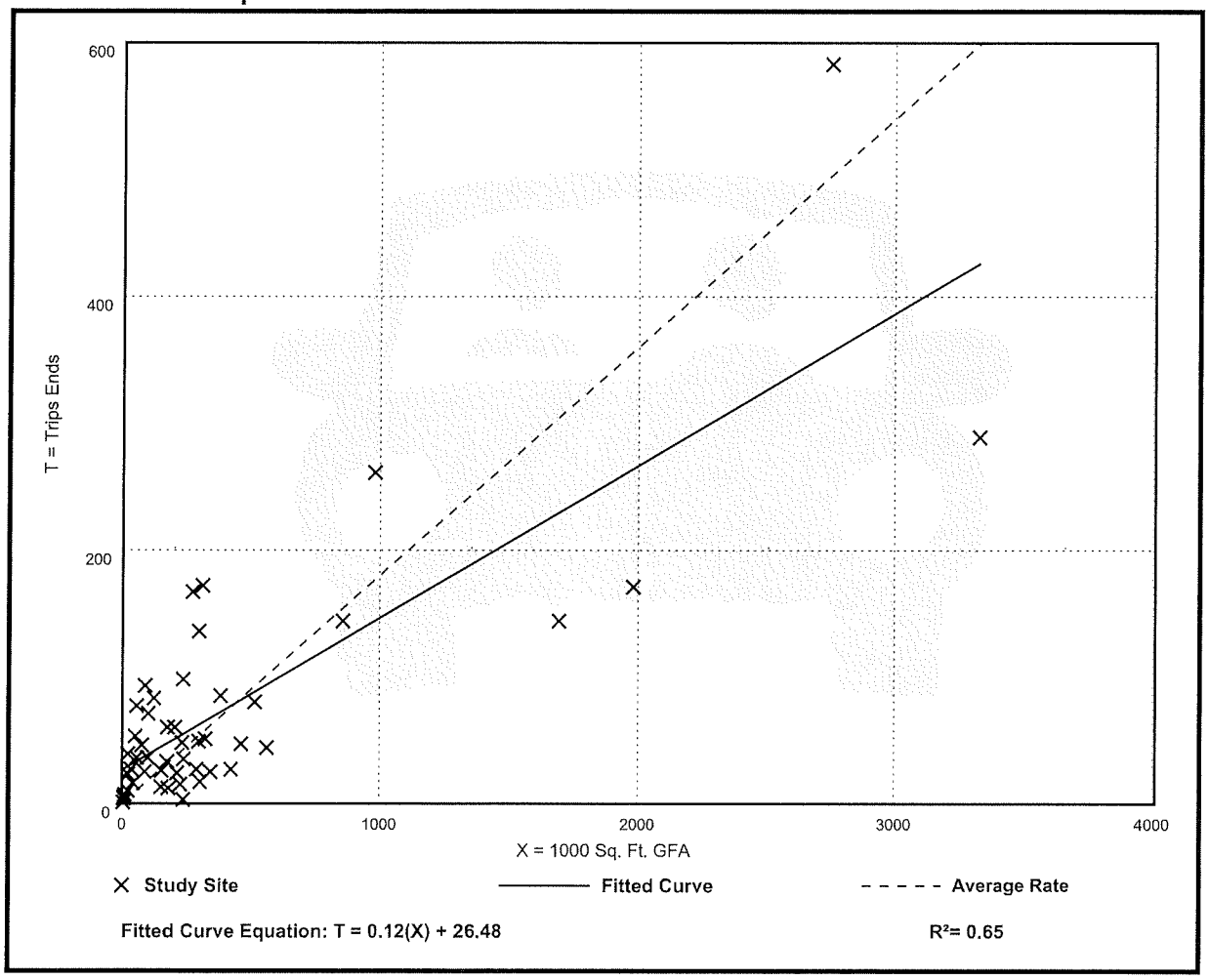
Warehousing
(150)

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

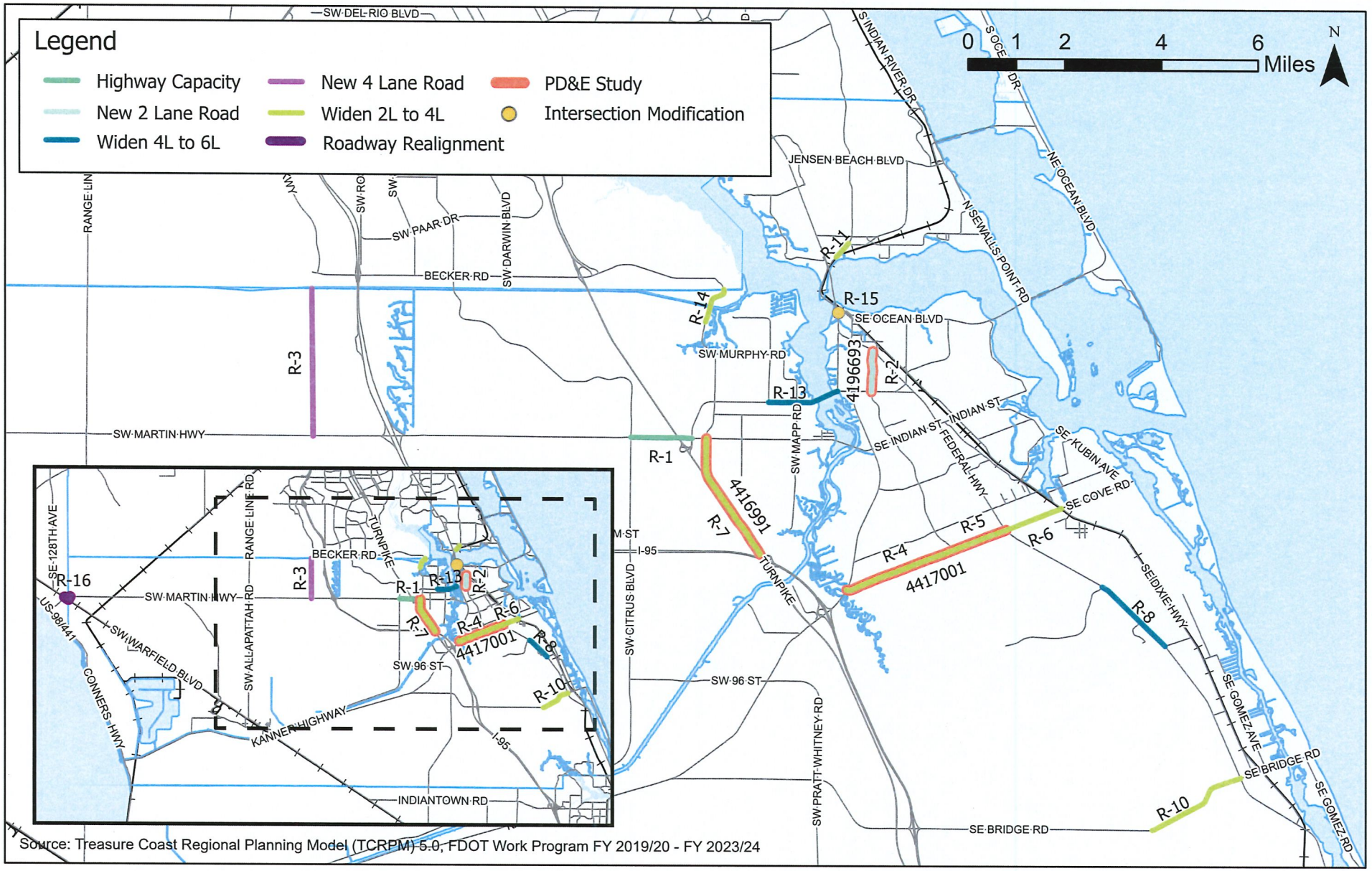
Fiscal Year:	**2025**	**2026**	**2027**	**2028**	**2029**
Highways/Construction					
Amount:	$2,184,025				

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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MARTIN MPO Metropolitan Planning Organization

TY LIN INTERNATIONAL

2045 Cost Feasible Plan

Roadways

Martin County

MARTIN IN MOTION 2045

Figure 7-3

Exhibit 5 - Page 2 of 2

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.

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2 TRIP GENERATION 2
3 TRIP DISTRIBUTION 3
4 SIGNIFICANCE ANALYSIS 5
5 CONCURRENCY TEST 6
6 PROJECT ACCESS 7
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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.

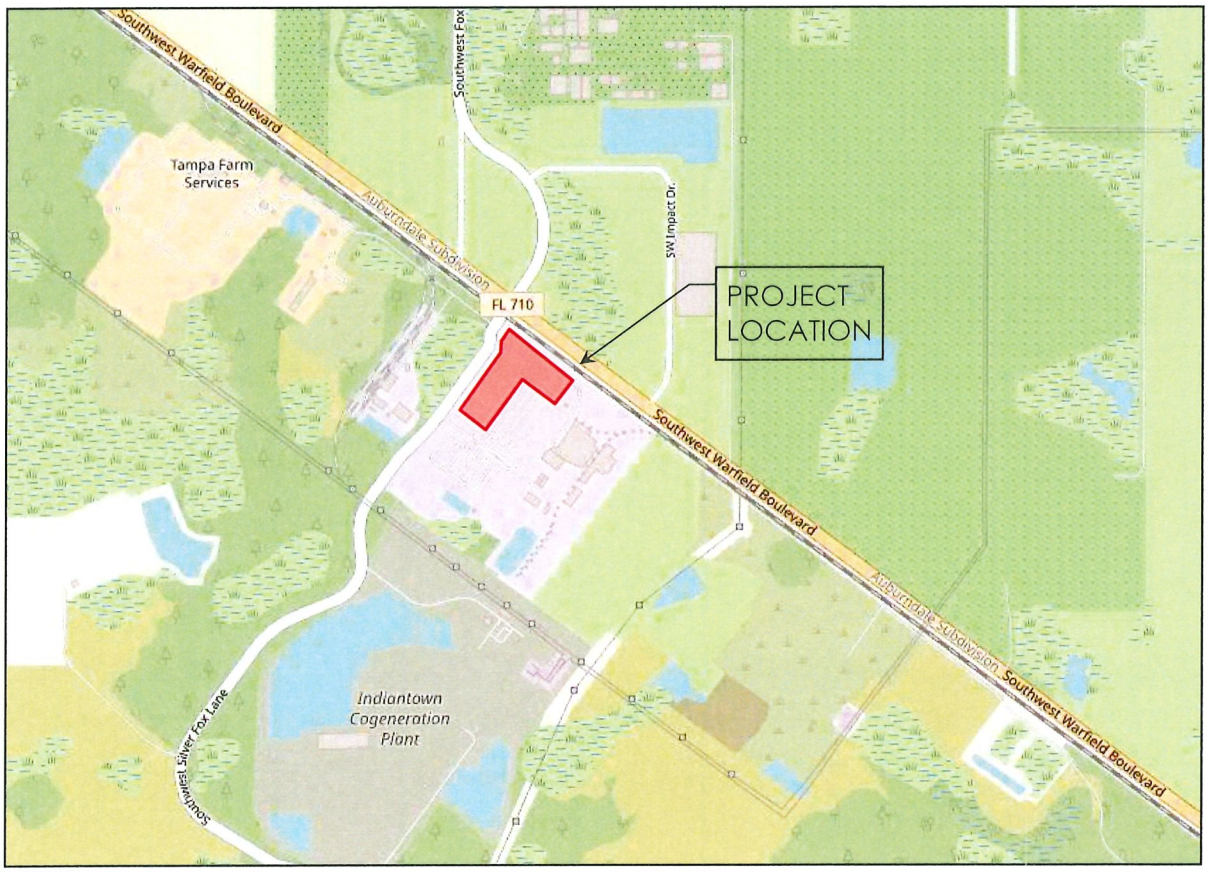


Figure 1: Site Location Map

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**.

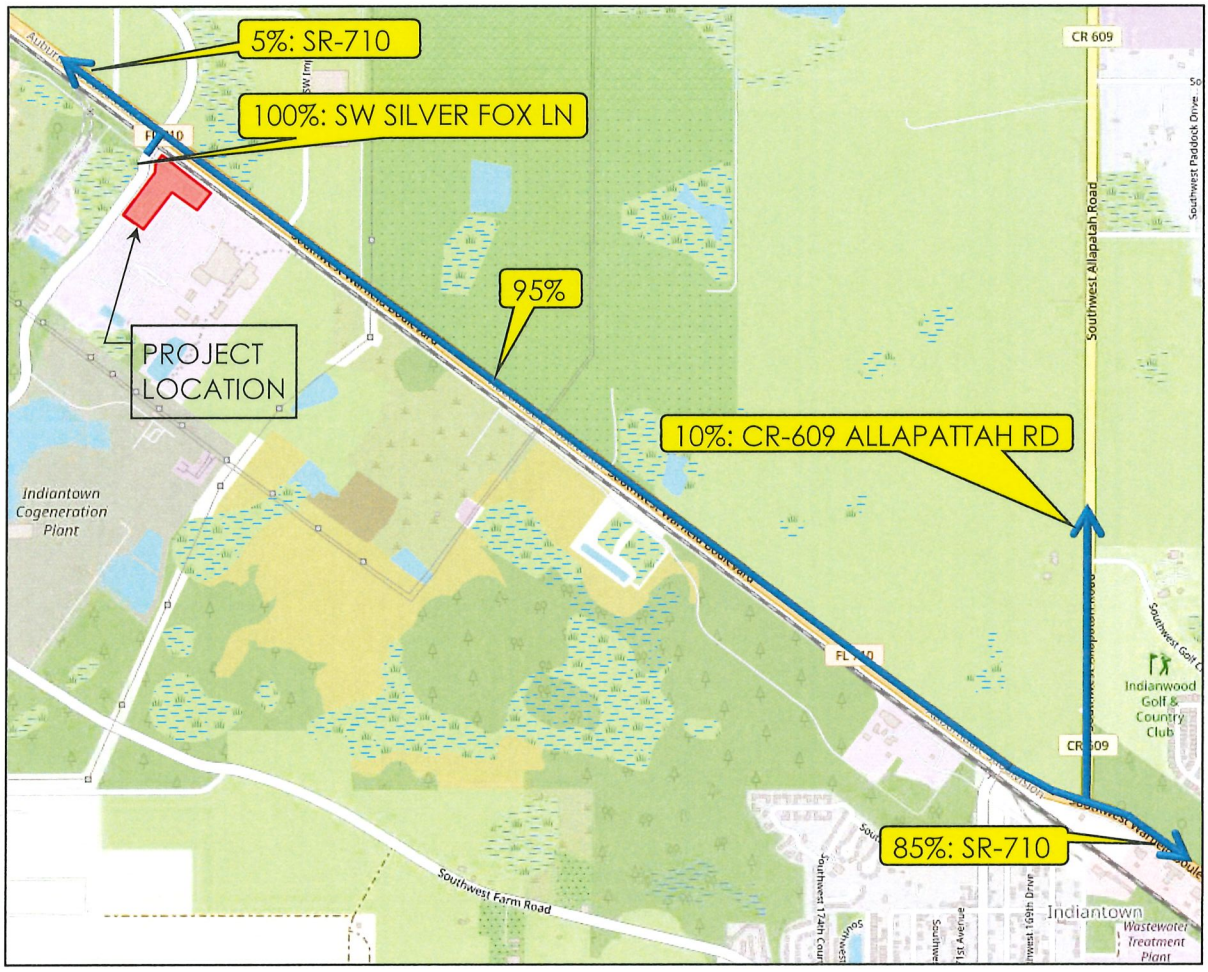


Figure 2: Project Trip Distribution Map

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.

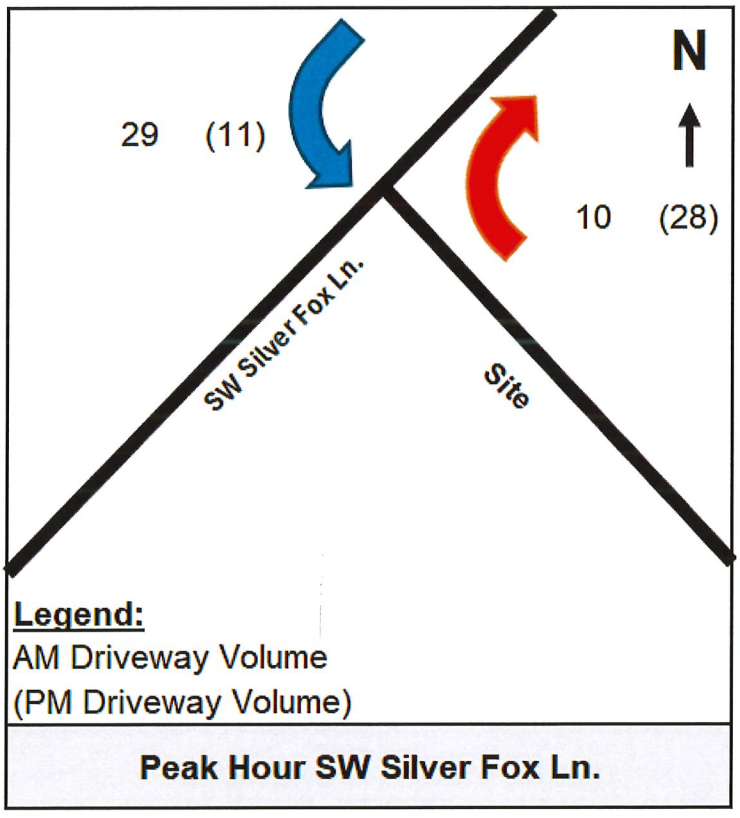


Figure 3: Driveway Volumes

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

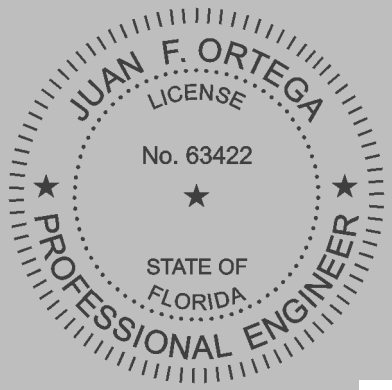
16986 SW CHARLESTON ST
VILLAGE OF INDIANTOWN, FLORIDA

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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6. CONCLUSIONS AND RECOMMENDATIONS 9

EXHIBIT 1: PROPERTY APPRAISER

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

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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 *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.

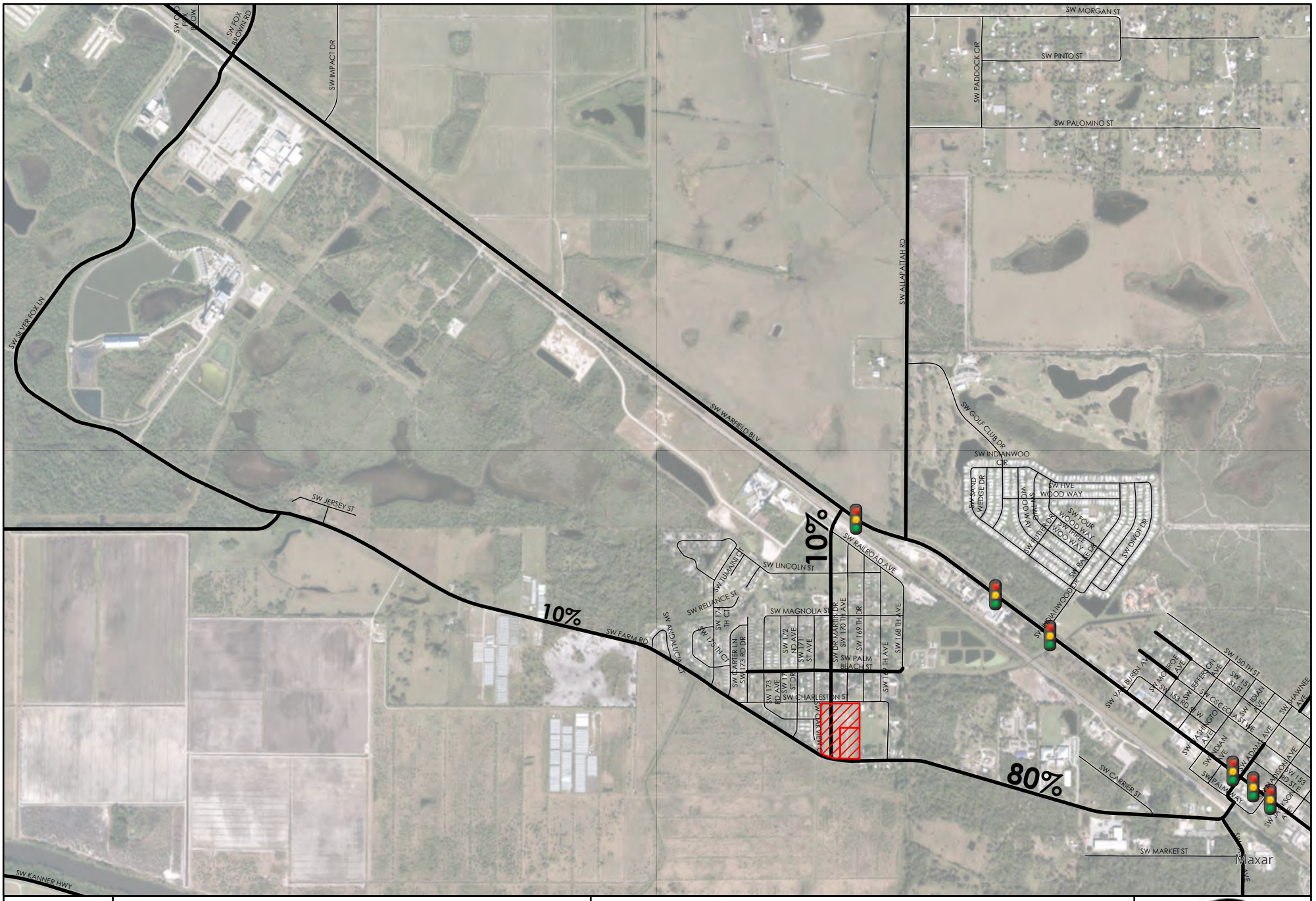
4. TRIP DISTRIBUTION AND ASSIGNMENT

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.

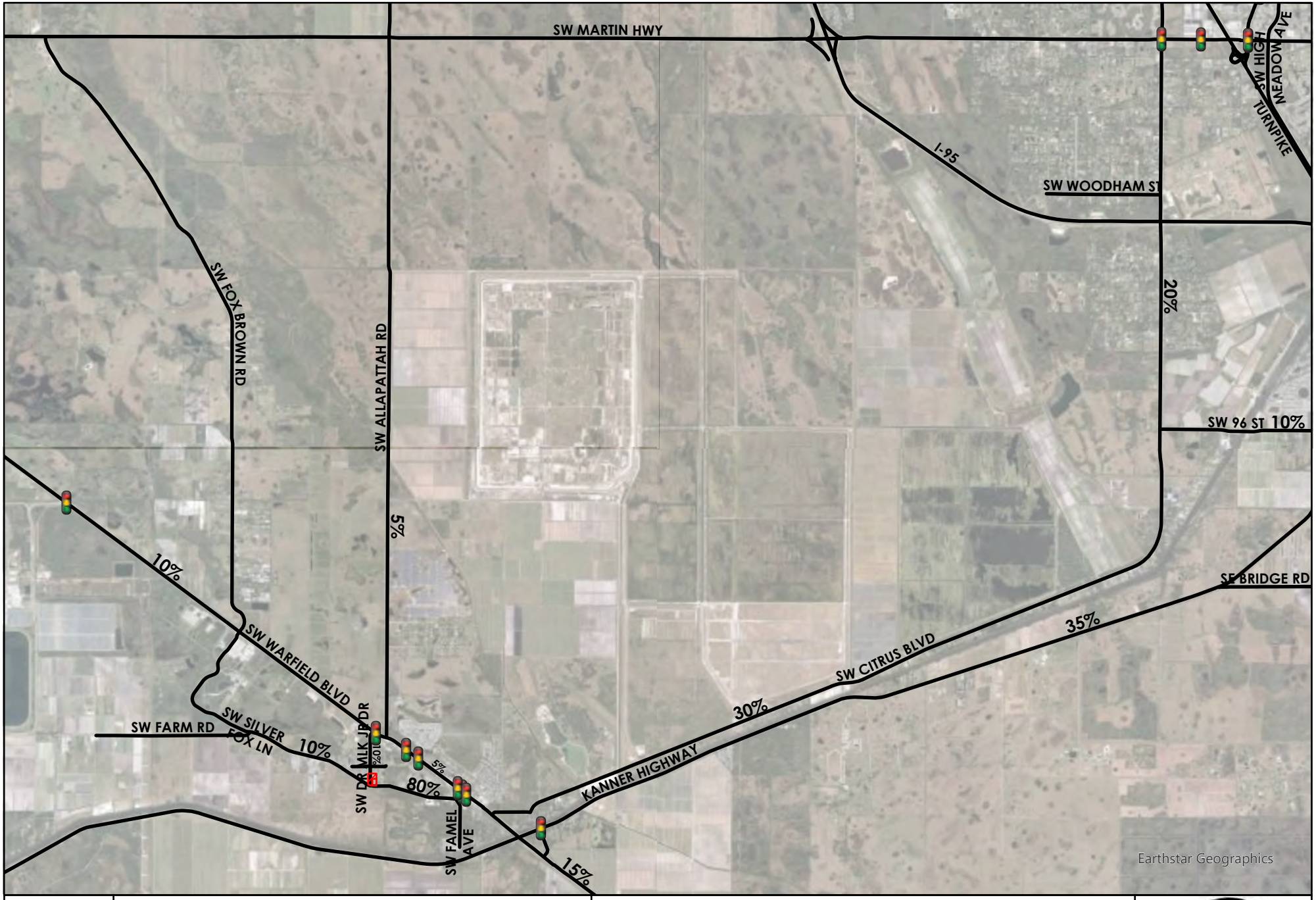


Project Site

0.25 0.13 0 0.25 0.5 0.75 1 Miles

FIGURE 2:
TRAFFIC ASSIGNMENT
HERITAGE PARK

1014



Project Site

1 0.5 0 1 2 3 4 Miles

FIGURE 3:
TRAFFIC ASSIGNMENT
HERITAGE PARK

1015

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:

JFO GROUP INC
COA Number 32276
6671 W Indiantown Road
Suite 50-324
Jupiter, FL 33458

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

1022

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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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.

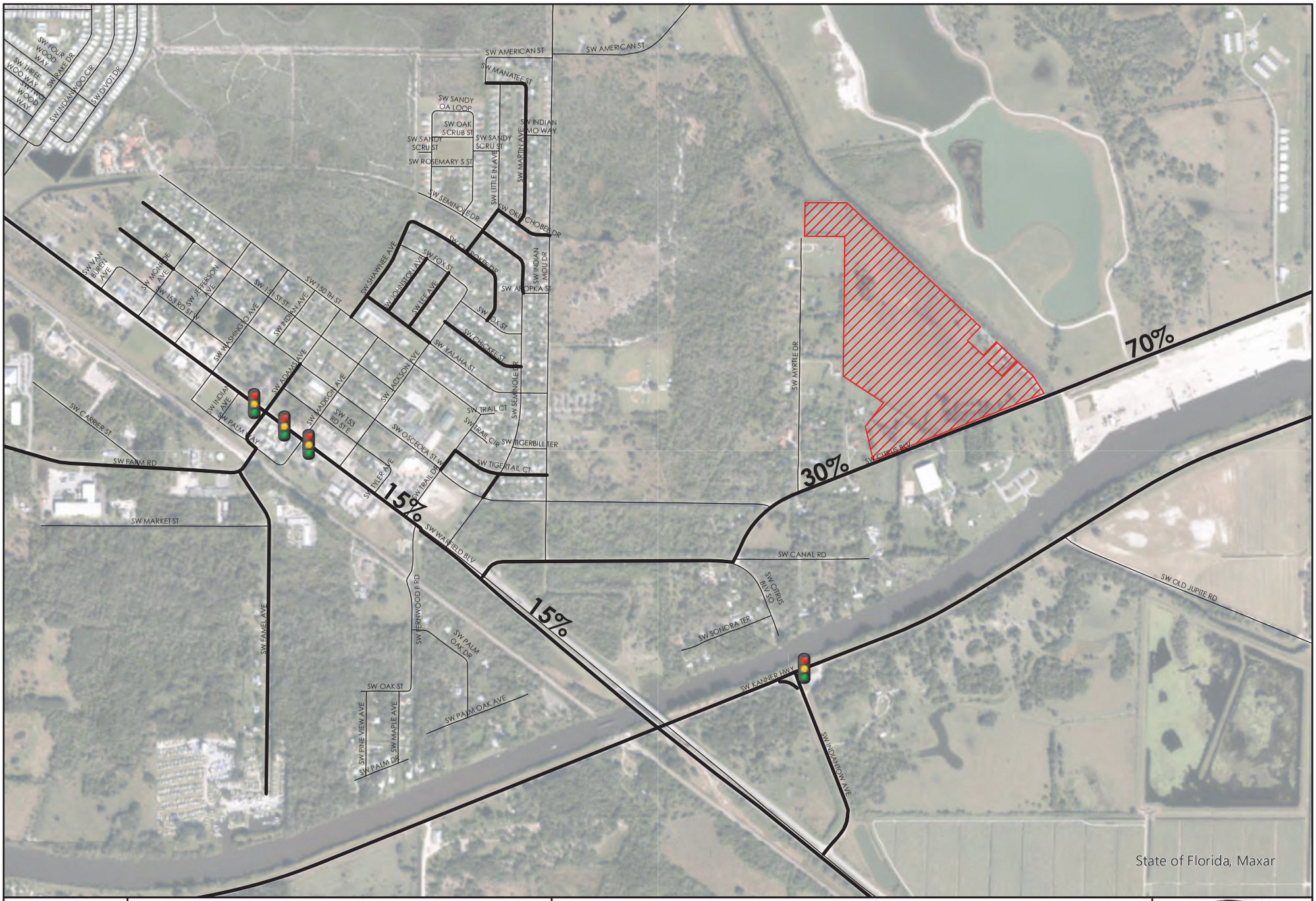
4. TRIP DISTRIBUTION AND ASSIGNMENT

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

1029

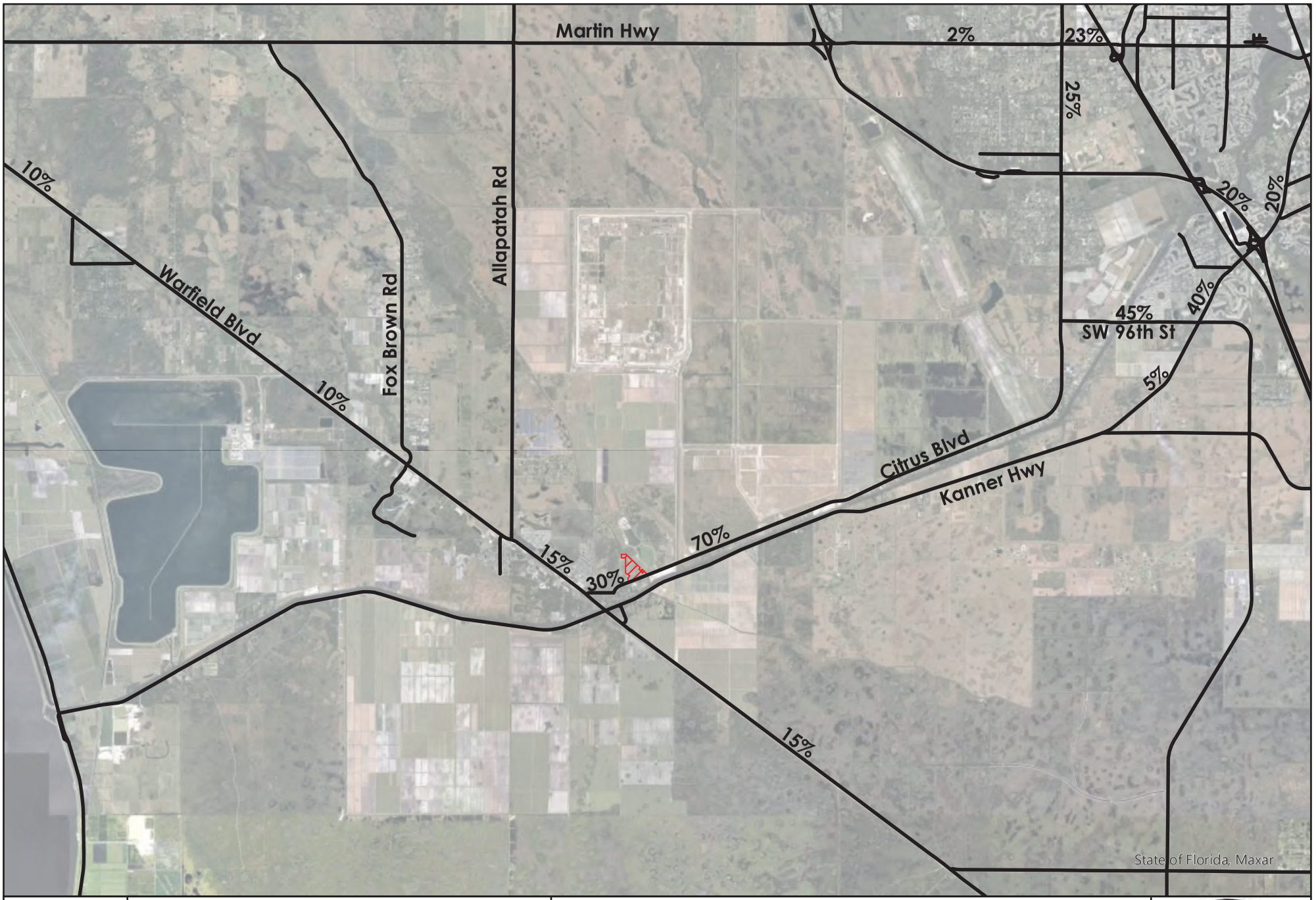


Figure 3:
Traffic Assignment
CITRUS GROVE

1030

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

US ADVANCE TRANSPORTATION, INC.
VILLAGE OF INDIANTOWN, FLORIDA

Scott Montgomery, P.E.
David Brown, M.S.

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)

Kimley»Horn

December 15, 2025

Bryan G. Kelley, P.E.
Simmons & White, Inc.
2581 Metrocentere Boulevard West, Suite 3
West Palm Beach, Florida 33407

RE: ***Project Parrot Responses to Comments***
Village of Indiantown, Florida. KH # 144196173

Dear Bryan:

We are in receipt of comments issued on December 4, 2025, regarding the Land Use Plan Amendment Traffic Study for Project Parrot. An updated Land Use Plan Amendment Traffic Study is being transmitted along with these responses to the comments received. Below are our responses to each of the comments issued.

1. **Westbound Traffic Distribution on SR-76**

   The westbound traffic distribution along State Road 76 appears high at 35%. Please provide justification for this distribution percentage or revise the westbound assignment accordingly.

   Response: The westbound traffic distribution has been updated to reflect 20% heading westbound along Kanner Highway from the project site.

2. **Traffic Distribution North of the St. Lucie Canal**

   Based on Figure 1 and the provided PCNs, a portion of the project is located north of the St. Lucie Canal. Some traffic should be assigned to appropriate roadways north of the canal (SW Farm Road, Dr. Martin L. King Jr. Drive, etc.). Please revise the traffic distribution to reflect these movements.

   Response: The traffic distribution has been revised to include 15% of trips being generated on the north side parcels and distributing the trips along Farm Road and Silver Fox Lane.

3. **Table 3 – Background Growth Rate and Approved Projects**

   Please document what background growth rate was used for the short-term analysis and how it was determined. In addition, include traffic from other approved developments located within the project's radius of influence as part of the background traffic growth.

   Response: The background growth rates used in the calculations were obtained from the 2023 Martin County Level of Service Report. The background growth rates at each of study roadway links have been included in the appendix for reference. Additionally, committed traffic from approved unbuilt developments has been included in the short-range analysis.

4. **2045 Traffic Volumes**

   The 2045 volumes along significant roadway segments appear low. Please incorporate traffic from other approved developments within the development radius of influence into the 2045 traffic volume projections.

   Response: The 2045 traffic volumes have been updated to reflect committed development traffic from approved project in the area. However, it should be noted that the TCRPM model used to project the 2045 volumes already includes significant population growth. Therefore, to ensure an accurate analysis and avoid double counting, committed traffic associated with the Indiantown DRI has not been included in the 2045 volumes.

5. **LOS D General Service Volumes**

   Please add a note identifying the source of the LOS D general service volumes, including the specific FDOT tables referenced. These tables should also be included in the appendix.

   Response: A note has been added to the significance tables to identify the source of the LOS D general service volumes.

If there are any additional comments or questions regarding these responses, please contact me via telephone at (561) 840-0874 or via e-mail at adam.kerr@kimley-horn.com.

Sincerely,

KIMLEY-HORN AND ASSOCIATES, INC.

Adam B. Kerr, P.E.
Transportation Engineer
k:\wpd_tpto\144196173 - project parrot\comments\2025-12-5 rtc.docx

BOUNDARY SURVEY

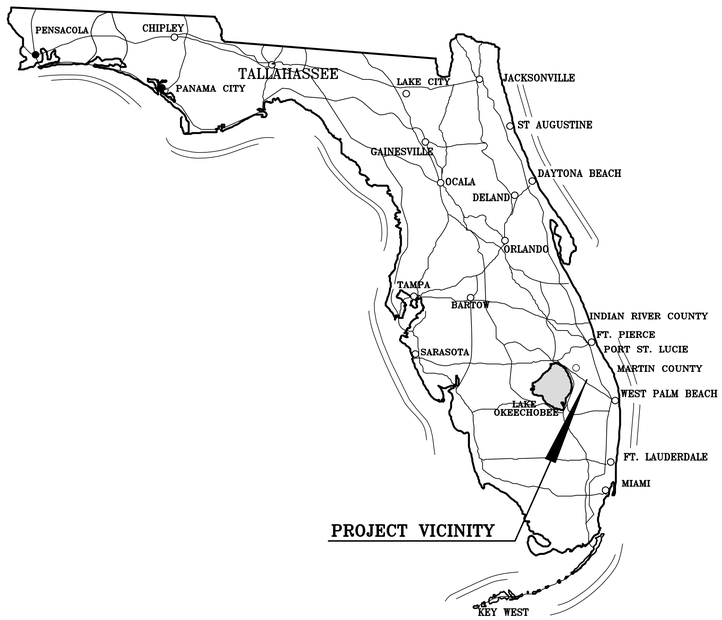
PREPARED FOR

FLORIDA POWER & LIGHT

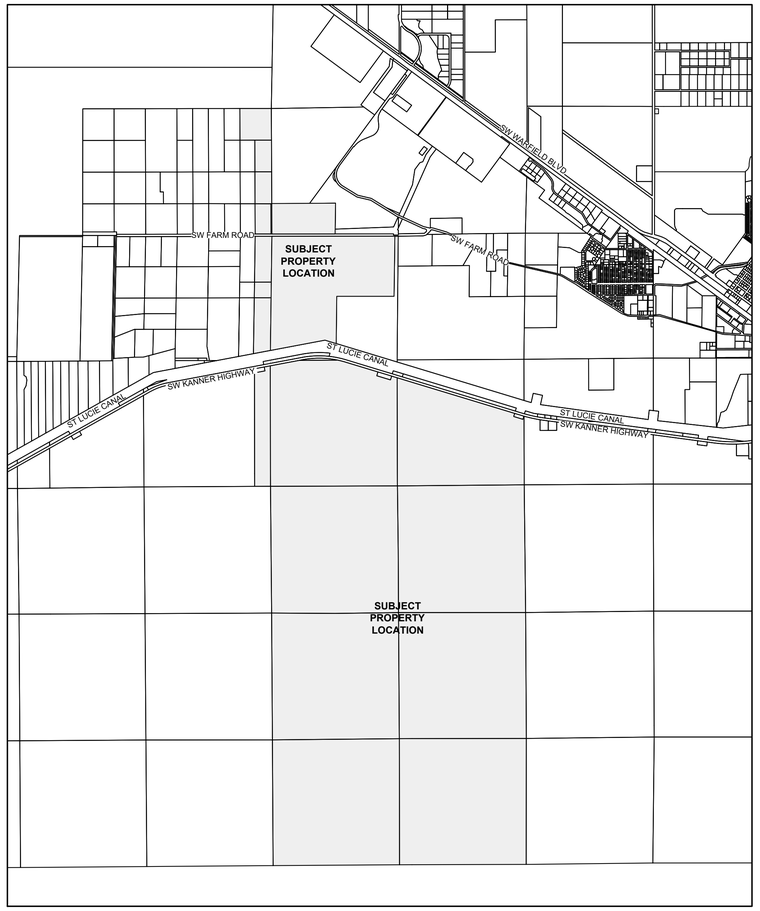
OF A PARCEL OF LAND LYING WITHIN A PORTION OF SECTION 33 AND 34, TOWNSHIP 39 SOUTH, RANGE 38 EAST AND PORTIONS OF SECTIONS 3, 4, 9, 10 AND 11, TOWNSHIP 40 SOUTH, RANGE 38 EAST AND ALL OF SECTIONS 14, 15, 22, 23, 26, AND 27, TOWNSHIP 40 SOUTH, RANGE 38 EAST.
MARTIN COUNTY, FLORIDA

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 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, 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 REVISED TO BE 400 FEET (THE WIDTH OF THE CANAL) NORTH OF AND PARALLEL WITH THE SOUTH LINE OF THE ST. LUCIE CANAL RIGHT-OF-WAY THAT WAS DETERMINED BY AND SHOWN ON THE SURVEY FROM CULPEPPER AND TERPENING, INC. THE EAST AND WEST LINES OF THE LANDS LYING NORTH OF THE CANAL WERE EXTENDED OR SHORTENED TO INTERSECT WITH THE REVISED SOUTH LINE OF THOSE LANDS LYING NORTH OF THE ST. LUCIE CANAL.



VICINITY MAP
(NOT TO SCALE)



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

CERTIFICATION:

THE UNDERSIGNED HEREBY CERTIFIES THAT THIS SURVEY MEETS THE STANDARDS OF PRACTICE RECOGNIZED BY FLORIDA BOARD OF PROFESSIONAL LAND SURVEYORS, AS SET FORTH IN CHAPTER [DOACS 5J-17.050, 051, 052 AND CHAPTER 177.041 061] AND ESTABLISHED PURSUANT TO CH 472, F.S., AS AMENDED.

DATE OF PLAT OR MAP: 11/20/2025

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

PREPARED BY
CULPEPPER & TERPENING INC
CONSULTING ENGINEERS | LAND SURVEYORS
2980 SOUTH 25th STREET
FORT PIERCE, FLORIDA 34981
PHONE 772-464-3537 | FAX 772-464-9497
www.ct-eng.com
STATE OF FLORIDA BOARD OF PROFESSIONAL
ENGINEERS AUTHORIZATION NO. 4286

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

1040

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

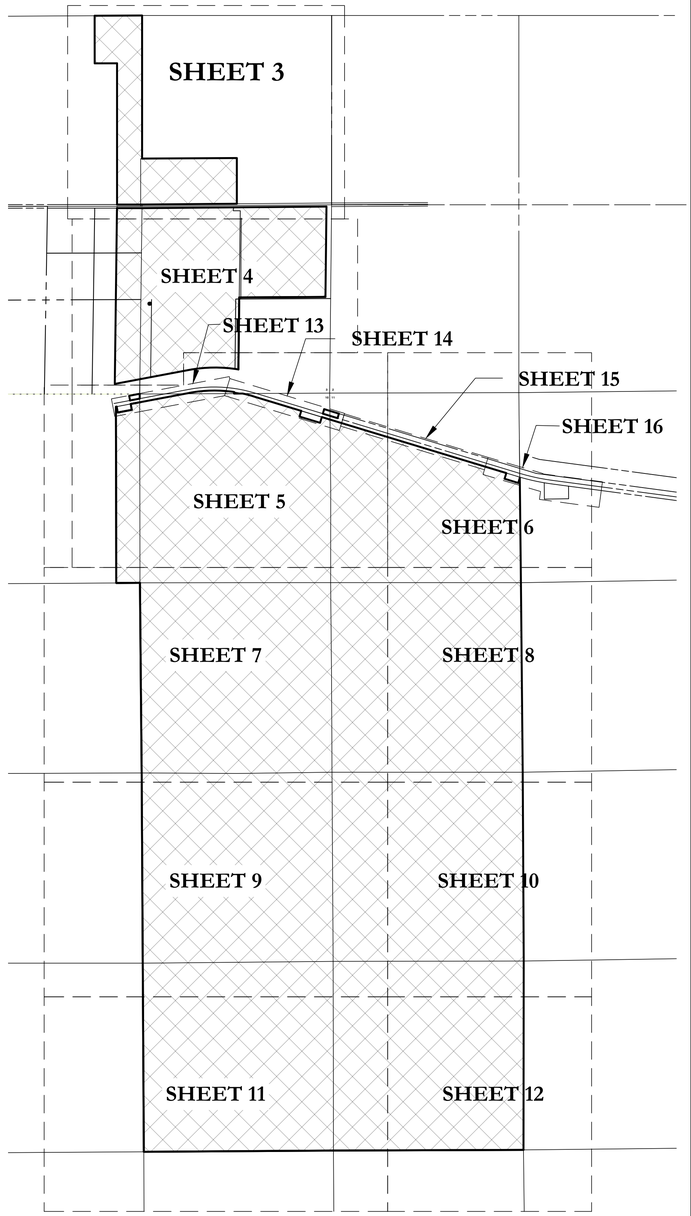
PARCEL 3
A PARCEL OF LAND LYING IN SECTION 9 TOWNSHIP 40 SOUTH, RANGE 38 EAST, MARTIN COUNTY, FLORIDA; BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

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 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 SOUTHWEST CORNER OF SECTION 9, TOWNSHIP 40 SOUTH, RANGE 40 EAST, THENCE SOUTH 89°35'56" WEST, ALONG THE SOUTH LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 9, A DISTANCE OF 661.84 FEET TO THE INTERSECTION OF THE WEST LINE OF THE EAST QUARTER OF THE EAST HALF OF SAID SECTION 9; THENCE NORTH 00°07'11" WEST, ALONG SAID WEST LINE, A DISTANCE OF 4926.81 FEET TO THE INTERSECTION WITH THE SOUTH RIGHT-OF-WAY LINE OF SAID SW KANNER HIGHWAY; THENCE NORTH 79°19'55" EAST, ALONG SAID SOUTH RIGHT-OF-WAY LINE, A DISTANCE OF 20.79 FEET TO THE INTERSECTION OF THE WEST LINE OF SPILLWAY "C" AS RECORDED IN SAID PLAT BOOK 10, PAGE 84, PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA; THENCE SOUTH 10°40'05" EAST, ALONG SAID WEST LINE, A DISTANCE OF 167.00 FEET TO THE SOUTHWEST CORNER OF SAID SPILLWAY "C"; THENCE NORTH 79°19'55" EAST, ALONG THE SOUTH LINE OF SAID SPILLWAY "C", A DISTANCE OF 400.19 FEET TO THE SOUTHEAST CORNER OF SAID SPILLWAY "C"; THENCE NORTH 10°40'05" WEST, ALONG THE EAST LINE OF SAID SPILLWAY "C", A DISTANCE OF 167.00 FEET TO THE INTERSECTION OF THE SAID SOUTH RIGHT-OF-WAY LINE OF SW KANNER HIGHWAY; THENCE NORTH 79°19'55" EAST, ALONG SAID SOUTH RIGHT-OF-WAY, A DISTANCE OF 256.57 FEET TO THE EAST LINE OF SAID SECTION 9, BEING ALSO THE WEST LINE OF SAID SECTION 10 AND THE POINT OF BEGINNING.
CONTAINING 5,032.06 ACRES MORE OR LESS

TOTAL ACERAGE: 5722.30 ACRES MORE OR LESS.



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: 11/24/2025 9:16 AM By: JONATHAN JONES

LEGAL DESCRIPTION & SHEET INDEX

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

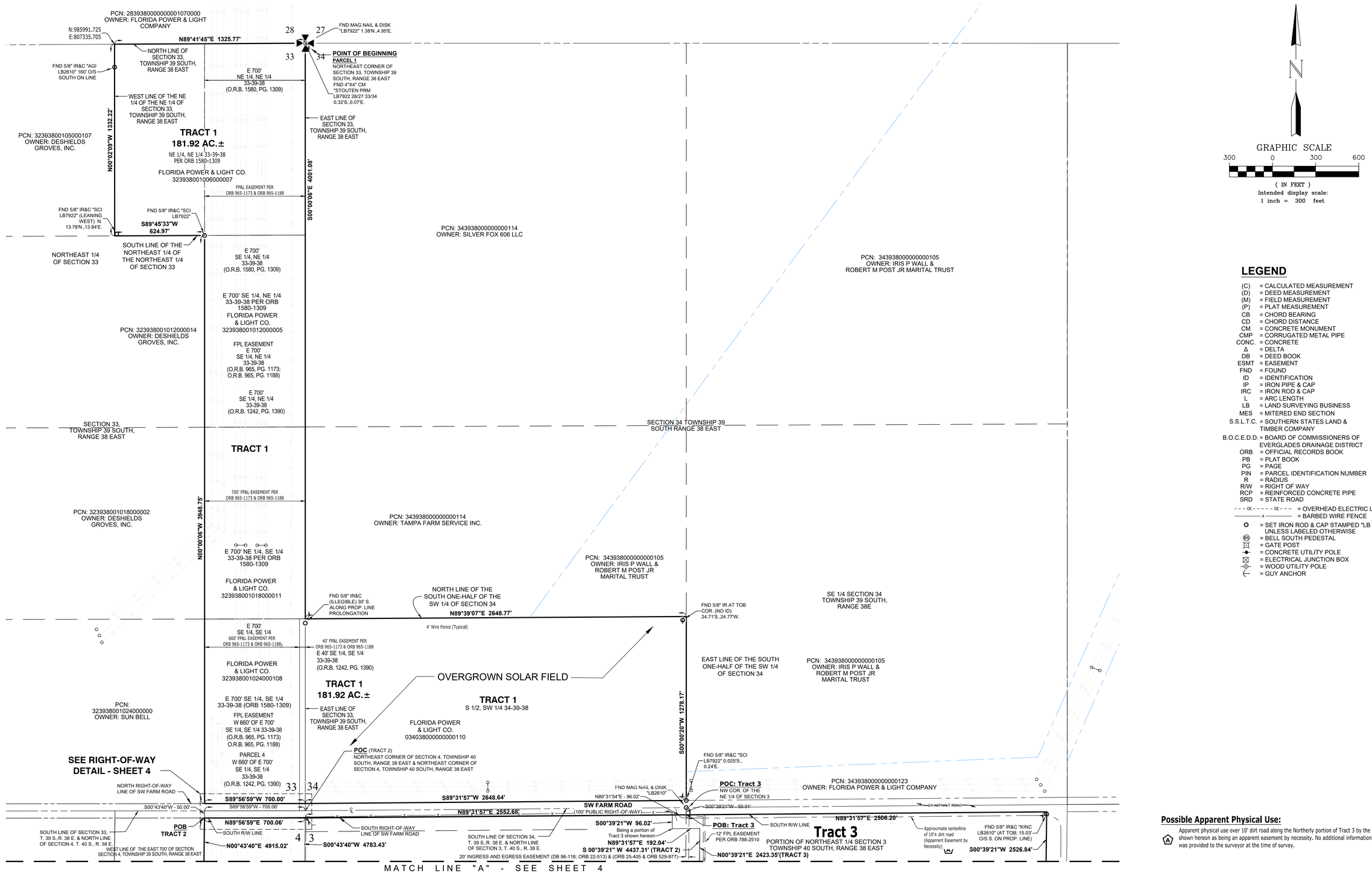
CULPEPPER & TERPENING INC
2980 SOUTH 25th STREET • FORT PIERCE, FLORIDA 34981
PHONE 772-464-3537 • FAX 772-464-9497 • www.ct-eng.com
STATE OF FLORIDA BOARD OF PROFESSIONAL ENGINEERS AUTHORIZATION NO. 4286

– REVISIONS –	BY	DATE

	BY	DATE
FIELD	SG	10–16–2025
CALCS.		.
DRAWN	JHY	10–15–2025
DETAILED		.
CHECKED	JDJ	10–15–2025
APPROVED	LBR	.

BOUNDARY SURVEY
PREPARED FOR
FLORIDA POWER AND LIGHT COMPANY

DATE: 10/20/2025
HORIZ. SCALE: AS SHOWN
VERT. SCALE: N/A
JOB No. 22–152.001
SHEET 2 of 16



LEGEND

(C)	= CALCULATED MEASUREMENT
(D)	= DEED MEASUREMENT
(M)	= FIELD MEASUREMENT
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S.S.L.T.C.	= SOUTHERN STATES LAND & TIMBER COMPANY
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ORB	= OFFICIAL RECORDS BOOK
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R	= RADIUS
R/W	= RIGHT OF WAY
RCP	= REINFORCED CONCRETE PIPE
SRD	= STATE ROAD
--OE--	= OVERHEAD ELECTRIC LINE
-x-	= BARBED WIRE FENCE
O	= SET IRON ROD & CAP STAMPED "LB 4286" UNLESS LABELED OTHERWISE
BS	= BELL SOUTH PEDESTAL
GP	= GATE POST
UP	= CONCRETE UTILITY POLE
EJB	= ELECTRICAL JUNCTION BOX
WP	= WOOD UTILITY POLE
GA	= 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 Tesoro Groves Update\Survey\22-152.001 Boundary Revit.dwg Plotted: 11/24/2025 9:16 AM By: JONATHAN JONES

GRAPHICS

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SEE PLOT STAMP AT LEFT	

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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 3 of 16

MATCH LINE "A" - SEE SHEET 3

PCN: 323938001029000009
OWNER: O RONALD HATAWAY AND DOROTHY H HATAWAY

FPL EASEMENT
E 700'
NE 1/4, NE 1/4 OF 4-40-38
(O.R.B. 965, PG. 1173)
O.R.B. 965, PG. 1188)

EAST LINE OF SECTION 4, TOWNSHIP 40 SOUTH, RANGE 38 EAST

E 700'
NE 1/4, NE 1/4
4-40-38
(ORB 1242, PG 1390)

TRACT 2
FLORIDA POWER & LIGHT CO.
323938001029000107

E 700'
N 1/2, SE 1/4, NE 1/4 OF 4-40-38
(O.R.B. 1580, PG. 1309)
(O.R.B.1242, PG. 1390)

PCN: 323938001029000009
OWNER: O RONALD HATAWAY AND DOROTHY H HATAWAY

E 700' N 1/2, SE 1/4, NE 1/4 4-40-38
(ORB 1580-1309)

FND 5/8" IR (NO ID)

E 700' S 1/2, SE 1/4, NE 1/4 4-40-38
(ORB 1580-1309)

PCN: 323938001034000107
OWNER: O RONALD HATAWAY AND DOROTHY H HATAWAY

FLORIDA POWER & LIGHT CO.
323938001034000116

N00°43'40"E 4916.02'

S00°43'40"W 4763.43'

16' x 30' Barn

110.1'

35.9'

TRACT 2
FLORIDA POWER & LIGHT CO.
323938001039000017

EAST 700' EAST 1/2, SOUTHEAST 1/4 SECTION 4, TOWNSHIP 40 SOUTH, RANGE 38 EAST (ORB 1580-1309)

WEST 15 ACRES OF THE SW 1/4 LYING NORTH OF ST. LUCIE CANAL

4' Wire Fence (Typical)

SE 1/4, SECTION 4
TOWNSHIP 40 SOUTH
RANGE 38 EAST LESS SLC R/W DB 33, PG 617

ORB 336, PG 1088
ORB 909, PG 917

PCN: 323938001039000008
OWNER: O RONALD HATAWAY AND DOROTHY H HATAWAY

TRACT 2
FLORIDA POWER & LIGHT CO.
323938001039000017

FND 5/8" IR&C "LBFH LB959" 0.19'S.,0.06'E.

FND 3" BRASS DISK IN CONC "ARMY CORPS OF ENGINEERS SLC N R/W 306+29.50 ,S1834"

FND 5/8" IR&C (ILLEGIBLE) O/S 19.0' NORTH ON LINE

FND BENT IP (NO ID) 0.23'N.,0.14'E.

FND BROKEN TOP 4" X 4" CM (BROKEN TOP) "1985 SLC R/W 312+00 RLS 1834"

571.05'

S79°19'55"W 2096.50'

S00°43'45"W 414.31'

NORTH RIGHT-OF-WAY OF ST. LUCIE CANAL

499.91'

309.75'

Zone X (Unshaded)

Zone X (Shaded)

FND 3" ALUM. DISK IN CONC "CORPS OF ENGINEERS 2016 OWW R/W 317+00"

MATCH LINE "B" - SEE SHEET 5

FLORIDA POWER & LIGHT CO.
034038000000000110

TRACT 2
NORTHWEST 1/4 OF SECTION 3, TOWNSHIP 40 SOUTH, RANGE 38 EAST

SOLAR FIELD

WEST LINE OF THE EAST 1/2 OF SECTION 3

96'

N00°39'21"E 2623.35'(TRACT 3)

SOLAR FIELD

TRACT 3
PORTION OF NORTHEAST 1/4 SECTION 3 TOWNSHIP 40 SOUTH, RANGE 38 EAST

S00°39'21"W 2626.84'

PCN: 024038000000000220
OWNER: TRUST OF MATHEW LYTELL & CARROL SLAY

96'

20' INGRESS AND EGRESS EASEMENT PER DB 96-118; ORB 22-513 ORB 25-405 & ORB 529-977 (Shaded Cross-Hatch Area)

12' FPL EASEMENT PER ORB 788-2510

WEST LINE OF THE NE 1/4 OF SECTION 3, TOWNSHIP 40 SOUTH, RANGE 38 EAST

S00°39'21"W - 1437.31'(TRACT 2)

FND 5/8" IR&C "KINC LB2610" 0.12'S.,0.03'E.

FND 5/8" IR&C "AGI LB2610" (AT TOB)

S89°42'36"W 2410.05'

65'

SOUTH LINE OF THE NE 1/4 OF SECTION 3, TOWNSHIP 40 SOUTH, RANGE 38 EAST

Barbwire Fence 18.1' W

W 96' OF E 1/2

S00°39'21"W 2013.96'

TRACT 2
SOUTHWEST 1/4 SECTION 3 TOWNSHIP 40 SOUTH, RANGE 38 EAST, LYING NORTH OF ST. LUCIE CANAL EXCEPT THE WEST 15 ACRES

FLORIDA POWER & LIGHT CO.
034038000000000110

SOLAR FIELD

PCN: 034038000000000108
OWNER: TESORO GROVES LTD PARTNERSHIP

SE 1/4 SECTION 3 TOWNSHIP 40 SOUTH, RANGE 38 EAST

MATCH LINE "B" - SEE SHEET 5

N

GRAPHIC SCALE
300 0 300 600
(IN FEET)
Intended display scale:
1 inch = 300 feet

LEGEND

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--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

S00°00'06"E 3948.75'

FND 5/8" IR&C "SCI LB7922"

S89°56'59"W 700.00'

S89°31'57"W 2648.64'

FND 5/8" IR (CAP BUSTED, ILLEGIBLE)

EDGE OF PAVEMENT

50.00'

SW FARM ROAD S89°56'59"W - 700.06'
(100' PUBLIC R/W, 22' WIDE ASPHALT PAVEMENT)

EDGE OF PAVEMENT

50.00'

ACQUIRED SIGNAL 3' DEEP AT CUT-OUT IN PAVEMENT (SECTION CORNER)

N89°56'59"E 700.06'

FND 5/8" IR&C "SCI LB7922" 26.7' O/S SOUTH ON LINE

RIGHT-OF-WAY DETAIL

(INTENDED DISPLAY SCALE: 1"=60')

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BOUNDARY SURVEY

PREPARED FOR

FLORIDA POWER AND LIGHT COMPANY

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VERT. SCALE: N/A
JOB No. 22–152.001
SHEET 4 of 16

MATCH LINE "B" - SEE SHEET 4

TRACT 2
FND 3" BRASS DISK IN CONC."CORPS OF ENG. SLC N R/W 332+30.75 RLS 1834"

Zone X (Unshaded)
Zone X (Shaded)

5' FP&L EASEMENT PER ORB 164-448, ORB 164-449, ORB 164-450 & ORB 166-378

R=4020.62' Δ=019°58'53" L=1402.15'

Barbwire & Hogwire Fence 24.5' W

FND 3" BRASS DISK IN CONC. "HARBOR SURVEYS S. ENG. DEPT R/W 320 08.79"

SEE DETAIL SHEET 13

S19°19'45"E

FND 5/8"-IR&C "AGI LB2610" 0.05'S.,.0.10'E.

SEE DETAIL SHEET 14

NORTH R/W OF ST. LUCIE CANAL

TOWNSHIP 40 SOUTH, RANGE 38 EAST

MATCH LINE "B" - SEE SHEET 4

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

SEE DETAIL SHEET 13

PARCEL 3
0.88 ACRES±

S.S.L.T.C. CONVEYS LAND TO B.O.C.E.D.D. WITH RESERVATIONS BENEFITING S.S.L.T.C. FOR DRAINAGE, ACCESS, DOCKING & LOADING REVERT ON NON-COMPLETION OF MINIMUM 200' WIDE DRAINAGE CANAL
(32) DB 110, PG 139; NORTH 1/2 OF SECTION 9

3 2 10 11

SEE DETAIL SHEET 14

SEE DETAIL SHEET 15

S.S.L.T.C. CONVEYS LAND TO B.O.C.E.D.D. WITH RESERVATIONS BENEFITING S.S.L.T.C. FOR DRAINAGE, ACCESS, DOCKING & LOADING REVERT ON NON-COMPLETION OF MINIMUM 200' WIDE DRAINAGE CANAL
(32) DB 110, PG 139; NE 1/4 OF NE 1/4 OF SECTION 10

NE 1/4 OF NE 1/4 OF SECTION 10

N 1/2 OF NW 1/4 OF SECTION 11

EASEMENT FOR ST. LUCIE CANAL TO U.S.A. WITH RESERVATIONS BENEFITING B.O.C.E.D.D. FOR USE WITHOUT INTERFERENCE AND REVERSION FOR CANAL PROJECT ABANDONMENT AND/OR CEASING TO OPERATE OR MAINTAIN CANAL DB 28, PG 273

CURRENT OWNER:
SOUTH FLORIDA WATER MANAGEMENT DISTRICT
PIN: 09-40-38-000-000-00030-1

S.S.L.T.C. CONVEYS LAND TO B.O.C.E.D.D. WITH RESERVATIONS BENEFITING S.S.L.T.C. FOR DRAINAGE, ACCESS, DOCKING & LOADING REVERT ON NON-COMPLETION OF MINIMUM 200' WIDE DRAINAGE CANAL
(32) DB 110, PG 139; NORTH 1/2 OF SECTION 9

N00°04'04"W 2,638.96'

FLORIDA POWER & LIGHT CO.
10-40-38-000-000-00020-1

RESERVATIONS FOR 400' R/W FROM LAKE OKEECHOBEE TO ST. LUCIE INLET (ST. LUCIE CANAL) & RESERVATIONS STATED IN DB 110, PG 139; NE 1/4 OF NE 1/4 OF SECTION 10; DB 219, PG 266

EASEMENT FOR ST. LUCIE CANAL TO U.S.A. WITH RESERVATIONS BENEFITING B.O.C.E.D.D. FOR USE WITHOUT INTERFERENCE AND REVERSION FOR CANAL PROJECT ABANDONMENT AND/OR CEASING TO OPERATE OR MAINTAIN CANAL DB 28, PG 273
NE 1/4 OF NE 1/4 OF SECTION 10

EASEMENT FOR ST. LUCIE CANAL WITH RESERVATION FOR USE WITHOUT INTERFERENCE AND REVERSION FOR CANAL PROJECT ABANDONMENT AND/OR CEASING TO OPERATE OR MAINTAIN CANAL
N 1/2 OF NW 1/4 OF SEC. 11
(DB 28, PG 273)

S.S.L.T.C. CONVEYS LAND TO B.O.C.E.D.D. WITH RESERVATIONS BENEFITING S.S.L.T.C. FOR DRAINAGE, ACCESS, DOCKING & LOADING REVERT ON NON-COMPLETION OF MINIMUM 200' WIDE DRAINAGE CANAL; DB 110, PG 139;
N. 1/2 OF NW 1/4 OF SECTION 11

RESERVATIONS FOR 400' R/W FROM LAKE OKEECHOBEE TO ST. LUCIE INLET (ST. LUCIE CANAL) & RESERVATIONS STATED IN DB 110, PG 139;
(32) N. 1/2 OF NW 1/4 OF SECTION 11 DB 219, PG 266

PARCEL 4
5,032.06 ACRES±

N00°39'57"W 2,646.34'

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

N00°07'11"W 4926.81'

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

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 Tesora Groves Update\Survey\22-152.001 Boundary Revi.dwg Plotted: 11/24/2025 9:16 AM By: JONATHAN JONES

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

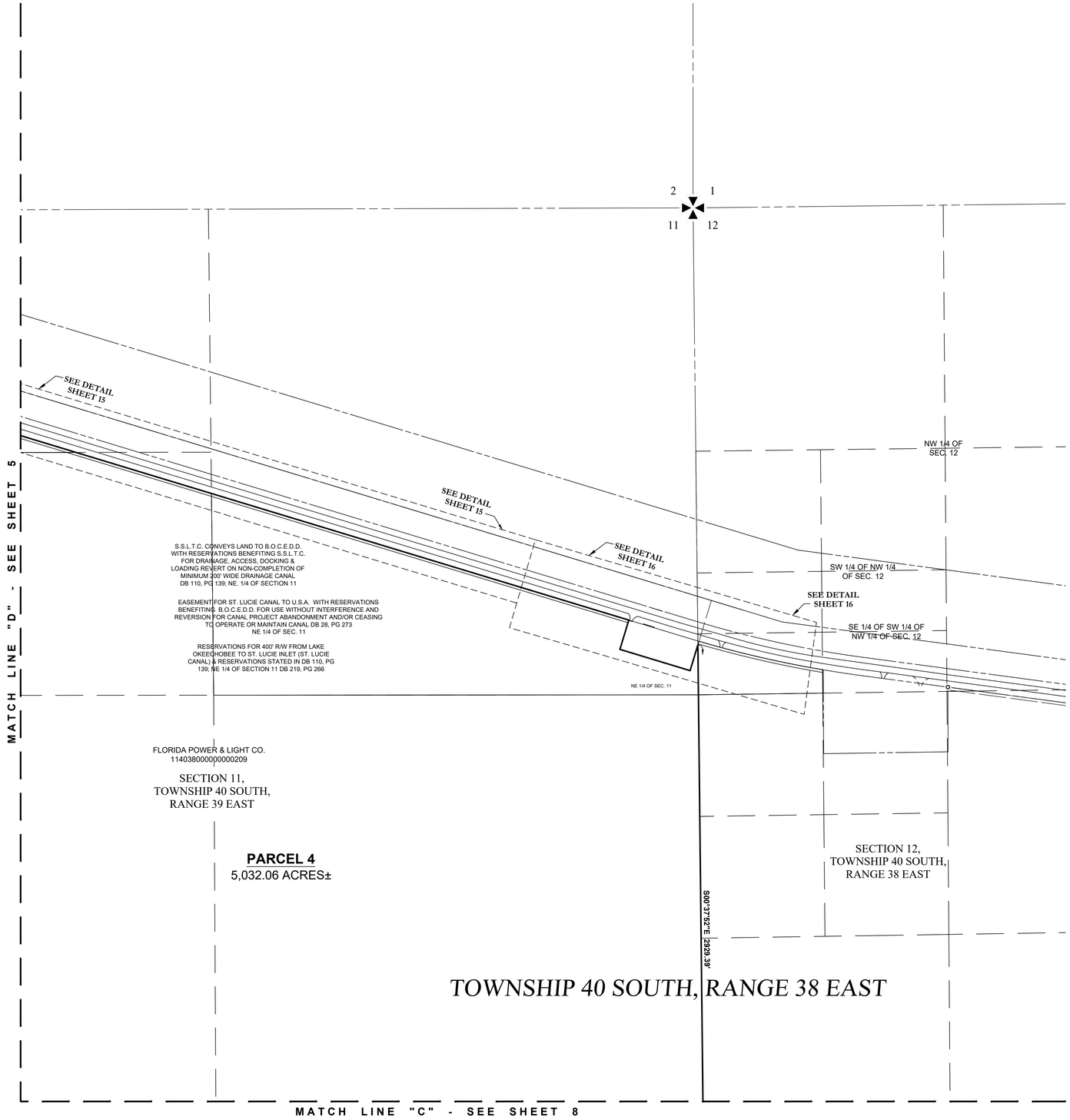
– REVISIONS –	BY	DATE

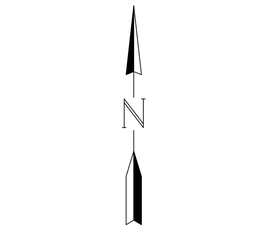
	BY	DATE
FIELD	SG	10-16-2025
CALCS.		
DRAWN	JHY	10-15-2025
DETAILED		
CHECKED	JDJ	10-15-2025
APPROVED	LBR	

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





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

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

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CHECKED	JDJ	10-15-2025
APPROVED	LBR	

BOUNDARY SURVEY

PREPARED FOR

FLORIDA POWER AND LIGHT COMPANY

DATE: 10/20/2025
HORIZ. SCALE: 1"=300'
VERT. SCALE: N/A
JOB No. 22-152.001

MATCH LINE "C" - SEE SHEET 5

FOUND 4"X4" CM (TOP BROKEN)

FOUND PK&D STAMPED "GCY, INC. LB 4108" IN TOP OF FENCE POST

FOUND 4"X4" CM (NO ID)

1,329.20'

666.89'

S89°36'41"W 2,657.75'

1,328.88'

GATE

SOUTH LINE OF THE SOUTHEAST 1/4

S89°35'56"W 661.84'

BARBED WIRE FENCE CORNER 37.8' WEST OF SECTION CONER

NORTHWEST CORNER OF SECTION 15 AND SOUTHEAST CORNER OF SECTION 9

S89°55'48"W 2,665.44'

FLORIDA POWER & LIGHT CO.
10-40-38-000-000-00020-1

S89°56'27"W 2,664.16'

FND RAILROAD IRON (NO ID)

N89°59'07"W 2,660.35'

100' WIDE EASEMENT/RIGHT-OF-WAY RESERVED BY INDIANTOWN DEVELOPMENT COMPANY DB 12, PG 116

100' WIDE EASEMENT/RIGHT-OF-WAY RESERVED BY INDIANTOWN DEVELOPMENT COMPANY DB 12, PG 116

N00°33'08"W 2656.26'

SOUTH LINE OF THE N. 1/2 OF THE N. 1/2 OF SECTION 15

N00°33'49"W 2,649.58'

WEST LINE OF THE NORTHWEST 1/4

LEGEND

(C)	= CALCULATED MEASUREMENT
(D)	= DEED MEASUREMENT
(M)	= FIELD MEASUREMENT
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SRD	= STATE ROAD
-E-E-	= OVERHEAD ELECTRIC LINE
-x-	= BARBED WIRE FENCE
	= SET IRON ROD & CAP STAMPED "LB 4286" UNLESS LABELED OTHERWISE
	= BELL SOUTH PEDESTAL
	= GATE POST
	= CONCRETE UTILITY POLE
	= ELECTRICAL JUNCTION BOX
	= WOOD UTILITY POLE
	= GUY ANCHOR

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

FLORIDA POWER & LIGHT CO.
154038000000000102

SECTION 16,
TOWNSHIP 40 SOUTH,
RANGE 38 EAST

CURRENT OWNER: SOUTH FLORIDA WATER MANAGEMENT DISTRICT
PIN: 16-40-38-000-000-00010-0

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°31'20"W 2657.77'

N00°15'50"W 2,650.24'

GRAPHIC SCALE
300 0 300 600
(IN FEET)
Intended display scale:
1 inch = 300 feet

WEST LINE OF THE SOUTHWEST 1/4

FOUND 4"X4" CM (NO ID)

SOUTH FLORIDA WATER MANAGEMENT DISTRICT
21-40-38-000-000-00010-0

BARBED WIRE FENCE CORNER 3.0' WEST OF 1/4 SECTION CORNER

NORTHWEST CORNER OF SECTION 22 AND SOUTHWEST CORNER OF SECTION 15

N89°39'34"W 2,659.05'

N89°13'52"E 2,660.82'

N89°59'38"W 2,665.51'

FLORIDA POWER & LIGHT CO.
234038000000000106

MATCH LINE "D" - SEE SHEET 8

MATCH LINE "E" - SEE SHEET 9

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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 7 of 16

MATCH LINE "C" - SEE SHEET 6

FLORIDA POWER & LIGHT CO.
114038000000000209

11 | 12 | 13 | 14

FND 5/8" IR&C "RLS 4276" (2FT BELOW NG)

N89°58'28"W 2,659.07'

1,346.61'

N89°03'49"E 916.56'

100' WIDE EASEMENT/RIGHT-OF-WAY RESERVED BY INDIANTOWN DEVELOPMENT COMPANY DB 12, PG 116

100' WIDE EASEMENT/RIGHT-OF-WAY RESERVED BY INDIANTOWN DEVELOPMENT COMPANY DB 12, PG 116

EAST LINE OF THE NORTHEAST 1/4 OF SECTION 14

N00°32'21"W 2,649.44'

SEE DETAIL "A" AT RIGHT

SOUTH LINE OF THE N. 1/2 OF THE N. 1/2 OF SECTION 14

10' WIDE FP&L EASEMENT ORB 0713, PG 2252

2,649.44'

TOWNSHIP 40 SOUTH
RANGE 38 EAST

N00°32'21"W 2,649.44'

MATCH LINE "D" - SEE SHEET 7

FLORIDA POWER & LIGHT CO.
144038000000000105

SECTION 14,
TOWNSHIP 40 SOUTH,
RANGE 38 EAST

14 | 13

FLORIDA POWER & LIGHT CO.
13-40-38-000-000-00010-7

SECTION 13,
TOWNSHIP 40 SOUTH,
RANGE 38 EAST

PARCEL 4
5,032.06 ACRES±

S00°32'21"E 5398.88'
S00°32'21"E 2,649.44'

SOUTHEAST CORNER OF SECTION 14 & NORTHEAST CORNER OF SECTION 23

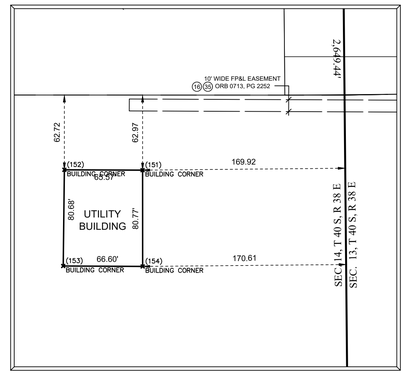
14 | 13 | 23 | 24

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.

FLORIDA POWER & LIGHT CO.
234038000000000106

MATCH LINE "E" - SEE SHEET 10



N

GRAPHIC SCALE

300 0 300 600

(IN FEET)

Intended display scale:
1 inch = 300 feet

LEGEND

(C)	= CALCULATED MEASUREMENT
(D)	= DEED MEASUREMENT
(M)	= FIELD MEASUREMENT
(P)	= PLAT MEASUREMENT
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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
BSP	= BELL SOUTH PEDESTAL
	= GATE POST
	= CONCRETE UTILITY POLE
	= ELECTRICAL JUNCTION BOX
	= WOOD UTILITY POLE
	= GUY ANCHOR

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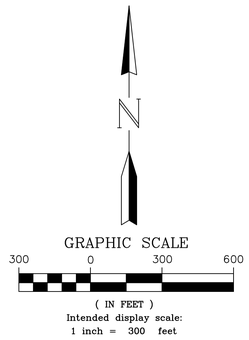
BOUNDARY SURVEY

PREPARED FOR

FLORIDA POWER AND LIGHT COMPANY

DATE: 10/20/2025
HORIZ. SCALE: 1"=300'
VERT. SCALE: N/A
JOB No. 22–152.001
SHEET 8 of 16

MATCH LINE "E" - SEE SHEET 7



DITCH DRAINING INTO SUBJECT PROPERTY, CROSSES PROPERTY LINE 696.6' SOUTH OF NORTHWEST CORNER OF SECTION 22

12' FP&L EASEMENT ORB 198, PG 289

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±

SOUTH FLORIDA WATER MANAGEMENT DISTRICT
21-40-38-000-000-00010-0

SECTION 21,
TOWNSHIP 40 SOUTH,
RANGE 38 EAST

WEST LINE OF SECTION 22

N00°19'56"W 5319.39'

22 23

FLORIDA POWER & LIGHT CO.
23-40-38-000-000-00010-6

SECTION 23,
TOWNSHIP 40 SOUTH,
RANGE 38 EAST

TOWNSHIP 40 SOUTH, RANGE 38 EAST

N00°20'19"W 2,644.10'

MATCH LINE "D" - SEE SHEET 10

LEGEND

(C)	= CALCULATED MEASUREMENT
(D)	= DEED MEASUREMENT
(M)	= FIELD MEASUREMENT
(P)	= PLAT MEASUREMENT
CB	= CHORD BEARING
CD	= CHORD DISTANCE
CM	= CONCRETE MONUMENT
CMP	= CORRUGATED METAL PIPE
CONC.	= CONCRETE
Δ	= DELTA
DB	= DEED BOOK
ESMT	= EASEMENT
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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

FOUND 4"X4" CM (NO ID, BENT)

BARBED WIRE FENCE CORNER 0.7' WEST OF SECTION CORNER

21 22 N89°26'47"E 2,660.78' 22 N89°27'03"E 2,660.14' 22 23 N89°54'39"E 2,664.10'

28 27 27 27 26

FND. 4"X4" CM (TOP BROKEN)

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'

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

N00°06'38"W 2,643.94'

FLORIDA POWER & LIGHT CO.
274038000000000107

MATCH LINE "F" - SEE SHEET 11

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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 9 of 16

MATCH LINE "E" - SEE SHEET 7

MATCH LINE "D" - SEE SHEET 9

S00°18'31"E 2,639.65'
S00°18'31"E 2639.65'

EAST LINE OF
THE NORTHEAST
ONE-QUARTER
OF SECTION 23

FLORIDA POWER & LIGHT CO.
23-40-38-000-000-00010-6

SECTION 23,
TOWNSHIP 40 SOUTH,
RANGE 38 EAST

PARCEL 4
5,032.06 ACRES±

EAST 1/4
CORNER OF
SECTION 23

23 24

FLORIDA POWER & LIGHT
24-40-38-000-000-00010-4

SECTION 24,
TOWNSHIP 40 SOUTH,
RANGE 38 EAST

GRAPHIC SCALE
300 0 300 600
(IN FEET)
Intended display scale:
1 inch = 300 feet

N00°18'15"W 2,638.91'
S00°18'15"E 2638.91'

EAST LINE OF
THE SOUTHEAST
ONE-QUARTER
OF SECTION 23

SOUTHEAST CORNER
OF SECTION 23 &
NORTHEAST CORNER
OF SECTION 26

N89°54'39"E 2,664.10'

23
26

N89°53'49"E 2,663.22'

23 24
26 25

FND. 4"X4" CM (NO ID)

FLORIDA POWER & LIGHT CO.
25-40-38-000-000-00010-1

EAST LINE OF
THE NORTHEAST
ONE-QUARTER
OF SECTION 26

MATCH LINE "F" - SEE SHEET 12

LEGEND

(C)	= CALCULATED MEASUREMENT
(D)	= DEED MEASUREMENT
(M)	= FIELD MEASUREMENT
(P)	= PLAT MEASUREMENT
CB	= CHORD BEARING
CD	= CHORD DISTANCE
CM	= CONCRETE MONUMENT
CMP	= CORRUGATED METAL PIPE
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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
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R	= RADIUS
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RCP	= REINFORCED CONCRETE PIPE
SRD	= STATE ROAD
--OE--OE--	= OVERHEAD ELECTRIC LINE
——x——	= BARBED WIRE FENCE
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BS	= BELL SOUTH PEDESTAL
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	= CONCRETE UTILITY POLE
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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	10–19–25

BOUNDARY SURVEY

PREPARED FOR

FLORIDA POWER AND LIGHT COMPANY

DATE: 10/20/2025
HORIZ. SCALE: 1"=300'
VERT. SCALE: N/A
JOB No. 22–152.001
SHEET 10 of 16

MATCH LINE "F" - SEE SHEET 9

LEGEND

(C)	= CALCULATED MEASUREMENT
(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
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

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°19'09"W 2636.48'

WEST LINE OF THE SOUTHWEST 1/4

SOUTHWEST CORNER OF SECTION 27

28 27

FENCE CORNER 0.8'S, 0.9'W. OF PROPERTY CORNER

33 34

SEARCHED FOR AND DID NOT FIND 4"X4" CM AS DEPICTED IN CCR# 59029. FOUND REFERENCE NAIL & TIN-TAB (NO ID) TOP OF WOOD POST. USED CCR COORDINATES TO CALCULATE CORNER. COULD NOT SET. SET 5/8" IRON ROD & CAP STAMPED " LB 4286" WITNESS 25.0' EAST ON SOUTH LINE

MARTIN COUNTY

PALM BEACH COUNTY

SOUTH LINE OF SECTION 27

S89°36'28"W 5300.26'(M) N89°45'40"E - 5301.2'(D)

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

N00°06'38"W 2,643.94'

27 26

TOWNSHIP 40 SOUTH, RANGE 38 EAST

N00°05'58"W 2,643.98'

GRAPHIC SCALE
300 0 300 600
(IN FEET)
Intended display scale:
1 inch = 300 feet

FOUND 4"X4" CM (TOP BROKEN) CCR# 87083

SOUTH LINE OF SECTION 26

27 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
00-38-40-35-00-000-9000

SECTION 35,
TOWNSHIP 40 SOUTH,
RANGE 38 EAST

MATCH LINE "D" - SEE SHEET 12

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

GRAPHICS

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

CULPEPPER & TERPENING INC
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CALCS.		
DRAWN	JHY	10-15-2025
DETAILED		
CHECKED	JDJ	10-15-2025
APPROVED	LBR	

BOUNDARY SURVEY

PREPARED FOR
FLORIDA POWER AND LIGHT COMPANY

DATE: 10/20/2025
HORIZ. SCALE: 1"=300'
VERT. SCALE: N/A
JOB No. 22-152.001
SHEET 11 of 16

MATCH LINE "F" - SEE SHEET 10

MATCH LINE "D" - SEE SHEET 11

FLORIDA POWER & LIGHT CO.
264038000000000109

SECTION 26,
TOWNSHIP 40 SOUTH,
RANGE 38 EAST

PARCEL 4
5,032.06 ACRES±

N00°04'00"E 2,639.58'
S00°04'00"W 2639.58'

EAST 1/4 CORNER OF SECTION 26

26 25

FND. 4"X4" CM (NO ID)

FLORIDA POWER & LIGHT CO.
25-40-38-000-000-00010-1

SECTION 25,
TOWNSHIP 40 SOUTH,
RANGE 38 EAST

GRAPHIC SCALE
300 0 300 600
(IN FEET)
Intended display scale:
1 inch = 300 feet

N00°04'42"E 2,639.58'
S00°04'42"W 2639.58'

EAST LINE OF THE SOUTHEAST ONE-QUARTER OF SECTION 26

FOUND 4"X4" CM (NO ID)

SOUTH LINE OF SECTION 26

S89°48'33"W 5311.60'(M) N89°58'50"E - 5313.1'(D)

MARTIN COUNTY

PALM BEACH COUNTY

26 25

35 36

FENCE ON PROPERTY LINE

MARTIN COUNTY
PALM BEACH COUNTY

SOUTHEAST CORNER OF SECTION 26 AND THE NORTHEAST CORNER OF SECTION 35

SOUTH FLORIDA WATER MANAGEMENT DISTRICT
00-38-40-35-00-000-9000

SECTION 35,
TOWNSHIP 40 SOUTH,
RANGE 38 EAST

SOUTH FLORIDA WATER MANAGEMENT DISTRICT
00-38-40-35-00-000-9000

SECTION 36,
TOWNSHIP 40 SOUTH,
RANGE 38 EAST

LEGEND

(C)	= CALCULATED MEASUREMENT
(D)	= DEED MEASUREMENT
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(P)	= PLAT MEASUREMENT
CB	= CHORD BEARING
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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
	= SET IRON ROD & CAP STAMPED "LB 4286" UNLESS LABELED OTHERWISE
	= BELL SOUTH PEDESTAL
	= GATE POST
	= CONCRETE UTILITY POLE
	= ELECTRICAL JUNCTION BOX
	= WOOD UTILITY POLE
	= GUY ANCHOR

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STATE OF FLORIDA BOARD OF PROFESSIONAL ENGINEERS AUTHORIZATION NO. 4286

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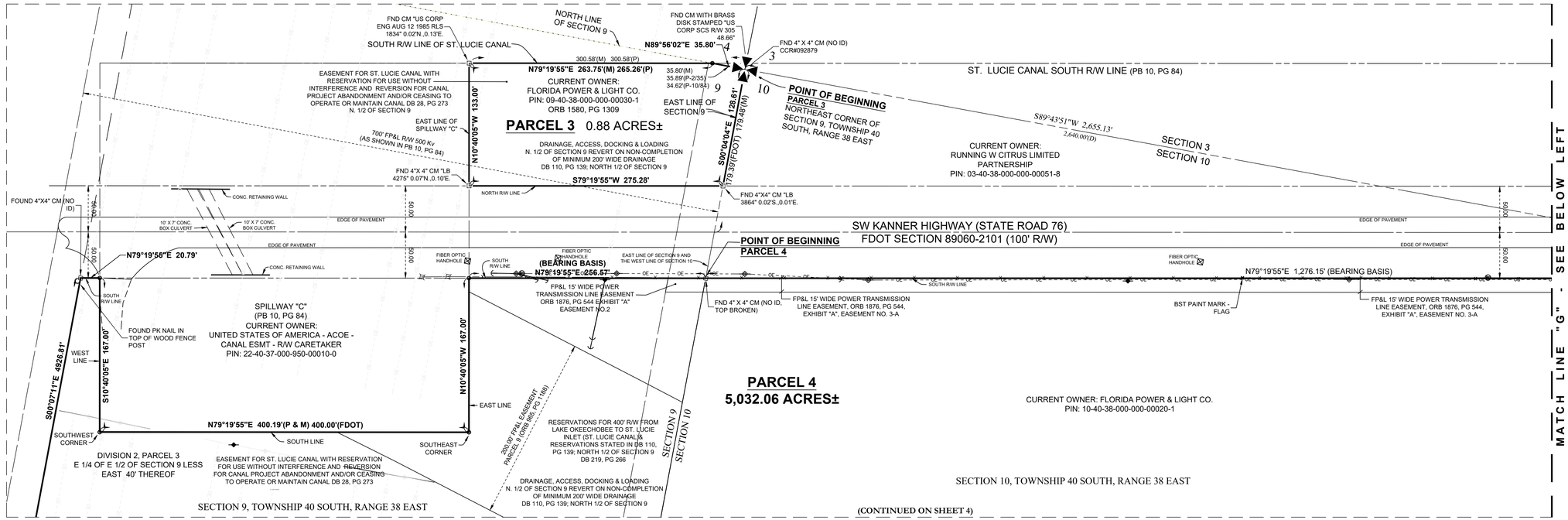
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DRAWN	JHY	10–15–2025
DETAILED		
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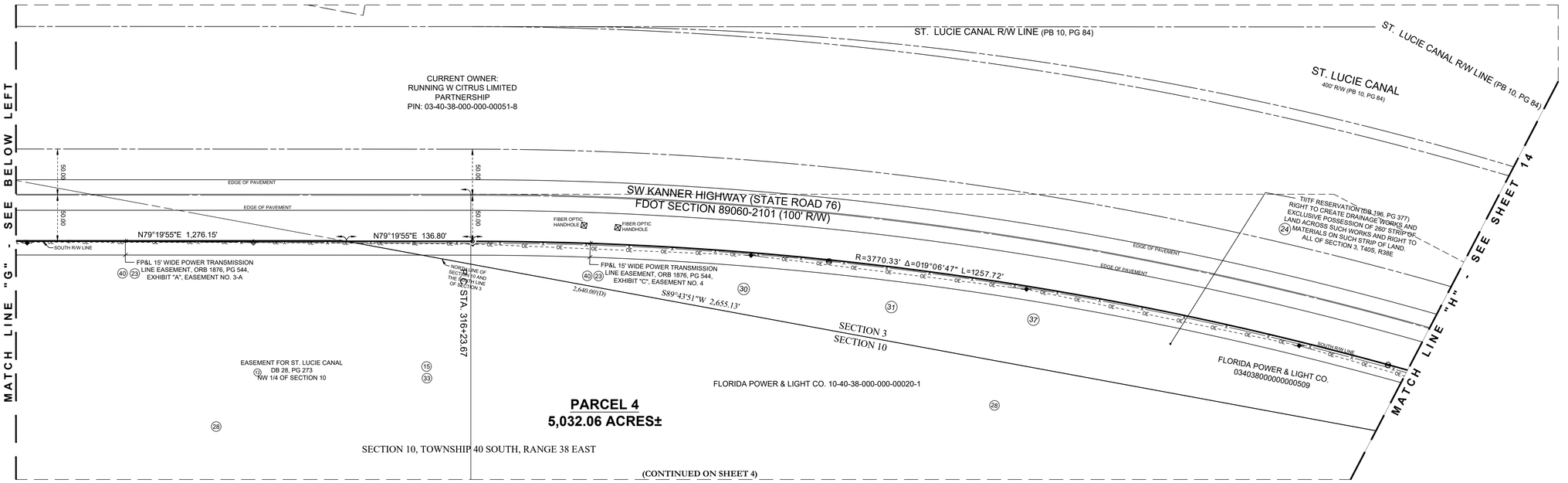
BOUNDARY SURVEY

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 12 of 16





GRAPHIC SCALE
60 0 60 120
(IN FEET)
Intended display scale:
1 inch = 60 feet

LEGEND

(C)	= CALCULATED MEASUREMENT
(D)	= DEED MEASUREMENT
(M)	= FIELD MEASUREMENT
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SRD	= STATE ROAD
---OE---	= OVERHEAD ELECTRIC LINE
---X---	= BARBED WIRE FENCE
O	= SET IRON ROD & CAP STAMPED "LB 4286" UNLESS LABELED OTHERWISE
(89)	= BELL SOUTH PEDESTAL
	= GATE POST
	= CONCRETE UTILITY POLE
	= ELECTRICAL JUNCTION BOX
	= WOOD UTILITY POLE
	= GUY ANCHOR

P:\Proj-2022\22-152.001 FPL Tesoro Groves Update\Survey\22-152.001 Boundary Rev1.dwg Plotted: 11/24/2025 9:17 AM By: JONATHAN JONES

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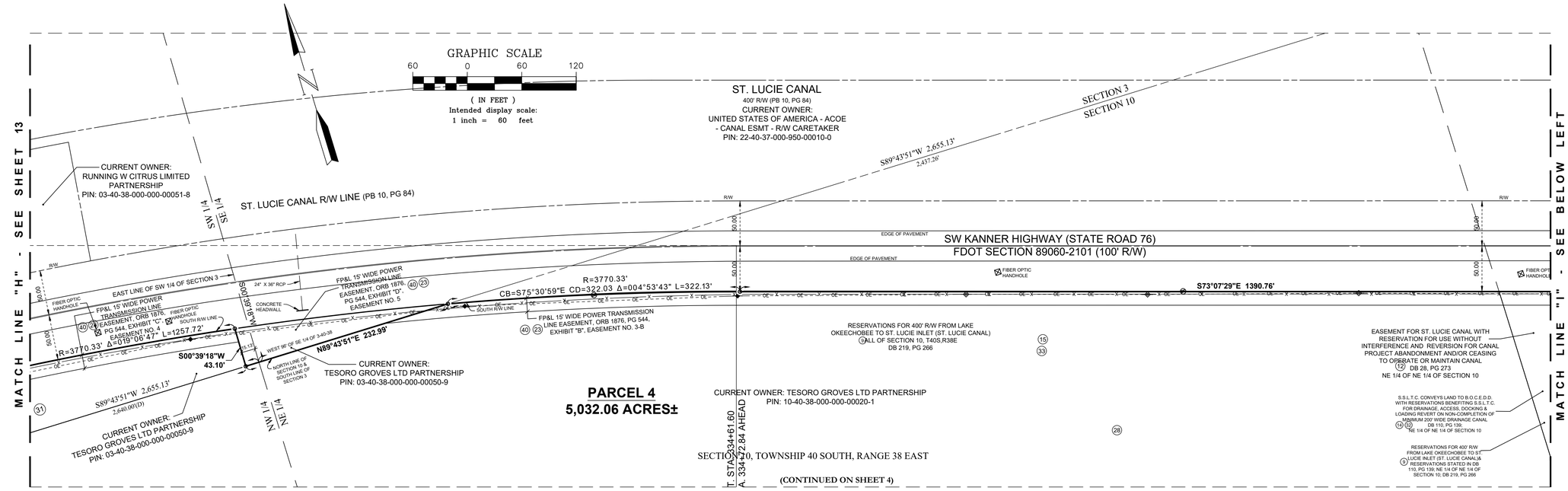
	BY	DATE
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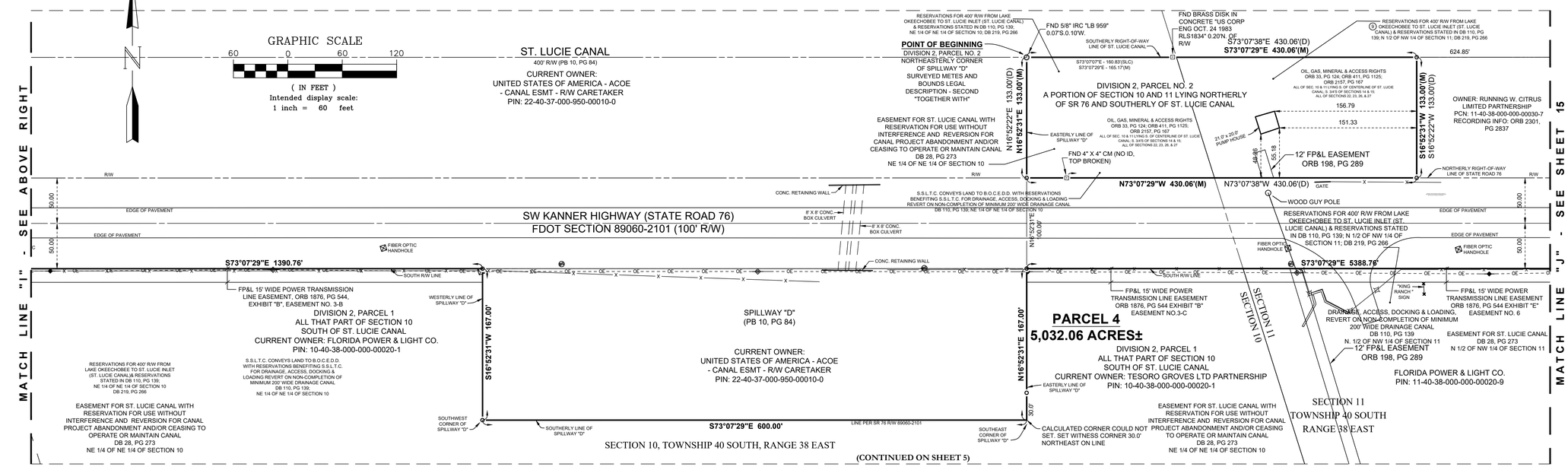
BOUNDARY SURVEY

PREPARED FOR

FLORIDA POWER AND LIGHT COMPANY

DATE: 10/20/2025
HORIZ. SCALE: 1"=60'
VERT. SCALE: N/A
JOB No. 22-152.001
SHEET 13 of 16





LEGEND

(C)	= CALCULATED MEASUREMENT
(D)	= DEED MEASUREMENT
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CB	= CHORD BEARING
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PIN	= PARCEL IDENTIFICATION NUMBER
R	= RADIUS
R/W	= RIGHT OF WAY
RCP	= REINFORCED CONCRETE PIPE
SRD	= STATE ROAD
--OE--	= OVERHEAD ELECTRIC LINE
-x-	= BARBED WIRE FENCE
O	= SET IRON ROD & CAP STAMPED "LB 4286" UNLESS LABELED OTHERWISE
(BS)	= BELL SOUTH PEDESTAL
	= GATE POST
	= CONCRETE UTILITY POLE
	= ELECTRICAL JUNCTION BOX
	= WOOD UTILITY POLE
	= GUY ANCHOR

GRAPHICS

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

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BOUNDARY SURVEY

PREPARED FOR

FLORIDA POWER AND LIGHT COMPANY

DATE: 10/20/2025
HORIZ. SCALE: 1"=60'
VERT. SCALE: N/A
JOB No. 22-152.001
SHEET 14 of 16

P:\Proj-2022\22-152.001 FPL Tesoro Groves Update\Survey\22-152.001 Boundary Revt.dwg Plotted: 11/24/2025 9:17 AM By: JONATHAN JONES

MATCH LINE "J" - SEE SHEET 14

ST. LUCIE CANAL
400' R/W (PB 10, PG 84)

ST. LUCIE CANAL R/W LINE (PB 10, PG 84)

OWNER: RUNNING W. CITRUS LIMITED PARTNERSHIP
PCN: 11-40-38-000-000-00030-7
RECORDING INFO: ORB 2301, PG 2837

R/W — R/W — R/W

50.00 — EDGE OF PAVEMENT — EDGE OF PAVEMENT — 50.00

SW KANNER HIGHWAY (STATE ROAD 76)
FDOT SECTION 89060-2101 (100' R/W)

50.00 — EDGE OF PAVEMENT — EDGE OF PAVEMENT — 50.00

FIBER OPTIC HANDHOLE — FIBER OPTIC HANDHOLE — FIBER OPTIC HANDHOLE

S73°07'29"E 5388.76'

OE — SOUTH R/W LINE — OE — SOUTH R/W LINE — OE

FP&L 15' WIDE POWER TRANSMISSION LINE EASEMENT ORB 1876, PG 544 EXHIBIT "E" EASEMENT NO. 6 (40) (23)

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 (12)
DB 28, PG 273
N 1/2 OF NW 1/4 OF SECTION 11

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 (14) (32)
DB 110, PG 139;
N. 1/2 OF NW 1/4 OF SECTION 11

PARCEL 4
5,032.06 ACRES±
FLORIDA POWER & LIGHT
11-40-38-000-000-00020-9

(28) (15) (33)

FP&L 15' WIDE POWER TRANSMISSION LINE EASEMENT ORB 1876, PG 544 EXHIBIT "E" EASEMENT NO. 6 (40) (23)

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 (5)

NORTH 1/2 OF NORTHWEST 1/4
SOUTH 1/2 OF NORTHWEST 1/4

SECTION 11, TOWNSHIP 40 SOUTH, RANGE 38 EAST (CONTINUED ON SHEET 5)

MATCH LINE "K" - SEE BELOW LEFT

MATCH LINE "K" - SEE ABOVE RIGHT

ST. LUCIE CANAL
400' R/W (PB 10, PG 84)

ST. LUCIE CANAL R/W LINE (PB 10, PG 84)

NE 1/4 OF SEC. 11
NW 1/4 OF SEC. 11

S73°07'29"E - 5744.09'

OWNER: RUNNING W. CITRUS LIMITED PARTNERSHIP
PCN: 11-40-38-000-000-00030-7
RECORDING INFO: ORB 2301, PG 2837

R/W — R/W

50.00 — EDGE OF PAVEMENT — EDGE OF PAVEMENT — 50.00

SW KANNER HIGHWAY (STATE ROAD 76)
FDOT SECTION 89060-2101 (100' R/W)

50.00 — EDGE OF PAVEMENT — EDGE OF PAVEMENT — 50.00

R OPTIC HANDHOLE — FIBER OPTIC HANDHOLE (5) — FIBER OPTIC HANDHOLE — FIBER OPTIC HANDHOLE

S73°07'29"E 5388.76'

OE — SOUTH R/W LINE — OE — SOUTH R/W LINE — OE

FP&L 15' WIDE POWER TRANSMISSION LINE EASEMENT ORB 1876, PG 544 EXHIBIT "E" EASEMENT NO. 6 (40) (23)

DIVISION 2, PARCEL 1
ORB 786, PG 1600
FLORIDA POWER & LIGHT CO.
11-40-38-000-000-00020-9

OIL, GAS, MINERAL & ACCESS RIGHTS
ORB 153, PG 557
SW 1/4 OF SECTION 3 SOUTH OF CANAL EXTENDING FROM THE SOUTHWEST CORNER ALONG THE SOUTH BOUNDARY EASTWARD NOT TO EXCEED 2640 FEET; ALL OF THE E. 1/2 OF THE E. 1/2 OF THE E. 1/2 OF SECTION 9 LYING SOUTH OF THE ST. LUCIE CANAL; **ALL OF SEC.** 10 & **11 LYING S. OF ST. LUCIE CANAL;** ALL OF SECTIONS 14, 15, 22, 23, 26, & 27 (15) (33)

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 (12)
DB 28, PG 273; NE 1/4 OF SECTION 11

FLORIDA POWER & LIGHT
11-40-38-000-000-00020-9

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 (14) (32)
DB 110, PG 139; NE 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; NE 1/4 OF SECTION 11; DB 219, PG 266 (5)

FP&L 15' WIDE POWER TRANSMISSION LINE EASEMENT ORB 1876, PG 544 EXHIBIT "E" EASEMENT NO. 6 (40) (23)

(15) (33)

OIL, GAS, MINERAL & ACCESS RIGHTS
ORB 153, PG 557
SW 1/4 OF SECTION 3 SOUTH OF CANAL EXTENDING FROM THE SOUTHWEST CORNER ALONG THE SOUTH BOUNDARY EASTWARD NOT TO EXCEED 2640 FEET; ALL OF THE E. 1/2 OF THE E. 1/2 OF THE E. 1/2 OF SECTION 9 LYING SOUTH OF THE ST. LUCIE CANAL; **ALL OF SEC.** 10 & **11** LYING S. OF ST. LUCIE CANAL; ALL OF SECTIONS 14, 15, 22, 23, 26, & 27

SECTION 11, TOWNSHIP 40 SOUTH, RANGE 38 EAST (CONTINUED ON SHEET 5)

MATCH LINE "L" - SEE ABOVE RIGHT

MATCH LINE "L" - SEE SHEET 16

ST. LUCIE CANAL
400' R/W (PB 10, PG 84)

ST. LUCIE CANAL R/W LINE (PB 10, PG 84)

OWNER: RUNNING W. CITRUS LIMITED PARTNERSHIP
PCN: 11-40-38-000-000-00030-7
RECORDING INFO: ORB 2301, PG 2837

R/W — R/W

50.00 — EDGE OF PAVEMENT — EDGE OF PAVEMENT — 50.00

SW KANNER HIGHWAY (STATE ROAD 76)
FDOT SECTION 89060-2101 (100' R/W)

50.00 — EDGE OF PAVEMENT — EDGE OF PAVEMENT — 50.00

(5) — FIBER OPTIC HANDHOLE — FIBER OPTIC HANDHOLE

S73°07'29"E 5388.76'

OE — SOUTH R/W LINE — OE — SOUTH R/W LINE — OE

FP&L 15' WIDE POWER TRANSMISSION LINE EASEMENT ORB 1876, PG 544 EXHIBIT "E" EASEMENT NO. 6 (40) (23)

PARCEL 4
5,032.06 ACRES±
FLORIDA POWER & LIGHT
11-40-38-000-000-00020-9

RESERVATIONS FOR 400' R/W FROM LAKE OKEECHOBEE TO ST. LUCIE INLET (ST. LUCIE CANAL)& RESERVATIONS STATED IN DB 110, PG 139; NE 1/4 OF SECTION 11; DB 219, PG 266 (5)

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 (12)
DB 28, PG 273; NE 1/4 OF SECTION 11

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 (14) (32)
DB 110, PG 139; NE 1/4 OF SECTION 11

(15) (33)

PARCEL 4
5,032.06 ACRES±

FP&L 15' WIDE POWER TRANSMISSION LINE EASEMENT ORB 1876, PG 544 EXHIBIT "E" EASEMENT NO. 6 (40) (23)

TOWNSHIP 40 SOUTH, RANGE 38 EAST (CONTINUED ON SHEET 5)

MATCH LINE "M" - SEE SHEET 16

LEGEND

(C)	= CALCULATED MEASUREMENT
(D)	= DEED MEASUREMENT
(M)	= FIELD MEASUREMENT
(P)	= PLAT MEASUREMENT
CB	= CHORD BEARING
CD	= CHORD DISTANCE
CM	= CONCRETE MONUMENT
CMP	= CORRUGATED METAL PIPE
CONC.	= CONCRETE
Δ	= DELTA
DB	= DEED BOOK
ESMT	= EASEMENT
FND	= FOUND
ID	= IDENTIFICATION
IP	= IRON PIPE & CAP
IRC	= IRON ROD & CAP
L	= ARC LENGTH
LB	= LAND SURVEYING BUSINESS
MES	= MITERED END SECTION
S.S.L.T.C.	= SOUTHERN STATES LAND & TIMBER COMPANY
B.O.C.E.D.D.	= BOARD OF COMMISSIONERS OF EVERGLADES DRAINAGE DISTRICT

ORB	= OFFICIAL RECORDS BOOK
PB	= PLAT BOOK
PG	= PAGE
PIN	= PARCEL IDENTIFICATION NUMBER
R	= RADIUS
R/W	= RIGHT OF WAY
RCP	= REINFORCED CONCRETE PIPE
SRD	= STATE ROAD
OE	= OVERHEAD ELECTRIC LINE
x	= BARBED WIRE FENCE
O	= SET IRON ROD & CAP STAMPED "LB 4286" UNLESS LABELED OTHERWISE
(BS)	= BELL SOUTH PEDESTAL
	= GATE POST
	= CONCRETE UTILITY POLE
	= ELECTRICAL JUNCTION BOX
	= WOOD UTILITY POLE
	= GUY ANCHOR

N

GRAPHIC SCALE
60 0 60 120
(IN FEET)
Intended display scale:
1 inch = 60 feet

P:\Proj-2022\22-152.001 FPL Tesoro Groves Update\Survey\22-152.001 Boundary Revt.dwg Plotted: 11/24/2025 9:17 AM By: JONATHAN JONES

GRAPHICS

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

CULPEPPER & TERPENING INC
2980 SOUTH 25th STREET • FORT PIERCE, FLORIDA 34981
PHONE 772-464-3537 • FAX 772-464-9497 • www.ct-eng.com
STATE OF FLORIDA BOARD OF PROFESSIONAL ENGINEERS AUTHORIZATION NO. 4286

– REVISIONS –	BY	DATE

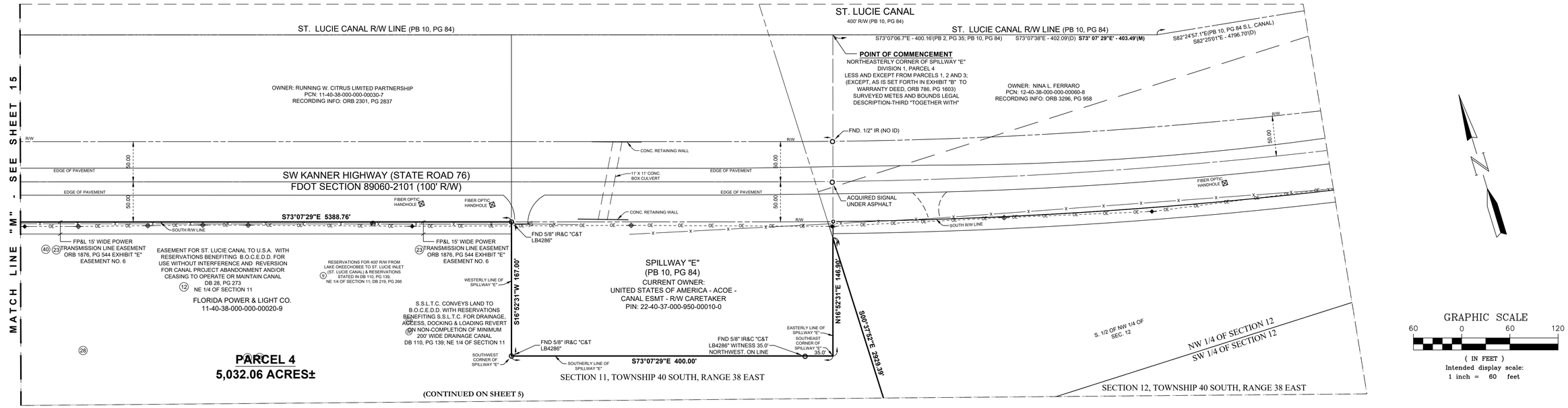
	BY	DATE
FIELD	SG	10–16–2025
CALCS.		
DRAWN	JHY	10–15–2025
DETAILED		
CHECKED	JDJ	10–15–2025
APPROVED	LBR	

BOUNDARY SURVEY

PREPARED FOR

FLORIDA POWER AND LIGHT COMPANY

DATE: 10/20/2025
HORIZ. SCALE: 1"=60'
VERT. SCALE: N/A
JOB No. 22–152.001
SHEET 15 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
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STATE OF FLORIDA BOARD OF PROFESSIONAL ENGINEERS AUTHORIZATION NO. 4286

– REVISIONS –	BY	DATE

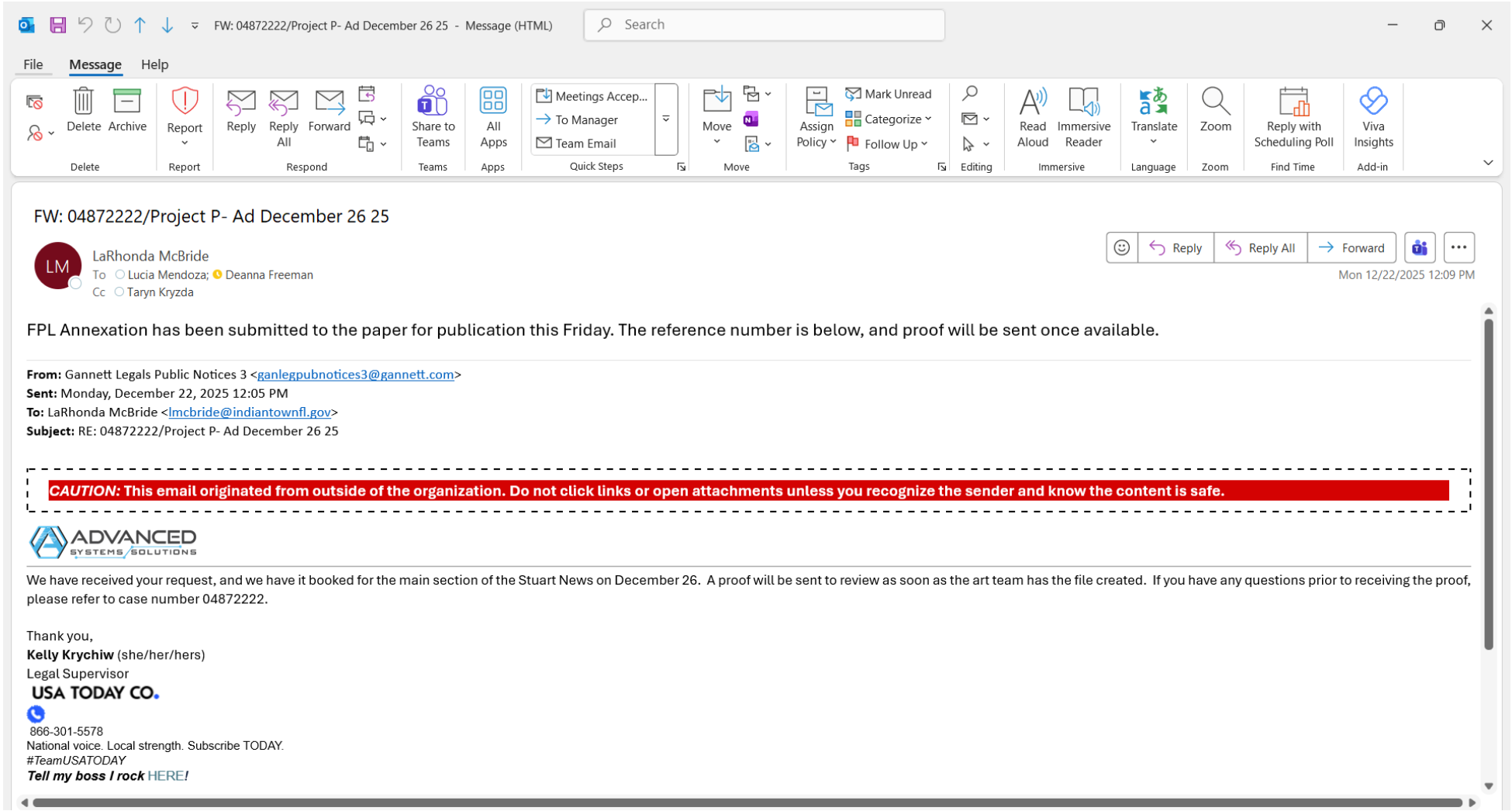
	BY	DATE
FIELD	SG	10-16-2025
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BOUNDARY SURVEY

PREPARED FOR

FLORIDA POWER AND LIGHT COMPANY

DATE: 10/20/2025
HORIZ. SCALE: 1"=60'
VERT. SCALE: N/A
JOB No. 22-152.001
SHEET 16 of 16



FW: 04872222/Project P- Ad December 26 25

LM

LaRhonda McBride
To Lucia Mendoza; Deanna Freeman
Cc Taryn Kryzda

Reply | Reply All | Forward

Mon 12/22/2025 12:09 PM

FPL Annexation has been submitted to the paper for publication this Friday. The reference number is below, and proof will be sent once available.

From: Gannett Legals Public Notices 3 <ganlegpubnotices3@gannett.com>
Sent: Monday, December 22, 2025 12:05 PM
To: LaRhonda McBride <lmcbride@indiantownfl.gov>
Subject: RE: 04872222/Project P- Ad December 26 25

CAUTION: **This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.**

ADVANCED SYSTEMS SOLUTIONS

We have received your request, and we have it booked for the main section of the Stuart News on December 26. A proof will be sent to review as soon as the art team has the file created. If you have any questions prior to receiving the proof, please refer to case number 04872222.

Thank you,
Kelly Krychiw (she/her/hers)
Legal Supervisor
USA TODAY CO.
866-301-5578
National voice. Local strength. Subscribe TODAY.
#TeamUSATODAY
Tell my boss I rock HERE*!*

N O T I C E

PUBLIC MEETING OF THE VILLAGE OF INDIANTOWN

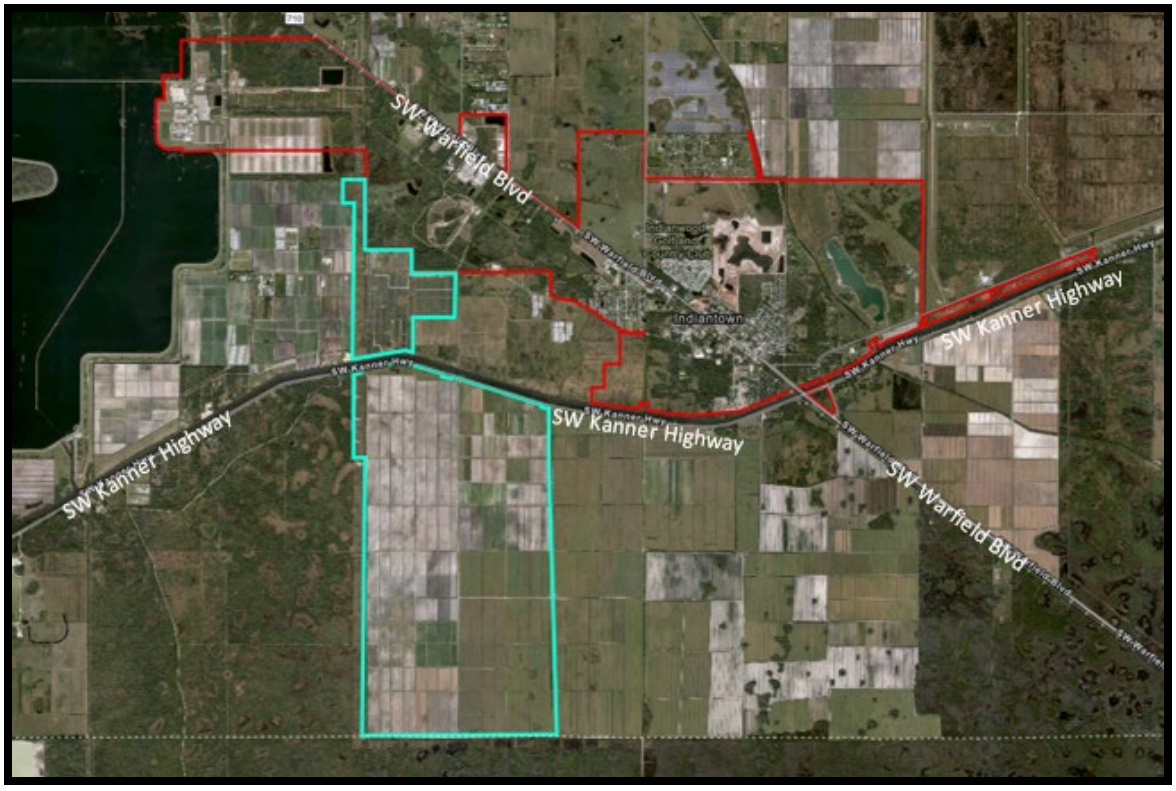
PLANNING ZONING & APPEALS BOARD/LPA PUBLIC HEARING: January 7, 2026–6:00 PM

VILLAGE COUNCIL PUBLIC HEARING: January 8, 2026 – 6:00 PM

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

CASE NUMBER:	ANX-25-001 & CPA-25-002
CASE NAME:	Project Parrot
CASE TYPE:	Voluntary Annexation and Assign Village Land Use Designation
APPLICANT:	Florida Power & Light Company
PROPERTY LOCATION:	Generally located on the north and south of S.W. Kanner Highway and west of Warfield Boulevard.
REQUESTS:	Applicant is requesting approval of Voluntary Annexation of contiguous parcels of land approximately 5,722.30+/- acres into the municipal boundaries of the Village of Indiantown, amending the official boundary map of the Village of Indiantown. Additionally, a Large- Scale Comprehensive Plan Amendment to the Future Land Use to the Village of Indiantown Light Industrial Land Use Designation.

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



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

◆◆◆


Village of Indiantown
NOTICE OF PUBLIC HEARING
For Application: Project Parrot (ANX-25-001 & CPA-25-002)
Planning, Zoning and Appeals Board
Date: January 7, 2026 Time: 6:00 PM
Village Council
Date: January 8, 2026 Time: 6:00 PM
at 15516 SW Osceola Street, Suite C
FOR QUESTIONS CONCERNING THIS APPLICATION
Please call Indiantown Community & Economic
Development Department at 772-597-8269
2025.12.23 09:57


Village of Indiantown
NOTICE OF PUBLIC HEARING
For Application: Project Parrot (ANX-25-001 & CPA-25-002)
Planning, Zoning and Appeals Board
Date: January 7, 2026 Time: 6:00 PM
Village Council
Date: January 8, 2026 Time: 6:00 PM
at 15516 SW Osceola Street, Suite C
FOR QUESTIONS CONCERNING THIS APPLICATION
Please call Indiantown Community & Economic
Development Department at 772-597-8269
2025.12.23 10:02


Village of Indiantown
NOTICE OF PUBLIC HEARING
For Application: Project Parrot (ANX-25-001 & CPA-25-002)
Planning, Zoning and Appeals Board
Date: January 7, 2026 Time: 6:00 PM
Village Council
Date: January 8, 2026 Time: 6:00 PM
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FOR QUESTIONS CONCERNING THIS APPLICATION
Please call Indiantown Community & Economic
Development Department at 772-597-8269
2025.12.23 10:05


Village of Indiantown
NOTICE OF PUBLIC HEARING
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Village Council
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Village of Indiantown
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Village of Indiantown
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For Application: Project Parrot (ANX-25-001 & CPA-25-002)
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Date: January 7, 2026 Time: 6:00 PM
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at 15516 SW Osceola Street, Suite C
FOR QUESTIONS CONCERNING THIS APPLICATION
Please call Indiantown Community & Economic
Development Department at 772-597-8269
1059

MAILING/POSTING
PUBLIC NOTICE AFFIDAVIT

Application No. : **Project Parrot (ANX-25-001 & CPA-25-002)**

Date of Planning, Zoning, and Appeals Board / Village Council Meeting:
Planning Zoning and Appeals Board- January 7, 2026 & Village Council- January 8, 2026

Mailing Date: prior to the Public Hearing/Meeting: **December 22, 2025.**

In accordance with the requirements of Section 12-2 – General Requirements for Applications, of the Village of Indiantown, Florida, I Lauren McClellan hereby certify that I have posted or caused to be posted zoning change notification sign(s) on the property subject to zoning change, in accordance with the attached exhibit. Posting of said sign(s) was accomplished on **December 23, 2025**.

The sign(s) meet the criteria in Section 12-2 and was placed on **SW Farm Road and SW Kanner Highway**.

Posted notice.

1. A sign shall be prepared and posted on the subject property by the Village setting forth a notice of public hearing at least five business days before the Village Council meeting in which the item is scheduled to be heard. This notice shall remain posted on the subject property through the date of the public hearing and shall be removed within five business days following the Village Council's approval or denial of the application, or upon the application's withdrawal.

2. Posted notice shall be in a manner established by the Director.

Courtesy mailed notice.

1. The applicant shall be responsible for mailing notice of hearing to property owners of record within a 300-foot radius of the subject property scheduled for a public hearing before the Village Council. The failure to receive such courtesy notice shall not affect any action or proceedings taken by the Village Council.

2. The current ad valorem tax rolls of Martin County shall be used to mail required notice to owners of neighboring property.

I further certify that this affidavit was filed with the Community and Economic Development Department of the Village of Indiantown on December 23, 20 2025.

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 23rd day of December, 20 25.

Jamie Gentile

Signature of Applicant or Authorized Agent

STATE OF FLORIDA:

COUNTY OF: PALM BEACH

BEFORE ME, a Notary Public, on this day personally appeared JAMIE GENTILE (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 23RD day of DECEMBER 20 25.

angela Smith

ANGELA SMITH
Commission # HH 677092
Expires June 5, 2026

Notary Public in and for the State of Florida

STAFF USE:

12/23/25 @ 11:50am.
Date/Time submitted: _____ Verified by: L. Mendoza.

RECEIVED
DEC 23 2025
VILLAGE OF INDIANTOWN

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)

Business Impact Estimate Form

This Business Impact Estimate Form is provided to document compliance with and exemption from the requirements of Sec. 166.041(4), Fla. Stat. If one or more boxes are checked below under "Applicable Exemptions", this indicates that the Village of Indiantown has determined that Sec. 166.041(4), Fla. Stat., does not apply to the proposed ordinance and that a business impact estimate is not required by law. If no exemption is identified, a business impact estimate required by Sec. 166.041(4), Fla. Stat. will be provided in the "Business Impact Estimate" section below. In addition, even if one or more exemptions are identified, the Village of Indiantown may nevertheless choose to provide information concerning the proposed ordinance in the "Business Impact Estimate" section below. This Business Impact Estimate Form may be revised following its initial posting.

Proposed ordinance's title/reference:

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.

Applicable Exemptions:

- ☐ The proposed ordinance is required for compliance with Federal or State law or regulation;
- ☐ The proposed ordinance relates to the issuance or refinancing of debt;
- ☐ The proposed ordinance relates to the adoption of budgets or budget amendments, including revenue sources necessary to fund the budget;
- ☐ The proposed ordinance is required to implement a contract or an agreement, including, but not limited to, any Federal, State, local, or private grant, or other financial assistance accepted by the municipal government;

Note to Staff: *This form should be completed and included in the agenda packet for the item under which the proposed ordinance is to be considered and must be posted on the Village's website by the time notice of the proposed ordinance is published.*

☐ The proposed ordinance is an emergency ordinance;
☐ The ordinance relates to procurement; or
☒ The proposed ordinance is enacted to implement the following:
  - ☐ Development orders and development permits, as those terms are defined in s. 163.3164 and development agreements, as authorized by the Florida Local Government Development Agreement Act under ss. 163.3220-163.3243;
  - ☒ Comprehensive plan amendments and land development regulation amendments initiated by an application by a private party other than the municipality;
  - ☐ Sections 190.005 and 190.046, Florida Statutes, regarding community development districts;
  - ☐ Section 553.73, Florida Statutes, relating to the Florida Building Code; or
  - ☐ Section 633.202, Florida Statutes, relating to the Florida Fire Prevention Code.

Business Impact Estimate:

The Village of Indiantown hereby publishes the following information:

1. A summary of the proposed ordinance (must include a statement of the public purpose, such as serving the public health, safety, morals and welfare):

The ordinance is a private party initiated comprehensive plan amendment redesignating the 5,722.30 acre Subject Property from the 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.

2. An estimate of the direct economic impact of the proposed ordinance on private, for-profit businesses in the municipality, including the following, if any:

(a) An estimate of direct compliance costs that businesses may reasonably incur if the ordinance is enacted:

None at present, as the property is undeveloped. This is a private party initiated comprehensive plan amendment.

(b) Identification of any new charge or fee on businesses subject to the proposed ordinance, or for which businesses will be financially responsible:

None at present, as the property is undeveloped. This is a private party initiated

comprehensive plan amendment.

(c) An estimate of the municipality's regulatory costs, including an estimate of revenues from any new charges or fees that will be imposed on businesses to cover such costs:

Negligible at present, as the property is undeveloped. This is a private party initiated comprehensive plan amendment.

3. A good faith estimate of the number of businesses likely to be impacted by the ordinance:

None at present, as the property is undeveloped. This is a private party initiated comprehensive plan amendment.

4. Additional information the governing body determines may be useful (if any):

Note: *The Village's provision of information in the Business Impact Estimate section above, notwithstanding an applicable exemption, shall not constitute a waiver of the exemption or an admission that a business impact estimate is required by law for the proposed ordinance. The Village's failure to check one or more exemptions below shall not constitute a waiver of the omitted exemption or an admission that the omitted exemption does not apply to the proposed ordinance under Sec. 166.041(4), Fla. Stat., Sec. 166.0411, Fla. Stat., or any other relevant provision of law.*

VILLAGE OF INDIANTOWN, FLORIDA
AGENDA MEMORANDUM

MEETING DATE:	January 7, 2026
MEETING TYPE:	Planning, Zoning, and Appeals Board
AGENDA ITEM TITLE:	APPLICATION NO. SP-25-016 - RESOLUTION NO. 001-2026 - A RESOLUTION OF THE VILLAGE COUNCIL OF THE VILLAGE OF INDIANTOWN, FLORIDA, APPROVING APPLICATION NO. SP-25-016 FOR THE MAJOR SITE PLAN FOR AN APPROXIMATELY 10.87-ACRE +/- 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.
SUMMARY OF ITEM:	A proposal for 71 single-family residential dwellings falls under the category of requiring a Major Site Plan development application submission. The application will be processed in accordance with Land Development Regulation (LDR) Sec.12-8. - Major site plan. Staff, as the Development Review Colleagues (DRC) will review and make recommendation to the Planning, Zoning and Appeals Board (PZAB), the PZAB will review and make recommendations to Village Council at an advertised public hearing, Village Council will review and take into account DRC and PZAB recommendations, and any third party comments, at an advertised public hearing, ahead of making a final decision on the request for Major Site Plan approval.
FISCAL IMAPCT STATEMENT:	See attached Staff Report.
RECOMMENDATION:	Staff recommends that the Planning, Zoning, and Appeals Board recommends approval of the Major Site Plan to the Village Council.
PREPARED BY:	Deanna Freeman DATE: 12/26/25

ATTACHMENTS:
Description
A. Staff Report 12-2025 & Exhibits.pdf
B. Draft Resolution for Heritage Park Major Site Plan wcv rev.docx
C. PZAB Presentation Site Plan.pptx
D. Application Materials.pdf
E. Public Notice Affidavit.pdf
F. Signage.pdf

Village of Indiantown
Planning, Zoning & Appeals Board
Heritage Park
Staff Report

SECTION A: APPLICATION INFORMATION

Application Number	SP-25-016 (Major Site Plan)
Project Name:	Heritage Park
Date of Report	12-24-2025
Property Owner	Indiantown Nonprofit Housing, Inc.
Applicant	Contractor Purchaser Rafael J. Roca, DR Horton
Agent for Applicant	Lauren McClellan Director of Planning J Morton Planning & Landscape Architecture 3910 RCA Boulevard, Suite 1015 Palm Beach Gardens, FL 33410
Village Project Coordinator	Deanna Freeman, Community and Economic Development Director

Applicant Request

APPLICATION NO. SP-25-016 A RESOLUTION OF THE VILLAGE COUNCIL OF THE VIALLG OF INDIANTOWN, FLORIDA, APPROVING APPLICATION NO. SP-25-016 FOR THE MAJOR SITE PLAN ON A 10.87-ACRE +/- RESIDENTIAL PARCEL COMPRISING OF 71 SINGLE-FAMILY DWELLINGS. THE PROPERTY IS LOCATED ON TWO PARCELS AT 16986 SW CHARLESTON STREET AND 16991 SW FARM STREET, INDIANTOWN. PROVIDING FOR FINDINGS, CONFLICTS, SEVERABILITY, AND EFFECTIVE DATE.

SECTION B: PROJECT DESCRIPTION

The applicant is seeking an approval recommendation from the Planning, Zoning, and Appeals Board (PZAB) for the Heritage Park Major Site Plan, pursuant to Sec. 12-8. – Major Site Plan of the Indiantown Land Development Regulations (LDRs). The proposed residential subdivision consists of 71single-family dwelling units on a 10.87-acre property. The subject property is located on two parcels at 16986 SW Charleston Street and 16991 SW Farm Street, in Indiantown.

The subject property is designated Urban Residential Office on the future land use map and has a Neighborhood Mixed Use zoning district. The site plan proposes 71 single-family detached dwelling units on land previously developed to accommodate FEMA housing property. As such the property has established roads and had some level of utilities having previously supported the previous FEMA use as a temporary housing facility following previous hurricane challenges.

The site plan proposes to utilize those existing roadways created to accommodate the Heritage Park residential subdivision and to also utilize existing utility infrastructure in place. Additional neighborhood connectivity is proposed including SW 170th Avenue, SW 173rd connecting through SW Dr Martin Luther King Jr Drive, SW Charleston Street and SW Farm Road.

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.

- **Village Engineer & Traffic Reviewer:** Tom Jensen, P.E., Kimley-Horn, Inc., Village Engineer 561-248-5967 tom.jensen@kimley-horn.com
- **Planning & Procedural Reviewer:** Deanna Freeman, Community & Economic Development Director 772-597-8269 dfreeman@indiantownfl.gov
- **Office Coordinator:** Lucia Mendoza, 772-597-8299 lmendoza@indiantownfl.gov
- **Public Works & Utilities Reviewer:** Pat Nolan, Public Works & Utilities Director 772-341-3098 pnolan@indiantownfl.gov
- **Fire Reviewer:** Douglas V Killane III, Fire Marshal 772-288-5633 dkillane@martin.fl.us
- **Environmental & Landscape 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
- **School Board Reviewer:** Mark Sechrist, Director of Facilities and Planning 772-219-1200 Ext 30221 sechrim@martinschools.org

SECTION D: APPLICATION THRESHOLDS

A proposal for 71 single-family residential dwellings falls under the category of requiring a Major Site Plan development application submission. The application will be processed in accordance with Land Development Regulation (LDR) Sec. 12-8. - Major site plan. Staff, as the Development Review Colleagues (DRC) will review and make recommendation to the Planning, Zoning and Appeals Board (PZAB), the PZAB will review and make recommendations to Village Council at an advertised public hearing, Village Council will review and take into account DRC and PZAB recommendations, and any third party comments, at an advertised public hearing, ahead of making a final decision on the request for Major Site Plan approval.

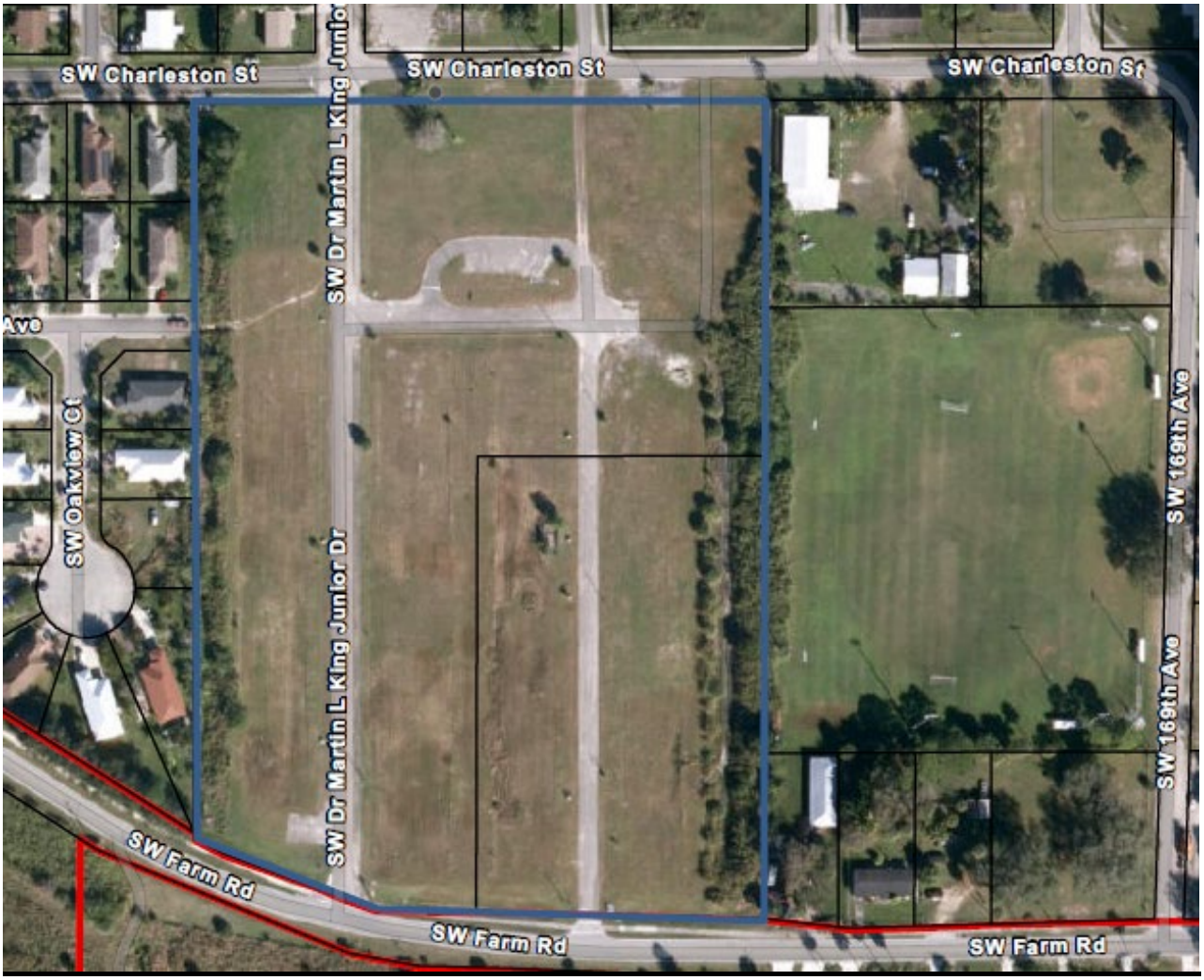
SECTION E: LOCATION AND SITE INFORMATION

Location: South of SW Charleston Street and north of SW Farm Road.
Parcel ID Number(s): 01-40-38-000-000-00090-5 & 01-40-38-000-000-00092-3
Parcel Size: Approximately 10.87 +/- acres
Land Use: Urban Residential
Zoning District: Neighborhood Mixed Use

Location Map



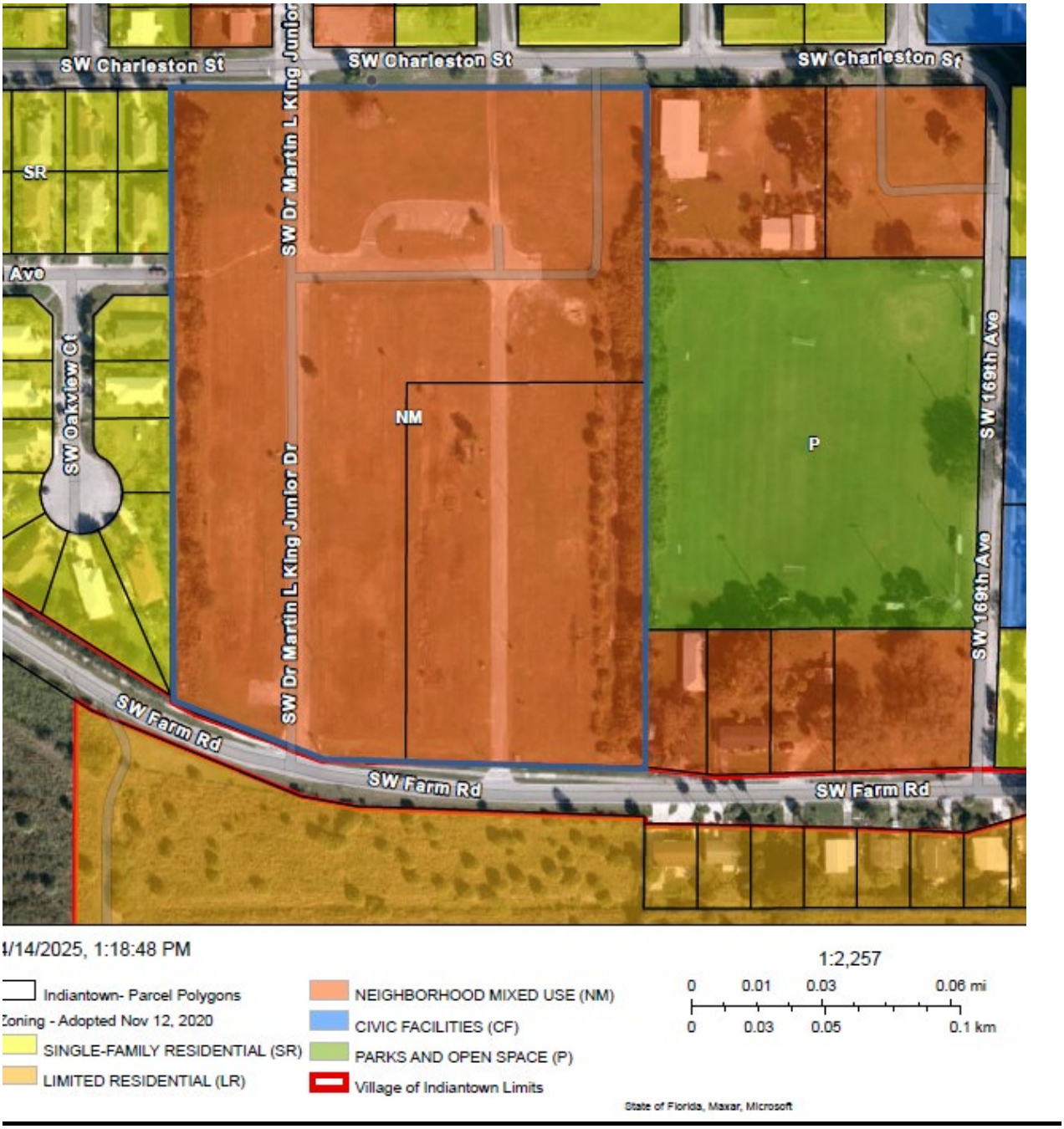
Aerial Map


SW Charleston St
SW Charleston St
SW Charleston St
SW Dr Martin L King Junior
SW Dr Martin L King Junior Dr
SW Oakview Ct
SW 169th Ave
SW 169th Ave
SW Farm Rd
SW Farm Rd
SW Farm Rd

Future Land Use Map: Urban Residential Office Land Use Designation



Zoning Map: Neighborhood Mixed Use Zoning District



Urban Residential Office Comprehensive Plan Policy Requirements:

Chapter 1. – Future Land Use Element Policy L6.1.8 - Urban Residential Office Future Land Use provides a description of the future land use category. The Urban Residential Office Future Land Use category is intended to provide a mix of low to medium density residential and small-scale commercial development. Residential uses and types include, but are not limited to, single family detached houses and multifamily residential structures. Commercial uses include, but are not limited to, small professional offices and small retail which support the surrounding residential

uses. The density and intensity of property with an Urban Residential Office land use category is a maximum residential density of fifteen (15) units per acre. The minimum residential density is three (3) units per acre. The maximum Floor Area Ratio (FAR) is 1.5 for non-residential uses in Urban Residential Office Future Land Use. Development density and intensity may be further limited according to the absence or presence of central water and sewer service, roadway capacity, and environmental limitations.

Staff Analysis & Response: Heritage Park residential subdivision consists of 71 single-family units on a 10.87-acre property. The proposed density is 6.5 dwelling units per acre where the maximum may be up to 15 units per acre. Review of availability of water, sewer, roadway capacity, and environmental limitations has been completed, with a comply status from all applicable Development Review Colleagues. The proposal is considered consistent with the Village of Indiantown Comprehensive Plan policy Urban Residential Office.

Land Development Regulation Standards:

Village of Indiantown Land Development Regulation (LDR) Division 2. – ZONING DISTRICTS AND STANDARDS, provides development standards to establish the general character and dimensional regulations for the zoning districts. The property is zoned Neighborhood Mixed-Use with the Heritage Park subdivision required to designed to comply with Section 3-2.4.- Neighborhood Mixed-Use Zoning District (NM). The following is an extract of Table 5. NMU development standards the applicant has been required to demonstrate compliance with as part of the application review process. The project has been designed to be consistent with the single-family detached type of residential unit, per applicable development standards highlighted below.

Table 5. NMU Dimensional Regulations

Development Standards	Mixed-Use	Commercial	Multi-family Residential	Single-family Detached	Single-family Attached
LOT DIMENSIONS:					
Lot Size, Min (square feet)	4,000	4,000	4,000	4,000	2,000
Lot Width, Min per Chapter 2 (feet)	25	25	25	40	20
Lot Depth, Min (feet)	100	100	100	100	100
Gross Area per Floor, Max (square feet)	5,000	5,000	5,000	n/a	n/a
LOT COVERAGE:					
Impervious Coverage, Max (percent)	90	85	80	67	75
BUILDING HEIGHT:					

Building Height, Max (feet)*	28	28	28	28	28
Building Height, Max (stories)*	2	2	2	2	2
DENSITY/INTENSITY:					
Density, Min—Max (units per acre)	5—20 Village Core, 3—15 Urban Residential Office				
Floor Area Ratio (FAR)	2.5 Village Core, 1.5 Urban Residential Office				
BUILDING PLACEMENT:					
Front Setback, Min-Max (feet)	0-10	0-10	0-20	0-20	0-20
Side Setback, Min (feet) Principal	5	5	5	5	5
Internal Side Setback, Min (feet) Principal	n/a	n/a	n/a	n/a	0
Side Setback, Min (feet) Accessory	5	5	5	5	5
Rear Setback, Min (feet) Principal	10	10	10	10	10
Rear Setback, Min (feet) Accessory	5	5	5	5	5
*Option for Green and Sustainable Development gross area per floor and height increase (section 3-6.8). Principal and accessory setbacks are the same, except as otherwise noted.					

Sec.3-6.6.-Design standards in certain zoning districts are included within the Village of Indiantown LDRs. However, Section 163.3202, Florida Statutes, limits the ability of local governments to regulate building elements for single-family and two-family dwelling units. This is important to note when considering the review and approval of a proposed single-family subdivision in relation to existing LDRs and Florida State Statutes pertaining to architectural design elements of a project. The Heritage Park project has demonstrated compliance with the applicable and enforceable development and design standards included in the LDRs.

LAND USE, SITE DESIGN STANDARDS, ZONING, & PROCEDURAL REQUIREMENTS ;Planning, Landscape & Procedural Review.

This application was reviewed for compliance with the Village LDRs. Submittal requirements for a Major Site Plan are referenced under Sec. 12-8.6.(3), Major Site Plan, Submittal Requirements were required, as applicable.

The applicant has submitted a separate plat application as the intent is to subdivide the property and sell individual lots/residential units. The plat will be

reviewed and approved administratively in accordance with recently adopted Florida State Statutes.

Major Site Plan Approval Evaluation Criteria

Pursuant to Sec. 12-8. – Major Site Plan, the Applicant has filed an application for Major Site Pan in accordance with this Section. Subsection 12-8.6.(5) outlines the approval criteria for Major Site Plan review, as follows:

(5) Approval Criteria. The Village Council and Planning, Zoning and Appeals Board shall use the following criteria in making their decision regarding approval or disapproval, or recommendation of approval or disapproval inthe case of the Planning, Zoning and Appeals Board, of a site plan review application:

a. The development permitted by the application, if granted, conforms to the growth management plan [Comprehensive Plan], is consistent with applicable area or neighborhood studies or plans, and would serve a public benefit warranting the granting of the application at the time it is considered.

Staff Response: *The proposed development has a density of 6.5 dwelling units per acre where the maximum density requirements in the Village's Comprehensive Plan are 15 dwelling units per acre. The proposed residential subdivision has been found to integrate into the adjacent neighborhoods with similar density and development patterns of single-family and duplex type homes. The development will provide additional single-family housing types that will increase the choices offered to Village residents. The proposed use and type of unit will accommodate existing and new residents within the Village, potentially increasing the Village population, which is necessary to attract additional businesses and services to the Village.*

b. The development permitted by the application, if granted, will have a favorable impact on the environmental and natural resources of the Village, including consideration of the means and estimated cost necessary to minimize the adverse impacts, the extent to which alternatives to alleviate adverse impacts may have a substantial impact on the natural and human environment, and whether any irreversible or irretrievable commitment of natural resources will occur as a result of the proposed development.

Staff Response: *The environmental assessment provided an adequate evaluation of the site and its natural resources. This is a previously disturbed and cleared property, previously developed to accommodate a FEMA hurricane evacuation and temporary housing site for the local community in previous years.*

c. The development permitted by the application, if granted, will have a favorable impact on the economy of the Village.

Staff Response: *The development will have a favorable impact on the economy of the Village by providing additional property taxes and supporting the establishment of additional businesses in the Village. Impact fees and connection to utility fees will also be collected at the time of building permits for each of the 71 lots as they are developed. School impact fees are included in those fees required to be collected prior to the issuance of building permits.*

d. The development permitted by the application, if granted, will efficiently use or not unduly burden water, sewer, solid waste disposal, recreation, education or other necessary public facilities which have been constructed planned and budgeted for construction.

Staff Response: *The project has been reviewed against the original provision of water and sewer to the site when utilized as a FEMA site. Review and sign off has been completed by the Village Engineer and Fire Department regarding water and sewer capacity and fire flow provisions.*

e. The development permitted by the application, if granted, will efficiently use or not unduly burden or affect public transportation facilities, including mass transit, roads, streets and highways which have been constructed or planned and budgeted for construction, and if the development is or will be accessible by public or private roads, streets or highways.

Staff Response: *The project's traffic study has been reviewed by our Village Engineer Traffic Consultant. There are no issues regarding traffic and existing infrastructure within the Village based on the construction and site plan review status.*

Additional Overall Planning Analysis

Martin County School Board provided a review/response memo dated August 20, 2025.

The site plan review does not include proposed unit designs or building architecture illustrative examples provided. Detailed architectural plans, including floor, elevation, and construction details will be submitted at the building permit stage in the process, and designed to meet Florida State Statutes and Building Codes.

Attachments

A. Village Engineer Memo.
B. Fire Marshal Review Memo.
C. Environmental Review Memo.
D. School Board Review Memo.
E. Draft approval and exhibits.

VILLAGE OF INDIANTOWN
DEVELOPMENT REVIEW COMMENTS

Review Date: ~~August 23, 2025~~ ~~November 12, 2025~~ December 10, 2025

Discipline: Public Works & Utilities
Reviewed by: Pat Nolan and Tom Jensen, P.E.
Phone: 772-341-3098/561-248-5967 **Email:** pnolan@indiantownfl.gov
tom.jensen@kimley-horn.com

Project Name: Heritage Park Major Site Plan **Project Number:** (SP-25-016)
~~**FOURTH REVIEW (Revised/Added Comments are in Red/Italics)**~~
FINAL – APPROVED (As Noted)

_____ No comments
___X__ Comments as follows or attached

The submitted plans have been reviewed for DRC purposes only and are not released for construction activity of any kind. DRC plans are considered "NOT FOR CONSTRUCTION PLANS" and do not completely reflect the complete nature of all work to be completed under future plans that will be submitted for construction.

REQUEST
Major Site Plan Review

ITEMS REVIEWED
1. Site Plan ~~dated 11/19/2024~~ *Revised ~~3/5/2025~~ (1-Sheet) 5/3/2025*
2. *Survey dated 11/4/2024 (1-Sheet)*
3. *Civil Engineering Plans, Sheets, C0.0 thru C6.2 (15-Sheets) dated ~~3/4/2025~~ 10/10/2025*
4. *Irrigation Plans, Sheets IR-1 thru IR-8, dated ~~3/5/2025~~ 10/13/2025*
5. *Landscape Plans, Sheets 1 thru 11, dated ~~3/5/2025~~ 6/23/2025*
6. *Photometric Plans, Sheets PH-01 thru PH-03, dated ~~2/27/2025~~ 6/10/2025*
7. *Traffic Impact Study, dated ~~2/28/2025~~ 6/13/2025*
8. *Response Letter, 2-pages, dated 10/14/2025*
9. *Drainage Report, 3-pages, dated 10/09/2025*
10. *Narrative, 3-pages, not dated*

COMMENTS (Items crossed out meet requirements/Any comments are in *Red italics*)
"Below are initial comments which should be addressed by the Applicant. Additionally, the Village Manager and Attorney may provide other comments or input".

- Site Plan, *comments*. ~~*Will need to be revised to reflect suggested roadway cross sections, see Civil Plan redlines Accepted*~~ ***COMPLETE - APPROVED***
- ~~Survey, no comments~~ ~~*Approved Needs to be discussed, survey is now over 9-months old.*~~ ***COMPLETE - APPROVED***
- Civil Engineering Plans, ~~*Not Approved, See attached redlined plans, Sheet 5.1, Outstanding Items see below.*~~ ***APPROVED AS NOTED***
- Irrigation Plans, ~~*comments, may need to be revised to address landscaping on only one side of road depending on Planning reviews/comments. Also need estimated irrigation demand and how the single-family properties will be irrigated. Irrigation on-site will be via well and pump, look at location of these facilities since they are currently blocking access to mail kiosk.*~~ *The drawing scale in/around the kiosk area makes it difficult to say this item has been addressed, see Outstanding Items below.* ***ADDRESSED - APPROVED***
- Landscape Plans, ~~*comments,*~~ *may need to be revised to address landscaping on only one side of road depending on Planning reviews/comments.* ~~*Not addressed.*~~ *Addressed from an Engineering perspective,* ***COMPLETE - APPROVED***
- ~~Photometric Plans,~~ ~~*see redlined comments on plans, Approved as Noted. Approved*~~ ***COMPLETE - APPROVED***
- ~~Traffic Plan~~, ~~*no comments, Approved*~~ ***COMPLETE - APPROVED***
- *Response Letter, Address the following;*
  1. *Engineering Review*
     - ~~*Item 3, needs to be resolved with Martin County prior to approval, as their requirements may impact on-site work. Addressed, see Outstanding Items below.*~~
     - ~~*Item 6, this really needs to be addressed, suggest a meeting on-site, as there will be upgrades required to meet current Village requirements. Refer to Other Items, No. 5 below. See reference under Development Order Items.*~~
  2. *Fire Resue Department*
     - ~~*Item 3, another item that needs to be addressed now. The Village does have areas that can not meet fire flow, and I believe the requirement here will be 1,000gpm. If this area cannot meet that, off-site improvements or in-home fire sprinkler systems will be mandated. The Village already has two (2) recent developments where the 1,000gpm fire flow cannot be met. See response to Other Items, No. 2 below.*~~ ***COMPLETE***
- *Drainage Report, Accepted, with one revision.* ~~*Revise notation on page 2 of 3, under System Design, to reflect design an outfall connection will comply with "Village of Indiantown and SFWMD Standards", not Palm Besch County.*~~ ***COMPLETE - APPROVED***
- *Narrative,* ~~*Accepted*~~ ***COMPLETE - APPROVED***

- Other Items
  1. ~~A Stormwater Plan with calculations will be required.~~ ~~*Provided, see comments above. Addressed.*~~ ***COMPLETE - APPROVED***
  2. Confirm fire flow requirement and perform hydrant test, water system may require some off-site improvements to meet required fire flow. ~~*Not addressed, see response to Item No. 2 under Response Letter.*~~ *Fire Marshall fire flow test conducted on 5/20/2025 and results*

provided. Village performed fire flow test on 11/6/2025 that showed a fire flow result of 1010 gpm at 36psi. ***COMPLETE - APPROVED***

3. Gravity sewer has been sitting for a while now; all lines should be TV'd and cleaned. ~~Not addressed. TV of gravity sewer provided with no report, Village Engineer to review, see Outstanding Items below.~~ See Item 1 under Outstanding Items below.
4. Existing force main has been sitting for a while as well, may need to be pigged and will need to be pressure tested. ~~*Not addressed Client reps noted that a force main pressure test will be performed, Village staff will coordinate this with their Consultant and address any required repairs to be performed by the Developer, see Outstanding Items below.*~~ ***ADDRESSED - APPROVED***
5. Noted on Civil Plans, but existing lift station needs to be rehabbed to meet current Village Standards and ability to meet this development wastewater flows. ~~*Not addressed, see response to No. 1 (Item 6) under Response Letter.*~~ *See Item 5 under Outstanding Items below.*
6. Requires plat, with roadway right of way and easement dedication to the Village. ~~Not addressed, confirm with Deanna Freeman.~~ Plat reviewed separately with comments provided. ***COMPLETE (from a DRC perspective) - APPROVED***
7. ~~Confirmation that potable water usage stays below prior FEMA site usage that is estimated to be 72 ERC's. *Confirmed, 71 ERC'S are shown now.* **COMPLETE - APPROVED**~~

Outstanding Items

1. ~~Village Engineer to review gravity sewer video and make comments on gravity sewer condition and repairs/replacement if needed that will be identified on the plans. Any repairs/replacement will performed by the Developer at their cost.~~ Village Engineer reviewed gravity sewer video, items of concern are addressed on Civil Plans (Sheets C5.1 and C5.2). **ADDRESSED – APPROVED AS NOTED.**
2. ~~Developer's engineer has recommended that the existing force main be pressure tested. Village staff will observe this and will address any required repairs to be performed by the Developer at their cost.~~ Note added to plans – **APPROVED.**
3. ~~Developer to provide copy of approved Martin County permit for roadway connections to Farm Road~~. *Included this under Development Order Items*
4. ~~The mailbox kiosk is drawn at such a small scale making it difficult to determine if the irrigation pump/appurtenances will be in conflict with the kiosk access. Developer will be required to show this in more detail at Building Department plan submittal.~~ **ADDRESSED - APPROVED**
5. ~~A lift station rehab plan was submitted under separate cover from a lift station contractor as to their plan for the rehab of this lift station. These lift station improvements to be called on a lift station rehab plan sheet.~~ **APPROVED AS NOTED**

- **RECOMMENDED DEVELOPMENT ORDER ITEMS**

1. Developer to provide copy of approved Martin County permit for roadway connections to Farm Road.
2. The following are clarification items to ensure the Approved as Noted items on the Civil Plan sheets are addressed.
   i. Sheet C5.1, references a segment of gravity sewer, MH4 to MH4A, that may need to be removed, this will be addressed during construction.
   ii. Sheet C5.2, references a segment of gravity sewer that appears to have ponding water (about half of the pipe) indicating a possible belly in the pipe. This will be addressed during construction.
   iii. Sheet C5.2, the existing lift station on-site will be rehabbed as noted, with redlines, in accordance with Village standards, with material and equipment that meets these. The references noted on the plans may not delineate all required improvements, as other items may surface once construction commences. These other items will be a responsibility of the Developer.

DATUM = NAVD '88
ADD 1.53' FOR NGVD '29

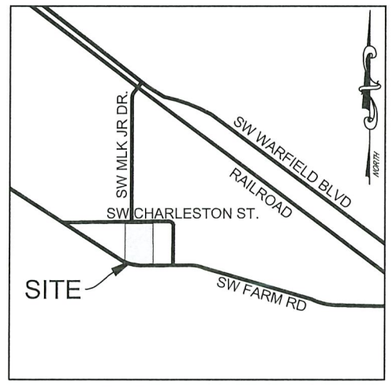
1082

CIVIL ENGINEERING PLANS
FOR
HERITAGE PARK
16991 SW CHARLESTON STREET, INDIANTOWN, FL 34956

DEVELOPER: D.R. HORTON
6123 LYONS ROAD, SUITE 100
COCONUT CREEK, FLORIDA 33073

SURVEY PREPARED BY: CAULFIELD & WHEELER, INC.
7900 GLADES ROAD, SUITE 100
BOCA RATON, FLORIDA 33434

SITE PLAN PREPARED BY: JMORTON
3910 RCA BLVD, SUITE 1015
PALM BEACH GARDENS, FL 33410



SEC. 27 - TWP. 43S - RGE. 42E
LOCATION MAP
N.T.S.

INDEX OF SHEETS

SHEET	DESCRIPTION	DRAWING DATE	LATEST REVISION	REVISION DATE
C0.0	COVER SHEET	12/20/2024	-	-
C0.1	GENERAL NOTES	12/20/2024	-	-
C0.2	GENERAL NOTES	12/20/2024	-	-
C1.1	SITE DEMOLITION & EROSION CONTROL PLAN	12/20/2024	-	-
C1.2	SITE DEMOLITION & EROSION CONTROL PLAN	12/20/2024	-	-
C2.1	SIGNING, STRIPING & GEOMETRIC PLAN	12/20/2024	-	-
C2.2	SIGNING, STRIPING & GEOMETRIC PLAN	12/20/2024	-	-
C3.1	PAVING, GRADING & DRAINAGE PLAN	12/20/2024	-	-
C3.2	PAVING, GRADING & DRAINAGE PLAN	12/20/2024	-	-
C4.1	ENGINEERING DETAILS	12/20/2024	-	-
C4.2	ENGINEERING DETAILS	12/20/2024	-	-
* C5.1	POTABLE WATER & SANITARY SEWER PLAN	12/20/2024	-	-
* C5.2	POTABLE WATER & SANITARY SEWER PLAN	12/20/2024	-	-
C6.1	WATER & SEWER DETAILS	12/20/2024	-	-
C6.2	WATER & SEWER DETAILS	12/20/2024	-	-

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* AS NOTED
APPROVED
VILLAGE OF INDIANTOWN
Thomas C. Jensen, P.E.
Village Engineer
Date: 12-10-2025

CIVIL DESIGN, INC.
Service Driven Design – Engineered Results
1400 Centrepark Blvd, Suite 905
West Palm Beach, FL 33401
T: 561.659.5760 F: 561.659.5772
www.civil-design.com

HERITAGE PARK

16991 SW CHARLESTON ST
INDIANTOWN, FL 34956

APPROVED BY:
Gabriel D Burden
Digitally signed by Gabriel D Burden
Date: 2025.12.10 08:05:00 -05'00'
THIS ITEM HAS BEEN DIGITALLY SIGNED AND SEALED BY GABRIEL BURDEN, P.E. 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.
Gabriel Burden, P.E.
Florida License No. 75425

CDI PROJECT NO.
24849

DATE: 12/20/2024
DESIGNED: CDI
DRAWN: CDI

NO.	DATE	REVISION DESCRIPTION
1	11/19/25	SITE PLAN COMMENTS

COVER SHEET

C0.0

GENERAL NOTES:

1. COORDINATION OF DRAWINGS AND DISCIPLINES. IT IS THE CONTRACTOR'S RESPONSIBILITY TO REVIEW ALL DRAWINGS AND SPECIFICATIONS FOR COMPLETENESS AND ACCURACY. FURTHER CONTRACTOR IS COORDINATE ALL TRADES AND DISCIPLINES PROPERLY. ANY DISCREPANCIES IN PLANS OR SPECIFICATIONS ARE TO BE BROUGHT TO THE ATTENTION OF THE ENGINEER IN WRITING.

2. BUILDINGS. CONTRACTOR IS ADVISED THAT THE BUILDINGS AND ASSOCIATED SYSTEMS MAY STILL UNDER DESIGN AND REVIEW. AS SUCH, THERE MAY BE MODIFICATIONS TO SERVICE LINES (MATERIALS, SIZES, LOCATIONS, DEPTHS, ETC.) AS THE BUILDING DOCUMENTS ARE FINALIZED AND PERMITTED.

3. SAFETY. IT SHALL BE THE CONTRACTOR'S SOLE RESPONSIBILITY TO TAKE THE NECESSARY PRECAUTIONS TO ENSURE PROPER SAFETY AND WORKMANSHIP WHEN WORKING IN THE VICINITY OF EXISTING UTILITY LINES. THE CONTRACTOR SHALL BE RESPONSIBLE TO COORDINATE WITH THE RESPECTIVE UTILITY PROVIDER ON ANY WORK IN THE VICINITY OF OVERHEAD OR UNDERGROUND LINES. CONTRACTOR SHALL VERIFY PROPER CLEARANCE BELOW EXISTING OVERHEAD LINES PRIOR TO WORKING WITHIN THE VICINITY OF THE LINES.

4. FAMILIARITY WITH SITE CONDITIONS. THE CONTRACTOR SHALL VISIT THE SITE AND ACQUAINT HIMSELF WITH ALL EXISTING CONDITIONS. MAKE HIS OWN SUBSURFACE INVESTIGATION TO SATISFY HIMSELF AS TO THE SITE AND SUBSURFACE CONDITIONS, BUT SUCH SUBSURFACE INVESTIGATIONS SHALL BE PERFORMED ONLY UNDER TIME SCHEDULES AND ARRANGEMENTS APPROVED IN ADVANCE BY THE OWNER'S REPRESENTATIVE AND ENGINEER. THE EXISTING GRADES SHOWN ON THE DRAWINGS ARE APPROXIMATE ONLY AND NO REPRESENTATION IS MADE AS TO THEIR ACCURACY OR CONSISTENCY. THE CONTRACTOR SHALL VERIFY ALL EXISTING GRADES TO THE EXTENT NECESSARY TO INSURE COMPLETION OF THE JOB TO THE PROPOSED GRADES INDICATED ON THE DRAWINGS.

5. WORKMANSHIP. ALL WORK SHALL BE PERFORMED IN A WORKMANSHIP-LIKE MANNER AND SHALL CONFORM WITH ALL APPLICABLE CITY, COUNTY, STATE AND FEDERAL REGULATIONS AND/OR CODES, INCLUDING OSHA.

6. ELEVATIONS. ALL ELEVATIONS REFER TO THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NGAVD '88).

7. SITE PLAN. REFER TO ARCHITECTURAL SITE PLAN PREPARED BY JMORTON PLANNING, INC FOR ADDITIONAL INFORMATION.

8. SURVEY. REFER TO SURVEY PREPARED BY CAUFIELD AND WHEELER, INC. FOR ADDITIONAL INFORMATION.

9. BENCHMARK. REFER TO SURVEY BY CAUFIELD AND WHEELER, INC. FOR BENCHMARK LOCATIONS AND ELEVATIONS.

10. GEOTECHNICAL INFORMATION. REFER TO GEOTECHNICAL REPORTS AND BORING LOGS FOR ADDITIONAL INFORMATION.

11. FIELD LOCATIONS. THE CONTRACTOR SHALL CONTACT "SUNSHINE STATE ONE CALL OF FLORIDA, INC. (1-800-432-4770)" AT LEAST 48 HOURS PRIOR TO BEGINNING ANY EXCAVATION. THE CONTRACTOR SHALL GIVE ADEQUATE NOTIFICATION TO ALL AFFECTED UTILITY OWNERS FOR REMOVAL, RELOCATION AND ALTERATION OF THEIR EXISTING FACILITIES.

12. PROTECTION OF UTILITIES. THE CONTRACTOR SHALL BE RESPONSIBLE AT ALL TIMES THROUGHOUT THE DURATION OF CONSTRUCTION FOR THE PROTECTION OF ALL EXISTING AND NEWLY INSTALLED ABOVE GROUND, UNDERGROUND, AND ON THE SURFACE STRUCTURES AND UTILITIES FROM DAMAGE OR SERVICE DISRUPTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR TAKING SUCH MEASURES AS NECESSARY TO PROTECT THE HEALTH, SAFETY, AND WELFARE OF THOSE PERSONS HAVING ACCESS TO THE WORK SITE.

13. EXISTING UTILITIES. EXISTING UTILITY LOCATIONS SHOWN ON THESE PLANS ARE APPROXIMATE. THE ENGINEER ASSUMES NO RESPONSIBILITY FOR THE ACCURACY OF THE EXISTING UTILITIES SHOWN ON THE PLANS OR FOR ANY EXISTING UTILITIES THAT ARE NOT SHOWN ON THE PLANS. PRIOR TO THE START OF ANY CONSTRUCTION ACTIVITY, IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO MAKE ARRANGEMENTS FOR FIELD LOCATIONS OF EXISTING UTILITIES. ANY RELOCATIONS OF THE VARIOUS EXISTING UTILITIES SHALL BE COORDINATED WITH THE RESPECTIVE UTILITY PROVIDER IN A TIMELY MANNER TO MINIMIZE IMPACT ON THE CONSTRUCTION SCHEDULE. ANY DELAY CAUSED DUE TO THE RELOCATION OF UTILITIES SHALL BE INCIDENTAL TO THE CONTRACT AND NO EXTRA COMPENSATION WILL BE ALLOWED. ALL COSTS ASSOCIATED WITH VERIFICATION, PROTECTION OF EXISTING SYSTEMS OR CONNECTION TO THOSE SYSTEMS AS IDENTIFIED ON THE PLANS IS INCLUDED IN THE CONTRACTOR'S BID.

14. EXISTING UTILITIES. PRIOR TO BEGINNING CONSTRUCTION, THE CONTRACTOR SHALL VERIFY THE SIZE, LOCATION, ELEVATION, AND MATERIAL OF ALL EXISTING UTILITIES WITHIN THE AREA OF CONSTRUCTION. THE CONTRACTOR IS RESPONSIBLE FOR VERIFICATION OF ALL EXISTING UTILITIES AND SOILS CONDITIONS AND SHALL NOTIFY THE ENGINEER IN THE EVENT OF ANY DISCREPANCIES WITH THE PLANS.

15. EXISTING UTILITIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR DAMAGE TO ANY EXISTING UTILITIES FOR WHICH IT FAILS TO REQUEST LOCATIONS FROM THE UTILITY OWNER. THE CONTRACTOR IS RESPONSIBLE AS WELL FOR DAMAGE TO ANY EXISTING UTILITIES WHICH ARE PROPERLY LOCATED.

16. EXISTING UTILITIES. IF UPON EXCAVATION, AN EXISTING UTILITY IS FOUND TO BE IN CONFLICT WITH THE PROPOSED CONSTRUCTION OR TO BE OF A SIZE OR MATERIAL DIFFERENT FROM THAT SHOWN ON THE PLANS; THE CONTRACTOR SHALL IMMEDIATELY NOTIFY THE ENGINEER.

17. FIELD REVIEWS. THE CONTRACTOR SHALL NOTIFY THE ENGINEER 48 HOURS PRIOR TO ANY REQUIRED FIELD REVIEWS OR INSPECTIONS AND SHALL SUPPLY ALL EQUIPMENT NECESSARY, LABOR AND MATERIALS FOR INSPECTION AND/OR TEST. ALL WORK SHALL BE OPEN AND SUBJECT TO REVIEW AND/OR INSPECTION BY AUTHORIZED PERSONNEL OF THE CITY, OWNER, INVOLVED UTILITY COMPANIES, PROJECT ENGINEER, AND REGULATORY AGENCIES. ALL RECOMMENDATIONS AND REQUIREMENTS OF INSPECTION PERSONNEL OTHER THAN THE OWNER'S SHALL BE REPORTED TO THE ENGINEER PRIOR TO IMPLEMENTATION. COMPENSATION WILL NOT BE ALLOWED FOR WORK WHICH IS NOT AUTHORIZED BY THE ENGINEER OR OWNER.

18. DIFFERING SITE CONDITIONS. THE CONTRACTOR SHALL IMMEDIATELY NOTIFY THE ENGINEER OF ANY DISCREPANCIES FOUND BETWEEN THE DRAWINGS AND THE FIELD CONDITIONS PRIOR TO CONSTRUCTION IN THE AREA OF CONFLICT. ANY DIFFERING SITE CONDITIONS FROM THAT WHICH ARE REPRESENTED ON THE PLANS, WHETHER ABOVE, ON OR BELOW THE SURFACE OF THE GROUND, ARE TO BE BROUGHT TO THE IMMEDIATE ATTENTION OF THE ENGINEER AND THE OWNER IN WRITING.

19. REQUIRED PERMITS. IT IS THE RESPONSIBILITY OF THE CONTRACTOR(S) TO ENSURE THAT ALL REQUIRED PERMITS ARE AT THE JOB SITE PRIOR TO THE COMMENCEMENT OF CONSTRUCTION. CONTRACTOR SHALL ABIDE BY ALL PERMIT CONDITIONS.

20. DEWATERING. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING AND COMPLYING WITH ANY DEWATERING PERMITS AND/OR APPROVALS NECESSARY FOR THE CONSTRUCTION OF THE PROPOSED FACILITIES AND SYSTEMS.

21. PERMITS. THE CONTRACTOR SHALL OBTAIN ALL REQUIRED PERMITS AND/OR LICENSES TO COMMENCE CONSTRUCTION.

22. USE OF EXISTING MATERIALS. NO EXISTING MATERIAL SHALL BE USED IN NEW CONSTRUCTION UNLESS APPROVED DURING THE SHOP DRAWING APPROVAL PROCESS.

23. EXISTING LANDSCAPE. CONTRACTOR SHALL BE EXTREMELY CAUTIOUS WHEN WORKING NEAR TREES WHICH ARE TO BE SAVED, WHETHER SHOWN ON THE PLAN OR DESIGNATED IN THE FIELD.

24. SHOP DRAWINGS. THE CONTRACTOR SHALL PROVIDE SHOP DRAWINGS, PRODUCT DATA, MATERIAL SPECIFICATIONS AND OTHER INFORMATION REGARDING CONSTRUCTION MATERIALS AND STRUCTURES AS REQUESTED BY THE OWNER, ENGINEER OR JURISDICTIONAL AGENCY. SHOP DRAWINGS MUST BE NEWLY PREPARED INFORMATION, DRAWN TO ACCURATE SCALE. DO NOT REPRODUCE CONTRACT DOCUMENTS OR COPY STANDARD INFORMATION AS THE BASIS OF SHOP DRAWINGS. STANDARD INFORMATION PREPARED WITHOUT SPECIFIC REFERENCE TO THE PROJECT WILL NOT BE CONSIDERED A SHOP DRAWING.

   A. BY SUBMITTAL OF ANY SHOP DRAWING OR CATALOG DATA, BEARING AN APPROVAL STAMP, THE CONTRACTOR REPRESENTS THAT IT HAS DETERMINED AND VERIFIED ALL FIELD MEASUREMENTS, FIELD CONSTRUCTION CRITERIA, MATERIALS, DIMENSIONS, CATALOG NUMBERS AND SIMILAR DATA, OR WILL DO SO, AND THAT IT HAS CHECKED AND COORDINATED EACH ITEM WITH OTHER APPLICABLE APPROVED SHOP DRAWINGS AND THE CONTRACT REQUIREMENTS.

   B. SHOP DRAWINGS AND CATALOG DATA SUBMITTED WITHOUT THE CONTRACTOR'S STAMP OF APPROVAL WILL BE RETURNED TO THE CONTRACTOR WITHOUT REVIEW. APPROVAL OF SHOP DRAWINGS, SAMPLES, OR CATALOG DATA BY THE ENGINEER SHALL NOT AUTHORIZE ANY DEVIATION FROM THE REQUIREMENT OF THE CONTRACT DOCUMENTS.

   C. ANY PROPOSED SUBSTITUTE OR EQUAL TO THE THAT SHOWN ON THE CONTRACT DOCUMENTS SHALL BE ACCOMPANIED BY CALCULATIONS SUBSTANTIATING EQUIVALENCY. SHOP DRAWINGS WITH SUBSTITUTE MATERIALS NOT ACCOMPANIED BY CALCULATIONS WILL BE RETURNED WITHOUT REVIEW.

   D. THE CONTRACTOR SHALL CONFIRM COMPATIBILITY OF PIPE SLOPES AND INVERTS DURING SHOP DRAWING AND MATERIALS ORDERING PHASE OF THE PROJECT AND ADVISE THE ENGINEER IN WRITING OF ANY DISCREPANCIES.

   E. INDIVIDUAL SHOP DRAWINGS FOR ALL STRUCTURES ARE REQUIRED. CATALOG LITERATURE WILL NOT BE ACCEPTED FOR PRECAST STRUCTURES.

GENERAL NOTES CONTINUED:

25. TESTING. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL REQUIRED TESTS TO BE PERFORMED BY AN INDEPENDENT TESTING LABORATORY APPROVED BY THE ENGINEER. THE CONTRACTOR UNDERSTANDS THAT ANY AND ALL TESTS, INSPECTIONS, PROCEDURES INCLUDING ALL LABOR, MATERIALS, TIME AND EFFORT IN ORDER TO HAVE ALL WORK DESIGNATED AS FINAL BY THE RESPECTIVE JURISDICTIONAL AUTHORITIES AND THAT SUCH TESTS, INSPECTIONS AND PROCEDURES ARE INCLUDED IN THE BID.

26. RECORD DRAWINGS. RECORD DRAWINGS SHALL BE SUBMITTED IN SUFFICIENT QUANTITIES AS REQUIRED BY THE OWNER, ENGINEER AND JURISDICTIONAL AGENCIES TO COMPLETE THE CLOSE-OUT OF THE PROJECT.

   A. THE CONTRACTOR SHALL PROVIDE THE ENGINEER OF RECORD WITH ADEQUATE RECORD DRAWING INFORMATION, WHICH HAS BEEN PREPARED BY A LAND SURVEYOR REGISTERED IN THE STATE OF FLORIDA. THE INFORMATION SHALL BE PROVIDED ON A 24"X36" REPRODUCIBLE MYLAR. THE SURVEYOR SHALL SIGN AND SEAL THE RECORD DRAWINGS. THE FOLLOWING SHALL BE THE MINIMUM REQUIREMENTS FOR RECORD DRAWING INFORMATION:

   B. THE WORDS "RECORD DRAWINGS" SHALL BE WRITTEN IN BOLD LETTERS IN A CONSPICUOUS PLACE. NO RUBBER STAMP ON PLANS OR MYLARS SHALL BE ACCEPTED.

   C. ANY CHANGES IN ALIGNMENT, PIPE CONFLICTS, LOCATION OF STORM MANHOLES, CATCH BASINS, ETC. SHALL BE SHOWN TO SCALE ON RECORD DRAWINGS. THE "PROPOSED" ALIGNMENT, ETC. SHALL BE CROSSED OUT.

   D. THE DRAWINGS SHALL BE LEGIBLE AND THE AS-BUILT DIMENSIONS EASY TO IDENTIFY.

   E. DATA FOR STRUCTURES (RIM, INVERTS), PIPE SLOPES, AND PIPE LENGTHS AS CONSTRUCTED SHALL BE SHOWN ON THE PLAN SHEET NEXT TO "PROPOSED" DIMENSIONS. THE "PROPOSED" NUMBERS SHALL BE CROSSED OUT. IF THE ASBUILT CONDITION IS THE SAME AS THE PROPOSED INFORMATION, THEN THE PROPOSED INFORMATION WILL BE CROSSED OUT AND THE ASBUILT DATA WRITTEN.

   F. RECORD DRAWING INFORMATION SHALL BE PROVIDED FOR THE CONTROL STRUCTURE, INCLUDING ALL PIPE INVERTS AND PIPE SIZES, AND GRATE ELEVATION. ELEVATIONS AND DIMENSIONS SHALL BE PROVIDED ON THE WEIR, THE BLEEDER ORIFICE AND THE POLLUTION CONTROL BAFFLE (IF APPLICABLE). THE BOTTOM ELEVATION OF STRUCTURE AND ELEVATIONS AND DIMENSIONS OF ANY SLOTS OR ORIFICES IN THE INLET WALLS SHALL BE PROVIDED.

   G. PERIMETER BERM ELEVATIONS ADJACENT TO THE PROPERTY LINES SHALL BE PROVIDED EVER 200 LINEAR FEET MINIMUM.

27. FINAL UTILITY ADJUSTMENTS. ALL UTILITIES SHALL BE ADJUSTED TO NEW FINISH GRADES AND PROPERLY SET TO PAVEMENT CROSS SLOPE AS REQUIRED.

SITE DEMOLITION AND EROSION CONTROL NOTES:

1. SITE ACCESS. SUITABLE STABILIZED ROADS ARE TO BE PROVIDED DURING CONSTRUCTION FOR FIRE AND PARAMEDICAL ACCESS.

2. SITE. CONTRACTOR ACCEPTS THE SITE AS IS. ANY REPAIRS TO EXISTING SITE ELEMENTS INCLUDING PAVEMENT, SIDEWALKS, CURBING, DRAINAGE, SANITARY SEWER, WATER, SIGNAGE & STRIPING SHALL BE INCLUDED IN THE BID PRICE.

3. EROSION CONTROL. THE CONTRACTOR SHALL INSTALL AND MAINTAIN EROSION AND TURBIDITY BARRIERS PRIOR TO AND DURING CONSTRUCTION TO PREVENT VIOLATION OF STATE WATER QUALITY STANDARDS FOR OFFSITE DISCHARGES. THESE BARRIERS SHALL REMAIN IN PLACE UNTIL CONSTRUCTION IS COMPLETED, SOILS ARE STABILIZED, AND VEGETATION HAS BEEN ESTABLISHED. REFERENCE FDOT ROADWAY AND TRAFFIC DESIGN STANDARDS INDICES 102, 103 AND 106 FOR TYPICAL INSTALLATION DETAILS.

4. FILTER FABRIC. FILTER FABRIC SHALL BE INSTALLED ON ALL CATCH BASIN GRATES AND MAINTAINED UNTIL CONSTRUCTION IS COMPLETE.

5. ADJACENT IMPACTS. CONTRACTOR SHALL PROTECT ADJACENT WATER BODIES, WETLANDS AND PROPERTIES FROM DAMAGE BY SEDIMENTATION OR OTHER POTENTIAL CONSTRUCTION RELATED CAUSES.

6. SILT FENCES. SILT FENCES SHALL BE INSTALLED AND MAINTAINED AROUND ALL CLEARING PERIMETERS.

7. SITE CLEARING. CLEAR AREAS INDICATED SHALL BE COMPLETELY CLEAR OF ALL TIMBER, BRUSH, STUMPS, ROOTS, GRASS, WEEDS, RUBBISH AND ALL OTHER DEBRIS AND OBSTRUCTIONS RESTING ON OR PROTRUDING THROUGH THE SURFACE OF THE GROUND. THIS DEBRIS SHALL BE DISPOSED OF IN A LEGAL MANNER. BURNING OF THIS MATERIAL IS NOT PERMITTED UNLESS THE CONTRACTOR OBTAINS SPECIFIC PERMITS ALLOWING SUCH ACTIVITY.

GEOMETRIC, SIGNING, AND STRIPING NOTES:

1. DIMENSIONS. ALL DIMENSIONS TO EDGE OF PAVEMENT OR FACE OF CURB UNLESS OTHERWISE NOTED.

2. REFERENCES. WORK SHALL BE PERFORMED IN ACCORDANCE WITH THE FLORIDA DEPARTMENT OF TRANSPORTATION (FDOT) STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION (LATEST EDITION), FDOT TRAFFIC DESIGN STANDARDS (LATEST EDITION), MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD) (LATEST EDITION) AND THE PALM BEACH COUNTY TYPICALS FOR PAVEMENT MARKINGS, SIGNING & GEOMETRICS (T-P-18). ALL REFERENCES ARE INCORPORATED INTO THE PLAN DOCUMENTS. CONTRACTOR IS RESPONSIBLE FOR OBTAINING COMPLETE COPIES OF THE LATEST EDITION OF THE REFERENCES.

3. BUILDING TIES AND DIMENSIONS. BUILDING TIES SHOWN ARE APPROXIMATE. CONTRACTOR TO VERIFY WITH ARCHITECTURAL PLANS. BUILDINGS SHOWN ON THESE DRAWINGS MAY NOT REFLECT MINOR ARCHITECTURAL REVISIONS AND SHOULD NOT BE RELIED UPON FOR STAKING OF BUILDINGS. CONTRACTOR SHOULD OBTAIN LATEST ARCHITECTURAL INFORMATION AND ESTABLISH GEOMETRIC DATA FOR STAKING. SHOULD THE CONTRACTOR IDENTIFY A CONFLICT BETWEEN THE ARCHITECTURAL INFORMATION AND THESE DRAWINGS, NOTIFY THE ENGINEER IN WRITING.

4. MAINTENANCE OF TRAFFIC. CONTRACTOR SHALL BE RESPONSIBLE FOR FURNISHING A PROPER TRAFFIC MAINTENANCE AND CONTROL PLAN IN ACCORDANCE WITH REGULATORY STANDARDS. INCLUDED WILL BE THE LABOR, EQUIPMENT AND MATERIALS REQUIRED TO IMPLEMENT THAT PLAN. ALL WORK MUST BE DONE IN ACCORDANCE WITH AGENCY REQUIREMENTS AND ANY REQUIRED PERMITS OR APPROVALS MUST BE APPLIED FOR AND OBTAINED BY THE CONTRACTOR.

ABBREVIATIONS:

BUFFER EASEMENT	B.E.
CLEANOUT	CO
CONCRETE	CONC.
EXISTING	EXIST. / EX
FINISHED FLOOR ELEVATION	FFE
FIRE HYDRANT	FH
GATE VALVE	GV
MANHOLE	MH
MINIMUM	MIN.
POLYVINYL CHLORIDE	PVC
PROPOSED	PROP.
PROPERTY LINE	P/L
RIGHT-OF-WAY	R/W
SANITARY	SAN
SERVICE	SVC
STORM	STM
STORM MANHOLE	SMH
TYPICAL	TYP
UNKNOWN	UNK
UTILITY EASEMENT	U.E.
VERIFY IN FIELD	VIF
WATER	WTR
WATERMAIN	WM

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CIVIL DESIGN, INC.
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1400 Centrepark Blvd, Suite 905
West Palm Beach, FL 33401
T: 561.659.5760 F: 561.659.5772
www.civil-design.com

HERITAGE PARK

16991 SW CHARLESTON ST
INDIANTOWN, FL 34956

APPROVED BY:

GABRIEL BURDEN LICENSE NO. 75425 STATE OF FLORIDA PROFESSIONAL ENGINEER

THIS ITEM HAS BEEN DIGITALLY SIGNED AND SEALED BY GABRIEL BURDEN, P.E. 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.

Gabriel Burden, P.E.
Florida License No. 75425

CDI PROJECT NO.
24849

DATE:	12/20/2024
DESIGNED:	CDI
DRAWN:	CDI

NO.	DATE	REVISION DESCRIPTION
1	11/19/25	SITE PLAN COMMENTS

GENERAL NOTES

C0.1

PAVING, GRADING, AND DRAINAGE NOTES:

1. REFERENCES. WORK SHALL BE PERFORMED IN ACCORDANCE WITH THE FLORIDA DEPARTMENT OF TRANSPORTATION (FDOT) STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION, LATEST EDITION, AND FDOT ROADWAY TRAFFIC DESIGN STANDARDS, LATEST EDITION. ALL FDOT INDICES ARE INCORPORATED AS PLAN REFERENCES. CONTRACTOR IS RESPONSIBLE FOR OBTAINING COMPLETE COPIES OF THE LATEST EDITION OF THE FDOT INDICES.

2. SITE FAMILIARIZATION. PRIOR TO BID PREPARATION, THE CONTRACTOR MUST BECOME FAMILIAR WITH THE OVERALL SITE CONDITIONS AND PERFORM ADDITIONAL INVESTIGATIONS AS DETERMINED NECESSARY TO UNDERSTAND THE LIMIT AND DEPTH OF EXPECTED ORGANIC MATERIAL, ADEQUACY OF EXISTING MATERIALS AS FILL, DEWATERING REQUIREMENTS, CLEAN FILL REQUIRED FROM OFFSITE AND MATERIALS TO BE DISPOSED OF OFFSITE. ANY DELAY, INCONVENIENCE OR EXPENSE CAUSED TO THE CONTRACTOR DUE TO INADEQUATE INVESTIGATION OF EXISTING CONDITIONS SHALL BE INCIDENTAL TO THE CONTRACT AND NO EXTRA COMPENSATION WILL BE ALLOWED. THE MATERIALS ANTICIPATED TO BE ENCOUNTERED DURING CONSTRUCTION MAY REQUIRE DRYING PRIOR TO USE AS BACKFILL AND THE CONTRACTOR MAY HAVE TO IMPORT MATERIALS, AT NO EXTRA COST, FROM OFFSITE TO MEET THE REQUIREMENTS FOR COMPACTION AND PROPER FILL.

3. SITE FILL BALANCE. IT IS THE CONTRACTOR'S RESPONSIBILITY TO DETERMINE EXISTING SITE CONDITIONS OF SOIL DURING THE BID PREPARATION TO DETERMINE IF ANY OFF SITE MATERIALS WILL NEED TO BE IMPORTED TO ACHIEVE THE GRADES SPECIFIED ON THE PLANS.

4. RESTORATION. ALL DISTURBED AREAS SHALL BE RESTORED TO PRE-CONSTRUCTION CONDITION OR BETTER AS DETERMINED BY THE ENGINEER, OWNER AND RESPECTIVE JURISDICTIONAL AUTHORITY.

5. HORIZONTAL CONTROL AND LAYOUT. CONTRACTOR/OWNER SHALL COORDINATE WITH A REGISTERED SURVEYOR TO LAY OUT LINE, GRADES, STRUCTURES, LOT CORNERS, ETC. AS NECESSARY TO CONSTRUCT THE PROPOSED FACILITIES IN ACCORDANCE WITH THE PLANS AND SPECIFICATIONS. BENCH MARKS SHALL BE ESTABLISHED BY A REGISTERED SURVEYOR. BENCH MARKS SHALL BE PERMANENT AND EASILY ACCESSIBLE AND MAINTAINED AND REPLACED IF DISTURBED OR DESTROYED. HORIZONTAL CONTROL SHALL SIMILARLY BE ESTABLISHED AND MAINTAINED.

6. CLEARING, GRADING AND DISPOSAL. CLEARING AND GRADING SHALL CONFORM TO SECTION 110 OF THE FDOT STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION, LATEST EDITION. CLEARING SHALL BE CONTAINED TO THE CONSTRUCTION AREA AND/OR AS DIRECTED BY THE OWNER AND/OR HIS REPRESENTATIVE. ALL ROOTS, STUMPS, OR OTHER OBSTRUCTIONS SHALL BE REMOVED TO A DEPTH OF 18" BELOW NATURAL GRADE OR DESIGN GRADE WHICHEVER IS LOWER. ALL DEBRIS SHALL BE REMOVED FROM THE AREA AND BE DISPOSED OF LEGALLY.

7. EXCAVATION AND EMBANKMENT. ALL EXCAVATION AND EMBANKMENT SHALL CONFORM TO THE FDOT STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION, LATEST EDITION.

8. EARTHWORK. NO SEPARATE PAYMENT SHALL BE PROVIDED TO THE CONTRACTOR FOR EARTHWORK ASSOCIATED WITH THIS CONTRACT. ALL COSTS ASSOCIATED WITH SITE PREPARATION NECESSARY TO EXECUTE THE WORK SET FORTH IN THE CONTRACT SHALL BE INCLUDED IN THE BID.

9. EXCESS MATERIAL. ANY EXCESS MATERIAL REMAINING UPON COMPLETION OF CONSTRUCTION SHALL BE REMOVED TO AN ACCEPTABLE LOCATION AT THE EXPENSE OF THE CONTRACTOR. AT THE OWNER'S OPTION, A LOCATION MAY BE IDENTIFIED FOR MATERIAL STOCK PILING OR THE OWNER MAY INSTRUCT THE CONTRACTOR TO REMOVE THE EXCESS MATERIAL IN WHICH CASE THE CONTRACTOR IS TO LEGALLY DISPOSE OF ALL MATERIALS OFFSITE.

10. FINISHED SITE GRADING. THE CONTRACTOR SHALL BE RESPONSIBLE FOR FINAL GRADING OF THE SITE TO WITHIN ±0.1 FOOT OF ALL THE PROPOSED FINISHED GRADE ELEVATIONS THROUGHOUT THE PROJECT SITE AS DEPICTED ON THE PLANS. ELEVATIONS OF CONSTRUCTED FACILITIES, I.E. ROADWAYS, DRAINAGE, ETC. ARE TO BE AS INDICATED ON THE PLANS UNLESS APPROVED DIFFERENTLY IN WRITING.

11. BUILDING AREAS. ALL ORGANIC AND OTHER UNSUITABLE MATERIAL IN BUILDING OR PAVEMENT AREAS SHALL BE REMOVED AND REPLACED IN ACCORDANCE WITH THE GEOTECHNICAL REPORT RECOMMENDATIONS AND SOUND CONSTRUCTION PRACTICES.

12. LANDSCAPE AREAS. ALL LANDSCAPE ISLANDS SHALL CONTAIN SUITABLE LANDSCAPE MATERIAL FOR LANDSCAPE INSTALLATION. ALL LANDSCAPE AREAS SHALL BE SUITABLY SLOPED TO PROVIDE POSITIVE DRAINAGE.

13. SOD AREAS. ELEVATIONS OF GRASSED AREAS ARE GIVEN AT FINISHED SOD/SEED GRADE, CONTRACTOR TO GRADE AREAS RECEIVING SOD LOWER TO ACCOMMODATE SOD THICKNESS.

14. UNSUITABLE MATERIALS. WHERE ENCOUNTERED, UNSUITABLE MATERIAL SHALL BE REMOVED TO A DEPTH AND AREA DETERMINED BY THE ENGINEER. BACKFILLING SHALL BE IN LAYERS NOT GREATER THAN 8" THICKNESS AND COMPACTED TO 98 PERCENT OF MAXIMUM DENSITY AS DETERMINED BY AASHTO T-180. ANY UNSTABLE SOIL AND/OR SOIL CONTAINING ORGANIC MATERIAL ENCOUNTERED DURING CONSTRUCTION, INCLUDING BUT NOT LIMITED TO MUCK, SILT, SLUDGE, AND MARL SHALL BE REMOVED AND SHALL BE REPLACED BY MATERIAL ACCEPTABLE TO THE ENGINEER. IF ANY ROCK, HARDPAN, ETC. IS ENCOUNTERED DURING CONSTRUCTION OF ANY ITEMS, THE REMOVAL AND BACKFILL REQUIRED SHALL BE CONSIDERED INCIDENTAL TO CONSTRUCTION OF THAT ITEM AND NO SEPARATE PAYMENT WILL BE MADE.

15. GRADING. GRADING FROM PROPOSED TO EXISTING CONDITIONS SHALL NOT BE STEEPER THAN 6H:1V NOR FLATTER THAN 20H:1V. ALL SWALES AND SLOPES SHALL BE SODDED AFTER GRADING.

16. ELEVATIONS. ELEVATIONS GIVEN ADJACENT TO CURB OR FRONT OF SIDEWALK ARE CONSIDERED EDGE OF PAVEMENT GRADES UNLESS OTHERWISE NOTED.

17. POSITIVE DRAINAGE. CONTRACTOR IS RESPONSIBLE FOR GRADING ALL PAVEMENT TO DRAIN POSITIVELY. INTERSECTIONS SHALL BE TRANSITIONED TO PROVIDE A SMOOTH DRIVING SURFACE WHILE MAINTAINING POSITIVE DRAINAGE. SHOULD AREAS OF POOR DRAINAGE BE OBSERVED, THE CONTRACTOR SHALL NOTIFY THE ENGINEER PRIOR TO PLACEMENT OF CURBS OR PAVEMENT COURSES, SO THAT RECOMMENDATIONS FOR CORRECTION CAN BE MADE.

18. ASPHALT MIX DESIGN. BEFORE CONSTRUCTION OF ASPHALT SURFACE, A JOB MIX FORMULA SHALL BE SUBMITTED FOR APPROVAL TO THE ENGINEER.

19. ROADWAY CONSTRUCTION. ALL ROADWAY CONSTRUCTION AND MATERIAL SHALL CONFORM TO THE APPLICABLE FDOT STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION, LATEST EDITION. ALL SUBBASE, BASE COURSE, PRIME COAT, TACK COAT AND ASPHALT MATERIALS SHALL BE INSTALLED IN ACCORDANCE WITH FDOT STANDARD SPECIFICATIONS (LATEST EDITION).

20. DRAINAGE STRUCTURES. ALL DRAINAGE STRUCTURES SHALL BE CONSTRUCTED AS PER THE PLANS AND IN ACCORDANCE WITH FDOT STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION (LATEST EDITION). ALL GRATES SHALL BE SECURED TO THE DRAINAGE STRUCTURE WITH A CHAIN AND EYEBOLT.

21. PIPE LENGTHS. PIPE LENGTHS SHOWN ON THE PLANS REPRESENT SCALED DISTANCES BETWEEN CENTERLINES OF DRAINAGE STRUCTURES AND FROM INVERTS OF ENDWALLS AND/OR MITERED END SECTIONS.

22. PIPE INSTALLATION. PIPE TRENCH SHALL BE DRY WHILE PIPE IS BEING LAID AND TO BE BEDDED PER DETAIL AND IN CONFORMANCE WITH THE FDOT STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION (LATEST EDITION). ALL CORRUGATED PIES SHALL BE INSTALLED WITH MAXIMUM LENGTHS IN ORDER TO MINIMIZE JOINTS.

23. PIPE TRENCHES. PIPE TRENCHES TO BE EXCAVATED AND BACKFILLED IN ACCORDANCE WITH FDOT STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION (LATEST EDITION).

24. DRAINAGE PIPING. ALL DRAINAGE PIPES, EXCEPT ROOF DRAINS, TO BE HIGH DENSITY POLYETHYLENE (HP-HDPE) UNLESS NOTED OTHERWISE ON THE PLANS (I.E. ROOF DRAINS, OUTFALLS, ETC.).

25. ROOF DRAIN PIPING. ALL ROOF DRAIN PIPING (OUTSIDE THE BUILDING) TO BE PVC SCHEDULE 40 UNLESS OTHERWISE NOTED. ALL FITTINGS REQUIRED TO MAKE A FULLY OPERATIONAL DRAINAGE SYSTEM MAY NOT BE SHOWN ON THE PLANS. ALL FITTINGS AND MATERIALS REQUIRED TO COMPLETE THE PROJECT ARE TO BE INCLUDED IN THE CONTRACTOR'S BID.

26. DRAINAGE CONNECTIONS. CONTRACTOR SHALL BE RESPONSIBLE FOR REMOVAL OF DEBRIS AND SILT WHERE CONNECTIONS TO EXISTING DRAINAGE STRUCTURES OR SWALES ARE TO BE PERFORMED. SWALES, DITCHES, LAKES, ETC. SHALL BE RESTORED TO THEIR ORIGINAL DESIGN SECTION AND SODDED. SUCH REMOVAL AND RESTORATION SHALL BE TO THE POINT OF LEGAL POSITIVE OUTFALL.

27. DRAINAGE JOINT WRAPPING. ALL DRAINAGE PIPE JOINTS TO BE WRAPPED IN FILTER FABRIC PER FDOT INDEX 280. THE FIRST JOINT OF PIPE ENTERING OR LEAVING A DRAINAGE STRUCTURE SHALL BE WRAPPED WITH FILTER FABRIC PER FDOT SPECIFICATIONS.

PAVING, GRADING, AND DRAINAGE NOTES CONTINUED:

28. DRAINAGE CONNECTIONS. CONTRACTOR SHALL BE RESPONSIBLE FOR REMOVAL OF DEBRIS AND SILT WHERE CONNECTIONS TO EXISTING DRAINAGE STRUCTURES OR SWALES ARE TO BE PERFORMED. SWALES, DITCHES, LAKES, ETC. SHALL BE RESTORED TO THEIR ORIGINAL DESIGN SECTION AND SODDED. SUCH REMOVAL AND RESTORATION SHALL BE TO THE POINT OF LEGAL POSITIVE OUTFALL.

29. DRAINAGE JOINT WRAPPING. ALL DRAINAGE PIPE JOINTS TO BE WRAPPED IN FILTER FABRIC PER FDOT INDEX 280. THE FIRST JOINT OF PIPE ENTERING OR LEAVING A DRAINAGE STRUCTURE SHALL BE WRAPPED WITH FILTER FABRIC PER FDOT SPECIFICATIONS.

30. DRAINAGE LAMPING. ALL DRAINAGE SYSTEMS SHALL BE PUMPED DOWN BELOW ONE-THIRD OF THE DIAMETER OF THE PIPE (FROM THE INVERT) AND LAMPED AS A REQUIREMENT OF THE FINAL DRAINAGE INSPECTION.

31. SUBGRADE. SUBBASE SHALL BE FREE OF MUCK, STUMPS, ROOTS, UNDERBRUSH, VEGETATIVE MATTER, GARBAGE, TRASH OR ANY MATERIAL THAT WILL NOT PROVIDE A SUITABLE STABLE, CLEAN SUBGRADE. SUBGRADE SHALL BE AS SHOWN ON THE PLANS AND TO BE COMPACTED TO 98 PERCENT OF THE MAXIMUM DENSITY AS DETERMINED BY AASHTO T-180 UNLESS OTHERWISE NOTED ON THE PLANS.

32. UNDER PAVEMENT UTILITIES AND CONDUITS. THE SEQUENCE OF CONSTRUCTION SHALL BE SUCH THAT ALL UNDERGROUND INSTALLATIONS OF ANY KIND, INCLUDING IRRIGATION AND ELECTRICAL CONDUITS, THAT WILL REMAIN UNDER THE PROPOSED PAVEMENT OR WITHIN 10 FEET OF ITS EDGES SHALL BE INSTALLED PRIOR TO CONSTRUCTION OF THE BASE.

33. SOIL STABILIZATION. THE SOILS REQUIRE PROPER SOIL STABILIZATION MIX DESIGNS AND STRINGENT QUALITY CONTROL OF FIELD MIXING APPLICATION ON THE DESIGN MIX IN ORDER TO OBTAIN AN EFFECTIVE STABILIZED SOIL. CONSTRUCTION SPECIFICATIONS SHOULD REQUIRE THAT THE SOIL BE SAMPLED AND MIX DESIGN(S) PREPARED AND TESTED BY A CERTIFIED TESTING LAB. THE MIX DESIGN SHOULD BE SPECIFIED OR OTHERWISE PREPARED AND TESTED BY A TESTING LAB. THE MIX DESIGN SHOULD BE SPECIFIED OR OTHERWISE ADMINISTERED CLOSELY DURING FIELD INSTALLATIONS OR CONSTRUCTION, INCLUDING PERFORMANCE OF FREQUENT LBR TESTS. STABILIZED SUBGRADE SHALL, AT A MINIMUM, BE TESTED TO MEET A MINIMUM OF LBR 40 VALUE.

34. BASE. BASE SHALL BE AS SHOWN ON SECTION AND SHALL BE COMPACTED TO 98 PERCENT OF THE MAXIMUM DENSITY AS DETERMINED BY AASHTO T-180 UNLESS OTHERWISE NOTED ON THE PLANS.

35. ASPHALT TACK AND PRIME COATS. PRIME COAT SHALL BE APPLIED AT THE RATE OF 0.15 GALLONS PER SQUARE YARD. WHERE REQUIRED, TACK SHALL BE APPLIED AT THE RATE OF 0.08 GALLONS PER SQUARE YARD.

36. UTILITIES BY OTHERS. AT NO ADDITIONAL COST TO THE OWNER, THE CONTRACTOR SHALL PROVIDE ACCESS AND ALLOW FOR COORDINATION SERVICES TO ACCOMMODATE UTILITIES, CONDUIT AND/OR SLEEVE CONSTRUCTION BY OTHERS. ANY UTILITIES, CONDUITS AND/OR SLEEVES INSTALLED BY OTHERS AND DAMAGED BY THE CONTRACTOR SHALL BE REPAIRED AT THE CONTRACTOR'S EXPENSE.

37. CONCRETE. ALL CONCRETE SHALL BE 3,000 PSI CONCRETE (MINIMUM 28 DAY COMPRESSIVE STRENGTH) UNLESS OTHERWISE SPECIFIED.

38. REINFORCING STEEL. ALL REINFORCING STEEL SHALL CONFORM TO ASTM A-615 AND HAVE A TENSILE STRENGTH OF 60,000 PSI OR AS OTHERWISE NOTED.

39. FIELD REVIEWS. FIELD REVIEWS OF CONSTRUCTED FACILITIES WILL BE REQUIRED DURING THE CONSTRUCTION PROCESS. THE CONTRACTOR IS TO NOTIFY THE ENGINEER A MINIMUM OF 48 HOURS PRIOR TO THE REQUESTED TIME FOR REVIEW OF THE COMPLETED ITEMS. CONTRACTOR TO PROVIDE ALL LABOR, EQUIPMENT AND MATERIALS NECESSARY TO ACCOMMODATE THE FIELD REVIEW. THESE REVIEWS INCLUDE BUT ARE NOT LIMITED TO:

   A. DRAINAGE PIPE AND STRUCTURE REVIEW
   B. SUBGRADE REVIEW
   C. CURB REVIEWS
   D. BASE REVIEWS
   E. PUMP OUT AND LAMPING OF DRAINAGE SYSTEM
   F. ASPHALT REVIEWS
   G. SEMI-FINAL AND FINAL REVIEWS

40. COMPLETENESS FOR REVIEW. FACILITIES MUST BE COMPLETED PRIOR TO SCHEDULING THE FIELD REVIEW. IF A FIELD REVIEW FAILS TO MEET THE AGENCY REQUIREMENTS AND AN ADDITIONAL REVIEW IS REQUIRED, THE CONTRACTOR WILL BE RESPONSIBLE TO PAY ANY FEES ASSOCIATED WITH THE ADDITIONAL REVIEW.

41. TESTING. TESTING OF CONSTRUCTION MATERIALS AND/OR CONSTRUCTED FACILITIES WILL BE REQUIRED AS OUTLINED IN THE GOVERNING SPECIFICATIONS AS NECESSARY TO MEET THE REQUIREMENTS OF THE JURISDICTIONAL AGENCIES. ALL TESTING IS TO BE DONE BY A FLORIDA LICENSED TESTING LABORATORY. THE CONTRACTOR IS TO SUBMIT ALL REQUIRED TESTS ON UTILITY EMBANKMENT, BACKFILL, SUBGRADE, BASE AND SURFACE COURSE MATERIAL TO THE ENGINEER PRIOR TO ANY REQUEST FOR PAYMENT. IF ANY TESTS FAIL TO MEET THE SPECIFICATIONS, THE CONTRACTOR, AT ITS EXPENSE, SHALL CORRECT ALL DEFICIENT WORK AND SUBMIT TEST RESULTS INDICATING COMPLIANCE WITH THESE SPECIFICATIONS PRIOR TO ANY REQUEST FOR PAYMENT.

42. DENSITY TESTING. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING THE NECESSARY TESTING TO ASSURE THAT THE PROPER COMPACTION HAS BEEN ACHIEVED ON THE SUBGRADE, BASE MATERIAL, PIPE BASE MATERIAL AND ALL OTHER PERTINENT AREAS THAT HAVE BEEN COMPLETED. THE CONTRACTOR SHALL BEAR ALL COSTS ASSOCIATED WITH TESTING AND RETESTING THE AREAS AND SHALL PROVIDE THE OWNER AND THE ENGINEER COPIES OF ALL TEST RESULTS. ALL REPORTS ARE TO BE SIGNED AND SEALED BY A REGISTERED GEOTECHNICAL ENGINEER IN THE STATE OF FLORIDA.

43. VERTICAL DISTRIBUTION OF DENSITY TESTING. NUCLEAR DENSITY COMPACTION TESTS ARE TO BE TAKEN ON EVERY LIFT PLACED (12" MAXIMUM THICKNESS), STARTING WITH THE SOIL AT THE SPRINGLINE OF THE UTILITY OR AT THE BASE OF ANY STRUCTURE AND PROCEEDING UPWARD TO GRADE AT THE LOCATIONS DEFINED BY THE HORIZONTAL DISTRIBUTION OF DENSITY TESTING NOTE. IF THICKER LIFTS ARE APPROVED AND IMPLEMENTED, DENSITY TESTING SHALL BE PERFORMED VIA DIG DOWNS TO SUFFICIENT DEPTH TO TEST EACH 12 INCHES FOR THE FULL THICKNESS OF LIFT.

44. HORIZONTAL DISTRIBUTION OF DENSITY TESTING. DENSITY TESTING SHALL BE PERFORMED AT THE FOLLOWING MINIMUM LOCATIONS WITH HORIZONTAL SPACING PER THE VERTICAL DISTRIBUTION OF DENSITY TAKING NOTE. MORE SPECIFICALLY:

   A. PIPE TRENCHES - TESTS SHALL BE PERFORMED AT RANDOMLY SELECTED LOCATIONS WITHIN EACH 300 FOOT INTERVAL (MAXIMUM)ALONG THE LENGTH OF A PIPE INSTALLATION, AND BETWEEN EACH SET OF STRUCTURES SEPARATED BY LESS THAN 300 FEET. AT LEAST ONE TEST SHALL BE PERFORMED FOR EVERY 12 INCH BACKFILL LAYER, STARTING WITH THE FIRST TEST PERFORMED AT THE PIPE SPRINGLINE (COVERING THE 12" LAYER BELOW SPRINGLINE ELEVATION).

   B. STRUCTURES - TESTS SHALL BE PERFORMED AT EACH MANHOLE OR DRAINAGE STRUCTURE. AT LEAST ONE TEST SHALL BE PERFORMED FOR EVERY 12 INCH BACKFILL LIFT, STARTING WITH THE FIRST TEST PERFORMED AT THE BASE OF THE STRUCTURE (COVERING THE 12" LAYER BELOW BASE ELEVATION).

   C. SUBGRADE - TESTS SHALL BE PERFORMED AT RANDOMLY SELECTED LOCATIONS WITHIN EACH 300 FOOT INTERVAL (MAXIMUM) ALONG THE LENGTH OF THE ROADWAY, SIDEWALK, OR PATHWAY AND EVERY 6,000 SQUARE FEET OF PARKING AREA.

   D. BASE ROCK - TESTS SHALL BE PERFORMED AT RANDOMLY SELECTED LOCATIONS WITHIN EACH 300 FOOT INTERVAL (MAXIMUM) ALONG THE LENGTH OF THE ROADWAY, SIDEWALK, OR PATHWAY AND EVERY 6,000 SQUARE FEET OF PARKING AREA.

   E. ROAD CROSSINGS - TESTS SHALL BE PERFORMED FOR EACH 12 INCH LIFT WITHIN ANY OPEN CUT ROAD CROSSING LOCATION.

WATER AND SANITARY SEWER NOTES:

1. AVAILABILITY OF SYSTEMS FOR ASBUILT MEASUREMENTS. CONTRACTOR SHALL BE RESPONSIBLE FOR MAKING ALL WATER MAIN BENDS, VALVES, HYDRANTS, TEES AND WATER SERVICE TAPS AVAILABLE TO FACILITATE DIRECT PHYSICAL MEASUREMENT OF RECORD DRAWING INFORMATION. THE CONTRACTOR SHALL COORDINATE WITH THE OWNER, ENGINEER, AND SURVEYOR TO OBTAIN RECORD DRAWING MEASUREMENTS SO AS NOT TO ENDANGER THE GENERAL PUBLIC OR CREATE DELAY IN THE PROGRESS OF THE PROJECT. CONTRACTOR SHALL PROVIDE 48 HOURS MINIMUM WRITTEN NOTICE.

2. SYSTEM CLEANING. CONTRACTOR SHALL THOROUGHLY CLEAN ALL SANITARY AND DRAINAGE GRAVITY SYSTEMS TO FACILITATE MEASUREMENT OF RECORD DRAWING INFORMATION. CLEANING SHALL BE PERFORMED PRIOR TO "PRE-LAMPING" INSPECTIONS BY ENGINEER. CONTRACTOR SHALL ALSO HAVE ALL MANHOLE RIMS INSTALLED PRIOR TO PRE-LAMPING.

3. WATER MAINS. ALL WATER MAINS TO BE PVC C-900 UNLESS OTHERWISE NOTED ON THE PLANS. ALL LINES FROM THE WATER MAIN TO A FIRE HYDRANT TO BE DUCTILE IRON PIPE (DIP) UNLESS OTHERWISE NOTED ON THE PLANS. ALL LINES FROM THE WATER MAIN TO A FIRE LINE BACKFLOW TO BE DUCTILE IRON PIPE (DIP) UNLESS OTHERWISE NOTED ON THE PLANS.

4. WATER SERVICE LINES. ALL WATER SERVICE LINES TO BE PVC SCHEDULE 40 OR PE-3408 UNLESS NOTED OTHERWISE ON THE PLANS.

5. MINIMUM PIPE DEPTHS. ALL PRESSURE PIPE TO BE INSTALLED AT MIN. 36" COVER FROM FINISHED GRADE.

6. VALVES. ALL VALVES ARE TO BE CONSTRUCTED COMPLETELY IN GRASSED AREAS UNLESS SHOWN OTHERWISE ON THE PLANS. NO VALVES SHALL BE CONSTRUCTED WITHIN THE SIDEWALK, CURB OR PARKING STALLS.

7. FIRE HYDRANTS. ALL FIRE HYDRANTS SHALL BE CONSTRUCTED COMPLETELY IN GRASSED AREAS WITH NO LESS THAN 3' FROM THE EDGE OF PAVEMENT (PROTECTIVE BOLLARDS REQUIRED FOR FIRE HYDRANTS CLOSER THAN 7' FROM EDGE OF PAVEMENT OR AS SHOWN ON THE DRAWINGS).

8. EXISTING UTILITIES IMPACTED. ALL EXISTING VALVES AND MANHOLES IMPACTED BY CONSTRUCTION OF THIS PROJECT SHALL BE ADJUSTED IN ACCORDANCE WITH THE UTILITY SPECIFICATIONS.

9. FIELD VERIFICATION. PRIOR TO CONSTRUCTION, IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO FIELD VERIFY (ELEVATION & LOCATION) ALL EXISTING UTILITIES. ANY DISCREPANCIES SHALL BE BROUGHT TO THE ATTENTION OF THE ENGINEER PRIOR TO CONTINUATION OF WORK.

10. PIPE COLOR INFUSION. ALL WATER MAINS (BLUE), FORCE MAINS (GREEN), AND RECLAIM WATER MAINS (PURPLE) SHALL BE P.V.C. (C-900) COLORED DURING INFUSION PROCESS, UNLESS A DIFFERENT MATERIAL IS OTHERWISE NOTED.

11. HORIZONTAL SEPARATION FROM DRAINAGE. ALL WATER AND SANITARY SERVICES SHALL BE CONSTRUCTED A MINIMUM OF 5' FROM DRAINAGE STRUCTURES.

12. TESTING. PRESSURE TESTING AND CERTIFICATION SHALL FOLLOW PALM BEACH COUNTY WATER UTILITIES DEPARTMENT MINIMUM ENGINEERING AND CONSTRUCTION STANDARDS LATEST EDITION.

13. VERTICAL PIPE SEPARATIONS. ALL WATER MAINS TO CROSS OVER SANITARY SEWER SERVICES. WHERE 12" MINIMUM CLEARANCE CANNOT BE MAINTAINED, 20 LINEAR FEET OF DUCTILE IRON WATER MAIN SHALL BE CENTERED ON THE CROSSING AND THE SEWER SERVICE SHALL BE C-900, SDR-18. IN NO CASE SHALL THERE BE LESS THAN 6" CLEARANCE.

14. RECORD DRAWING NOTE. RECORD DRAWINGS SHALL INCLUDE ALL UTILITY OBJECTS AND ASSOCIATED LOCATIONS IDENTIFIED AS REQUIRED BY PALM BEACH COUNTY WATER UTILITIES DEPARTMENT AND SHOWN IN THE AS-BUILT LOCATION.

15. STATE PLANE COORDINATES FOR RECORD DRAWINGS. ALL RECORD DRAWINGS SHALL BE DRAWN IN THE STATE PLANE COORDINATE SYSTEM. STATE PLANE COORDINATES ARE REQUIRED FOR ALL AS-BUILT UTILITY OBJECTS AS REQUIRED BY PALM BEACH COUNTY WATER UTILITIES DEPARTMENT. ALL OBJECTS SHALL BE IDENTIFIED BY ASSIGNING AN APPROVED FEATURE CODE AND A UNIQUE NUMBER.

16. WATER MAIN DUCTILE IRON PIPE (DIP). ALL WATER MAIN DUCTILE IRON PIPE AND PIPE FITTINGS SHALL BE PAINTED WITH A 4" WIDE CONTINUOUS BLUE LINE THAT RUNS PARALLEL TO THE AXIS OF THE PIPE AND THAT IS LOCATED ALONG THE TOP OF THE PIPE. APPROVED PAINT: INDURON, AQUANAUT 5082 ALASKAN BLUE (ONE COAT, 3 MILS DRY FILM THICKNESS APPLIED WITH 1/2" NAP MEDIUM ROLLER).

17. PIPE COLORS. ALL WATER MAIN PIPE, INCLUDING FITTINGS, INSTALLED ON OR AFTER AUGUST 28, 2003, EXCEPT PIPE INSTALLED UNDER A CONSTRUCTION PERMIT FOR WHICH THE DEPARTMENT RECEIVED A COMPLETE APPLICATION BEFORE AUGUST 28, 2003, SHALL BE COLOR CODED OR MARKED USING BLUE AS A PREDOMINANT COLOR TO DIFFERENTIATE DRINKING WATER FROM RECLAIMED OR OTHER WATER. UNDERGROUND PLASTIC PIPE SHALL BE SOLID-WALL BLUE PIPE, SHALL HAVE A CO-EXTRUDED BLUE EXTERNAL SKIN, OR SHALL BE WHITE OR BLACK WITH BLUE STRIPES INCORPORATED INTO, OR APPLIED TO, THE PIPE WALL; AND UNDERGROUND METAL OR CONCRETE PIPE SHALL HAVE BLUE STRIPES APPLIED TO THE PIPE WALL. PIPE STRIPED DURING MANUFACTURING OF THE PIPE SHALL HAVE CONTINUOUS STRIPES THAT RUN PARALLEL TO THE AXIS OF THE PIPE, THAT ARE LOCATED AT NO GREATER THAN 90-DEGREE INTERVALS AROUND THE PIPE, AND THAT WILL REMAIN INTACT DURING AND AFTER INSTALLATION OF THE PIPE. IF TAPE OR PAINT IS USED TO STRIPE PIPE DURING INSTALLATION OF THE PIPE, THE TAPE OR PAINT SHALL BE APPLIED IN A CONTINUOUS LINE THAT RUNS PARALLEL TO THE AXIS OF THE PIPE AND THAT IS LOCATED ALONG THE TOP OF PIPE; FOR PIPES WITH AN INTERNAL DIAMETER OF 24 INCHES OR GREATER, TAPE OR PAINT SHALL BE APPLIED IN CONTINUOUS LINES ALONG EACH SIDE OF THE PIPE AS WELL AS ALONG THE TOP OF THE PIPE. ABOVEGROUND PIPE AT DRINKING WATER TREATMENT PLANTS SHALL BE COLOR CODED AND LABELED IN ACCORDANCE WITH SUBSECTION 62-555.320(10), F.A.C., AND ALL OTHER ABOVEGROUND PIPE SHALL BE PAINTED BLUE OR COLOR CODED OR MARKED LIKE UNDERGROUND PIPE.

18. FIRE HYDRANTS. ALL FIRE HYDRANT FLANGE GRADES ARE PROVIDED FOR THE CONVENIENCE OF THE CONTRACTOR. CONTRACTOR TO FIELD ADJUST AS REQUIRED TO MEET UTILITY DEPARTMENT CRITERIA.

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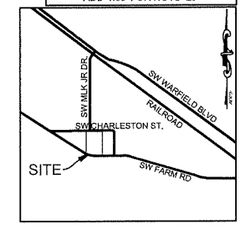
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GENERAL NOTES

C0.2

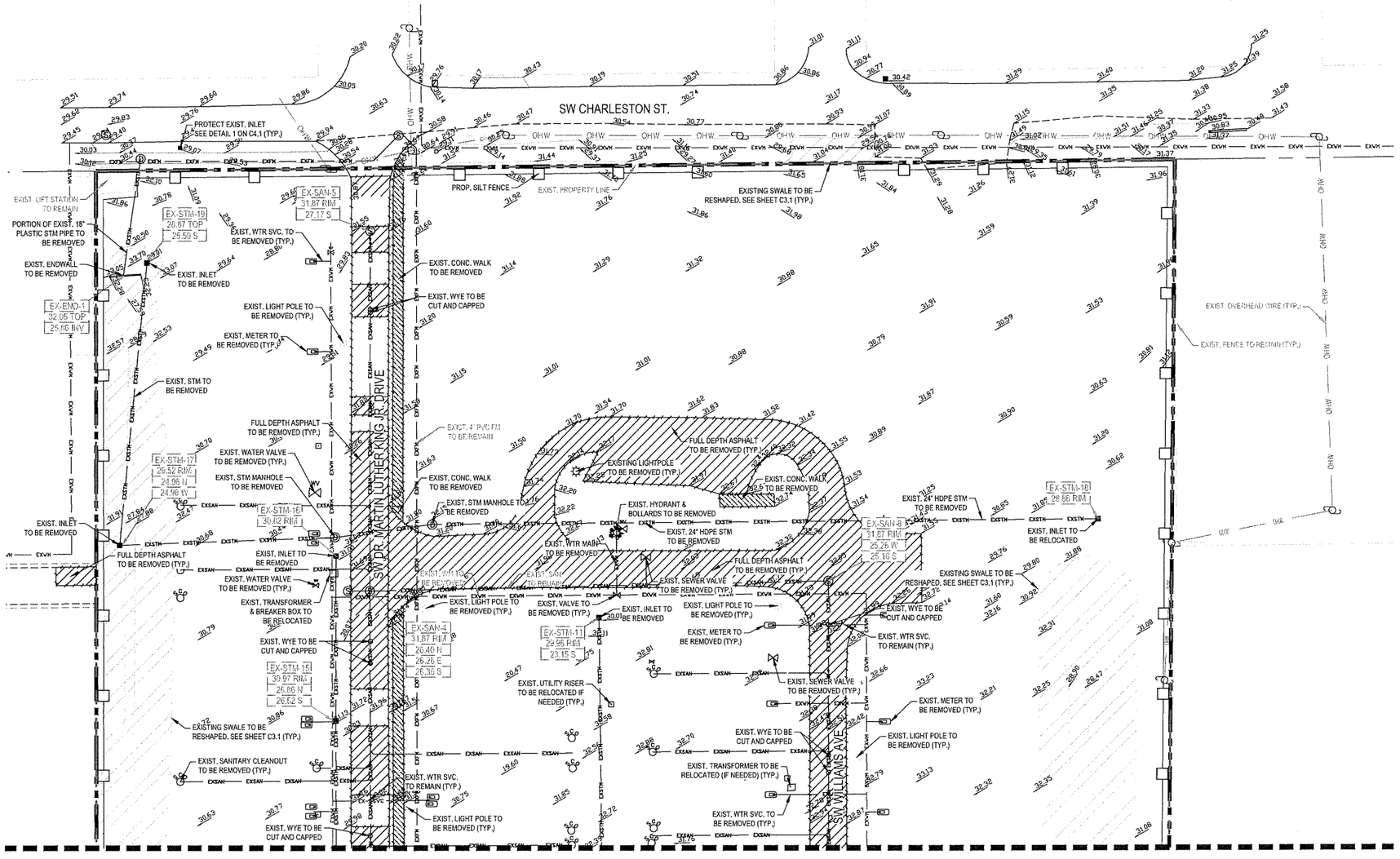
DATUM = NAVD '88
ADD 1.53' FOR NGVD '29



SEC. 27 - TWP. 43S - RGE. 42E
LOCATION MAP
N.T.S.



0 5 15 30 60 90
SCALE: 1" = 30'



MATCHLINE SEE C1.2

LEGEND

EXISTING WATERMAIN	EXWM EXWM EXWM
EXISTING WATER SERVICE	EX-WSVC EX-WSVC
EXISTING SANITARY SEWER	EXSAN EXSAN EXSAN
EXISTING FORCEMAIN	EXFM EXFM EXFM
EXISTING STORM DRAINAGE	EXSTM EXSTM EXSTM
PROPOSED SILT FENCE	
PAVEMENT TO BE REMOVED	
FULL DEPTH ASPHALT REMOVAL	
CONCRETE TO BE REMOVED	
SWALE TO BE RESHAPED	
EXISTING ELEVATION	0.00

NOTES:

1. PROTECT ALL EXISTING AND PROPOSED INLETS DURING CONSTRUCTION.
2. SWEEP ROADS AND CONSTRUCTION SITE PERIODICALLY TO REMOVE CONSTRUCTION DEBRIS AND SEDIMENT.
3. STORM DRAINAGE TO BE SEDIMENT AND SILT FREE DURING CONSTRUCTION AND AT FINAL SITE WALK THROUGH.
4. ALL AREAS TO BE DEMOLISHED ARE TO BE REMOVED IN THEIR ENTIRETY. BACKFILL WITH CLEAN, SUITABLE MATERIAL APPROPRIATE TO THE FUTURE APPLICATION AND IN COMPLIANCE WITH THE RESPECTIVE REQUIREMENTS (i.e. STRUCTURAL BUILDING FILL, LANDSCAPE FILL, PARKING LOT SUBGRADE).
5. EXISTING BASEROCK MAY NOT BE REUSED FOR PROPOSED BASE COURSE UNLESS CERTIFIED BY THE GEOTECHNICAL ENGINEER THAT IT MEETS THE REQUIRED SPECIFICATIONS. IT MAY BE USED FOR SUBGRADE STABILIZATION.
6. REFER TO LANDSCAPE PLANS FOR ALL RELOCATION/REMOVAL OF LANDSCAPING AND TREES.
7. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO DETERMINE THE LOCATION, DEPTH AND CONDITION OF ALL EXISTING UNDERGROUND UTILITIES PRIOR TO SHOP DRAWING SUBMITTAL AND/OR COMMENCEMENT OF CONSTRUCTION. PROVIDE WRITTEN CONFIRMATION/DIAGRAMS OF ALL UTILITIES WITHIN THE LIMITS OF CONSTRUCTION OR ANTICIPATED CONSTRUCTION (HORIZONTAL & VERTICAL LOCATIONS, PIPE SIZES, ETC.)
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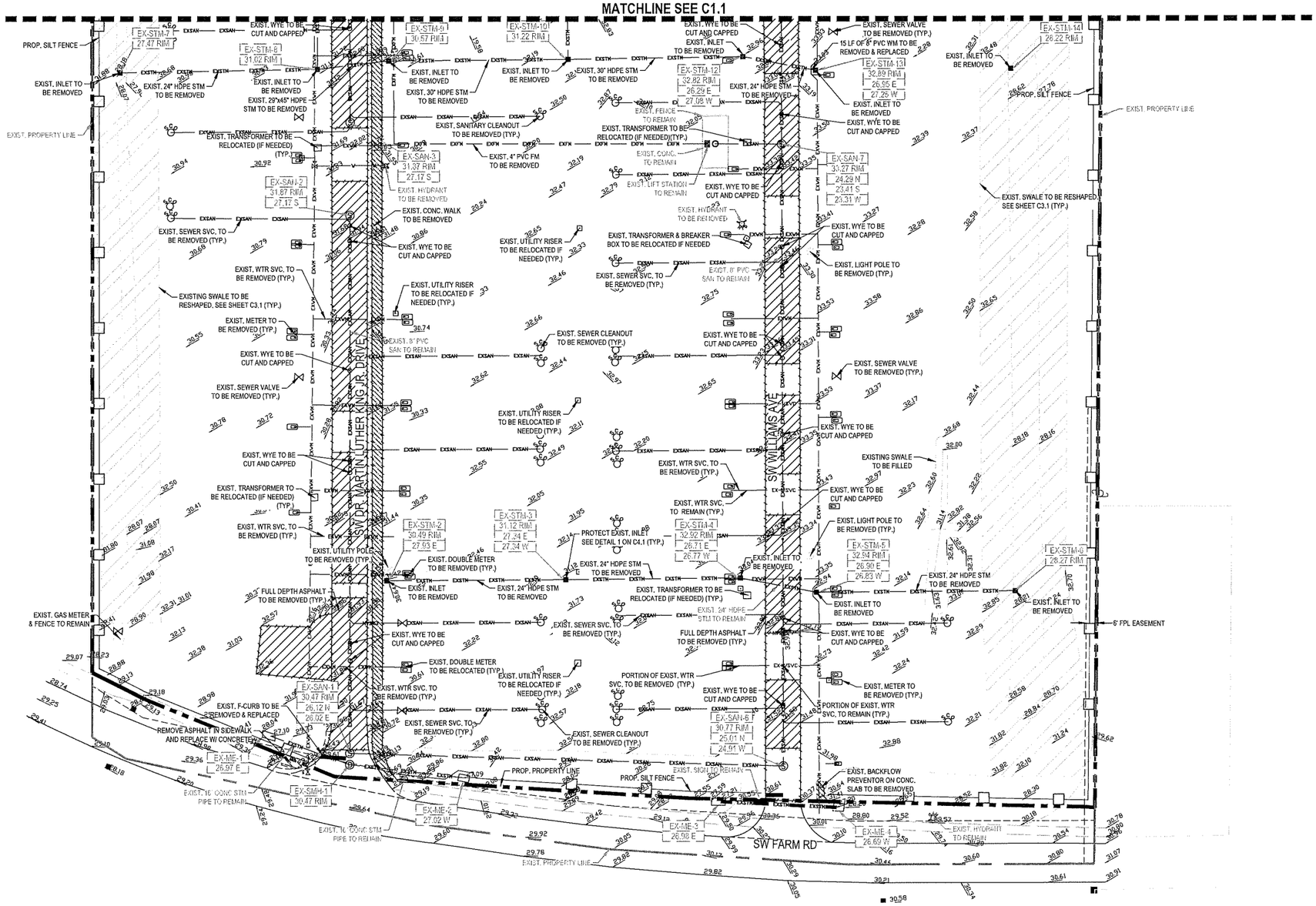
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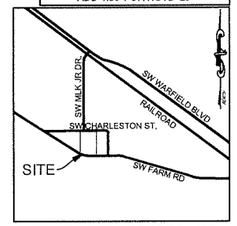
SITE DEMOLITION & EROSION CONTROL PLAN

C1.1

MATCHLINE SEE C1.1



DATUM = NAVD '88
ADD 1.53' FOR NGVD '29



SEC. 27 - TWP. 43S - RGE. 42E

LOCATION MAP

N.T.S.



0 5 15 30 60 90

SCALE: 1" = 30'

LEGEND

- EXISTING WATERMAIN — EXVM — EXVM — EXVM
- EXISTING WATER SERVICE — EX-VSVC — EX-VSVC
- EXISTING SANITARY SEWER — EXSAN — EXSAN — EXSAN
- EXISTING FORCEMAIN — EXFM — EXFM — EXFM
- EXISTING STORM DRAINAGE — EXSTM — EXSTM — EXSTM
- PROPOSED SILT FENCE
- PAVEMENT TO BE REMOVED
- FULL DEPTH ASPHALT REMOVAL
- CONCRETE TO BE REMOVED
- SWALE TO BE RESHAPED
- EXISTING ELEVATION 0.00

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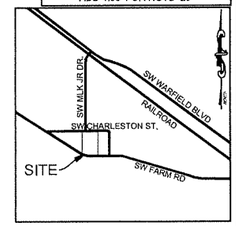
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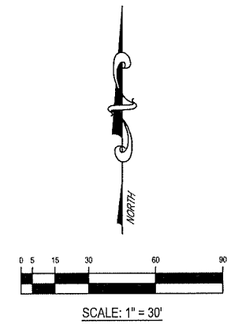
SITE DEMOLITION & EROSION CONTROL PLAN

C1.2

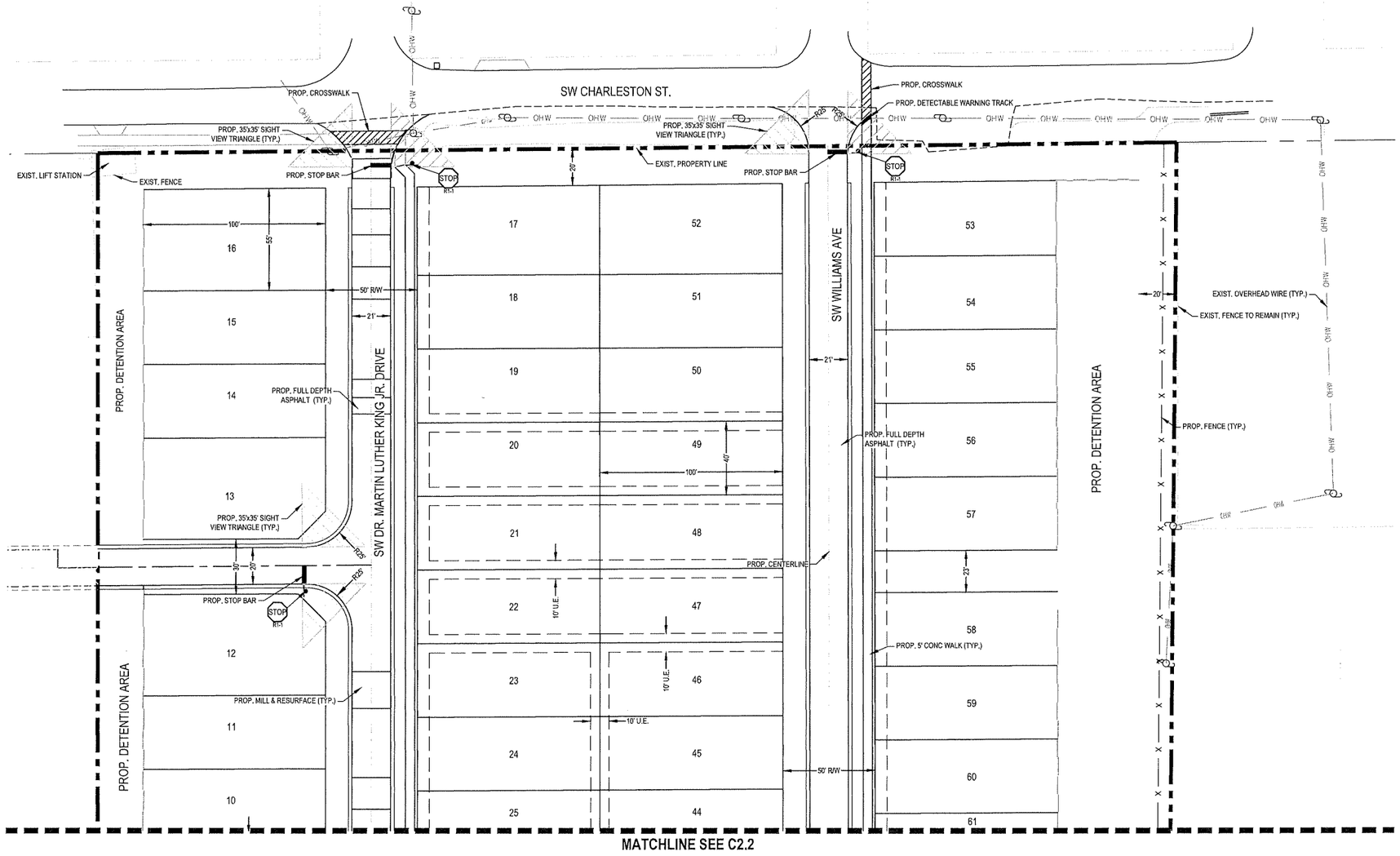
DATUM = NAVD '88
ADD 1.53' FOR NGVD '29



SEC. 27 - TWP. 43S - RGE. 42E
LOCATION MAP
N.T.S.



SCALE: 1" = 30'



MATCHLINE SEE C2.2

LEGEND

EXISTING OVERHEAD WIRE	OHW
PROPOSED FULL DEPTH ASPHALT PAVEMENT	
PROPOSED MILL & RESURFACE	
STOP SIGN & 2' STOP BAR (THERMO.)	
STOP SIGN (R1-1)	STOP R1-1

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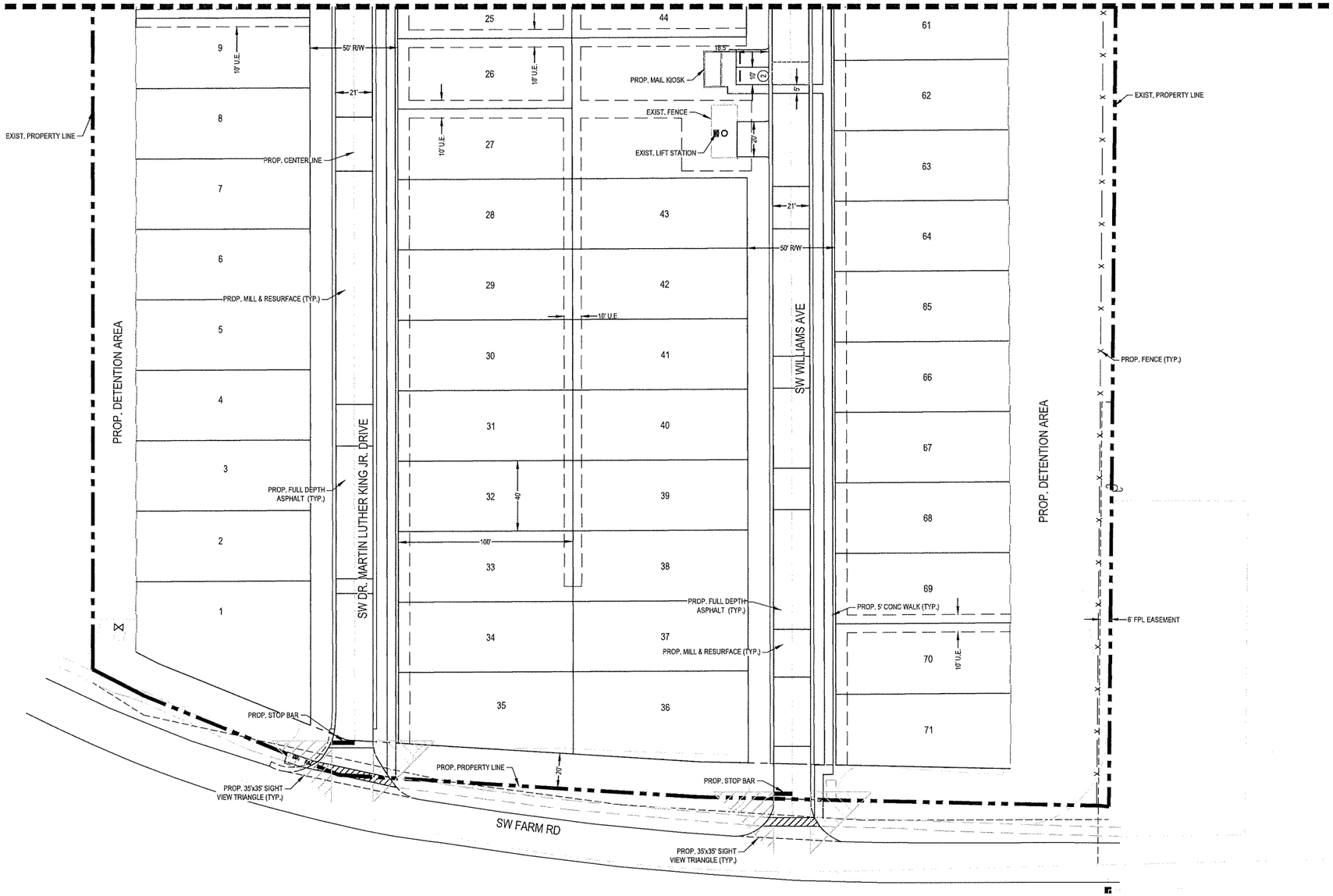
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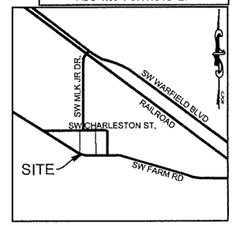
SIGNING, STRIPING & GEOMETRIC PLAN

C2.1

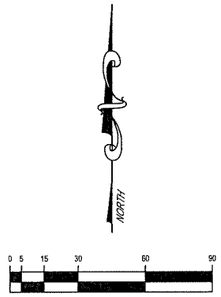
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LOCATION MAP
N.T.S.



SCALE: 1" = 30'

LEGEND

EXISTING OVERHEAD WIRE	OHW
PROPOSED FULL DEPTH ASPHALT PAVEMENT	
PROPOSED MILL & RESURFACE	
STOP SIGN & 2' STOP BAR (THERMO.)	
STOP SIGN (R1-1)	STOP R1-1

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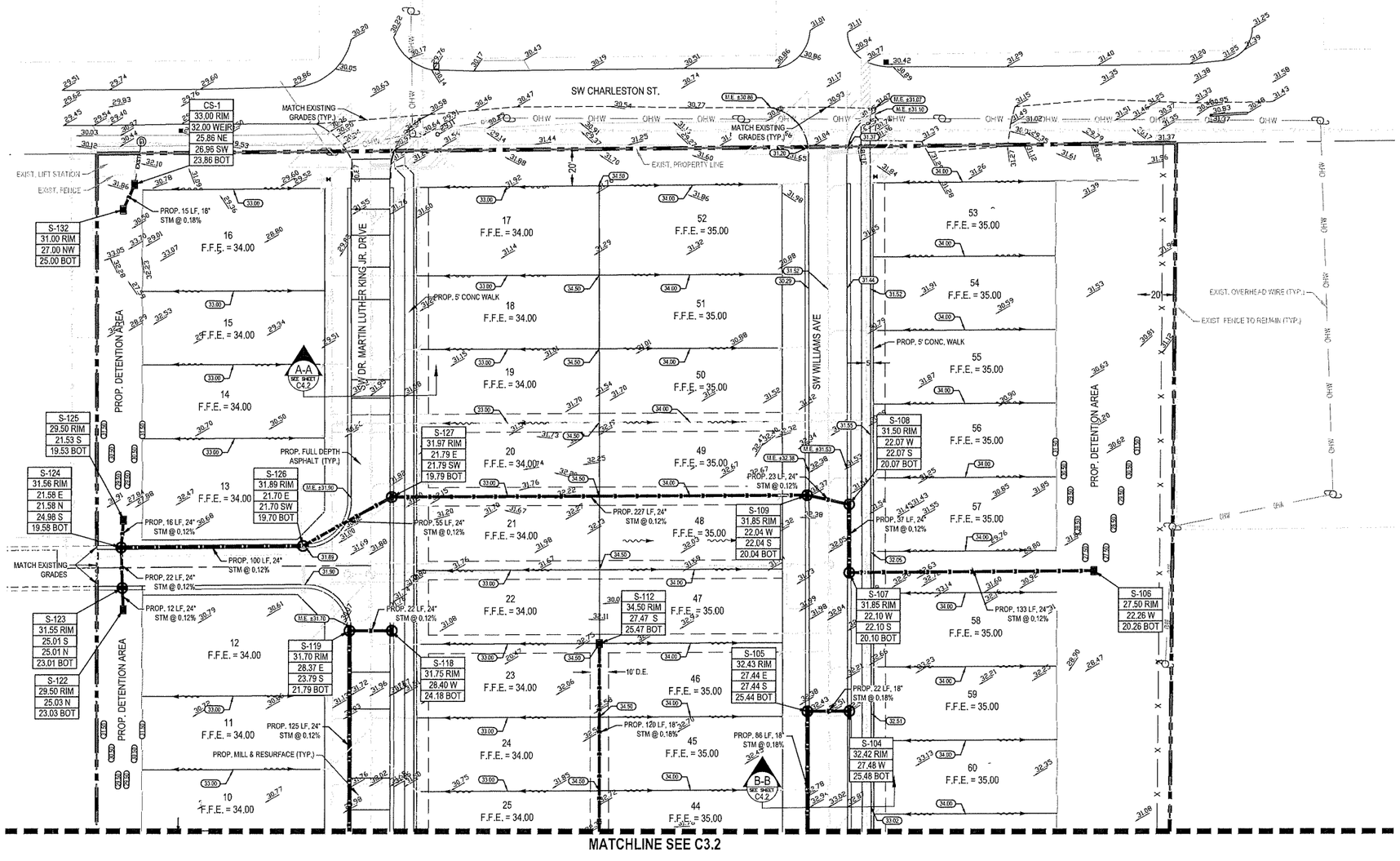
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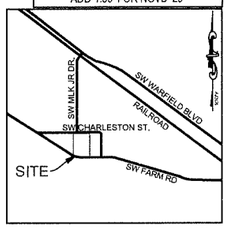
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SIGNING, STRIPING & GEOMETRIC PLAN

C2.2

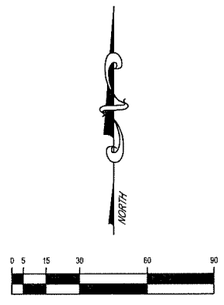




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ADD 1.53' FOR NGVD '29

LEGEND

- EXISTING WATERMAIN
- EXISTING FORCEMAIN
- EXISTING SANITARY SEWER
- EXISTING STORM DRAINAGE — EXSTM —
  - STRUCTURE NUMBER — S-100
  - RIM ELEVATION — 00.00 RIM
  - INVERT — 0.00
  - STRUCTURE BOTTOM — 0.00 BOT
- PROPOSED STORM DRAINAGE LINE W/ STORM STRUCTURE
- PROPOSED SANITARY SEWER
- PROPOSED WATERMAIN
- PROPOSED FORCEMAIN
- EXISTING STORM STRUCTURE
- PROPOSED FULL DEPTH ASPHALT PAVEMENT
- PROPOSED MILL & RESURFACE
- PROPOSED ELEVATION — 0.00
- EXISTING ELEVATION — 0.00
- DIRECTION OF FLOW

NOTES:

1. ALL ELEVATIONS REFER TO NAVD '88.
2. ALL DRAINAGE STRUCTURES DESIGNATED U.S.F. 170 MANHOLE LIDS TO BE LABELED "STORM".
3. DRAINAGE STRUCTURES WITHIN DRAINAGE EASEMENTS ARE TO BE MAINTAINED BY THE HOA AND NOT THE VILLAGE.
4. ALL DETENTION AREAS ARE TO BE MAINTAINED BY THE HOA AND NOT THE VILLAGE
5. CONTRACTOR IS ADVISED THAT THE EXISTING UTILITIES SHOWN ARE BASED ON SURVEY AND ASBUILT DATA AVAILABLE AT TIME OF DESIGN.
5. CONTRACTOR TO POTHOLE & LOCATE ALL EXISTING UTILITIES PRIOR TO SUBMITTAL OF SHOP DRAWINGS OR COMMENCEMENT OF CONSTRUCTION. PROVIDE WRITTEN CONFIRMATION/DIAGRAMS OF ALL UTILITIES WITHIN THE LIMITS OF CONSTRUCTION OR ANTICIPATED CONSTRUCTION (HORIZONTAL & VERTICAL LOCATIONS, PIPE SIZES, ETC.)
6. IT SHALL ALSO BE THE CONTRACTOR'S RESPONSIBILITY TO PROTECT AND SUPPORT THESE EXISTING UTILITIES AND MAINTAIN CONTINUOUS SERVICE OF ALL UTILITIES PARTICULARLY WATER AND SEWER DURING THE ENTIRE COURSE OF CONSTRUCTION.
7. DISCHARGE TO COUNTY DRAINAGE SYSTEMS SHALL CONSIST SOLELY OF STORMWATER AND SHALL CONTAIN NO OIL, GREASE, FLOATING SOLIDS, SETTLEABLE SOILS, FLAMMABLE LIQUIDS, OR DOMESTIC OR INDUSTRIAL WASTEWATER WHICH WOULD CAUSE OR CONTRIBUTE TO CONTRAVENTION OF STATE WATER QUALITY STANDARDS IN THE RECEIVING WATER BODIES.

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T: 561.659.5760 F: 561.659.5772
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HERITAGE PARK

16991 SW CHARLESTON ST
INDIANTOWN, FL 34956

APPROVED BY:
GABRIEL BURDEN
LICENSE
NO. 75425
STATE OF
FLORIDA
PROFESSIONAL ENGINEER

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24849

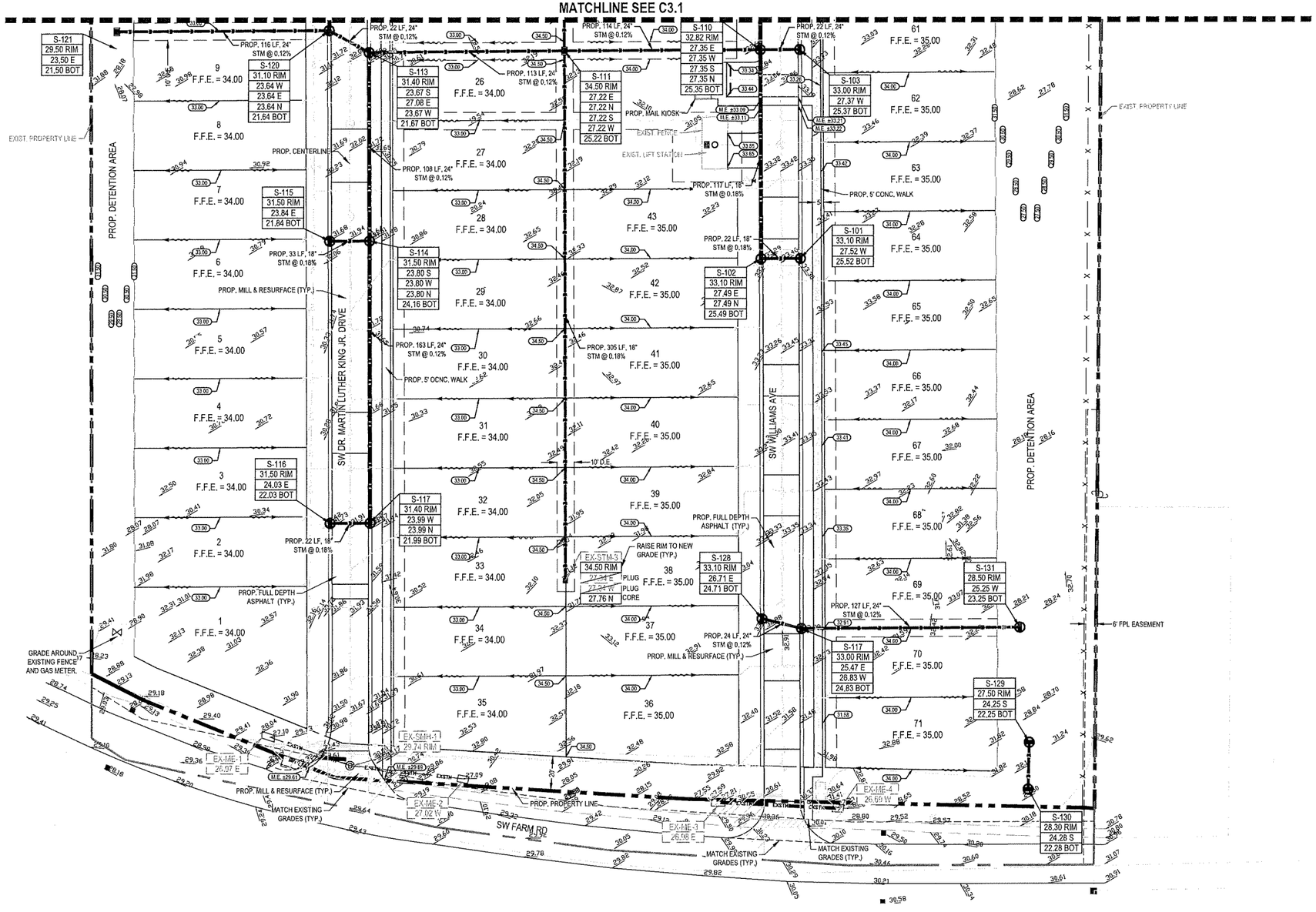
DATE:	12/20/2024
DESIGNED:	CDI
DRAWN:	CDI

NO.	DATE	REVISION DESCRIPTION
1	11/19/25	SITE PLAN COMMENTS

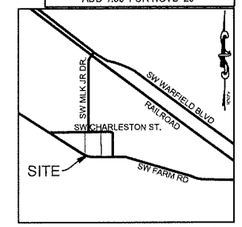
PAVING, GRADING & DRAINAGE PLAN

C3.1

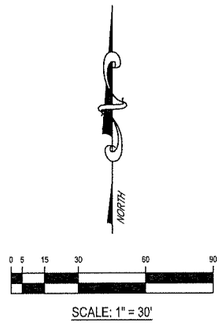
MATCHLINE SEE C3.1



DATUM = NAVD '88
ADD 1.53' FOR NGVD '29



SEC. 27 - TWP. 43S - RGE. 42E
LOCATION MAP
N.T.S.



SCALE: 1" = 30'

LEGEND

- EXISTING WATERMAIN
- EXISTING FORCEMAIN
- EXISTING SANITARY SEWER
- EXISTING STORM DRAINAGE — EXSTM — EXSTM — EXSTM —
- STRUCTURE NUMBER / RIM ELEVATION / INVERT / STRUCTURE BOTTOM (S-100 / 00.00 RIM / 0.00 / 0.00 BOT)
- PROPOSED STORM DRAINAGE LINE W/ STORM STRUCTURE
- PROPOSED SANITARY SEWER
- PROPOSED WATERMAIN
- PROPOSED FORCEMAIN
- EXISTING STORM STRUCTURE
- PROPOSED FULL DEPTH ASPHALT PAVEMENT
- PROPOSED MILL & RESURFACE
- PROPOSED ELEVATION (0.00)
- EXISTING ELEVATION (0.00)
- DIRECTION OF FLOW

NOTES:

1. ALL ELEVATIONS REFER TO NAVD '88.
2. ALL DRAINAGE STRUCTURES DESIGNATED U.S.F. 170 MANHOLE LIDS TO BE LABELED "STORM".
3. CONTRACTOR IS ADVISED THAT THE EXISTING UTILITIES SHOWN ARE BASED ON SURVEY AND ASBUILT DATA AVAILABLE AT TIME OF DESIGN.
5. CONTRACTOR TO POTHOLE & LOCATE ALL EXISTING UTILITIES PRIOR TO SUBMITTAL OF SHOP DRAWINGS OR COMMENCEMENT OF CONSTRUCTION. PROVIDE WRITTEN CONFIRMATION/DIAGRAMS OF ALL UTILITIES WITHIN THE LIMITS OF CONSTRUCTION OR ANTICIPATED CONSTRUCTION (HORIZONTAL & VERTICAL LOCATIONS, PIPE SIZES, ETC.)
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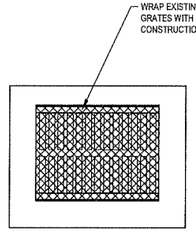
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NO.	DATE	REVISION DESCRIPTION
1	11/19/25	SITE PLAN COMMENTS

PAVING, GRADING & DRAINAGE PLAN

C3.2

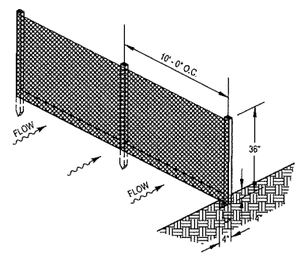


NOTES:

1. PROTECT ALL EXISTING AND PROPOSED INLETS DURING CONSTRUCTION.
2. SWEEP ROADS AND CONSTRUCTION SITE PERIODICALLY TO REMOVE CONSTRUCTION DEBRIS AND SEDIMENT.
3. STORM DRAINAGE TO BE SEDIMENT AND SILT FREE DURING CONSTRUCTION AND AT FINAL SITE WALK THROUGH.

N.T.S. | DETAIL

INLET PROTECTION | 1

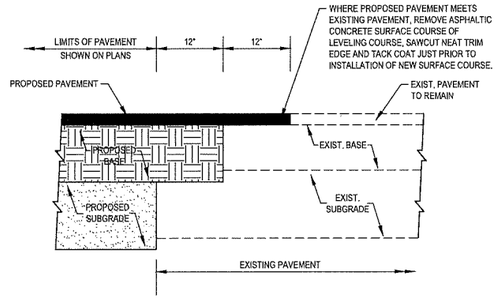


NOTES

1. MESH TO BE BENT, LAID FLAT ON BOTTOM OF TRENCH AND BACKFILLED.
2. POSTS TO BE DRIVEN A MINIMUM OF TWO (2) FEET INTO THE GROUND.
3. SILT FENCE TO BE PLACED ALL AROUND CLEARING PERIMETERS.

N.T.S. | DETAIL

TYPICAL FILTER FABRIC FENCE | 2



NOTE:
REFER TO PAVEMENT SECTIONS FOR MATERIAL THICKNESS

N.T.S. | DETAIL

TYPICAL PAVEMENT MATCH SECTION | 3

TYPE	WEARING SURFACE	BASE	SUBGRADE
FULL DEPTH PAVEMENT	1-1/2" SP 12.5 STRUCTURAL COURSE (TRAFFIC LEVEL A) WITH TACK COAT	OPTIONAL BASE GROUP 8 WITH PRIME COAT COMPACTED TO 98% MAXIMUM DRY DENSITY AASHTO T-180.	12" THICK, COMPACTED TO 98% MAXIMUM DRY DENSITY AASHTO T-180.
ASPHALT MILL & RESURFACE	1-1/2" SP 12.5 STRUCTURAL COURSE (TRAFFIC LEVEL A)		

CONCRETE

1. SIDEWALKS - 4" THICK CONCRETE (3,000 PSI) w/ 6" COMPACTED BASE (98% COMPACTION AASHTO T-99)
2. SIDEWALKS SHALL BE 6" THICK AT DRIVEWAYS & TRAFFIC AREAS.
3. SIDEWALKS TO BE BROOM FINISHED WITH EVEN, DUSTLESS SURFACE.
4. SIDEWALK CONTROL JOINTS TO BE SPACED 5' ON CENTER.
5. SITE CONCRETE CONTROL JOINTS PER ACI (30 TIMES THICKNESS MAX SPACING & EQUIDISTANT).
6. EXPANSION JOINTS REQUIRED EVERY 50 FEET, AT EACH CHANGE OF DIRECTION, AND WHEN CONCRETE ABUTS BUILDINGS, WALLS, STRUCTURES.
7. CONTRACTOR TO PROVIDE JOINTING PLAN PRIOR TO PLACEMENT.

N.T.S. | DETAIL

PAVING SPECIFICATIONS | 4

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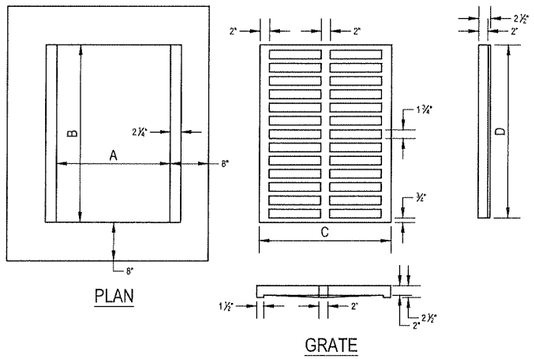
PAVING, GRADING & DRAINAGE DETAILS

C4.1

GENERAL NOTES

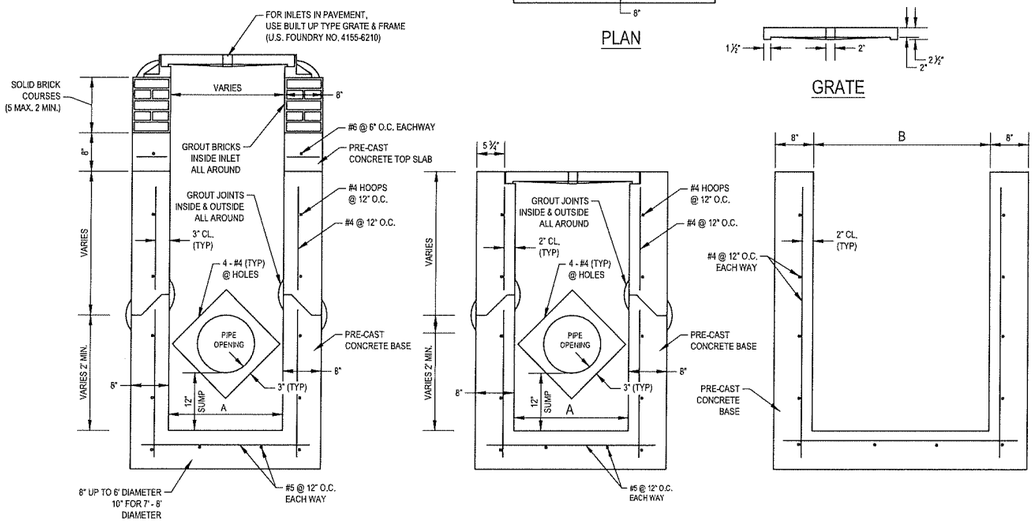
BEVELED EDGES:	ALL EXPOSED CORNERS AND EDGES TO BE CHAMFERED ½".
FOUNDATION MATERIAL:	WHERE MATERIAL UNSATISFACTORY FOR FOUNDATION IS ENCOUNTERED AT FLOW LINE, OMIT FLOOR AND CARRY WALLS DOWN TO SATISFACTORY FOUNDATION, BACKFILL TO FLOW LINE WITH CLEAN SAND.
GRATES:	CAST IRON GRATES IN ACCORDANCE WITH F.D.O.T. SPECS.
*INLETS TYPES:	INLETS ARE TO BE AS SHOWN HEREON. TYPE "E MOD" IS A TYPE "E" TURNED 90° TO RECEIVE R.C.P. UP TO 48" DIA. INLETS RECEIVING R.C.P. LARGER THAN 48" DIA. SHALL BE IN ACCORDANCE WITH F.D.O.T. STANDARDS.
MATERIAL:	INLET WALLS AND FOOTING MAY EITHER POURED-IN-PLACE 2500 LB. CONC.; OR PRECAST CLASS "A" 3000 LB. CONC. ALL INLET CONSTRUCTION IS IN ACCORDANCE WITH THE CURRENT F.D.O.T. STANDARDS INDEX NO. 201 & 232. ALL INLET GRATES TO BE SECURED WITH A LOCKING CHAIN PER F.D.O.T. INDEX 201

TYPE INLET	"A"	"B"	"C"	"D"	MAX. PIPE SIZE SHORT SIDE	MAX. PIPE SIZE LONG SIDE
"C"	2'-0"	3'-1"	2'-4"	3'-0"	18"	24"
"D"	4'-1"	3'-1"	3'-4"	4'-4"	24"	36"
"E"	3'-0"	4'-6"	3'-4"	4'-4"	48"	48"
"G"	3'-0"	4'-6"	3'-4"	4'-4"	48"	48"
"E MOD"*	3'-0"	4'-6"	3'-4"	4'-4"	48"	48"



PLAN

GRATE



N.T.S. | DETAIL

TYPICAL INLET AND GRATE | 5

GENERAL SPECIFICATIONS:

FLAT BLADE: ALCOA #85054.6063-T6 ALLOY, ETCHED, DEGREASED WITH #1200 ALODINE FINISH WITH #3877 GREEN DIAMOND GRADE BACKGROUND AND EQUAL DIMENSIONS - 9" & 12" MIN. H, 24", 30" 36" AND 42" L.

LETTERS: NAME - 6" UPPERCASE WITH 4.5" LOWERCASE & 9" UPPERCASE WITH 6.75" LOWERCASE SERIES 'B' #3870 DIAMOND GRADE (SILVER) OR EQUAL - SUFFIX - 4.5".

POST: SQUARE POST PER FDOT INDEX 11860.

BRACKETS SHALL BE ATTACHED FIRMLY ON STANDARD SQUARE TUBE POSTS BY MEANS OF (2) ⅝" DIAMETER HEX HEAD BOLTS.

STOP SIGN: R1-1 MUTCD - (DIAMOND GRADE)

LOCATION: ONE PER INTERSECTION AS INDICATED ON THE PLANS.

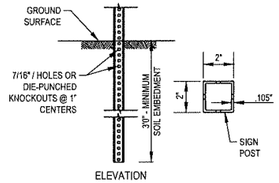
POLICY: 9" BLADES WITH 6" UPPERCASE WITH 4.5" LOWERCASE LETTER FOR TWO LANE ROADS WITH A SPEED LIMIT UNDER 45 MPH.

12" BLADES WITH 9" UPPERCASE WITH 6.75" LOWERCASE LETTER FOR:
- THOROUGHFARE ROADS FOUR LANES OR WIDER.
- TWO OLANE ROADS WITH A POSTED SPEED LIMIT OF 45 MPH OF MORE.

ONLY ONE BLADE WILL BE INSTALLED AT INTERSECTION WITH THOROUGHFARE ROAD INDICATING THE SIDE STREET NAME.

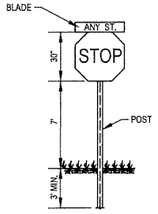


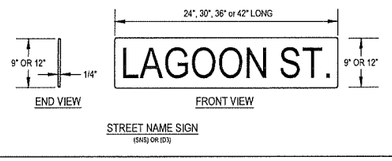
ISOMETRIC VIEW



ELEVATION

STEEL SQUARE TUBE POST DETAILS

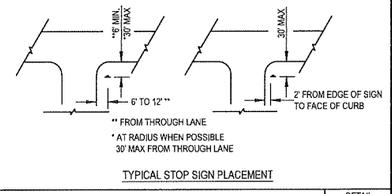




END VIEW

FRONT VIEW

STREET NAME SIGN
(SAS) OR (D3)



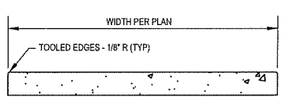
** FROM THROUGH LANE

* AT RADIUS WHEN POSSIBLE 30' MAX FROM THROUGH LANE

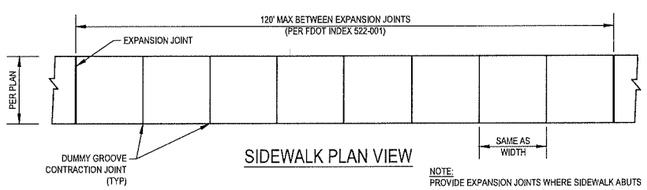
TYPICAL STOP SIGN PLACEMENT

N.T.S. | DETAIL

TYPICAL STREET/STOP SIGN | 6



SIDEWALK CROSS SECTION

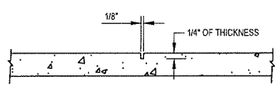


SIDEWALK PLAN VIEW

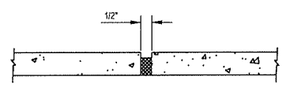
NOTE:
PROVIDE EXPANSION JOINTS WHERE SIDEWALK ABUTS STRUCTURES OR OTHER SIDEWALKS. EXPANSION JOINTS REQUIRED EVERY 120 LF.

NOTES:

1. 4" THICK CONCRETE (3,000 PSI) ON 12" THICK COMPACTED SUBGRADE (98% AASHTO T-180). SIDEWALKS SHALL BE 6" THICK AT DRIVEWAYS & TRAFFIC AREAS.
2. SIDEWALKS TO BE BROOM FINISHED WITH EVEN, DUSTLESS SURFACE. CONTROL JOINTS TO BE SPACED EQUALLY ON CENTER PER ACI 330. JOINTS TO BE CUT WITHIN 4 TO 12 HOURS OF PLACEMENT. JOINTS TO BE NO FURTHER APART THAN 30 TIMES SLAB THICKNESS.
3. EXPANSION JOINTS REQUIRED EVERY 50 FEET (120 LF MAX), AT EACH CHANGE OF DIRECTION, AND WHEN SIDEWALK ABUTS BUILDING.



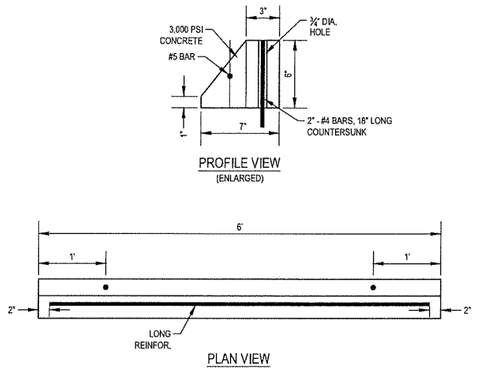
CONTRACTION JOINT



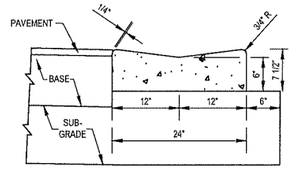
EXPANSION JOINT

N.T.S. | DETAIL

TYPICAL CONCRETE SIDEWALK | 7

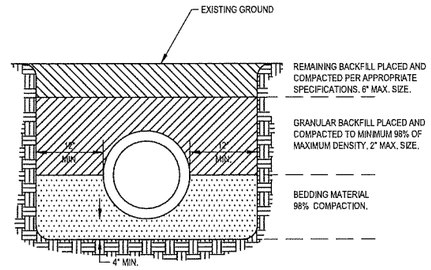


N.T.S.	DETAIL
CONCRETE WHEEL STOP DETAIL	8



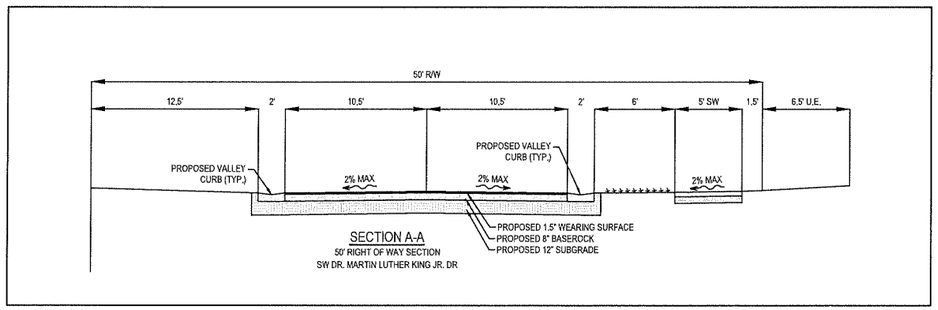
NOTE:
SAWCUTS REQUIRED AT 10' CENTERS

N.T.S.	DETAIL
TYPICAL CONCRETE VALLEY GUTTER	9

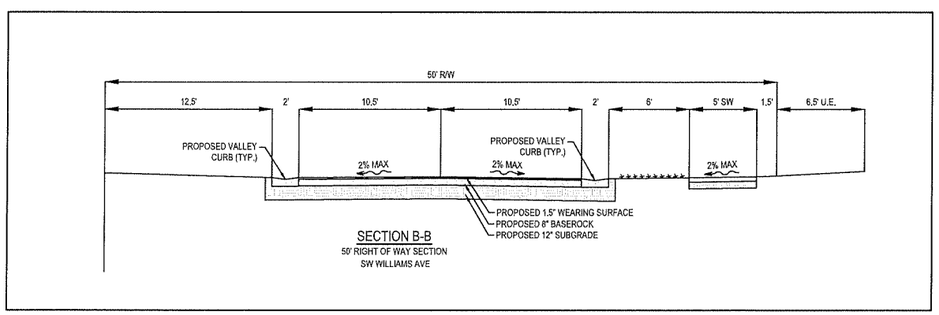


NOTES:
1. BEDDING SHALL CONSIST OF IN-SITU GRANULAR MATERIAL OR WASHED AND GRADED LIMEROCK 3/8" - 7/8" SIZING. UNSUITABLE IN-SITU MATERIALS SUCH AS MUCK, DEBRIS AND LARGER ROCK SHALL BE REMOVED.
2. THE PIPE SHALL BE FULLY SUPPORTED FOR ITS ENTIRE LENGTH WITH APPROPRIATE COMPACTION UNDER THE PIPE HAUNCHES.
3. THE PIPE SHALL BE PLACED IN A DRY TRENCH.
4. BACKFILL SHALL BE FREE OF UNSUITABLE MATERIALS SUCH AS LARGER ROCK, MUCK AND DEBRIS
5. SEE GENERAL NOTES FOR PIPE BACKFILL BENEATH PROPOSED PAVEMENT.

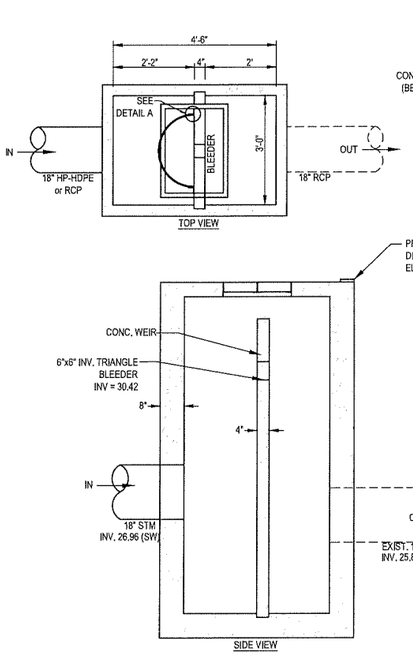
N.T.S.	DETAIL
TYPICAL TRENCH	10

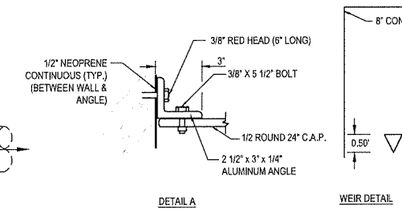


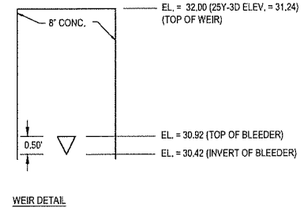
N.T.S.	DETAIL
SW DR. MARTIN LUTHER KING JR. DR TYPICAL SECTION	11

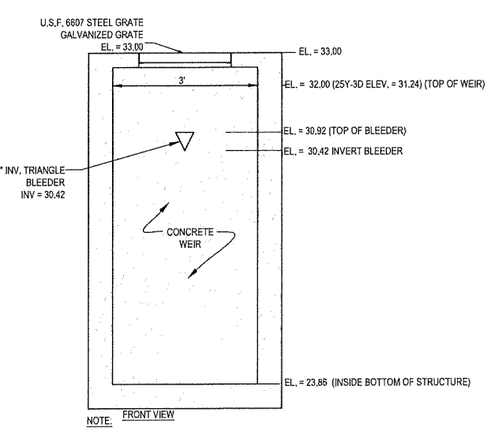


N.T.S.	DETAIL
SW WILLIAMS AVE TYPICAL SECTION	12









NOTE:
INLET CONSTRUCTION AND REINFORCING SHALL COMPLY WITH FDOT ROADWAY AND TRAFFIC DESIGN STANDARDS, INDEX 201 (CURRENT EDITION)

N.T.S.	DETAIL
CONTROL STRUCTURE DETAIL (CS-1)	17

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CIVIL DESIGN, INC.
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1400 Centrepark Blvd, Suite 905
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T: 561.659.5760 F: 561.659.5772
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HERITAGE PARK

16991 SW CHARLESTON ST
INDIANTOWN, FL 34956

APPROVED BY:
GABRIEL BURDEN LICENSE NO. 75425 STATE OF FLORIDA PROFESSIONAL ENGINEER

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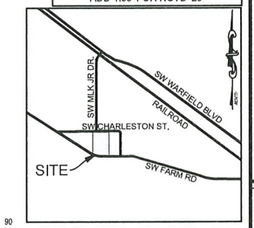
DATE:	12/20/2024
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NO.	DATE	REVISION DESCRIPTION
1	11/19/25	SITE PLAN COMMENTS

PAVING, GRADING & DRAINAGE DETAILS

C4.2

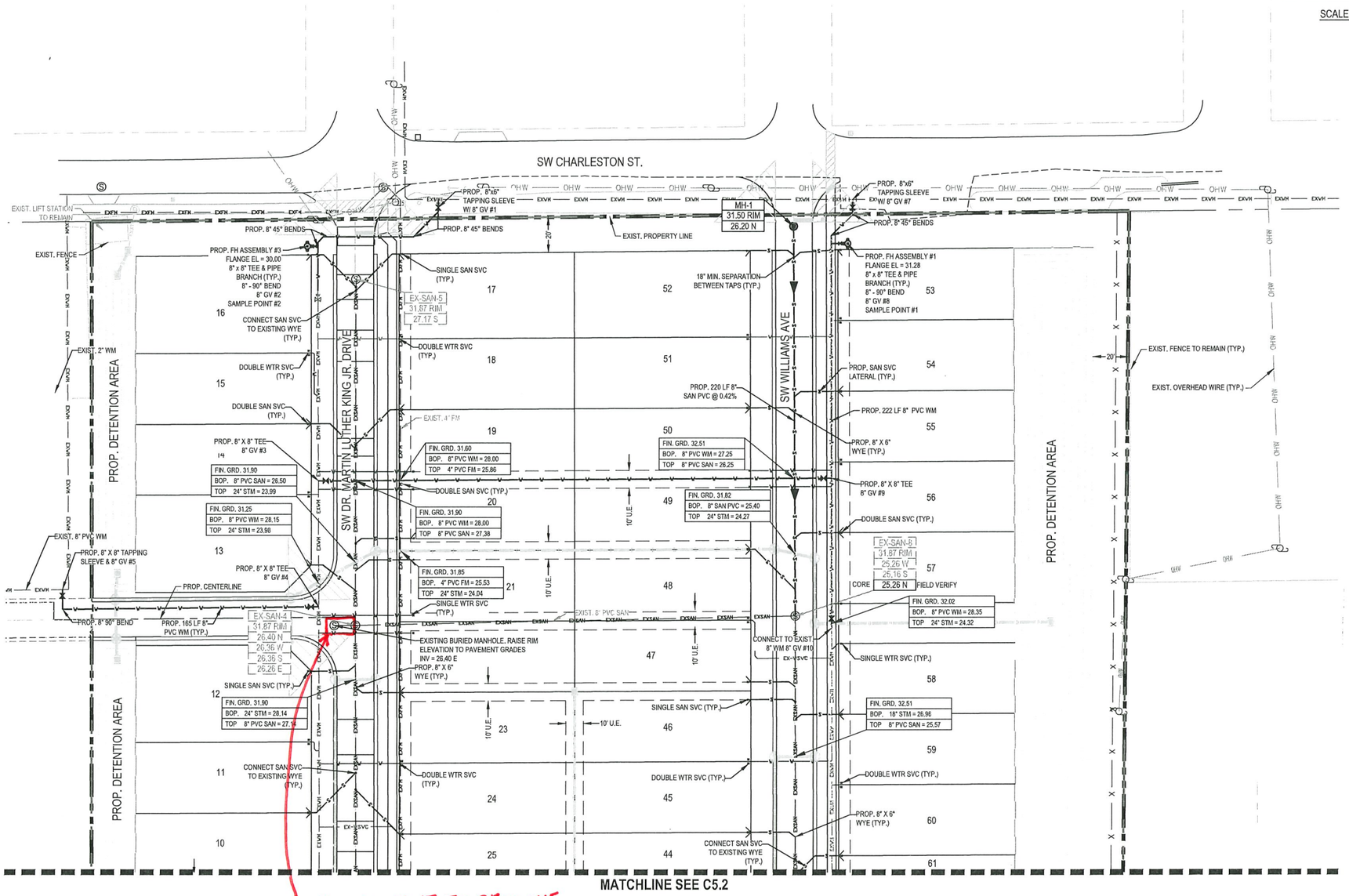
DATUM = NAVD '88
ADD 1.53' FOR NGVD '29



SEC. 27 - TWP. 43S - RGE. 42E
LOCATION MAP
N.T.S.

NORTH

0 5 15 30 60 90
SCALE: 1" = 30'



MATCHLINE SEE C5.2

WE MAY WANT TO REMOVE MH 4A AND PIPE TO MH 4. REVIEW IN FIELD PRIOR TO CONSTRUCTION.

LEGEND

- EXISTING WATERMAIN — EXVH
- EXISTING FORCEMAIN — EXFM
- EXISTING SANITARY SEWER — EXSAN
- EXISTING STORM DRAINAGE — EXST
- PROPOSED STORM DRAINAGE LINE W/ STORM STRUCTURE
- STRUCTURE NUMBER / RIM ELEVATION / INVERT — MH # / RIM / INV
- PROPOSED SANITARY SEWER — S
- PROPOSED WATERMAIN — W
- PROPOSED FORCEMAIN — FM
- PROPOSED FULL DEPTH ASPHALT PAVEMENT
- PROPOSED MILL & RESURFACE

NOTES:

1. PRIOR TO CONSTRUCTION, IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO FIELD VERIFY (ELEVATION & LOCATION) ALL EXISTING UTILITIES. ANY DISCREPANCIES SHALL BE BROUGHT TO THE ATTENTION OF THE ENGINEER PRIOR TO CONTINUATION OF WORK.
2. ALL SANITARY SEWER SHALL BE P.V.C, SDR 26 (UNLESS OTHERWISE NOTED).
3. ALL WATER MAINS & FORCE MAINS SHALL BE P.V.C. (C-900) UNLESS OTHERWISE NOTED.
4. FIRE HYDRANTS SHALL BE LOCATED A MINIMUM OF 7' AND A MAXIMUM OF 12' FROM EDGE OF PAVEMENT.
5. ALL PRESSURE PIPES ARE TO BE RESTRAINED PER THE PIPE RESTRAINT FOR PRESSURE PIPE DETAIL.
6. VALVES SHALL NOT BE PLACED IN CURBS.
7. ALL WATER AND SANITARY SERVICES SHALL BE CONSTRUCTED A MINIMUM OF 5' FROM DRAINAGE STRUCTURES.
8. MAGNETIC TAPE IS REQUIRED FOR ALL WATER & FORCE MAINS AND SHALL BE 6" WIDE, IMPRINTED WITH 2" HIGH LETTERING READING "CAUTION - WATER MAIN BURIED BELOW" OR "CAUTION - FORCE MAIN BURIED BELOW", AS REQUIRED.
9. RECORD DRAWINGS MUST HAVE DATA FOR TAP AND METER LOCATIONS FOR ALL NON-PERPENDICULAR WATER MAIN SERVICES.
10. PRESSURE TESTING AND CERTIFICATION SHALL FOLLOW PALM SPRINGS UTILITIES DEPARTMENT MINIMUM ENGINEERING AND CONSTRUCTION STANDARDS LATEST EDITION.
11. ALL WATERMAINS TO CROSS OVER SANITARY SEWER SERVICES. WHERE 18" MINIMUM CLEARANCE CANNOT BE MAINTAINED, 20 LINEAR FEET OF DUCTILE IRON WATERMAIN SHALL BE CENTERED ON THE CROSSING AND THE SEWER SERVICE SHALL BE C-900, SDR-18. IN NO CASE SHALL THERE BE LESS THAN 6" CLEARANCE.
12. ALL WATER MAIN PIPE, INCLUDING FITTINGS, INSTALLED ON OR AFTER AUGUST 28, 2003, EXCEPT PIPE INSTALLED UNDER CONSTRUCTION PERMIT FOR WHICH THE DEPARTMENT RECEIVED A COMPLETE APPLICATION BEFORE AUGUST 28, 2003, SHALL BE COLOR CODED OR MARKED USING BLUE AS A PREDOMINANT COLOR TO DIFFERENTIATE DRINKING WATER FROM RECLAIMED OR OTHER WATER. UNDERGROUND PLASTIC PIPE SHALL BE SOLID-WALL BLUE PIPE, SHALL HAVE A CO-EXTRUDED BLUE EXTERNAL SKIN, OR SHALL BE WHITE OR BLACK WITH BLUE STRIPES INCORPORATED INTO, OR APPLIED TO, THE PIPE WALL; AND UNDERGROUND METAL OR CONCRETE PIPE SHALL HAVE BLUE STRIPES APPLIED TO THE PIPE WALL. PIPE STRIPED DURING MANUFACTURING OF THE PIPE SHALL HAVE CONTINUOUS STRIPES THAT RUN PARALLEL TO THE AXIS OF THE PIPE, THAT ARE LOCATED AT NO GREATER THAN 90-DEGREE INTERVALS AROUND THE PIPE, AND THAT WILL REMAIN INTACT DURING AND AFTER INSTALLATION OF THE PIPE. IF TAPE OR PAINT IS USED TO STRIPE PIPE DURING INSTALLATION OF THE PIPE, THE TAPE OR PAINT SHALL BE APPLIED IN A CONTINUOUS LINE THAT RUNS PARALLEL TO THE AXIS OF THE PIPE AND THAT IS LOCATED ALONG THE TOP OF PIPE; FOR PIPES WITH AN INTERNAL DIAMETER OF 24 INCHES OR GREATER, TAPE OR PAINT SHALL BE APPLIED IN CONTINUOUS LINES ALONG EACH SIDE OF THE PIPE AS WELL AS ALONG THE TOP OF THE PIPE. ABOVEGROUND PIPE AT DRINKING WATER TREATMENT PLANTS SHALL BE COLOR CODED AND LABELED IN ACCORDANCE WITH SUBSECTION 62-555.320(10), F.A.C., AND ALL OTHER ABOVEGROUND PIPE SHALL BE PAINTED BLUE OR COLOR CODED OR MARKED LIKE UNDERGROUND PIPE.
13. ANY TREES OR SHRUBS PLACED WITHIN WATER, SEWER OR DRAINAGE EASEMENTS SHALL CONFORM TO THE CITY STANDARDS.

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DRAWN: CDI

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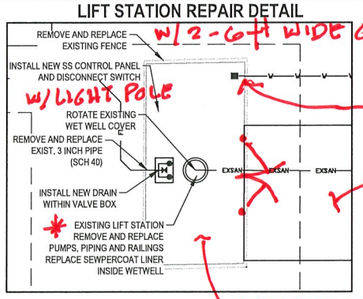
POTABLE WATER & SANITARY SEWER PLAN

C5.1

NOTES:
1. ALL FORCEMAIN MUST BE PRESSURE TESTED BEFORE CONNECTION TO REHAB LIFT STATION. ANY PIPING NEEDING REPAIR WILL BE REPAIRED IN FIELD.

EXISTING

LIFT STATION REPAIR DETAIL



W/ 2 - 6 FT WIDE GATES
W/ LIGHT POLE
W/ FP2
CONCRETE (6") DRIVEWAY
INTERIOR OF LS SITE TO INCLUDE WEBB BACK FILL AND NO. 57 STONE.

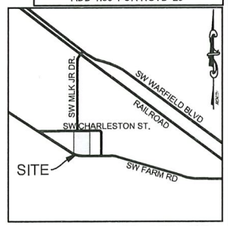
THIS SECTION OF PIPE IS HOLDING WATER (1/2 OF PIPE) COULD BE A BELLY. REVIEW IN FIELD PRIOR TO CONSTRUCTION.

*ENGINEER TO PROVIDE LS CALC. AND PUMPS / APPURTENANCES SHOP DRAWINGS



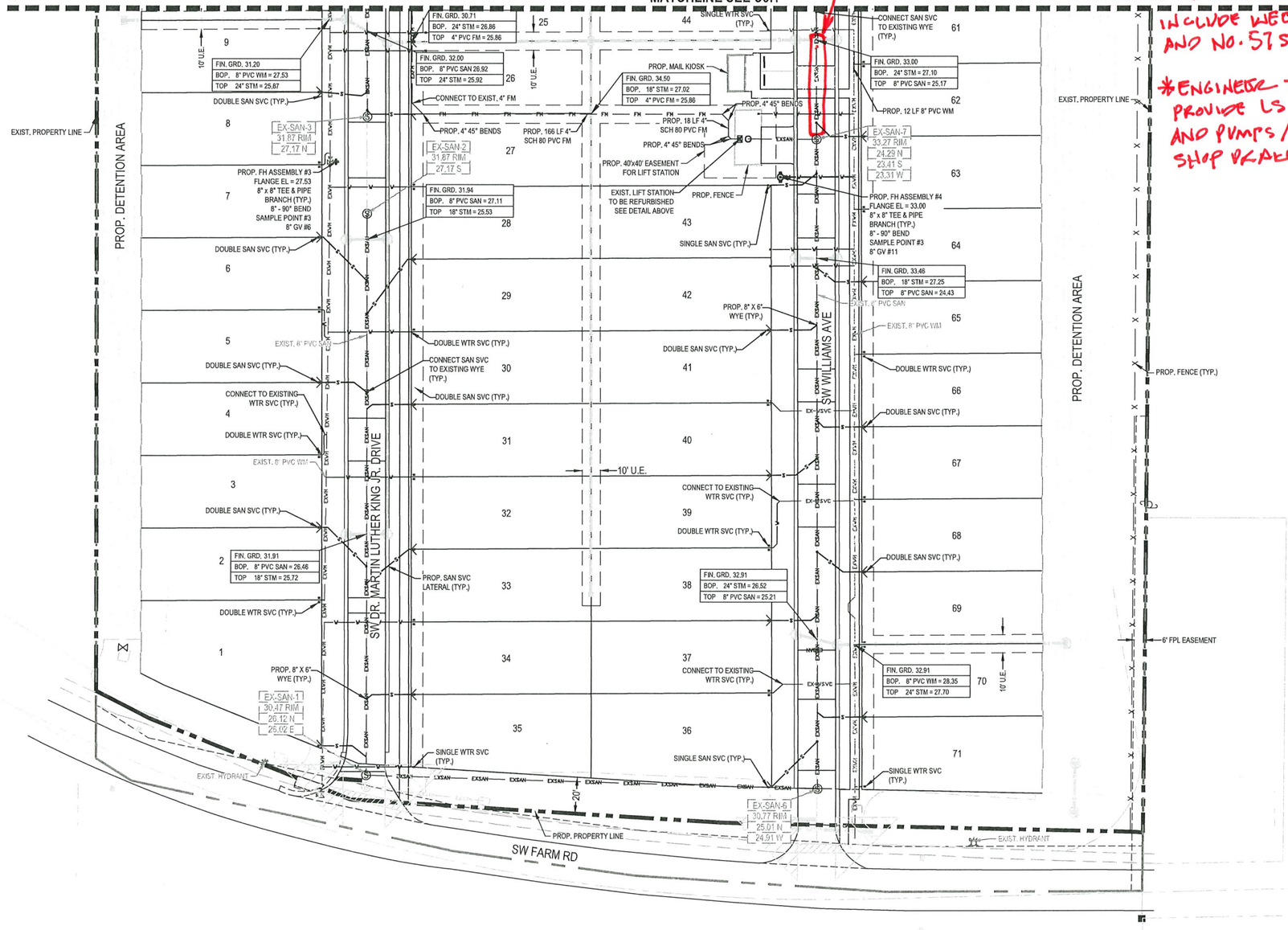
0 5 15 30 60 90
SCALE: 1" = 30'

DATUM = NAVD '88
ADD 1.53' FOR NGVD '29



SEC. 27 - TWP. 43S - RGE. 42E
LOCATION MAP
N.T.S.

MATCHLINE SEE C5.1



LEGEND

EXISTING WATERMAIN	EXWM
EXISTING FORCEMAIN	EXFM
EXISTING SANITARY SEWER	EXSAN
EXISTING STORM DRAINAGE	EXSTM
PROPOSED STORM DRAINAGE LINE W/ STORM STRUCTURE	
STRUCTURE NUMBER / RIM ELEVATION / INVERT	MH # / RIM / INV
PROPOSED SANITARY SEWER	S
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PROPOSED FULL DEPTH ASPHALT PAVEMENT	
PROPOSED MILL & RESURFACE	

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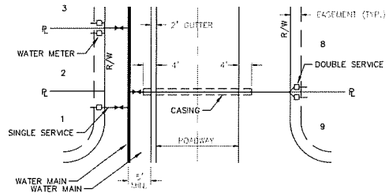
CDI PROJECT NO.
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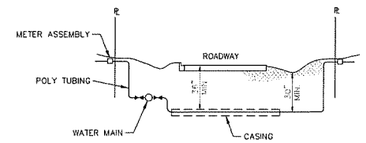
NO.	DATE	REVISION DESCRIPTION
1	11/19/25	SITE PLAN COMMENTS

POTABLE WATER & SANITARY SEWER PLAN

C5.2



PLAN



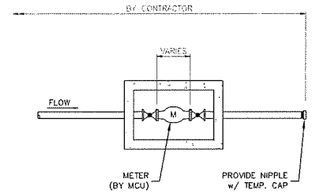
PROFILE

NOTES:

1. HOUSE SERVICE LATERAL UNDER PAVEMENT SHALL BE INSTALLED THROUGH A 2" MINIMUM PVC SCH. 80 CASING OR HDPE CASING (EXISTING ROADWAYS).
2. TAPPING SADDLE AND CORPORATION STOP MUST BE PLACED IN ACCESSIBLE AREAS, OUT FROM UNDER ANY PAVED AREAS.
3. SERVICE LOCATOR WIRE SHALL BE LAID IN THE TRENCH WITH ALL SERVICES, CONNECTED TO THE MAIN WIRE AND WRAPPED AROUND THE SERVICE PIPING OR TUBING. WIRE FOR POTABLE WATER SHALL BE BLUE IN COLOR.

MARTIN COUNTY CONSTRUCTION STANDARDS & DETAILS

REVISION		DWG No.
AUGUST 2016	WATER SERVICE CONNECTIONS (SINGLE OR DOUBLE) PLAN / PROFILE	3

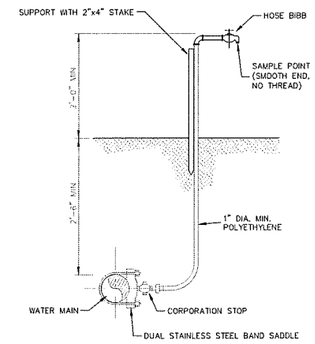


NOTES:

1. ALL VALVES TO BE STRAIGHT 1-1/2" BALL VALVES FOR 1-1/2" METER AND 2" BALL VALVES FOR 2" METER WITH LOCK-WING. (FLANGE AT METER) FORD OR APPROVED EQUAL.
2. SEE TYPICAL SERVICE DETAIL FOR MAIN CONNECTION.
3. METER BOX SHALL BE POLYMER CONCRETE AND FIBER REINFORCED POLYESTER.
4. PIPING SHALL BE 1-1/2" HDPE FOR 1-1/2" METER AND 2" HDPE FOR 2" METER, DR 9 WITH BRONZE COMPRESSION FITTINGS.

MARTIN COUNTY CONSTRUCTION STANDARDS & DETAILS

REVISION		DWG No.
AUGUST 2016	1-1/2" AND 2" METER DETAIL	5

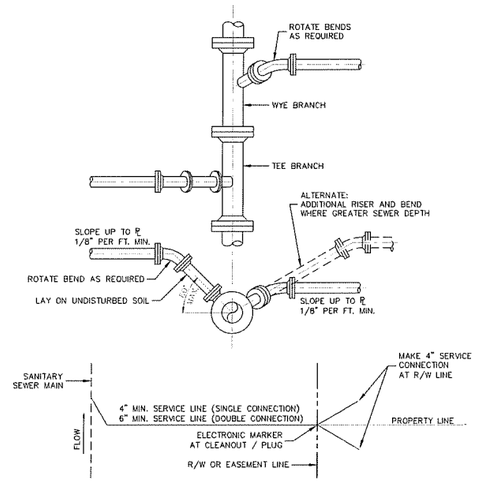


NOTES:

1. SAMPLE POINT SHOULD BE A SERVICE LINE.
2. AFTER SAMPLING IS COMPLETED AND APPROVED, SHUT OFF CORP. STOP, REMOVE TUBING, PLUG WITH BRASS PLUG AND LOCATE FOR RECORD DRAWINGS.
3. MOUNT METAL OR PLASTIC TAG INDICATING "SAMPLE POINT - DO NOT TURN OFF"

MARTIN COUNTY CONSTRUCTION STANDARDS & DETAILS

REVISION		DWG No.
AUGUST 2016	SAMPLE POINT DETAIL	9

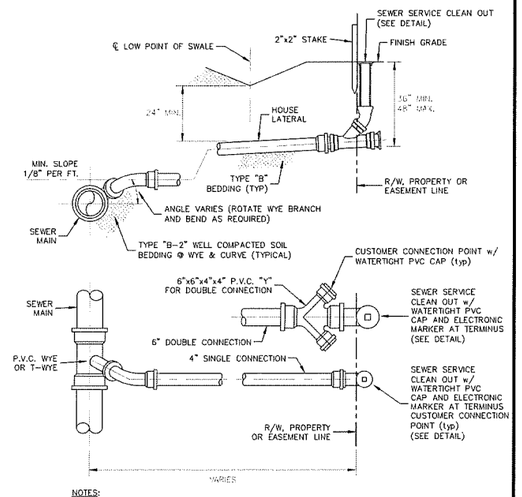


NOTES:

1. SERVICE LATERALS SHALL TERMINATE WITH A CLEANOUT AT ℄.
2. LATERAL DEPTH AT ℄ SHALL BE (3) FEET MIN., PLUGGED WATERTIGHT AND MARKED WITH 2" x 2" TREATED STAKE AND ELECTRONIC MARKER.

MARTIN COUNTY CONSTRUCTION STANDARDS & DETAILS

REVISION		DWG No.
AUGUST 2016	TYPICAL SEWER SERVICE CONNECTION	31

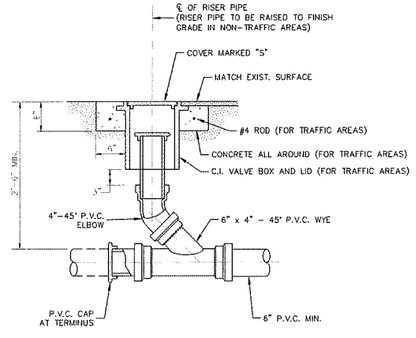


NOTES:

1. INVERT OF LATERAL TO BE 36" FROM FINISHED GRADE EXCEPT ON " WATER LINE SIDE " OF STREET R/W WHERE IT SHALL DROP TO 48" AS SOON AS DEPTH OF SEWER MAIN PERMITS.
2. THIS DETAIL TO BE USED WHEN TOP OF SEWER MAIN IS LESS THAN 7'-0" DEEP.
3. INSTALL MAGNETIC MARKERS AT THE END OF EACH SERVICE LINE OR OPPOSITE WYES AND RECORD LOCATION.
4. SERVICE LATERALS SHALL TERMINATE WITH A CLEANOUT AT ℄.

MARTIN COUNTY CONSTRUCTION STANDARDS & DETAILS

REVISION		DWG No.
AUGUST 2016	SANITARY SEWER LATERAL DETAIL	32



NOTES:

1. CONCRETE PAD w/ REBAR AND CAST IRON VALVE BOX TO BE INSTALLED IN TRAFFIC AREAS ONLY.

MARTIN COUNTY CONSTRUCTION STANDARDS & DETAILS

REVISION		DWG No.
AUGUST 2016	SEWER SERVICE CLEANOUT	33

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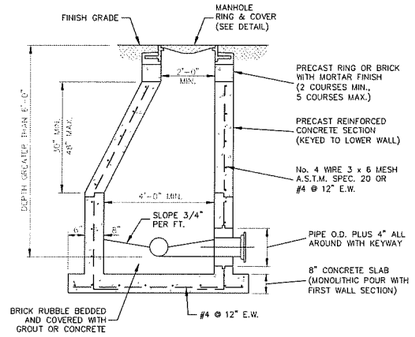
CDI PROJECT NO.
24849

DATE: 12/20/2024
DESIGNED: CDI
DRAWN: CDI

NO.	DATE	REVISION DESCRIPTION
1	11/19/25	SITE PLAN COMMENTS

WATER & SEWER DETAILS

C6.1

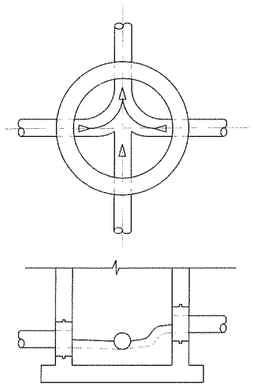


NOTES:

1. PROVIDE 0.1' DROP THROUGH MANHOLE.
2. PRECAST CONCRETE TYPE II, 4000 P.S.I.
3. "RAMNEK" OR EQUAL AT ALL RISER JOINTS (1/2" THICK WITH WIDTH AT LEAST 1/2 THE WALL THICKNESS) WITH GROUT ON INSIDE AND OUTSIDE.
4. ALL OPENINGS SHALL BE SEALED WITH A WATERPROOF NON-SHRINKING GROUT.
5. FLOW CHANNELS SHALL BE CONSTRUCTED TO DIRECT INFLUENT INTO FLOW STREAM. (SEE DETAIL)
6. LIFT HOLES ARE PERMITTED.
7. ALL PIPE HOLES SHALL BE PRECAST OR CORE-DRILLED.
8. SAND COLLAR OR APPROVED RUBBER BOOT MUST BE USED WITH P.V.C. PIPE.
9. MANHOLE TO RECEIVE 2 COATS WATER BASED EPOXY (PRO TECH EW-1 OR APPROVED EQUAL) ON THE INTERIOR AND EXTERIOR. TERMINAL MANHOLES, i.e. THE LAST MANHOLE PRIOR TO DISCHARGE TO A LIFT STATION, SHALL RECEIVE 2 COATS OF WATER BASED EPOXY ON THE EXTERIOR (PRO TECH EW-1 OR APPROVED EQUAL). THE INTERIOR SHALL RECEIVE COATING OF 120 MILS OF REZCLAD E-125S AR OR MIN. 1/2" SEWPER COAT OR IET SYSTEMS COATING (10 MILS PRIMARY COAT, 30 MILS INTERMEDIATE COAT, 5-10 MILS FINISH COAT) OR MIN. 1/2" REFRATTA HAC 100.

MARTIN COUNTY CONSTRUCTION STANDARDS & DETAILS

REVISION		DWG No.
AUGUST 2016	STANDARD MANHOLE	34

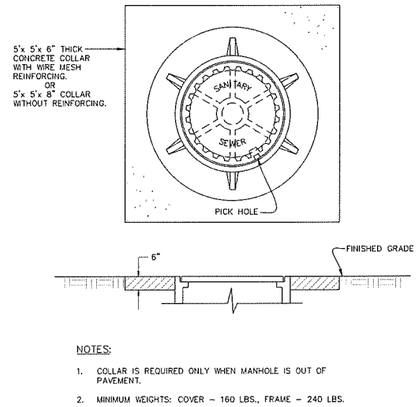


NOTES:

1. ALL INVERT CHANNELS ARE TO BE CONSTRUCTED FOR SMOOTH FLOW WITHOUT OBSTRUCTION.
2. PROPERLY SHAPED SPILLWAYS SHALL BE CONSTRUCTED BETWEEN PIPES WITH DIFFERENT INVERT ELEVATIONS TO PROVIDE FOR SMOOTH FLOWS.
3. BRICK AND CONCRETE RUBBLE PERMITTED AS FLOW CHANNEL BUILDUP.
4. SIDEWALLS OF FLOW CHANNEL SHALL BE AT LEAST HALF OF PIPE HEIGHT AT ALL POINTS.

MARTIN COUNTY CONSTRUCTION STANDARDS & DETAILS

REVISION		DWG No.
AUGUST 2016	INVERT FLOW CHANNEL DETAIL	37



NOTES:

1. COLLAR IS REQUIRED ONLY WHEN MANHOLE IS OUT OF PAVEMENT.
2. MINIMUM WEIGHTS: COVER - 160 LBS., FRAME - 240 LBS.
3. RING AND COVER SHALL BE U.S. FOUNDRY 420-C, VULCAN FOUNDRY V-101 OR APPROVED EQUAL.
4. MANHOLE COVER SHALL HAVE THE WORDS "SANITARY SEWER" CAST IN METAL.
5. MANHOLE COVER SHALL MEET H-20 TRAFFIC LOADING.

MARTIN COUNTY CONSTRUCTION STANDARDS & DETAILS

REVISION		DWG No.
AUGUST 2016	SANITARY SEWER MANHOLE RING AND COVER	38

CDI
CIVIL DESIGN, INC.
Service Driven Design – Engineered Results
1400 Centrepark Blvd, Suite 905
West Palm Beach, FL 33401
T: 561.659.5760 F: 561.659.5772
www.civil-design.com

HERITAGE PARK

16991 SW CHARLESTON ST
INDIANTOWN, FL 34956

APPROVED BY:
GABRIEL BURDEN LICENSE NO. 75425 STATE OF FLORIDA PROFESSIONAL ENGINEER

THIS ITEM HAS BEEN DIGITALLY SIGNED AND SEALED BY GABRIEL BURDEN, P.E. 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.

Gabriel Burden, P.E.
Florida License No. 75425

CDI PROJECT NO.
24849

DATE:	12/20/2024
DESIGNED:	CDI
DRAWN:	CDI

NO.	DATE	REVISION DESCRIPTION
1	11/19/25	SITE PLAN COMMENTS

WATER & SEWER DETAILS

C6.2

Douglas V Killane III

Fire Marshal

Fire Rescue Department

Martin County Board of County Commissioners

772-288-5633

Dept Email: Fire_prev@martin.fl.us

To Protect Lives, Property and the Environment with Safety, Integrity and Excellence

Finding Compliance 10-20-2025

The Fire Prevention Division finds this submittal to be in compliance with the applicable provisions governing construction and life safety standards of the Florida Fire Prevention Code. This occupancy shall comply with all applicable provisions of governing codes whether implied or not in this review, in addition to all previous requirements of prior reviews.

ARNO
Environmental Consultants, Inc.

MEMORANDUM

To: Deanna Freeman, Village of Indiantown

From: Arnaud Roux, ARNO Environmental Consultants, Inc.

Date: 7-7-2025

SUBJECT: Heritage Park SP-25-016
Environmental Review

The following memorandum was prepared at the request of the Village of Indiantown Community & Economic Development Director to review the environmental elements of the proposed Heritage Park project development application. The following environmental comments are based on the response letter by the Applicant's planner dated June 30, 2025 and associated re-submittal material, provided in response to the May 19, 2025 Development Review Colleagues (DRC) review comments. The environmental comments are based on the natural resources-related Goals, Objectives, and Policies of the Comprehensive Plan (Comp Plan), the Land Development Regulations (LDR), and applicable Village of Indiantown ordinance(s):

The Environmental Assessment dated September 2024 and submitted with the development application provides an adequate evaluation of the site and its natural resources. We concur with the findings of the Environmental Assessment indicating that there are "*no native uplands or wetland habitats*", that "*the property does not provide ideal foraging and nesting habitat for state and federally listed wildlife species*", and that "*no such species were observed during the September 2024 site visit*". We also concur that native trees are limited to cabbage palm trees, none of which constitute "*mature native vegetation*". No further justification is requested for the removal of the native cabbage palm trees.

Please forward the Environmental Resource Permit for the proposed project from the South Florida Water Management District when it has been issued and other relevant environmental resource permit(s), if any other are being thought, before commencement of the permitted development.

In the absence of any natural resources such as wetlands, native trees, and/or listed species on the proposed project site, there are no further environmental review comments.

695 NE SAVANNAH VISTA • JENSEN BEACH, FL 34957
ar@arnoenvironmental.com • 772-924-8334

THE SCHOOL BOARD OF MARTIN COUNTY, FLORIDA
Facilities Department
District Office, 1939 SE Federal Highway, Stuart, FL 34994 ● Telephone (772) 219-1200 ex.30131

Martin County School District General School Capacity Analysis

This general analysis is completed to meet the development review policies specified in Section 6.2.6 of the Martin County, City of Stuart, and Martin County School Board Interlocal Agreement for School Facilities Siting and Planning, and Section 17.7 Public School Facilities Element of the Martin County Comprehensive Plan.

Applicant: **DR Horton**
Project Name: **Heritage Park**

Parcel # - 01-40-38-000-000-00090-5 & 01-40-38-000-000-00092-3 PCN: -

Date: 8.20.25 -

Request: Request for a General School Capacity Analysis for Heritage Park

Student Generation Calculation:

Residential Units (1 yrs.)	71
Current Student Generation Rate	.1987
Elementary 61%	9
Middle 22%	3
High 17%	3
Total Forecasted Students	**15**

School Zone Enrollment & Permanent Capacity:
Enrollment Numbers below reported from FOCUS, Projections through School District CIP Application

CSA	2024-2025 (as of 2/07/25) Enrollment	2024-2025 COFTE Projected Enrollment	2024-2025 LOS Concurrency Capacity
West – Warfield Elementary School	856	765	911
West - Indiantown Middle School	444	486	933
West – South Fork High School	1749	1651	2,114

Comments: This General School Capacity Analysis shall be used in the evaluation of a development proposal but shall not provide a guarantee that the students from the above- referenced project will be assigned to attend the particular school(s) listed. The analysis indicates the elementary, middle and high school enrollment is projected to meet the Concurrency (LOS) Level of Service capacity.

A defined area outside the development on a perimeter street that will need to be designated for a school bus to pick up and drop off students, preferably a turn lane, etc. to not block street traffic. School Buses do not pickup students inside a development.

A School Concurrency Review is completed for Final Site Plan applications that include residential units.

Facilities Department
Martin County School District
1939 SE Federal Highway
Stuart, Florida 34994
Ph. 772.219.1200 Ext 30131

VILLAGE OF INDIANTOWN, FLORIDA

RESOLUTION NO. 001-2026

A RESOLUTION OF THE VILLAGE COUNCIL OF THE VILLAGE OF INDIANTOWN, FLORIDA, APPROVING APPLICATION NO. SP-25-016 FOR THE MAJOR SITE PLAN FOR AN APPROXIMATELY 10.87-ACRE +/- 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.

WHEREAS, Indiantown Nonprofit Housing, Inc. is seeking approval of Application No. SP-25-016 for a Major Site Plan, pursuant to Village of Indiantown Land Development Regulations ("LDR") Sec. 12-8 – Major Site Plan.; and

WHEREAS, the Subject Property is located on two lots at 16986 SW Charleston Street and 16991 SW Farm Road, Indiantown; and

WHEREAS, the Subject Property is zoned Neighborhood Mixed Use; and

WHEREAS, the proposed project consists of 71 single-family residential lots; and

WHEREAS, the proposed project has an overall density of 6.5 dwelling units per acre; and

WHEREAS, the legal description, attached hereto as Exhibit "A", describes the Subject Property as referenced herein; and

WHEREAS, Heritage Park Major Site Plan includes 71 single-family lots, retention/vegetative areas, internal roadways, and supporting infrastructure (Exhibit B); and

WHEREAS, Village Planning Staff has reviewed and recommended approval of the proposed Major Site Plan, subject to conditions, to the Planning and Zoning Appeals Board and Village Council; and

WHEREAS, Village Planning Staff's report concerning the proposed Major Site Plan, related agenda memoranda and materials, and the Application are hereby adopted and incorporated herein; and

WHEREAS, the Village of Indiantown's Planning, Zoning and Appeals Board held a duly advertised public hearing on January 7, 2026, to consider the proposal, and thereafter recommended approval, subject to conditions, to the Village Council; and

WHEREAS, the Village Council conducted a duly advertised public hearing on January 8, 2026, concerning the proposed Major Site Plan, and has considered all comments received; and

WHEREAS, the Village Council finds that Indiantown Nonprofit Housing, Inc. complied with the requirements of applicable law, including the Village Land Development Regulations and the Village Comprehensive Plan, and that the approval of the Major Site Plan, subject to conditions, is in the best interests of the health, peace, safety, and general welfare of the residents, businesses, and property owners of the Village of Indiantown.

NOW, THEREFORE BE IT RESOLVED, BY THE VILLAGE COUNCIL OF THE VILLAGE OF INDIANTOWN, FLORIDA, AS FOLLOWS:

SECTION 1. RECITALS. The above recitals and "Whereas" clauses are hereby included as findings by the Village Council of the Village of Indiantown and are otherwise fully incorporated herein.

SECTION 2. APPROVAL WITH CONDITIONS. The Village Council, after reviewing competent substantial evidence in the record and a duly noticed public hearing, hereby approves the Application subject to conditions and finds that the Application meets the requirements for Major Site Plan approval as set forth in Section 12-8 of the Village Land Development Regulations. Conditions are as follows:

1. That the plans associated with this approval be substantially in accordance with those submitted for public hearing, and may be examined, in the Village Clerk's Office and are entitled "Heritage Park Major Site Plan", dated 2025-03-05 with latest revisions dated 2025-11-12 Submittal 3.
2. Provide the following as part of building permit set submittal:
   a. Submit evidence that a property address has been assigned to the property in accordance with the Village address assignment procedures.
   b. All sign dimensions and materials must be provided for approval.

c. A unity of title or a homeowner's association to maintain common areas in a form acceptable to the Village Attorney.

3. No permits for construction or development activity shall be issued until all required documents, plans, and fees are received and approved as required by Chapter 12, Land Development Regulations of the Village of Indiantown.
4. Failure to submit the required documents, plans and fees as required by Chapter 12, Land Development Regulations of the Village of Indiantown, shall render approval of the Major PUD Site Plan, for the project null and void.
5. All other applicable State or Federal permits must be obtained as applicable before commencement of the development pursuant to Section 166.033, Florida State Statutes.
6. The Applicant shall submit a Plat Application for the development.
7. A site clearing plan with tree barricades identified shall be provided prior to site permitting.
8. All signs shall be consistent with Sec. 3-4.15. – Signage, of the Village Land Development Code.
9. The Applicant agrees to the payment of Engineering Permit and Inspection Fees (1/2% of total value for all site improvements) per Resolution 017-2021.
10. That the Applicant agrees to the payment of Clearing Permit Fees ($100/acres) pursuant to Resolution 017-2021.
11. That the Applicant submits an executed Utility Developer's Agreement and payment for capacity charges (when applicable).
12. That the Developer is to provide a copy of approved Martin County permit for roadway connections to SW Farm Road.
13. The following are clarification items to ensure the approved as noted items on the Civil Plan Sheets are addressed:
    i) Sheet C5.1, references a segment of gravity sewer, MH4 to MH4A, that may need to be removed, this will be addressed during construction.
    ii) Sheet C5.2. references a segment of gravity sewer that appears to have ponding water (about half of the pipe) indicating a possible belly in the pipe. This will be required to be addressed during construction.
    iii) Sheet C5.2, the existing lift-station on-site, will be rehabbed as noted, with red lines, in accordance with Village standards, with material and equipment that meets these. The references noted on the plans may not delineate all required improvements, as other items may surface once construction commences. These other items will be the responsibility of the Developer.

GENERAL CONDITIONS

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

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

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

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

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

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

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

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

SECTION 3. VIOLATION. Failure to adhere to the terms of any approval shall be considered a violation of the Village Land Development Regulations. Penalties for such violation shall be as prescribed by the Village Code of Ordinances, which include, but are not limited to, the revocation of the approval granted by this Resolution.

SECTION 4. EFFECTIVE DATE. In accordance with the Village Code of Ordinances and Land Development Regulations this approval shall become effective upon adoption.

ADOPTED the ____ day of _____, 2026.

ATTEST:

_____
LARHONDA MCBRIDE
VILLAGE CLERK

VILLAGE OF INDIANTOWN, FLORIDA

_____
CARMINE DIPAOLO
MAYOR

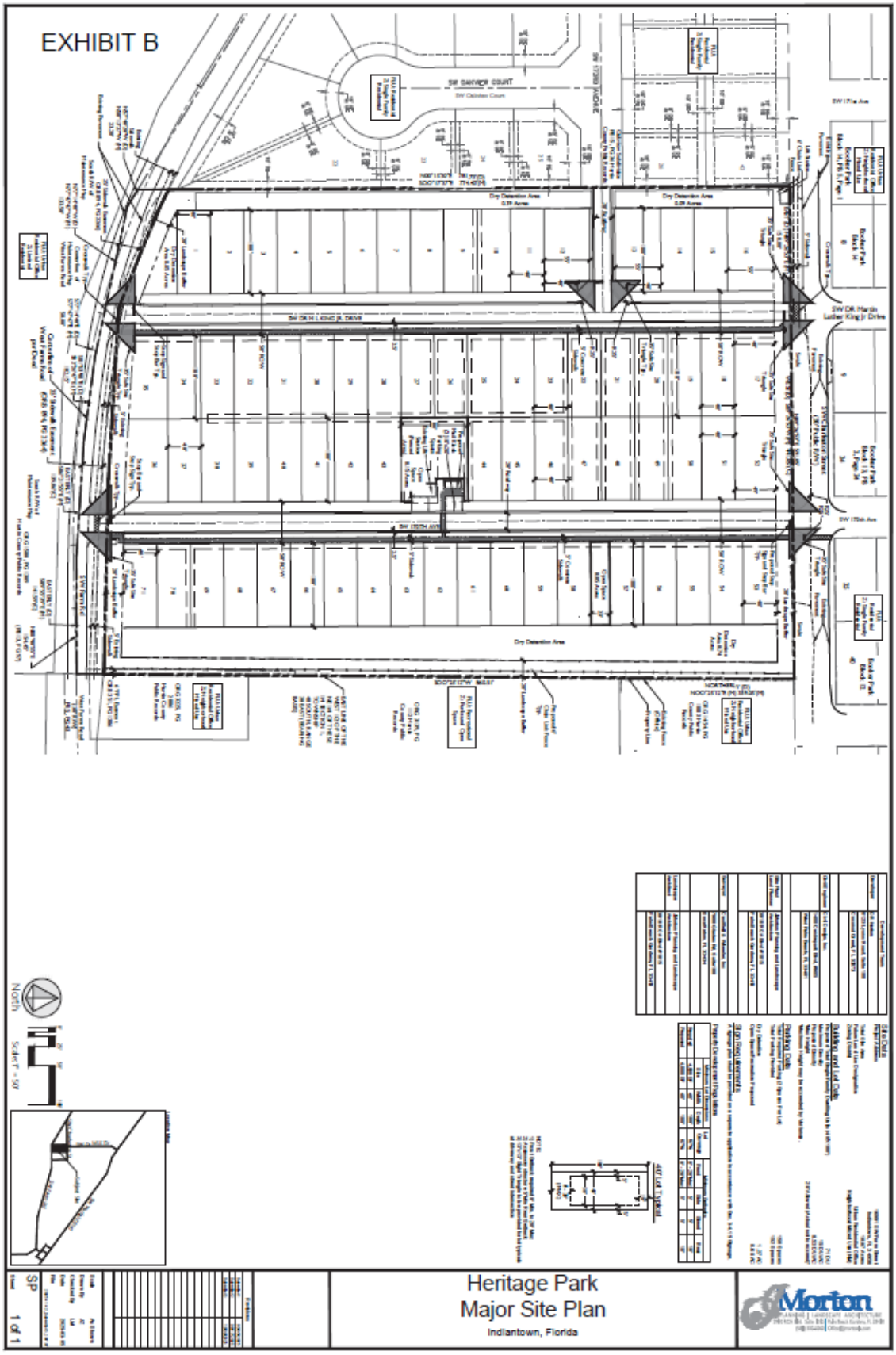
REVIEWED FOR FORM AND
CORRECTNESS:

_____
WADE C. VOSE
VILLAGE ATTORNEY

Exhibit "A"
Subject Property

COMMENCING AT THE NORTHEAST CORNER OF THE SOUTHEAST 1/4 OF SECTION 1, TOWNSHIP 40 SOUTH, RANGE 38 EAST, THENCE SOUTH 89°26'53" WEST, ALONG THE NORTH LINE OF SAID SOUTHEAST 1/4 FOR A DISTANCE OF 660.95 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE SOUTH 89°26'53" WEST ALONG THE NORTH LINE OF THE SOUTHEAST 1/4 OF SECTION 1, SAID NORTH LINE BEING THE SOUTH RIGHT OF WAY LINE OF SW CHARLESTON STREET (A 50 FOOT PUBLIC RIGHT OF WAY), FOR A DISTANCE OF 591.05 FEET, TO THE NORTHEAST CORNER OF OAKVIEW SUBDIVISION AS RECORDED IN PLAT BOOK 15, PAGE 36, PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA; THENCE PROCEED SOUTH 00°17'37" EAST ALONG THE EAST LINE OF SAID OAKVIEW SUBDIVISION, A DISTANCE OF 774.40 FEET TO THE NORTH RIGHT OF WAY LINE OF WEST FARMS ROAD AS SHOWN ON MARTIN COUNTY MAINTENANCE MAP RECORDED IN PLAT BOOK 13, PAGE 97, PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA; THENCE ALONG SAID NORTH RIGHT OF WAY LINE THE NEXT FIVE COURSES, SOUTH 63°22'28" EAST, A DISTANCE OF 33.43 FEET; THENCE, SOUTH 68°08'11" EAST, A DISTANCE OF 120.08 FEET; THENCE SOUTH 86°31'06" EAST, A DISTANCE OF 206.22 FEET; THENCE SOUTH 88°41'56" EAST, A DISTANCE OF 229.47 FEET; THENCE SOUTH 84°05'19" EAST, A DISTANCE OF 4.59 FEET; THENCE DEPARTING SAID RIGHT OF WAY LINE, NORTH 00°25'12" EAST, ALONG THE EAST LINE OF THE WEST 1/2 OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SAID SECTION 1, A DISTANCE OF 828.21 FEET TO THE POINT OF BEGINNING.

SAID PARCEL CONTAINING 10.87 ACRES MORE OR LESS.


EXHIBIT B
Heritage Park
Major Site Plan
Indiantown, Florida
Morton

Heritage Park

Major Site Plan

Village of Indiantown, Florida

Village Council Meeting 1-8-2026

Applicant Request

Indiantown Nonprofit Housing, Inc. is seeking a recommendation of approval from the Planning, Zoning and Appeals Board for the Heritage Park Major Site Plan, pursuant to 12 Subsection LDR Sec.12-8. – Major Site Plan of the Indiantown Land Development Regulations (LDRs).

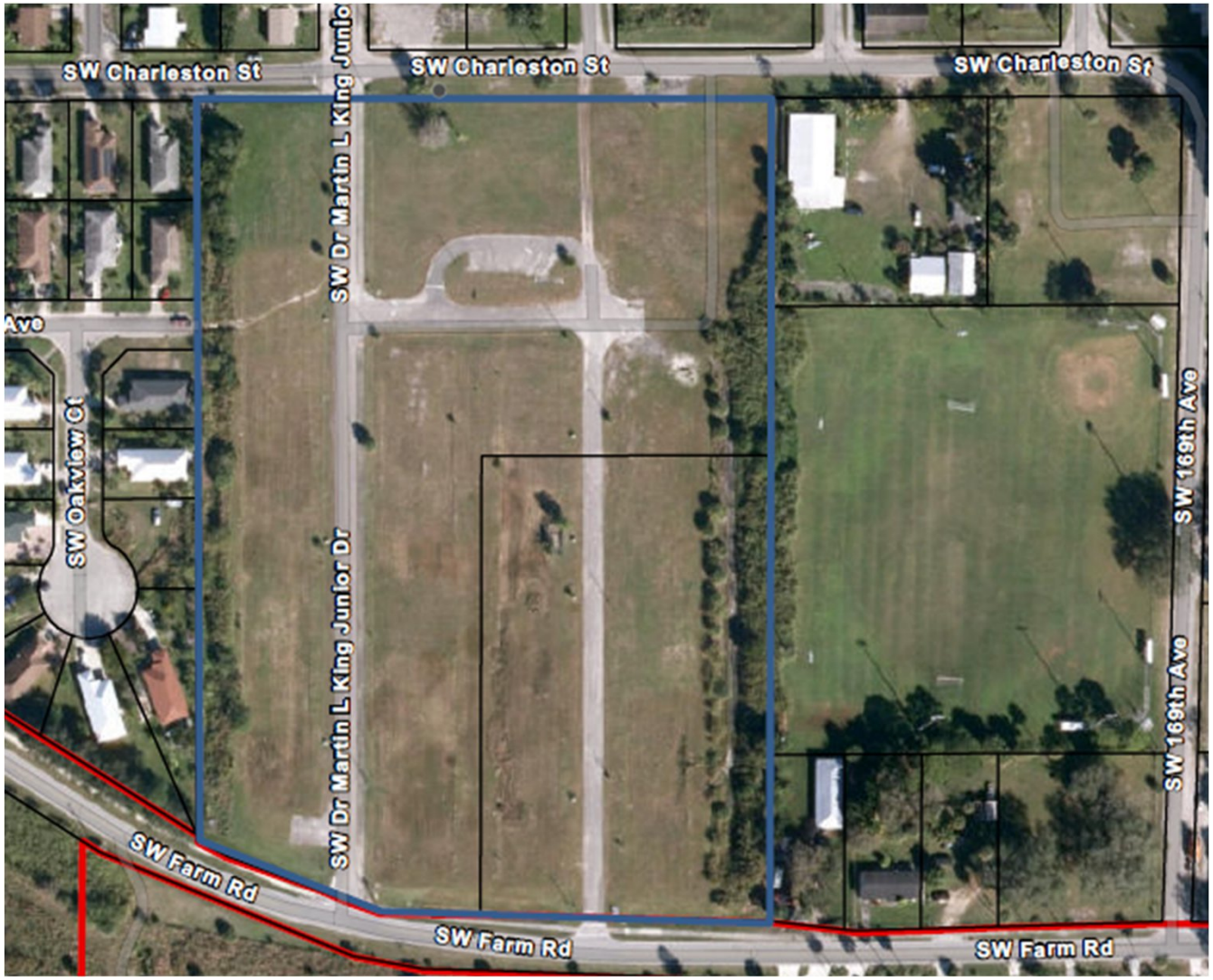
Application Number: SP-25-016 Heritage Park Major Site Plan

Property Location



Property Location




SW Charleston St
SW Charleston St
SW Charleston St
SW Dr Martin L King Junio
SW Dr Martin L King Junior Dr
SW Oakview Ct
SW 169th Ave
SW 169th Ave
SW Farm Rd
SW Farm Rd
SW Farm Rd

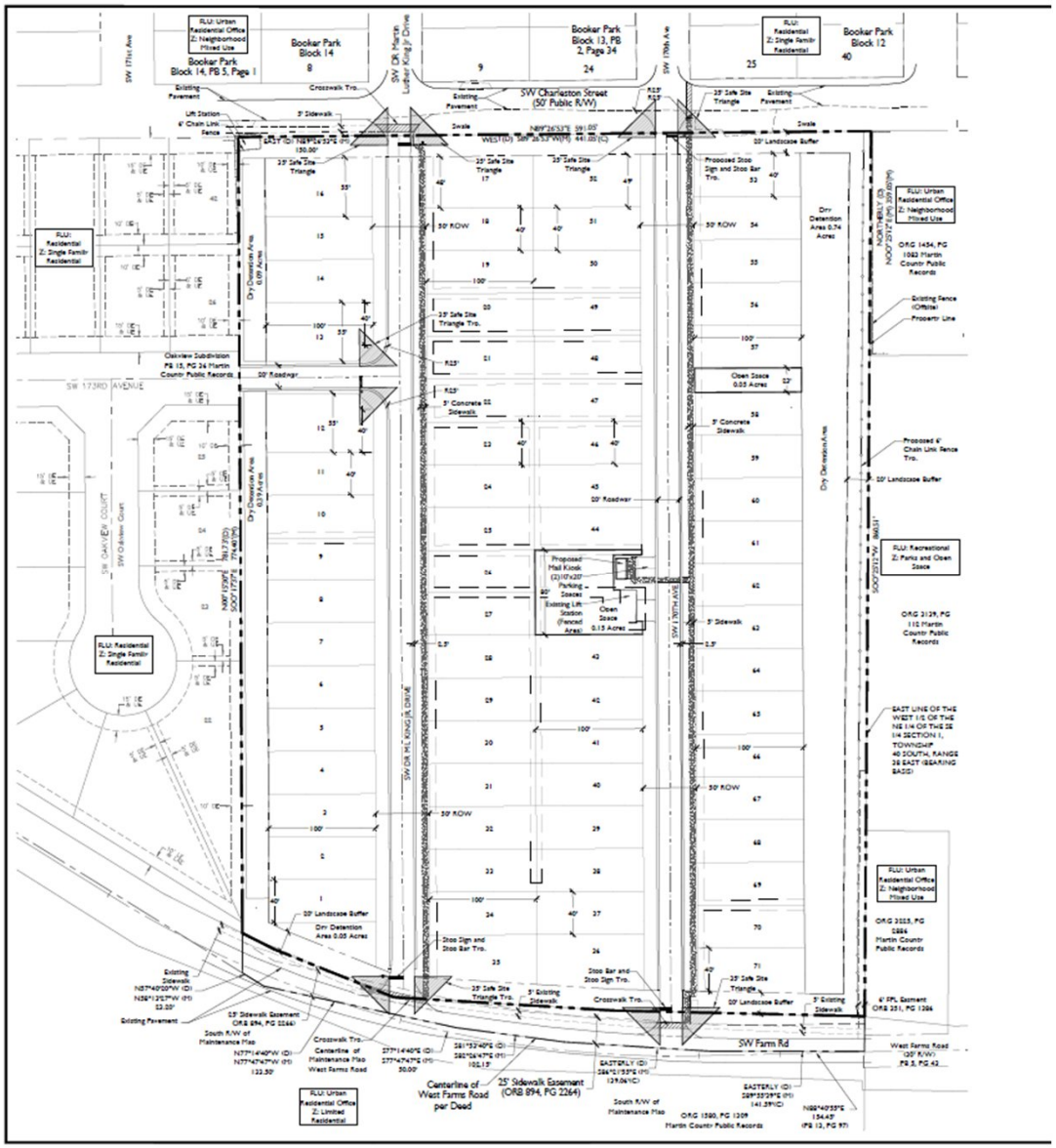
Future Land Use Map: Urban Residential Office Land Use Designation



Zoning Map: Neighborhood Mixed Use Zoning District



Proposed Major Site Plan



Development Team	
Developer	DR Horton
	6123 Lyons Road, Suite 100
	Coconut Creek, FL 33073
Civil Engineer	Civil Design, Inc.
	1400 Centrepark Blvd, #905
	West Palm Beach, FL 33401
Site Plan/ Land Planner	JMorton Planning and Landscape Architecture
	3910 RCA Blvd #1015
	Palm Beach Gardens, FL 33410
Surveyor	Caulfield & Wheeler, Inc
	7900 Glades Rd, Suite 100
	Boca Raton, FL 33434
Landscape Architect	JMorton Planning and Landscape Architecture
	3910 RCA Blvd #1015
	Palm Beach Gardens, FL 33410

Site Data

Project Address	16991 SW Farm Street Indiantown, FL 34956
Total Site Area	10.87 Acres
Future Land Use Designation	Urban Residential Office
Zoning District	Neighborhood Mixed Use (NM)

Building and Lot Data

Proposed Total Single Family Dwelling Units (40'X100')	71 DU
Maximum Density	15 DU/AC
Proposed Density	6.53 DU/AC
*Max Height	28' Allowed (Actual not to exceed)'
*Maximum Height may be exceeded by Variance.	

Parking Data

Total Required Parking (2 Spaces Per Lot)	150 Spaces
Total Parking Provided	152 Spaces
Dry Detention	1.27 AC
Open Space/Recreation Proposed	0.68 AC

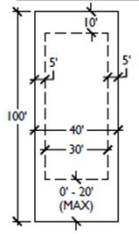
Sign Requirements

A signage plan shall be provided as a seperate application in accordance with Sec. 3-4.15 Signage.

Property Development Regulations

	Minimum Lot Dimensions			Lot Coverage	Minimum Setbacks			
	Size	Width	Depth		Front	Side	Street	Rear
Required	4,000 SF	40'	100'	67%	0' - 20' Max	5'	5'	10'
Proposed	4,000 SF	40'	100'	67%	0' - 20' Max	5'	5'	10'

40' Lot Typical



NOTE:
1) Front Setback required 0' Min. to 20' Max
2) Accessory structure 5' Min Rear Setback
3) 13'x13' Sight Triangle to be provided for lot typicals at driveway and street intersection

Approval Criteria

The Major Site Plan application materials have been reviewed in accordance with Sec. Sec. 12-8. – Major Site Plan, Land development regulations (LDR). The application and public advertising and noticing have been deemed to be consistent and in compliance with the submission and approval criteria.

Recommendations

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

The proposal satisfies criteria included in Pursuant to Sec. 12-8. – Major Site Plan, Village Land Development Regulations.

Village Staff recommends approval of Application SP-25-016 Heritage Park Major Site Plan.

QUESTIONS?

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

DEVELOPMENT APPLICATION

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

LM
INITIALS

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

2 APPLICATION TYPE (Check all the applicable development applications)

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

3 PROJECT DESCRIPTION

Project Location — Parcel ID Number(s): 01-40-38-000-000-00090-5 & 01-40-38-000-000-00092-3

Development / Project Name	Heritage Park
Development / Project Address	16986 SW Charleston Street & 16991 SW Farm Road
Valuation of Proposed Development	$6,506,243.
Current Use(s) of Property	Vacant
Proposed Use(s) of Property	Residential
Residential Use(s) / Unit Type(s)	**Single Family**
Number of Residential Units	*58 dwelling units*
Non-residential Total Building Gross SF	N/A
Site Area (SF & Acres)	11.28 acres

3 TEAM MEMBERS CONTACT INFORMATION (Combination of multiple titles is permitted, e.g. Agent & Architect)	
Select Title: (Agent) / Planner / Architect / Landscape Architect / Engineer / Land Use Attorney / Other:	
Name: Lauren McClellan / Michelle Duchene	Company: JMorton Planning & Landscape Architecture
Telephone No.: (561) 500-5060	E-mail: lmcclellan@jmortonla.com / mduchene@jmortonla.com
Select Title: Planner / Architect / Landscape Architect / (Engineer) / Land Use Attorney / Other:	
Name: Gabe Burden	Company: Civil Design, Inc.
Telephone No.: (561) 659-5760	E-mail: gburden@civil-design.com
Select Title: Planner / Architect / Landscape Architect / Engineer / Land Use Attorney / (Other: Contract Purchaser)	
Name: Rafael J. Roca	Company: DR Horton
Telephone No.: (954) 949-3061	E-mail: rroca@drhorton.com
Select Title: Planner / Architect / Landscape Architect / Engineer / Land Use Attorney / Other:	
Name:	Company:
Telephone No.:	E-mail:
Select Title: Planner / Architect / Landscape Architect / Engineer / Land Use Attorney / Other:	
Name:	Company:
Telephone No.:	E-mail:
Select Title: Planner / Architect / Landscape Architect / Engineer / Land Use Attorney / Other:	
Name:	Company:
Telephone No.:	E-mail:

4 PROPERTY OWNER INFORMATION	
Name: Indiantown Nonprofit Housing, Inc.	Signature:
Telephone No.: 305-242-2188	E-mail: steveKill@civilneighborhoods.org
Address: PO Box 343529, Florida City, Florida 33034	

NOTARIZATION

STATE OF Florida /COUNTY OF Miami Dade

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

this 14th day of February, 2025, by Steven Kill (name of person acknowledging)

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

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

FABIOLA VIDALES
Notary Public - State of Florida
Commission # HH 152545
My Comm. Expires Jul 26, 2025
Bonded through National Notary Assn.

AGENT AUTHORIZATION FORM

Parcel Id(s) 01-40-38-000-000-00090-5 & 01-40-38-000-000-00092-3

Subject Site Address 16986 SW Charleston Street & 16991 SW Farm Road

Property Owner Indiantown Nonprofit Housing, Inc.

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

Rafael J. Roca ,of DR Horton
(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 6123 Lyons Road, Coconut Creek, Florida 33073

Business Phone (954) 949-3061 Mobile (561) 706-3747

E-mail rroca@drhorton.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 MIAMI DADE ~~BROWARD~~

Sworn and subscribed before me this 18th day of February, 2025.

Signature of Notary Public
Notary Public for the State of Florida

FABIOLA VIDALES
Notary Public - State of Florida
Commission # HH 152545
My Comm. Expires Jul 26, 2025
Bonded through National Notary Assn.

My Commission Expires
July 26, 2025

AGENT AUTHORIZATION FORM

Parcel Id(s) 01-40-38-000-000-00090-5 & 01-40-38-000-000-00092-3

Subject Site Address 16986 SW Charleston Street & 16991 SW Farm Road

Property Owner Indiantown Nonprofit Housing, Inc.

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

Lauren McClellan (Contractor / Agent), of JMorton Planning & Landscape Architecture (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 3910 RCA Boulevard, Suite 1015, Palm Beach Gardens, Florida 33410

Business Phone (561) 500-5060 Mobile (561) 350-8306

E-mail lmcclellan@jmortonla.com

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

Owner Signature

Lau L. McClellan

Agent Signature (to accept authorization)

STATE OF FLORIDA:
COUNTY OF Miami Dade

Sworn and subscribed before me this 14th day of February, 2025.

Signature of Notary Public
Notary Public for the State of Florida

FABIOLA VIDALES
Notary Public - State of Florida
Commission # HH 152545
My Comm. Expires Jul 26, 2025
Bonded through National Notary Assn.

My Commission Expires
July 26, 2025

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), Indiantown Non-Profit Housing, Inc., 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.

2/19/25
Signature and Date
STEVEN KILL PRESIDENT

Signature and Date

Sworn to and subscribed to before me this 14th day of February, 2025

Notary Public

Commission Expires July 26, 2025

FABIOLA VIDALES
Notary Public - State of Florida
Commission # HH 152545
My Comm. Expires Jul 26, 2025
Bonded through National Notary Assn.

CORPORATION AFFIDAVIT

(I/WE), STEVEN KILK, 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.

Fruitvale Non-Profit Housing, Inc.

Name of Corporation

Attest: _____

_____
Authorized Signature

President

Office Held

(Corp. Seal)

Sworn to and subscribed to before me this 14th day of February, 2025

Notary Public _____

Commission Expires July 26, 2025

FABIOLA VIDALES
Notary Public - State of Florida
Commission # HH 152545
My Comm. Expires Jul 26, 2025
Bonded through National Notary Assn.

PARTNERSHIP AFFIDAVIT

N/A

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

_____
Name of Partnership

By_____ _____%

By _____ _____%

By _____ _____%

By _____ _____%

_____
Signature

STATE OF FLORIDA:
COUNTY OF_____

Sworn and subscribed before me this _____ day of _____, 20_____.___

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

My Commission Expires

_____

ATTORNEY AFFIDAVIT

N/A

I, _____, 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_____

Sworn and subscribed before me this _____ day of _____, 20_____.___

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

My Commission Expires

_____

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.

Indiantown Non-Profit Housing, Inc.
Corporation Name

Name, Address and Office	Percentage of stock
NOT APPLICABLE	
Not-for-profit Corporation	

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

N/A

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: February 19, 2025

Full Name: Rafael J. Koca

Current Address: 6123 Lyons Road City: Coconut Creek

State: FL Zip: 33073

Telephone Number (954) 949-3000 Email: mdbolivar@drhorton.com

Signature

STATE OF FLORIDA:
COUNTY OF Broward

Sworn and subscribed before me this 19th day of February, 2025.

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

DARLENE DE PAULA
Notary Public - State of Florida
Commission # HH 140298
My Comm. Expires Jun 10, 2025
Bonded through National Notary Assn.

My Commission Expires
June 10th, 2025

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 Rafael J. Roca, 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: _____

Narrative
Heritage Park

REQUEST

On behalf of the Applicant, JMorton Planning & Landscape Architecture is requesting Major Site Plan Approval for the property located at 16986 SW Charleston Street and 16991 SW Farm Street ("Property"). The future land use of the Property is Urban Residential Office and the zoning designation is Neighborhood Mixed Use (NM). While within the jurisdiction of Martin County, the 11.28 acre Property was in review for the development of 41 single family lots and an assisted living facility. The Applicant is proposing to maintain the lot configuration as originally proposed while adding 17 single family lots where the assisted living facility was previously proposed. In total, the proposed application is for 58 single family lots on the 11.28 acre property.

As the Property has recently been incorporated into the limits of the Village of Indiantown, it is the Applicant's understanding that much of the site infrastructure is already in place on the Property, however the Applicant understands that plan design and layout may impact current location of facilities.

MAJOR SITE PLAN APPROVAL CRITERIA

The Village of Indiantown requires that five criteria be addressed in order to approve a Major Site Plan. The criteria per Village Code Section 12.8.2(5) are addressed below.

a. The development permitted by the application, if granted, conforms to the growth management plan, is consistent with applicable area or neighborhood studies or plans, and would serve a public benefit warranting the granting of the application at the time it is considered.
Response: The proposed major site plan aligns with the Village's Comprehensive Plan and growth management strategy. The Property's current Future Land Use designation is Urban Residential Office, a category designed to accommodate a mix of low- to medium-density residential development, including single-family detached homes, with a maximum density of 15 units per acre. The proposed development, with a density of 5.3 units per acre, falls well within this designation. Previously used for FEMA housing, the Property already has established roads and utilities to support the new development. This single-family residential project will provide much-needed housing for the Village's growing population while maintaining consistency with the existing development pattern.

As described above, the proposed development is consistent with the following goals, objectives, and policies of the Village's comprehensive plan:

Goal LI Land Development Plan: Develop and maintain an understandable and predictable plan for the use and development of land in the Village of Indiantown.
Objective L1.1 Planning Land for the Village Vision: The Village of Indiantown Comprehensive Plan shall protect and enhance the quality of life and include policies to capitalize on existing infrastructure, discourage a sprawl pattern and provide educational, cultural, recreational, commercial, industrial and employment opportunities for the citizens.
Objective L1.2 Development and Availability of Resources: Direct development to areas which have in place, or have agreements to provide, the land and water resources, and service capacity to accommodate growth in an environmentally acceptable manner.
Goal L2 Planning for Growth: Provide for a high quality of life by planning for population growth, public and private development and redevelopment and the proper distribution, location and extent of land uses by type, density and intensity consistent with adequate levels of services and efficient use of facilities and the protection of natural resources and residential neighborhoods.
Objective L2.1 Sustainable Vision: Create a sustainable community with high quality neighborhoods with preserving small-town feel and sense of community.

Policy L2.1.7 Proof of Utility Capacity: The Village of Indiantown shall require written confirmation of potable water capacity from the private utility provider from all applicants for development approval prior to the issuance of a development order.
Policy L6.1.8 Urban Residential Office Future Land Use: The Urban Residential Office Future Land Use category is intended to provide a mix of low to medium density residential and small-scale commercial development. Residential uses and types include, but are not limited to, single family detached houses and multifamily residential structures. Commercial uses include, but are not limited to, small professional offices and small retail which supports the surrounding residential uses.

b. The development permitted by the application, if granted, will have a favorable impact on the environmental and natural resources of the Village, including consideration of the means and estimated cost necessary to minimize the adverse impacts, the extent to which alternatives to alleviate adverse impacts may have a substantial impact on the natural and human environment, and whether any irreversible or irretrievable commitment of natural resources will occur as a result of the proposed development.
Response: The proposed single-family residential development will have a favorable impact on the environmental and natural resources of the Village by utilizing an already developed site with existing infrastructure, thereby minimizing disturbances to undisturbed natural areas. Since the Property was previously used for FEMA housing, roads and utilities are already in place, reducing the need for additional land clearing and mitigating potential environmental impacts. To further minimize adverse environmental effects, the development will incorporate sustainable design practices, such as stormwater management systems to prevent runoff pollution and Florida friendly landscaping with drought-tolerant vegetation to reduce water consumption.

Alternative development scenarios, such as higher-density residential or commercial development, would likely have a greater environmental impact due to increased impervious surfaces, higher traffic volumes, and greater infrastructure demands. In contrast, the proposed single-family residential development maintains a moderate density that aligns with the Village's growth management plan while preserving green space and ensuring compatibility with surrounding land uses. Additionally, no irreversible or irretrievable commitment of natural resources is anticipated as a result of the proposed development. The project's design prioritizes sustainability and resource conservation, ensuring that the Village's environmental assets are protected for future generations while providing much-needed housing for its growing population.

c. The development permitted by the application, if granted, will have a favorable impact on the economy of the Village.

Response: The proposed single-family residential development will have a positive impact on the local economy by generating new economic activity, increasing the Village's tax base, and supporting local businesses. The proposed development will add to the Village's property tax base, providing additional revenue for essential public services such as schools, emergency services, infrastructure maintenance, and parks. This long-term financial benefit will help sustain and enhance community amenities without placing an undue burden on existing taxpayers.

The construction phase of the project will create temporary jobs for local contractors, laborers, and suppliers, boosting employment opportunities in the area. Additionally, increased demand for building materials and services will benefit local businesses involved in construction, landscaping, and home improvement. New residents will contribute to the local economy by increasing demand for goods and services. Existing retail shops, restaurants, and service-based businesses will benefit from the growing customer base, stimulating business growth and encouraging further investment in the Village.

The proposed development will provide much-needed housing for the Village's growing population, attracting families, professionals, and retirees. A well-planned residential community enhances the overall appeal of the Village, making it a more desirable place to live, work, and invest in, which further strengthens the local economy. Because the Property was previously used for FEMA housing, existing roads, utilities, and infrastructure are already in place, reducing the costs associated with new development. This efficient use of resources ensures that the Village can accommodate growth without significant new infrastructure expenditures, making the project both economically and fiscally responsible.

By generating new tax revenue, creating jobs, supporting local businesses, and efficiently utilizing existing infrastructure, the proposed single-family residential development will contribute to a stronger, more resilient local economy while enhancing the quality of life for Village residents.

d. The development permitted by the application, if granted, will efficiently use or not unduly burden water, sewer, solid waste disposal, recreation, education or other necessary public facilities which have been constructed or planned and budgeted for construction.
Response: As previously indicated, infrastructure is already in place to support development of the Property. Utilities are in place and available to serve the proposed single family development. Waste collection services will be available for the residents of the community via curbside waste collection. The Property is located adjacent to a park which will be available to the residents of the community. The Village's comprehensive plan already accounts for residential growth, ensuring that parks, trails, and open spaces remain available for current and future residents. Additionally, the proposed design of the development provides for some common open green spaces to allow for use by the residents.

Because the site is already serviced by public utilities and infrastructure, and because the Village's planning efforts have accounted for residential growth, the proposed single-family development will efficiently utilize available resources without overburdening essential public facilities. The project supports sustainable growth while maintaining the quality of services for both new and existing residents.

e. The development permitted by the application, if granted, will efficiently use or not unduly burden or affect public transportation facilities, including mass transit, roads, streets and highways which have been constructed or planned and budgeted for construction, and if the development is or will be accessible by public or private roads, streets or highways.
Response: As previously indicated, the proposed development is utilizing the existing road network that was previously established. The development is providing appropriate connection points to the adjacent road network. Finally, the proposed residential project will be developed at a density consistent with the existing future land use designation and because the Village's planning efforts have accounted for residential growth, the proposed single-family development will efficiently utilize the road network without overburdening transportation facilities.

The Applicant respectfully requests approval of the Major Site Plan application for the proposed single family residential development.

INSTR # 2213617
OR BK 02457 PG 0568
Pgs 0568 - 570; (3pgs)
RECORDED 06/02/2010 11:12:40 AM
MARSHA EWING
CLERK OF MARTIN COUNTY FLORIDA
DEED DOC TAX 1,570.10
RECORDED BY C Hunter

This Instrument Prepared By /
Return To:

Karen M. Dobbins, Esquire
Crary, Buchanan, Bowdish, Bovie, Beres,
Elder & Williamson, Chartered
555 S.W. Colorado Avenue, Suite 1
Post Office Drawer 24
Stuart, Florida 34995-0024

WARRANTY DEED
(STATUTORY FORM - SECTION 689.02 F.S.)

THIS INDENTURE, made this 28th day of May, 2010 between **Indiantown Revitalization Partnership, a dissolved Florida general partnership**, hereinafter called the Grantor*, and **Indiantown Nonprofit Housing, Incorporated, a nonprofit Florida corporation, whose mailing address is** P.O. Box 456 Indiantown, FL 34956, hereinafter called the Grantee*.

WITNESSETH, That said Grantor, for and in consideration of the sum of TEN AND NO/100 ($10.00) DOLLARS, and other valuable consideration, receipt whereof is hereby acknowledged, by these presents does grant, bargain, sell, alien, remise, release, convey and confirm unto the Grantee, and Grantee's heirs and assigns forever, all that certain land situate in Martin County, Florida, to-wit:

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

This Deed is given by the sole partner that holds all of the partnership interests in Grantor in order to evidence the vesting of title to the Property described in Exhibit "A" in Grantee pursuant to F.S. Sec. 620.8302(4) and, further to wind up the affairs of the dissolved Florida General Partnership.

THIS CONVEYANCE IS SUBJECT TO: (a) zoning, restrictions, prohibitions, and other requirements imposed by governmental authority; (b) restrictions and matters appearing on the plat or otherwise common to the subdivision; (c) public utility easements of record; and (d) taxes for the year 2010 and subsequent years.

PARCEL I.D. # 1-40-38-000-000-00092.30000 and
1-40-38-000-000-00090.50000

AND said Grantor does hereby fully warrant the title to said land, and will defend the same against the lawful claims of all persons whomsoever.

*"Grantor" and "Grantee" are used for singular and plural, as context requires.

IN WITNESS WHEREOF, Grantor has hereunto set Grantor's hand and seal the day and year first above written.

Signed, sealed and delivered in our presence:

Karen M. Dobbins
Karen M. Dobbins Witness

Joyce D. Neyland
Joyce D. NEYLAND, Witness

Indiantown Revitalization Partnership by Indiantown Nonprofit Housing, Incorporated, its Managing Partner

Malcolm Crabtree
By: Malcolm Crabtree
Its: President

STATE OF FLORIDA
COUNTY OF MARTIN

The foregoing instrument was acknowledged before me this 28th day of May, 2010 by Malcolm Crabtree, President of Indiantown Nonprofit Housing, Incorporated, Managing Partner of Indiantown Revitalization Partnership, (PLEASE CHECK ONE OF THE FOLLOWING) _____ who is personally known to me or ✓ who has produced Drivers License (TYPE OF IDENTIFICATION) as identification.

(SEAL)

JOYCE D. NEYLAND
MY COMMISSION EXPIRES
May 18, 2013
#DD 882682
Bonded thru
Troy Fain-Insurance
NOTARY PUBLIC, STATE OF FLORIDA

Joyce D. Neyland
JOYCE D. NEYLAND (Print Name)
Notary Public, State of Florida
Commission Number:
My Commission Expires:

Copy Copy Copy

Exhibit "A"

Parcel 1:
Beginning at the Northeast corner of the Southeast quarter of Section 1, Township 40 South, Range 38 East, thence proceed West along the North line of the Southeast quarter for a distance of 1102.00 feet to the Point or Place of Beginning; thence proceed South 0°15'30" West along the centerline of a private road for a distance of 359.00 feet to a point; thence proceed East along a line parallel to the North line of the Southeast quarter of said Section 1 to a point on the East line of the West half of the Northeast quarter of the Southeast quarter; thence proceed Northerly along the East line of the West half of the Northeast quarter of the Southeast quarter of said Section 1 to the point of intersection with the North line of the Southeast quarter of said Section 1; thence proceed West along the North line of the Southeast quarter of said Section 1 to the Point or Place of Beginning.

Parcel 2:
Beginning at the Northeast corner of the Southeast quarter of Section 1, Township 40 South, Range 38 East; thence proceed West along the North line of the Southeast quarter for a distance of 1102.0 feet to a point; thence proceed South 0°15'30" West along the centerline of a private road for a distance of 359.00 feet to the Point or Place of Beginning; thence continue South 0°15'30" West along the centerline of said private road for a distance of 464.62 feet to a point in the centerline of West Farm Road; thence proceed South 77°14'40" East along the centerline of West Farm Road for a distance of 50.00 feet to a point; thence proceed South 81°53'40" East along the centerline of said West Farm Road for a distance of 102.15 feet to a point; thence proceed North 0°15'30" East along a line parallel to and 150.00 feet East of the line described in call number 1 for a distance of 490.07 feet to a point; said point being on the South line of the above described Parcel 1; thence proceed West along the South line of the above described Parcel 1 for a distance of 150.00 feet to the Point or Place of Beginning.

Parcel 3:
Beginning at the Northeast corner of the Southeast quarter of Section 1, Township 40 South, Range 38 East, thence proceed West along the North line of the Southeast quarter for a distance of 1102.00 feet to the Point or Place of Beginning; thence proceed South 0 degrees 15' 30" West along the centerline of a private road for a distance of 823.62 feet to a point In the centerline of West Farm Road; thence proceed North 77°14'40" West along the centerline of West Farm Road for a distance of 133.50 feet to a point; thence proceed North 57 degrees 40' 20" West for a distance of 23.20 feet to a point; thence proceed North 0°15'30" East along a line parallel to and 150.00 feet West of the line described in call number 1 for a distance of 781.73 feet to a point on the North line of the Southeast quarter of said Section 1; thence proceed East along the North line of said Southeast quarter for a distance of 150.00 feet to the Point or Place of Beginning.

Less and except any and all public road rights of way.

Parcel 4:
A parcel of land lying West of the East line of the West one-half of the Northeast quarter of the Southeast quarter of Section 1, Township 40 South, Range 38 East, Martin County, Florida, and lying North of the center line of a County road known as West Farm Road, described as follows:
Beginning at the Northeast corner of the Southeast quarter of said Section 1, thence proceed West along the North line of the Southeast quarter for a distance of 1102.00 feet to a point; thence proceed South 0°15'30" West along the center line of a private road for a distance of 359.00 feet to a point; thence proceed East along a line parallel to the North line

Copy Copy Copy

Exhibit "A" continued

of the Southeast quarter for a distance of 150.0 feet to the point or place of beginning; thence proceed South 0°15'30" West for a distance of 490.07 feet to a point in the center line of a County Road known as West Farm Road; thence proceed Easterly along the center line of West Farm Road to the point of intersection with the East line of the West one-half of the Northeast quarter of the Southeast quarter of said Section 1; thence proceed Northerly along the East line of the West one-half of the Northeast quarter of the Southeast quarter of said Section 1, to a point that is 359.00 feet South of, the North line of the said Southeast quarter; thence proceed West along a line parallel to, and 359.00 feet South of the North line of the Southeast quarter to the point or place of beginning.

Copy Copy Copy Copy

Martin County School Board
500 East Ocean Boulevard
Stuart, FL 34994

School Impact Worksheet

The purpose of this school impact worksheet is to assist in planning for future public school facility needs and concurrency requirements. It is to be completed for any proposed residential project, and residential rezoning, amendments to FLUM with residential components, and DRIs.

Date: March 5, 2025
Parcel ID#: 01-40-38-000-000-00090-5 & 01-40-38-000-000-00092-3
Project Name: Heritage Park
Former Project Name: ____ **Owner/Developer:** DR Horton
Contact Name/Number: Lauren McClellan / 561-721-4463-
Total Project Acreage: 11.28 ac **Year 1 of the Build-Out:** 2028

1. Please indicate the most likely build-out scenario. Show build-out by year and number of units/year.

Unit Type	Number of Units	First 5-year Period					Second 5- year Period				
		Yr 1	Yr 2	Yr 3	Yr 4	Yr 5	Yr 1	Yr 2	Yr 3	Yr 4	Yr 5
Single-family detached	58	58									
Multi-family											
Apartment											
Townhouse											
Other											

Note: If build-out is expected to go beyond the 10 year period above, please attach an additional table with build-out years until project completion.

2. Project number and type of residential dwelling units at build-out, as follows:

Unit Type	Number of Units	Typical Unit Floor Area (sq. ft.)	Estimated Price ($) Per Unit	Number Restricted to 55+ Age Group
Single-family detached	58			
Multi-family				
Apartment				
Townhouse				
Other				

3. Please include a location map showing elementary, middle and high schools within a two-mile radius of the proposed project. If no schools are within a two-mile radius of the project, please indicate the nearest schools to the project.


SW Commerce Park Drive
SW Allapattah Rd
SW Golf Club Dr
SW Four Wood Way
SW Three Wood Way
SW Indianwood Cir
SW Indianwood Dr
SW Divot Dr
SW American St
SW Railroad Ave
SW Warfield Blvd
SW Farm Rd
SW Main Beach St
SW Carlton St
SW Market St
INDIANTOWN MIDDLE
WARFIELD ELEM.
SW Osceola St
SW Cmnl Rd
SW Kanner Hwy
SW Indiantown Ave
0.3mi
-80.507 27.044 Degrees

EW Consultants, Inc.
Natural Resource Management, Wetland, and Environmental Permitting Services

HERITAGE PARK

ENVIRONMENTAL ASSESSMENT

Prepared For:

DR Horton, Inc.

Prepared By:

EW Consultants, Inc.

May 2025

1000 SE Monterey Commons Boulevard, Suite 208 • Stuart, FL 34996 772-287-8771 • Fax 772-287-2988
www.ewconsultants.com

I. INTRODUCTION –

This Environmental Assessment (EA) report has been prepared for DR Horton, and details the various potential natural resource-related issues for a 10.6+/- acre site referred to as Heritage Park, located within the Village of Indiantown, in Martin County. The project site is located south of and adjacent to SW Charleston Street, north of SW Farm Road, east of a residential neighborhood located at SW Street Drive, west of Booker Park and two residential homes north and south of Booker Park (see Figure 1 in Appendix A, Location Map). The site lies within Section 1, Township 40 South and Range 38 East (see Figure 2 in Appendix A, USGS Quadrangle Map).

Southwest (SW) Dr. Martin Luther King Jr. Drive runs north to south through the property. There is an additional road that runs north to south through the property but does not connect to SW Charleston Street to the north. Southwest (SW) Williams Avenue runs east to west through the middle section of the property connecting SW Dr. Martin Luther King Jr. Drive and the other north to south road with a loop road and several remnant parking spaces.

Surrounding land uses include residential lands to the north, agricultural lands to the south, a park and residential homes to the east, and a residential neighborhood to the west. A 2023 aerial photograph of the subject property and immediate surroundings is included as Figure 3 in Appendix A.

II. GENERAL PROPERTY DESCRIPTION -

Based on a site visit conducted in September of 2024 by staff of EW Consultants, Inc., the majority of the property consists of disturbed lands previously used for residential and temporary storage for FEMA disaster recovery from Hurricane Jeanne in 2004. There are two paved roads running parallel through the site going north to south. The western road is SW Dr. Martin Luther King Jr. Drive extending from SW Heritage Park to the south, to SW Charleston Street to the north. The two roads are connected by SW Williams Avenue which is a loop road with several remnant parking spaces. The eastern road does not run the entire length of the property but connects SW Heritage Park with SW Williams Avenue. The site appears to be regularly mowed and maintained.

The site contains several scattered native cabbage palms, a single queen palm (a Category II invasive species) located east of SW Dr. Martin L King Junior Drive, and a single earleaf acacia tree (a Category I invasive species) located by a fenced lift station on the western side of the eastern north to south road. There are remnant mobile home/trailer hookups and electrical boxes as well as what appears to be a sanitary sewer lift station. There are ditches running along the east and west property lines that contain mostly invasive vegetation including Brazilian pepper. There is no native upland or wetland habitats within the limits of the project site.

III. SOIL TYPES -

A Soils Report produced by the United States Department of Agriculture/Natural Resources Conservation Service is provided in Appendix B of this document. Soil types on the property are typical for this region, albeit likely altered due to the historic residential uses.

IV. EXISTING LAND COVER TYPES –

The following is a summary of the vegetation cover types found on the Heritage Park site. A land cover map is provided as an attachment to this report as Figure 4 in Appendix A.

The land cover types found on the project include:

#192 – Inactive Land with Street Patterns but without Structures
This category accounts for the historic use of the site for temporary housing after Hurricane Jeanne in 2004. The entirety of the site has been altered in some way due to the previous construction and removal activities, the construction of temporary disaster recovery mobile home storage, and the construction of a stormwater management system. The site contains mostly established grasses and ruderal weeds with scattered cabbage palms and non-native trees.

#**510 – Ditches**
The property contains two man-made drainage ditches along the east and west property boundaries. The ditches were mostly dry at the time of the site visit (which occurred prior to regional heavy rain events in late September, 2024) contained minimal water and mostly exotic or nuisance vegetation. The following is a list of species found in and around the two ditches on site.

Torpedo grass	*Panicum repens*
Beggar ticks	*Bidens alba*
Peruvian primrose willow	*Ludwigia peruviana*
Cogon grass	*Imperata cylindrica*
Jack-in-the-bush	*Chromolaena odorata*
Brazilian pepper	*Schinus terebinthifolia*
Balsam pear	*Momordica charantia*
Common ragweed	*Ambrosia artemisiifolia*
Dog fennel	*Eupatorium capillifolium*
Sugarcane	*Saccharum officinarum*

V. LISTED SPECIES DISCUSSION –

Due to the lack of native habitat and native specimen trees on-site (other than the cabbage palms mentioned previously), the property does not provide ideal foraging and nesting habitat for state and federally listed wildlife species. No such species were observed during the September 2024 site visit.

The ditches on site may be used for foraging purposes by state and federally listed wading bird species during time of high water when flow is present. There is, however, no preferred nesting habitat on the property and no such wading birds or nesting activity by listed wading birds was observed in October of 2024.

As with most sites in south Florida, sandy soils and ditch banks with stabilizing grasses serve as potential burrowing and foraging habitat for the state threatened gopher tortoise. Although no such burrows were observed during the 2024 site visit, a systematic gopher tortoise burrow survey meeting Florida Fish and Wildlife Conservation Commission (FFWCC) guidelines will be required within the entire development footprint prior to new construction activities. Should such burrows be discovered during this survey, the relocation of resident tortoises will have to be permitted and such tortoises captured, then relocated to a state-approved receiver site.

APPENDIX A

Figure 1: Location Map

Figure 2: USGS Quadrangle Map

Figure 3: 2023 Aerial Photograph

Figure 4: FLUCCS/Land Cover Map



LEGEND

- SITE (10.6+/- AC)

HERITAGE PARK
LOCATION MAP

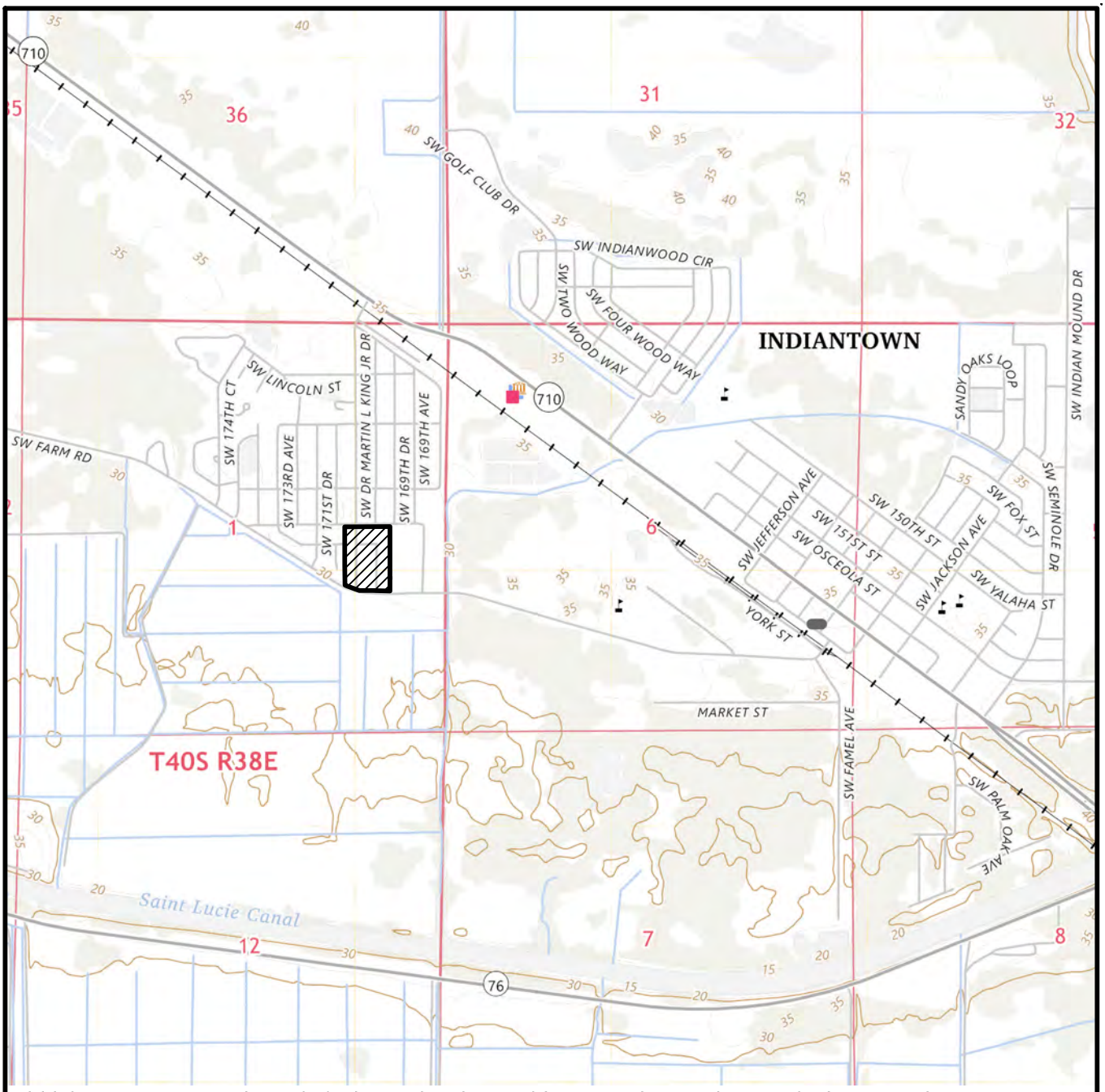
EW CONSULTANTS, INC.

1000 SE Monterey Commons Blvd., Suite 208
Stuart, FL 34996
772-287-8771 Fax 772-287-2988
www.ewconsultants.com

MAY 2025

FIGURE

1



USGS QUAD MAP "INDIANTOWN", SECTION 1, TOWNSHIP 40 SOUTH, RANGE 39 EAST, VILLAGE OF INDIANTOWN, MARTIN COUNTY, FLORIDA, LATITUDE 27°01'21" LONGITUDE -80°29'08"

LEGEND

▨ - SITE (10.6± AC)

0 2000

SCALE IN FEET

HERITAGE PARK

QUAD

CONSULTANTS, INC.

EW CONSULTANTS, INC.

1000 SE MONTEREY COMMONS BLVD., SUITE 208
STUART, FL 34996
772-287-8771 FAX 772-287-2988
WWW.EWCONSULTANTS.COM

MAY 2025

FIGURE

2

Heritage Park.dwg QUAD



MARTIN COUNTY AERIALS DATED 2024

0 300
SCALE IN FEET

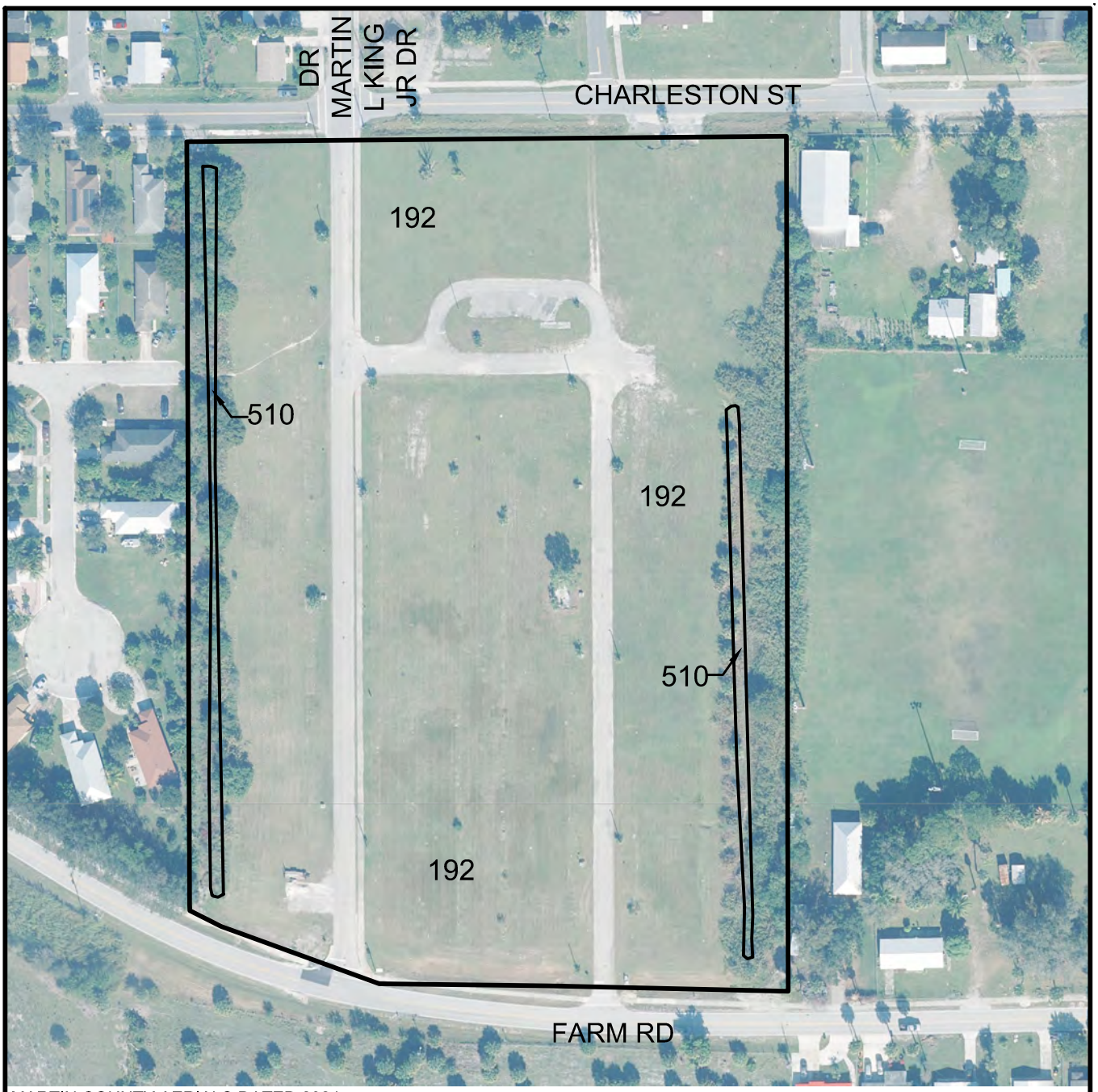
HERITAGE PARK
AERIAL

EW CONSULTANTS, INC.
1000 SE MONTEREY COMMONS BLVD., SUITE 208
STUART, FL 34996
772-287-8771 FAX 772-287-2988
WWW.EWCONSULTANTS.COM

MAY 2025

FIGURE
3

AERIAL
Heritage Park.dwg



MARTIN COUNTY AERIALS DATED 2024

LEGEND

192 - INACTIVE LAND WITH STREET PATTERNS BUT WITHOUT STRUCTURES (10.3± AC)

510 - DITCHES (0.3± AC)

TOTAL SITE (10.6± AC)

0 150

SCALE IN FEET

HERITAGE PARK

FLUCCS

EW CONSULTANTS, INC.

1000 SE MONTEREY COMMONS BLVD., SUITE 208
STUART, FL 34996
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MAY 2025

FIGURE 4

Heritage Park.dwg FLUCCS

APPENDIX B

NRCS Soils Report

Soil Map—Martin County, Florida
(Heritage Park)



Map Scale: 1:3,000 if printed on A portrait (8.5" x 11") sheet.

N

Meters: 0 40 80 160 240

Feet: 0 100 200 400 600

Map projection: Web Mercator Corner coordinates: WGS84 Edge tics: UTM Zone 17N WGS84

MAP LEGEND

Area of Interest (AOI)
- Area of Interest (AOI)

Soils
- Soil Map Unit Polygons
- Soil Map Unit Lines
- Soil Map Unit Points

Special Point Features
- Blowout
- Borrow Pit
- Clay Spot
- Closed Depression
- Gravel Pit
- Gravelly Spot
- Landfill
- Lava Flow
- Marsh or swamp
- Mine or Quarry
- Miscellaneous Water
- Perennial Water
- Rock Outcrop
- Saline Spot
- Sandy Spot
- Severely Eroded Spot
- Sinkhole
- Slide or Slip
- Sodic Spot
- Spoil Area
- Stony Spot
- Very Stony Spot
- Wet Spot
- Other
- Special Line Features

Transportation
- Rails
- Interstate Highways
- US Routes
- Major Roads
- Local Roads

Background
- Aerial Photography

MAP INFORMATION

The soil surveys that comprise your AOI were mapped at 1:20,000.

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

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

Please rely on the bar scale on each map sheet for map measurements.

Source of Map: Natural Resources Conservation Service
Web Soil Survey URL:
Coordinate System: Web Mercator (EPSG:3857)

Maps from the Web Soil Survey are based on the Web Mercator projection, which preserves direction and shape but distorts distance and area. A projection that preserves area, such as the Albers equal-area conic projection, should be used if more accurate calculations of distance or area are required.

This product is generated from the USDA-NRCS certified data as of the version date(s) listed below.

Soil Survey Area: Martin County, Florida
Survey Area Data: Version 23, Aug 21, 2024

Soil map units are labeled (as space allows) for map scales 1:50,000 or larger.

Date(s) aerial images were photographed: Jan 18, 2022—Jan 30, 2022

The orthophoto or other base map on which the soil lines were compiled and digitized probably differs from the background imagery displayed on these maps. As a result, some minor shifting of map unit boundaries may be evident.

Map Unit Legend

Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
2	Lawnwood and Myakka fine sands	10.8	100.0%
Totals for Area of Interest		**10.8**	**100.0%**

CIVIL DESIGN, INC.
Service Driven Design ~ Engineered Results

October 09, 2025

Re: **DRAINAGE REPORT for: Heritage Park**
(Section 27, Township 43S, Range 42E)
01-40-38-000-000-00092-3
16691 SW Charleston St, Indiantown, Florida 34956

SITE DESCRIPTION

The project site is approximately 10.87-acres and is generally located South of SW Charleston St. and North of SW Farm Rd. In its present conditions, the site includes roadways, sidewalks, drainage utilities, water & sewer utilities, and detention areas.

LAND USE COMPARISON OF SITE AREA (IN ACRES)

The site area is 10.87 acres with an overall net **INCREASE** of 2.89 acres of impervious area (including building coverage).

LAND USES	EXISTING	PROPOSED	DIFFERENCE
BLDGS	0.00	1.79	+1.79
IMPERVIOUS (LESS BLDGS)	1.03	2.13	+1.10
PERVIOUS	9.84	6.95	-2.89
TOTAL AREA	10.87	10.87	0.00

OUTFALL, BASIN & ALLOWABLE DISCHARGE

Legal, positive outfall is available an existing piped connection from the project site. The property is located within the SFWMD C-44 Basin with an allowable discharge rate of 192 CSM for the 25Y-3D storm event. A 1' circular bleeder was used to calculate the site discharge. The site has been designed to comply with the allowable discharge criteria and minimum finished floor elevation requirements.

STAGE & LEVELS OF SERVICE

STORM EVENT	STAGE (FEET, NAVD '88)
3Y-1D	30.08
5Y-1D	30.32
25Y-3D	31.24
100Y-3D	32.16

The minimum required level of service elevations will be met. Specifically:

1. The parking lot/roadway is at or above the 5-year, 1-day storm event.
2. The drainage basin perimeter elevations will be designed at or above the projected 25-year, 3-day storm event.
3. Finished floors will be designed at or above the 100-year, 3-day storm event.

WATER QUALITY

The 1" times the percent impervious standard governs the water quality treatment volume requirement based on the land use. The required water quality treatment volume is 0.94 AF. The provided water quality treatment based on the existing control structure weir set at elevation 32.00 is 6.48 AF.

FLOOD DESIGNATION

The site is located in FEMA flood zone X. The flood map for this area is 12099C0364F, effective on 10/05/2017.

SYSTEM DESIGN

The drainage system will include a series of inlets to direct stormwater runoff into a proposed dry detention system for treatment, storage, and attenuation. Once treated and attenuated, the stormwater will discharge through the SW Charleston St drainage system. The final design includes 31 new inlets connected by a series of 18" and 24" HP-HDPE or RCP pipes that direct the stormwater to the dry detention area mentioned above and a control structure that leads the stormwater offsite. The proposed drainage design will comply with applicable standards of Martin County, SFWMD, NPBCID, FEMA and FDEP including volume, rate, pollutant loads, and water quality.

The drainage design and outfall connection will comply with The Village of Indiantown and SFWMD Standards.

ADJACENT PARCELS & OFFSITE FLOWS

a. NORTH
The north property limit consists of Martin County 50' right-of-way for SW Charleston Street. There does not appear to be any offsite flow entering onto or through the property from the north.

b. SOUTH
The south property limit consists of Martin County right-of-way for SW Farm Road Street. There does not appear to be any offsite flow entering onto or through the property from the south.

c. EAST
The east property limit consists 2 parcels of residential homes (ORB 1454 PG 1083 per Martin County Records) and (ORB 3225 PG 2886 per Martin County Records) and 1 parcel that is part of Booker Park (ORB 3139 PG 112 per Martin County Records) and. There does not appear to be any offsite flow entering onto or through the property from the east.

d. WEST
The west property limit consists of the Oakview Subdivision (PB 15 PG 36 per Martin County Records) Based on a review of the survey and available topography, there does not appear to be any offsite flow entering onto or through the property from the west.

THIS ITEM HAS BEEN DIGITALLY SIGNED AND SEALED BY GABRIEL BURDEN, P.E. 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.



10.9.2025

Civil Design, Inc.
1400 Centrepark Blvd., Suite 905
West Palm Beach, FL 33401
(561) 659-5760
Registry No. 9664

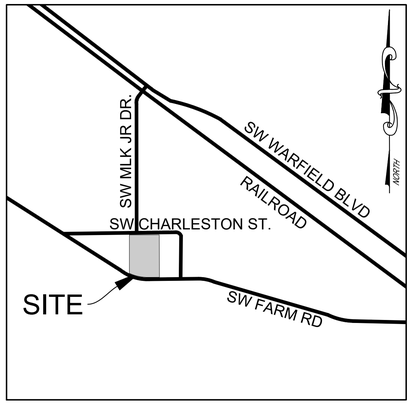
DATUM = NAVD '88
ADD 1.53' FOR NGVD '29

CIVIL ENGINEERING PLANS
FOR
HERITAGE PARK
16991 SW CHARLESTON STREET, INDIANTOWN, FL 34956

DEVELOPER: D.R. HORTON
6123 LYONS ROAD, SUITE 100
COCONUT CREEK, FLORIDA 33073

SURVEY PREPARED BY: CAULFIELD & WHEELER, INC.
7900 GLADES ROAD, SUITE 100
BOCA RATON, FLORIDA 33434

SITE PLAN PREPARED BY: JMORTON
3910 RCA BLVD, SUITE 1015
PALM BEACH GARDENS, FL 33410



SEC. 27 - TWP. 43S - RGE. 42E
LOCATION MAP
N.T.S.



INDEX OF SHEETS

SHEET	DESCRIPTION	DRAWING DATE	LATEST REVISION	REVISION DATE
C0.0	COVER SHEET	12/20/2024	-	-
C0.1	GENERAL NOTES	12/20/2024	-	-
C0.2	GENERAL NOTES	12/20/2024	-	-
C1.1	SITE DEMOLITION & EROSION CONTROL PLAN	12/20/2024	-	-
C1.2	SITE DEMOLITION & EROSION CONTROL PLAN	12/20/2024	-	-
C2.1	SIGNING, STRIPING & GEOMETRIC PLAN	12/20/2024	-	-
C2.2	SIGNING, STRIPING & GEOMETRIC PLAN	12/20/2024	-	-
C3.1	PAVING, GRADING & DRAINAGE PLAN	12/20/2024	-	-
C3.2	PAVING, GRADING & DRAINAGE PLAN	12/20/2024	-	-
C4.1	ENGINEERING DETAILS	12/20/2024	-	-
C4.2	ENGINEERING DETAILS	12/20/2024	-	-
C5.1	POTABLE WATER & SANITARY SEWER PLAN	12/20/2024	-	-
C5.2	POTABLE WATER & SANITARY SEWER PLAN	12/20/2024	-	-
C6.1	WATER & SEWER DETAILS	12/20/2024	-	-
C6.2	WATER & SEWER DETAILS	12/20/2024	-	-

CIVIL DESIGN, INC.
Service Driven Design – Engineered Results
1400 Centrepark Blvd, Suite 905
West Palm Beach, FL 33401
T: 561.659.5760 F: 561.659.5772
www.civil-design.com

HERITAGE PARK

16991 SW CHARLESTON ST
INDIANTOWN, FL 34956

APPROVED BY:
GABRIEL BURDEN LICENSE NO. 75425 STATE OF FLORIDA PROFESSIONAL ENGINEER

THIS ITEM HAS BEEN DIGITALLY SIGNED AND SEALED BY GABRIEL BURDEN, P.E. 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.
Gabriel Burden, P.E.
Florida License No. 75425

CDI PROJECT NO.
24849

DATE:	12/20/2024
DESIGNED:	CDI
DRAWN:	CDI

NO.	DATE	REVISION DESCRIPTION
1	11/19/25	SITE PLAN COMMENTS

COVER SHEET

C0.0

1155

GENERAL NOTES:

1. COORDINATION OF DRAWINGS AND DISCIPLINES. IT IS THE CONTRACTOR'S RESPONSIBILITY TO REVIEW ALL DRAWINGS AND SPECIFICATIONS FOR COMPLETENESS AND ACCURACY. FURTHER CONTRACTOR IS COORDINATE ALL TRADES AND DISCIPLINES PROPERLY. ANY DISCREPANCIES IN PLANS OR SPECIFICATIONS ARE TO BE BROUGHT TO THE ATTENTION OF THE ENGINEER IN WRITING.

2. BUILDINGS. CONTRACTOR IS ADVISED THAT THE BUILDINGS AND ASSOCIATED SYSTEMS MAY STILL UNDER DESIGN AND REVIEW. AS SUCH, THERE MAY BE MODIFICATIONS TO SERVICE LINES (MATERIALS, SIZES, LOCATIONS, DEPTHS, ETC.) AS THE BUILDING DOCUMENTS ARE FINALIZED AND PERMITTED.

3. SAFETY. IT SHALL BE THE CONTRACTOR'S SOLE RESPONSIBILITY TO TAKE THE NECESSARY PRECAUTIONS TO ENSURE PROPER SAFETY AND WORKMANSHIP WHEN WORKING IN THE VICINITY OF EXISTING UTILITY LINES. THE CONTRACTOR SHALL BE RESPONSIBLE TO COORDINATE WITH THE RESPECTIVE UTILITY PROVIDER ON ANY WORK IN THE VICINITY OF OVERHEAD OR UNDERGROUND LINES. CONTRACTOR SHALL VERIFY PROPER CLEARANCE BELOW EXISTING OVERHEAD LINES PRIOR TO WORKING WITHIN THE VICINITY OF THE LINES.

4. FAMILIARITY WITH SITE CONDITIONS. THE CONTRACTOR SHALL VISIT THE SITE AND ACQUAINT HIMSELF WITH ALL EXISTING CONDITIONS. MAKE HIS OWN SUBSURFACE INVESTIGATION TO SATISFY HIMSELF AS TO THE SITE AND SUBSURFACE CONDITIONS, BUT SUCH SUBSURFACE INVESTIGATIONS SHALL BE PERFORMED ONLY UNDER TIME SCHEDULES AND ARRANGEMENTS APPROVED IN ADVANCE BY THE OWNER'S REPRESENTATIVE AND ENGINEER. THE EXISTING GRADES SHOWN ON THE DRAWINGS ARE APPROXIMATE ONLY AND NO REPRESENTATION IS MADE AS TO THEIR ACCURACY OR CONSISTENCY. THE CONTRACTOR SHALL VERIFY ALL EXISTING GRADES TO THE EXTENT NECESSARY TO INSURE COMPLETION OF THE JOB TO THE PROPOSED GRADES INDICATED ON THE DRAWINGS.

5. WORKMANSHIP. ALL WORK SHALL BE PERFORMED IN A WORKMANSHIP-LIKE MANNER AND SHALL CONFORM WITH ALL APPLICABLE CITY, COUNTY, STATE AND FEDERAL REGULATIONS AND/OR CODES, INCLUDING OSHA.

6. ELEVATIONS. ALL ELEVATIONS REFER TO THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NGAVD '88).

7. SITE PLAN. REFER TO ARCHITECTURAL SITE PLAN PREPARED BY JMORTON PLANNING, INC FOR ADDITIONAL INFORMATION.

8. SURVEY. REFER TO SURVEY PREPARED BY CAUFIELD AND WHEELER, INC. FOR ADDITIONAL INFORMATION.

9. BENCHMARK. REFER TO SURVEY BY CAUFIELD AND WHEELER, INC. FOR BENCHMARK LOCATIONS AND ELEVATIONS.

10. GEOTECHNICAL INFORMATION. REFER TO GEOTECHNICAL REPORTS AND BORING LOGS FOR ADDITIONAL INFORMATION.

11. FIELD LOCATIONS. THE CONTRACTOR SHALL CONTACT "SUNSHINE STATE ONE CALL OF FLORIDA, INC. (1-800-432-4770)" AT LEAST 48 HOURS PRIOR TO BEGINNING ANY EXCAVATION. THE CONTRACTOR SHALL GIVE ADEQUATE NOTIFICATION TO ALL AFFECTED UTILITY OWNERS FOR REMOVAL, RELOCATION AND ALTERATION OF THEIR EXISTING FACILITIES.

12. PROTECTION OF UTILITIES. THE CONTRACTOR SHALL BE RESPONSIBLE AT ALL TIMES THROUGHOUT THE DURATION OF CONSTRUCTION FOR THE PROTECTION OF ALL EXISTING AND NEWLY INSTALLED ABOVE GROUND, UNDERGROUND, AND ON THE SURFACE STRUCTURES AND UTILITIES FROM DAMAGE OR SERVICE DISRUPTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR TAKING SUCH MEASURES AS NECESSARY TO PROTECT THE HEALTH, SAFETY, AND WELFARE OF THOSE PERSONS HAVING ACCESS TO THE WORK SITE.

13. EXISTING UTILITIES. EXISTING UTILITY LOCATIONS SHOWN ON THESE PLANS ARE APPROXIMATE. THE ENGINEER ASSUMES NO RESPONSIBILITY FOR THE ACCURACY OF THE EXISTING UTILITIES SHOWN ON THE PLANS OR FOR ANY EXISTING UTILITIES THAT ARE NOT SHOWN ON THE PLANS. PRIOR TO THE START OF ANY CONSTRUCTION ACTIVITY, IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO MAKE ARRANGEMENTS FOR FIELD LOCATIONS OF EXISTING UTILITIES. ANY RELOCATIONS OF THE VARIOUS EXISTING UTILITIES SHALL BE COORDINATED WITH THE RESPECTIVE UTILITY PROVIDER IN A TIMELY MANNER TO MINIMIZE IMPACT ON THE CONSTRUCTION SCHEDULE. ANY DELAY CAUSED DUE TO THE RELOCATION OF UTILITIES SHALL BE INCIDENTAL TO THE CONTRACT AND NO EXTRA COMPENSATION WILL BE ALLOWED. ALL COSTS ASSOCIATED WITH VERIFICATION, PROTECTION OF EXISTING SYSTEMS OR CONNECTION TO THOSE SYSTEMS AS IDENTIFIED ON THE PLANS IS INCLUDED IN THE CONTRACTOR'S BID.

14. EXISTING UTILITIES. PRIOR TO BEGINNING CONSTRUCTION, THE CONTRACTOR SHALL VERIFY THE SIZE, LOCATION, ELEVATION, AND MATERIAL OF ALL EXISTING UTILITIES WITHIN THE AREA OF CONSTRUCTION. THE CONTRACTOR IS RESPONSIBLE FOR VERIFICATION OF ALL EXISTING UTILITIES AND SOILS CONDITIONS AND SHALL NOTIFY THE ENGINEER IN THE EVENT OF ANY DISCREPANCIES WITH THE PLANS.

15. EXISTING UTILITIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR DAMAGE TO ANY EXISTING UTILITIES FOR WHICH IT FAILS TO REQUEST LOCATIONS FROM THE UTILITY OWNER. THE CONTRACTOR IS RESPONSIBLE AS WELL FOR DAMAGE TO ANY EXISTING UTILITIES WHICH ARE PROPERLY LOCATED.

16. EXISTING UTILITIES. IF UPON EXCAVATION, AN EXISTING UTILITY IS FOUND TO BE IN CONFLICT WITH THE PROPOSED CONSTRUCTION OR TO BE OF A SIZE OR MATERIAL DIFFERENT FROM THAT SHOWN ON THE PLANS; THE CONTRACTOR SHALL IMMEDIATELY NOTIFY THE ENGINEER.

17. FIELD REVIEWS. THE CONTRACTOR SHALL NOTIFY THE ENGINEER 48 HOURS PRIOR TO ANY REQUIRED FIELD REVIEWS OR INSPECTIONS AND SHALL SUPPLY ALL EQUIPMENT NECESSARY, LABOR AND MATERIALS FOR INSPECTION AND/OR TEST. ALL WORK SHALL BE OPEN AND SUBJECT TO REVIEW AND/OR INSPECTION BY AUTHORIZED PERSONNEL OF THE CITY, OWNER, INVOLVED UTILITY COMPANIES, PROJECT ENGINEER, AND REGULATORY AGENCIES. ALL RECOMMENDATIONS AND REQUIREMENTS OF INSPECTION PERSONNEL OTHER THAN THE OWNER'S SHALL BE REPORTED TO THE ENGINEER PRIOR TO IMPLEMENTATION. COMPENSATION WILL NOT BE ALLOWED FOR WORK WHICH IS NOT AUTHORIZED BY THE ENGINEER OR OWNER.

18. DIFFERING SITE CONDITIONS. THE CONTRACTOR SHALL IMMEDIATELY NOTIFY THE ENGINEER OF ANY DISCREPANCIES FOUND BETWEEN THE DRAWINGS AND THE FIELD CONDITIONS PRIOR TO CONSTRUCTION IN THE AREA OF CONFLICT. ANY DIFFERING SITE CONDITIONS FROM THAT WHICH ARE REPRESENTED ON THE PLANS, WHETHER ABOVE, ON OR BELOW THE SURFACE OF THE GROUND, ARE TO BE BROUGHT TO THE IMMEDIATE ATTENTION OF THE ENGINEER AND THE OWNER IN WRITING.

19. REQUIRED PERMITS. IT IS THE RESPONSIBILITY OF THE CONTRACTOR(S) TO ENSURE THAT ALL REQUIRED PERMITS ARE AT THE JOB SITE PRIOR TO THE COMMENCEMENT OF CONSTRUCTION. CONTRACTOR SHALL ABIDE BY ALL PERMIT CONDITIONS.

20. DEWATERING. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING AND COMPLYING WITH ANY DEWATERING PERMITS AND/OR APPROVALS NECESSARY FOR THE CONSTRUCTION OF THE PROPOSED FACILITIES AND SYSTEMS.

21. PERMITS. THE CONTRACTOR SHALL OBTAIN ALL REQUIRED PERMITS AND/OR LICENSES TO COMMENCE CONSTRUCTION.

22. USE OF EXISTING MATERIALS. NO EXISTING MATERIAL SHALL BE USED IN NEW CONSTRUCTION UNLESS APPROVED DURING THE SHOP DRAWING APPROVAL PROCESS.

23. EXISTING LANDSCAPE. CONTRACTOR SHALL BE EXTREMELY CAUTIOUS WHEN WORKING NEAR TREES WHICH ARE TO BE SAVED, WHETHER SHOWN ON THE PLAN OR DESIGNATED IN THE FIELD.

24. SHOP DRAWINGS. THE CONTRACTOR SHALL PROVIDE SHOP DRAWINGS, PRODUCT DATA, MATERIAL SPECIFICATIONS AND OTHER INFORMATION REGARDING CONSTRUCTION MATERIALS AND STRUCTURES AS REQUESTED BY THE OWNER, ENGINEER OR JURISDICTIONAL AGENCY. SHOP DRAWINGS MUST BE NEWLY PREPARED INFORMATION, DRAWN TO ACCURATE SCALE. DO NOT REPRODUCE CONTRACT DOCUMENTS OR COPY STANDARD INFORMATION AS THE BASIS OF SHOP DRAWINGS. STANDARD INFORMATION PREPARED WITHOUT SPECIFIC REFERENCE TO THE PROJECT WILL NOT BE CONSIDERED A SHOP DRAWING.

    A. BY SUBMITTAL OF ANY SHOP DRAWING OR CATALOG DATA, BEARING AN APPROVAL STAMP, THE CONTRACTOR REPRESENTS THAT IT HAS DETERMINED AND VERIFIED ALL FIELD MEASUREMENTS, FIELD CONSTRUCTION CRITERIA, MATERIALS, DIMENSIONS, CATALOG NUMBERS AND SIMILAR DATA, OR WILL DO SO, AND THAT IT HAS CHECKED AND COORDINATED EACH ITEM WITH OTHER APPLICABLE APPROVED SHOP DRAWINGS AND THE CONTRACT REQUIREMENTS.

    B. SHOP DRAWINGS AND CATALOG DATA SUBMITTED WITHOUT THE CONTRACTOR'S STAMP OF APPROVAL WILL BE RETURNED TO THE CONTRACTOR WITHOUT REVIEW. APPROVAL OF SHOP DRAWINGS, SAMPLES, OR CATALOG DATA BY THE ENGINEER SHALL NOT AUTHORIZE ANY DEVIATION FROM THE REQUIREMENT OF THE CONTRACT DOCUMENTS.

    C. ANY PROPOSED SUBSTITUTE OR EQUAL TO THE THAT SHOWN ON THE CONTRACT DOCUMENTS SHALL BE ACCOMPANIED BY CALCULATIONS SUBSTANTIATING EQUIVALENCY. SHOP DRAWINGS WITH SUBSTITUTE MATERIALS NOT ACCOMPANIED BY CALCULATIONS WILL BE RETURNED WITHOUT REVIEW.

    D. THE CONTRACTOR SHALL CONFIRM COMPATIBILITY OF PIPE SLOPES AND INVERTS DURING SHOP DRAWING AND MATERIALS ORDERING PHASE OF THE PROJECT AND ADVISE THE ENGINEER IN WRITING OF ANY DISCREPANCIES.

    E. INDIVIDUAL SHOP DRAWINGS FOR ALL STRUCTURES ARE REQUIRED. CATALOG LITERATURE WILL NOT BE ACCEPTED FOR PRECAST STRUCTURES.

GENERAL NOTES CONTINUED:

25. TESTING. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL REQUIRED TESTS TO BE PERFORMED BY AN INDEPENDENT TESTING LABORATORY APPROVED BY THE ENGINEER. THE CONTRACTOR UNDERSTANDS THAT ANY AND ALL TESTS, INSPECTIONS, PROCEDURES INCLUDING ALL LABOR, MATERIALS, TIME AND EFFORT IN ORDER TO HAVE ALL WORK DESIGNATED AS FINAL BY THE RESPECTIVE JURISDICTIONAL AUTHORITIES AND THAT SUCH TESTS, INSPECTIONS AND PROCEDURES ARE INCLUDED IN THE BID.

26. RECORD DRAWINGS. RECORD DRAWINGS SHALL BE SUBMITTED IN SUFFICIENT QUANTITIES AS REQUIRED BY THE OWNER, ENGINEER AND JURISDICTIONAL AGENCIES TO COMPLETE THE CLOSE-OUT OF THE PROJECT.

    A. THE CONTRACTOR SHALL PROVIDE THE ENGINEER OF RECORD WITH ADEQUATE RECORD DRAWING INFORMATION, WHICH HAS BEEN PREPARED BY A LAND SURVEYOR REGISTERED IN THE STATE OF FLORIDA. THE INFORMATION SHALL BE PROVIDED ON A 24"X36" REPRODUCIBLE MYLAR. THE SURVEYOR SHALL SIGN AND SEAL THE RECORD DRAWINGS. THE FOLLOWING SHALL BE THE MINIMUM REQUIREMENTS FOR RECORD DRAWING INFORMATION:

    B. THE WORDS "RECORD DRAWINGS" SHALL BE WRITTEN IN BOLD LETTERS IN A CONSPICUOUS PLACE. NO RUBBER STAMP ON PLANS OR MYLARS SHALL BE ACCEPTED.

    C. ANY CHANGES IN ALIGNMENT, PIPE CONFLICTS, LOCATION OF STORM MANHOLES, CATCH BASINS, ETC. SHALL BE SHOWN TO SCALE ON RECORD DRAWINGS. THE "PROPOSED" ALIGNMENT, ETC. SHALL BE CROSSED OUT.

    D. THE DRAWINGS SHALL BE LEGIBLE AND THE AS-BUILT DIMENSIONS EASY TO IDENTIFY.

    E. DATA FOR STRUCTURES (RIM, INVERTS), PIPE SLOPES, AND PIPE LENGTHS AS CONSTRUCTED SHALL BE SHOWN ON THE PLAN SHEET NEXT TO "PROPOSED" DIMENSIONS. THE "PROPOSED" NUMBERS SHALL BE CROSSED OUT. IF THE ASBUILT CONDITION IS THE SAME AS THE PROPOSED INFORMATION, THEN THE PROPOSED INFORMATION WILL BE CROSSED OUT AND THE ASBUILT DATA WRITTEN.

    F. RECORD DRAWING INFORMATION SHALL BE PROVIDED FOR THE CONTROL STRUCTURE, INCLUDING ALL PIPE INVERTS AND PIPE SIZES, AND GRATE ELEVATION. ELEVATIONS AND DIMENSIONS SHALL BE PROVIDED ON THE WEIR, THE BLEEDER ORIFICE AND THE POLLUTION CONTROL BAFFLE (IF APPLICABLE). THE BOTTOM ELEVATION OF STRUCTURE AND ELEVATIONS AND DIMENSIONS OF ANY SLOTS OR ORIFICES IN THE INLET WALLS SHALL BE PROVIDED.

    G. PERIMETER BERM ELEVATIONS ADJACENT TO THE PROPERTY LINES SHALL BE PROVIDED EVER 200 LINEAR FEET MINIMUM.

27. FINAL UTILITY ADJUSTMENTS. ALL UTILITIES SHALL BE ADJUSTED TO NEW FINISH GRADES AND PROPERLY SET TO PAVEMENT CROSS SLOPE AS REQUIRED.

SITE DEMOLITION AND EROSION CONTROL NOTES:

1. SITE ACCESS. SUITABLE STABILIZED ROADS ARE TO BE PROVIDED DURING CONSTRUCTION FOR FIRE AND PARAMEDICAL ACCESS.

2. SITE. CONTRACTOR ACCEPTS THE SITE AS IS. ANY REPAIRS TO EXISTING SITE ELEMENTS INCLUDING PAVEMENT, SIDEWALKS, CURBING, DRAINAGE, SANITARY SEWER, WATER, SIGNAGE & STRIPING SHALL BE INCLUDED IN THE BID PRICE.

3. EROSION CONTROL. THE CONTRACTOR SHALL INSTALL AND MAINTAIN EROSION AND TURBIDITY BARRIERS PRIOR TO AND DURING CONSTRUCTION TO PREVENT VIOLATION OF STATE WATER QUALITY STANDARDS FOR OFFSITE DISCHARGES THESE BARRIERS SHALL REMAIN IN PLACE UNTIL CONSTRUCTION IS COMPLETED, SOILS ARE STABILIZED, AND VEGETATION HAS BEEN ESTABLISHED. REFERENCE FDOT ROADWAY AND TRAFFIC DESIGN STANDARDS INDICES 102, 103 AND 106 FOR TYPICAL INSTALLATION DETAILS.

4. FILTER FABRIC. FILTER FABRIC SHALL BE INSTALLED ON ALL CATCH BASIN GRATES AND MAINTAINED UNTIL CONSTRUCTION IS COMPLETE.

5. ADJACENT IMPACTS. CONTRACTOR SHALL PROTECT ADJACENT WATER BODIES, WETLANDS AND PROPERTIES FROM DAMAGE BY SEDIMENTATION OR OTHER POTENTIAL CONSTRUCTION RELATED CAUSES.

6. SILT FENCES. SILT FENCES SHALL BE INSTALLED AND MAINTAINED AROUND ALL CLEARING PERIMETERS.

7. SITE CLEARING. CLEAR AREAS INDICATED SHALL BE COMPLETELY CLEAR OF ALL TIMBER, BRUSH, STUMPS, ROOTS, GRASS, WEEDS, RUBBISH AND ALL OTHER DEBRIS AND OBSTRUCTIONS RESTING ON OR PROTRUDING THROUGH THE SURFACE OF THE GROUND. THIS DEBRIS SHALL BE DISPOSED OF IN A LEGAL MANNER. BURNING OF THIS MATERIAL IS NOT PERMITTED UNLESS THE CONTRACTOR OBTAINS SPECIFIC PERMITS ALLOWING SUCH ACTIVITY.

GEOMETRIC, SIGNING, AND STRIPING NOTES:

1. DIMENSIONS. ALL DIMENSIONS TO EDGE OF PAVEMENT OR FACE OF CURB UNLESS OTHERWISE NOTED.

2. REFERENCES. WORK SHALL BE PERFORMED IN ACCORDANCE WITH THE FLORIDA DEPARTMENT OF TRANSPORTATION (FDOT) STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION (LATEST EDITION), FDOT TRAFFIC DESIGN STANDARDS (LATEST EDITION), MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD) (LATEST EDITION) AND THE PALM BEACH COUNTY TYPICALS FOR PAVEMENT MARKINGS, SIGNING & GEOMETRICS (T-P-18). ALL REFERENCES ARE INCORPORATED INTO THE PLAN DOCUMENTS. CONTRACTOR IS RESPONSIBLE FOR OBTAINING COMPLETE COPIES OF THE LATEST EDITION OF THE REFERENCES.

3. BUILDING TIES AND DIMENSIONS. BUILDING TIES SHOWN ARE APPROXIMATE. CONTRACTOR TO VERIFY WITH ARCHITECTURAL PLANS. BUILDINGS SHOWN ON THESE DRAWINGS MAY NOT REFLECT MINOR ARCHITECTURAL REVISIONS AND SHOULD NOT BE RELIED UPON FOR STAKING OF BUILDINGS. CONTRACTOR SHOULD OBTAIN LATEST ARCHITECTURAL INFORMATION AND ESTABLISH GEOMETRIC DATA FOR STAKING. SHOULD THE CONTRACTOR IDENTIFY A CONFLICT BETWEEN THE ARCHITECTURAL INFORMATION AND THESE DRAWINGS, NOTIFY THE ENGINEER IN WRITING.

4. MAINTENANCE OF TRAFFIC. CONTRACTOR SHALL BE RESPONSIBLE FOR FURNISHING A PROPER TRAFFIC MAINTENANCE AND CONTROL PLAN IN ACCORDANCE WITH REGULATORY STANDARDS. INCLUDED WILL BE THE LABOR, EQUIPMENT AND MATERIALS REQUIRED TO IMPLEMENT THAT PLAN. ALL WORK MUST BE DONE IN ACCORDANCE WITH AGENCY REQUIREMENTS AND ANY REQUIRED PERMITS OR APPROVALS MUST BE APPLIED FOR AND OBTAINED BY THE CONTRACTOR.

ABBREVIATIONS:

BUFFER EASEMENT	B.E.
CLEANOUT	CO
CONCRETE	CONC.
EXISTING	EXIST. / EX
FINISHED FLOOR ELEVATION	FFE
FIRE HYDRANT	FH
GATE VALVE	GV
MANHOLE	MH
MINIMUM	MIN.
POLYVINYL CHLORIDE	PVC
PROPOSED	PROP.
PROPERTY LINE	P/L
RIGHT-OF-WAY	R/W
SANITARY	SAN
SERVICE	SVC
STORM	STM
STORM MANHOLE	SMH
TYPICAL	TYP
UNKNOWN	UNK
UTILITY EASEMENT	U.E.
VERIFY IN FIELD	VIF
WATER	WTR
WATERMAIN	WM

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West Palm Beach, FL 33401
T: 561.659.5760 F: 561.659.5772
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HERITAGE PARK

16991 SW CHARLESTON ST
INDIANTOWN, FL 34956

APPROVED BY:
GABRIEL BURDEN LICENSE NO. 75425 STATE OF FLORIDA PROFESSIONAL ENGINEER

THIS ITEM HAS BEEN DIGITALLY SIGNED AND SEALED BY GABRIEL BURDEN, P.E. 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.

Gabriel Burden, P.E.
Florida License No. 75425

CDI PROJECT NO.
24849

DATE:	12/20/2024
DESIGNED:	CDI
DRAWN:	CDI

NO.	DATE	REVISION DESCRIPTION
1	11/19/25	SITE PLAN COMMENTS

GENERAL NOTES

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PAVING, GRADING, AND DRAINAGE NOTES:

1. REFERENCES. WORK SHALL BE PERFORMED IN ACCORDANCE WITH THE FLORIDA DEPARTMENT OF TRANSPORTATION (FDOT) STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION, LATEST EDITION, AND FDOT ROADWAY TRAFFIC DESIGN STANDARDS, LATEST EDITION. ALL FDOT INDICES ARE INCORPORATED AS PLAN REFERENCES. CONTRACTOR IS RESPONSIBLE FOR OBTAINING COMPLETE COPIES OF THE LATEST EDITION OF THE FDOT INDICES.

2. SITE FAMILIARIZATION. PRIOR TO BID PREPARATION, THE CONTRACTOR MUST BECOME FAMILIAR WITH THE OVERALL SITE CONDITIONS AND PERFORM ADDITIONAL INVESTIGATIONS AS DETERMINED NECESSARY TO UNDERSTAND THE LIMIT AND DEPTH OF EXPECTED ORGANIC MATERIAL, ADEQUACY OF EXISTING MATERIALS AS FILL, DEWATERING REQUIREMENTS, CLEAN FILL REQUIRED FROM OFFSITE AND MATERIALS TO BE DISPOSED OF OFFSITE. ANY DELAY, INCONVENIENCE OR EXPENSE CAUSED TO THE CONTRACTOR DUE TO INADEQUATE INVESTIGATION OF EXISTING CONDITIONS SHALL BE INCIDENTAL TO THE CONTRACT AND NO EXTRA COMPENSATION WILL BE ALLOWED. THE MATERIALS ANTICIPATED TO BE ENCOUNTERED DURING CONSTRUCTION MAY REQUIRE DRYING PRIOR TO USE AS BACKFILL AND THE CONTRACTOR MAY HAVE TO IMPORT MATERIALS, AT NO EXTRA COST, FROM OFFSITE TO MEET THE REQUIREMENTS FOR COMPACTION AND PROPER FILL.

3. SITE FILL BALANCE. IT IS THE CONTRACTOR'S RESPONSIBILITY TO DETERMINE EXISTING SITE CONDITIONS OF SOIL DURING THE BID PREPARATION TO DETERMINE IF ANY OFF SITE MATERIALS WILL NEED TO BE IMPORTED TO ACHIEVE THE GRADES SPECIFIED ON THE PLANS.

4. RESTORATION. ALL DISTURBED AREAS SHALL BE RESTORED TO PRE-CONSTRUCTION CONDITION OR BETTER AS DETERMINED BY THE ENGINEER, OWNER AND RESPECTIVE JURISDICTIONAL AUTHORITY.

5. HORIZONTAL CONTROL AND LAYOUT. CONTRACTOR/OWNER SHALL COORDINATE WITH A REGISTERED SURVEYOR TO LAY OUT LINE, GRADES, STRUCTURES, LOT CORNERS, ETC. AS NECESSARY TO CONSTRUCT THE PROPOSED FACILITIES IN ACCORDANCE WITH THE PLANS AND SPECIFICATIONS. BENCH MARKS SHALL BE ESTABLISHED BY A REGISTERED SURVEYOR. BENCH MARKS SHALL BE PERMANENT AND EASILY ACCESSIBLE AND MAINTAINED AND REPLACED IF DISTURBED OR DESTROYED. HORIZONTAL CONTROL SHALL SIMILARLY BE ESTABLISHED AND MAINTAINED.

6. CLEARING, GRADING AND DISPOSAL. CLEARING AND GRADING SHALL CONFORM TO SECTION 110 OF THE FDOT STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION, LATEST EDITION. CLEARING SHALL BE CONTAINED TO THE CONSTRUCTION AREA AND/OR AS DIRECTED BY THE OWNER AND/OR HIS REPRESENTATIVE. ALL ROOTS, STUMPS, OR OTHER OBSTRUCTIONS SHALL BE REMOVED TO A DEPTH OF 18" BELOW NATURAL GRADE OR DESIGN GRADE WHICHEVER IS LOWER. ALL DEBRIS SHALL BE REMOVED FROM THE AREA AND BE DISPOSED OF LEGALLY.

7. EXCAVATION AND EMBANKMENT. ALL EXCAVATION AND EMBANKMENT SHALL CONFORM TO THE FDOT STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION, LATEST EDITION.

8. EARTHWORK. NO SEPARATE PAYMENT SHALL BE PROVIDED TO THE CONTRACTOR FOR EARTHWORK ASSOCIATED WITH THIS CONTRACT. ALL COSTS ASSOCIATED WITH SITE PREPARATION NECESSARY TO EXECUTE THE WORK SET FORTH IN THE CONTRACT SHALL BE INCLUDED IN THE BID.

9. EXCESS MATERIAL. ANY EXCESS MATERIAL REMAINING UPON COMPLETION OF CONSTRUCTION SHALL BE REMOVED TO AN ACCEPTABLE LOCATION AT THE EXPENSE OF THE CONTRACTOR. AT THE OWNER'S OPTION, A LOCATION MAY BE IDENTIFIED FOR MATERIAL STOCK PILING OR THE OWNER MAY INSTRUCT THE CONTRACTOR TO REMOVE THE EXCESS MATERIAL IN WHICH CASE THE CONTRACTOR IS TO LEGALLY DISPOSE OF ALL MATERIALS OFFSITE.

10. FINISHED SITE GRADING. THE CONTRACTOR SHALL BE RESPONSIBLE FOR FINAL GRADING OF THE SITE TO WITHIN ±0.1 FOOT OF ALL THE PROPOSED FINISHED GRADE ELEVATIONS THROUGHOUT THE PROJECT SITE AS DEPICTED ON THE PLANS. ELEVATIONS OF CONSTRUCTED FACILITIES, I.E. ROADWAYS, DRAINAGE, ETC. ARE TO BE AS INDICATED ON THE PLANS UNLESS APPROVED DIFFERENTLY IN WRITING.

11. BUILDING AREAS. ALL ORGANIC AND OTHER UNSUITABLE MATERIAL IN BUILDING OR PAVEMENT AREAS SHALL BE REMOVED AND REPLACED IN ACCORDANCE WITH THE GEOTECHNICAL REPORT RECOMMENDATIONS AND SOUND CONSTRUCTION PRACTICES.

12. LANDSCAPE AREAS. ALL LANDSCAPE ISLANDS SHALL CONTAIN SUITABLE LANDSCAPE MATERIAL FOR LANDSCAPE INSTALLATION. ALL LANDSCAPE AREAS SHALL BE SUITABLY SLOPED TO PROVIDE POSITIVE DRAINAGE.

13. SOD AREAS. ELEVATIONS OF GRASSED AREAS ARE GIVEN AT FINISHED SOD/SEED GRADE. CONTRACTOR TO GRADE AREAS RECEIVING SOD LOWER TO ACCOMMODATE SOD THICKNESS.

14. UNSUITABLE MATERIALS. WHERE ENCOUNTERED, UNSUITABLE MATERIAL SHALL BE REMOVED TO A DEPTH AND AREA DETERMINED BY THE ENGINEER. BACKFILLING SHALL BE IN LAYERS NOT GREATER THAN 8" THICKNESS AND COMPACTED TO 98 PERCENT OF MAXIMUM DENSITY AS DETERMINED BY AASHTO T-180. ANY UNSTABLE SOIL AND/OR SOIL CONTAINING ORGANIC MATERIAL ENCOUNTERED DURING CONSTRUCTION, INCLUDING BUT NOT LIMITED TO MUCK, SILT, SLUDGE, AND MARL SHALL BE REMOVED AND SHALL BE REPLACED BY MATERIAL ACCEPTABLE TO THE ENGINEER. IF ANY ROCK, HARDPAN, ETC. IS ENCOUNTERED DURING CONSTRUCTION OF ANY ITEMS, THE REMOVAL AND BACKFILL REQUIRED SHALL BE CONSIDERED INCIDENTAL TO CONSTRUCTION OF THAT ITEM AND NO SEPARATE PAYMENT WILL BE MADE.

15. GRADING. GRADING FROM PROPOSED TO EXISTING CONDITIONS SHALL NOT BE STEEPER THAN 6H:1V NOR FLATTER THAN 20H:1V. ALL SWALES AND SLOPES SHALL BE SODDED AFTER GRADING.

16. ELEVATIONS. ELEVATIONS GIVEN ADJACENT TO CURB OR FRONT OF SIDEWALK ARE CONSIDERED EDGE OF PAVEMENT GRADES UNLESS OTHERWISE NOTED.

17. POSITIVE DRAINAGE. CONTRACTOR IS RESPONSIBLE FOR GRADING ALL PAVEMENT TO DRAIN POSITIVELY. INTERSECTIONS SHALL BE TRANSITIONED TO PROVIDE A SMOOTH DRIVING SURFACE WHILE MAINTAINING POSITIVE DRAINAGE. SHOULD AREAS OF POOR DRAINAGE BE OBSERVED, THE CONTRACTOR SHALL NOTIFY THE ENGINEER PRIOR TO PLACEMENT OF CURBS OR PAVEMENT COURSES, SO THAT RECOMMENDATIONS FOR CORRECTION CAN BE MADE.

18. ASPHALT MIX DESIGN. BEFORE CONSTRUCTION OF ASPHALT SURFACE, A JOB MIX FORMULA SHALL BE SUBMITTED FOR APPROVAL TO THE ENGINEER.

19. ROADWAY CONSTRUCTION. ALL ROADWAY CONSTRUCTION AND MATERIAL SHALL CONFORM TO THE APPLICABLE FDOT STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION, LATEST EDITION. ALL SUBBASE, BASE COURSE, PRIME COAT, TACK COAT AND ASPHALT MATERIALS SHALL BE INSTALLED IN ACCORDANCE WITH FDOT STANDARD SPECIFICATIONS (LATEST EDITION).

20. DRAINAGE STRUCTURES. ALL DRAINAGE STRUCTURES SHALL BE CONSTRUCTED AS PER THE PLANS AND IN ACCORDANCE WITH FDOT STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION (LATEST EDITION). ALL GRATES SHALL BE SECURED TO THE DRAINAGE STRUCTURE WITH A CHAIN AND EYEBOLT.

21. PIPE LENGTHS. PIPE LENGTHS SHOWN ON THE PLANS REPRESENT SCALED DISTANCES BETWEEN CENTERLINES OF DRAINAGE STRUCTURES AND FROM INVERTS OF ENDWALLS AND/OR MITERED END SECTIONS.

22. PIPE INSTALLATION. PIPE TRENCH SHALL BE DRY WHILE PIPE IS BEING LAID AND TO BE BEDDED PER DETAIL AND IN CONFORMANCE WITH THE FDOT STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION (LATEST EDITION). ALL CORRUGATED PIES SHALL BE INSTALLED WITH MAXIMUM LENGTHS IN ORDER TO MINIMIZE JOINTS.

23. PIPE TRENCHES. PIPE TRENCHES TO BE EXCAVATED AND BACKFILLED IN ACCORDANCE WITH FDOT STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION (LATEST EDITION).

24. DRAINAGE PIPING. ALL DRAINAGE PIPES, EXCEPT ROOF DRAINS, TO BE HIGH DENSITY POLYETHYLENE (HP-HDPE) UNLESS NOTED OTHERWISE ON THE PLANS (I.E. ROOF DRAINS, OUTFALLS, ETC.).

25. ROOF DRAIN PIPING. ALL ROOF DRAIN PIPING (OUTSIDE THE BUILDING) TO BE PVC SCHEDULE 40 UNLESS OTHERWISE NOTED. ALL FITTINGS REQUIRED TO MAKE A FULLY OPERATIONAL DRAINAGE SYSTEM MAY NOT BE SHOWN ON THE PLANS. ALL FITTINGS AND MATERIALS REQUIRED TO COMPLETE THE PROJECT ARE TO BE INCLUDED IN THE CONTRACTOR'S BID.

26. DRAINAGE CONNECTIONS. CONTRACTOR SHALL BE RESPONSIBLE FOR REMOVAL OF DEBRIS AND SILT WHERE CONNECTIONS TO EXISTING DRAINAGE STRUCTURES OR SWALES ARE TO BE PERFORMED. SWALES, DITCHES, LAKES, ETC. SHALL BE RESTORED TO THEIR ORIGINAL DESIGN SECTION AND SODDED. SUCH REMOVAL AND RESTORATION SHALL BE TO THE POINT OF LEGAL POSITIVE OUTFALL.

27. DRAINAGE JOINT WRAPPING. ALL DRAINAGE PIPE JOINTS TO BE WRAPPED IN FILTER FABRIC PER FDOT INDEX 280. THE FIRST JOINT OF PIPE ENTERING OR LEAVING A DRAINAGE STRUCTURE SHALL BE WRAPPED WITH FILTER FABRIC PER FDOT SPECIFICATIONS.

PAVING, GRADING, AND DRAINAGE NOTES CONTINUED:

28. DRAINAGE CONNECTIONS. CONTRACTOR SHALL BE RESPONSIBLE FOR REMOVAL OF DEBRIS AND SILT WHERE CONNECTIONS TO EXISTING DRAINAGE STRUCTURES OR SWALES ARE TO BE PERFORMED. SWALES, DITCHES, LAKES, ETC. SHALL BE RESTORED TO THEIR ORIGINAL DESIGN SECTION AND SODDED. SUCH REMOVAL AND RESTORATION SHALL BE TO THE POINT OF LEGAL POSITIVE OUTFALL.

29. DRAINAGE JOINT WRAPPING. ALL DRAINAGE PIPE JOINTS TO BE WRAPPED IN FILTER FABRIC PER FDOT INDEX 280. THE FIRST JOINT OF PIPE ENTERING OR LEAVING A DRAINAGE STRUCTURE SHALL BE WRAPPED WITH FILTER FABRIC PER FDOT SPECIFICATIONS.

30. DRAINAGE LAMPING. ALL DRAINAGE SYSTEMS SHALL BE PUMPED DOWN BELOW ONE-THIRD OF THE DIAMETER OF THE PIPE (FROM THE INVERT) AND LAMPED AS A REQUIREMENT OF THE FINAL DRAINAGE INSPECTION.

31. SUBGRADE. SUBBASE SHALL BE FREE OF MUCK, STUMPS, ROOTS, UNDERBRUSH, VEGETATIVE MATTER, GARBAGE, TRASH OR ANY MATERIAL THAT WILL NOT PROVIDE A SUITABLE STABLE, CLEAN SUBGRADE. SUBGRADE SHALL BE AS SHOWN ON THE PLANS AND TO BE COMPACTED TO 98 PERCENT OF THE MAXIMUM DENSITY AS DETERMINED BY AASHTO T-180 UNLESS OTHERWISE NOTED ON THE PLANS.

32. UNDER PAVEMENT UTILITIES AND CONDUITS. THE SEQUENCE OF CONSTRUCTION SHALL BE SUCH THAT ALL UNDERGROUND INSTALLATIONS OF ANY KIND, INCLUDING IRRIGATION AND ELECTRICAL CONDUITS, THAT WILL REMAIN UNDER THE PROPOSED PAVEMENT OR WITHIN 10 FEET OF ITS EDGES SHALL BE INSTALLED PRIOR TO CONSTRUCTION OF THE BASE.

33. SOIL STABILIZATION. THE SOILS REQUIRE PROPER SOIL STABILIZATION MIX DESIGNS AND STRINGENT QUALITY CONTROL OF FIELD MIXING APPLICATION ON THE DESIGN MIX IN ORDER TO OBTAIN AN EFFECTIVE STABILIZED SOIL. CONSTRUCTION SPECIFICATIONS SHOULD REQUIRE THAT THE SOIL BE SAMPLED AND MIX DESIGN(S) PREPARED AND TESTED BY A CERTIFIED TESTING LAB. THE MIX DESIGN SHOULD BE SPECIFIED OR OTHERWISE PREPARED AND TESTED BY A TESTING LAB. THE MIX DESIGN SHOULD BE SPECIFIED OR OTHERWISE ADMINISTERED CLOSELY DURING FIELD INSTALLATIONS OR CONSTRUCTION, INCLUDING PERFORMANCE OF FREQUENT LBR TESTS. STABILIZED SUBGRADE SHALL, AT A MINIMUM, BE TESTED TO MEET A MINIMUM OF LBR 40 VALUE.

34. BASE. BASE SHALL BE AS SHOWN ON SECTION AND SHALL BE COMPACTED TO 98 PERCENT OF THE MAXIMUM DENSITY AS DETERMINED BY AASHTO T-180 UNLESS OTHERWISE NOTED ON THE PLANS.

35. ASPHALT TACK AND PRIME COATS. PRIME COAT SHALL BE APPLIED AT THE RATE OF 0.15 GALLONS PER SQUARE YARD. WHERE REQUIRED, TACK SHALL BE APPLIED AT THE RATE OF 0.08 GALLONS PER SQUARE YARD.

36. UTILITIES BY OTHERS. AT NO ADDITIONAL COST TO THE OWNER, THE CONTRACTOR SHALL PROVIDE ACCESS AND ALLOW FOR COORDINATION SERVICES TO ACCOMMODATE UTILITIES, CONDUIT AND/OR SLEEVE CONSTRUCTION BY OTHERS. ANY UTILITIES, CONDUITS AND/OR SLEEVES INSTALLED BY OTHERS AND DAMAGED BY THE CONTRACTOR SHALL BE REPAIRED AT THE CONTRACTOR'S EXPENSE.

37. CONCRETE. ALL CONCRETE SHALL BE 3,000 PSI CONCRETE (MINIMUM 28 DAY COMPRESSIVE STRENGTH) UNLESS OTHERWISE SPECIFIED.

38. REINFORCING STEEL. ALL REINFORCING STEEL SHALL CONFORM TO ASTM A-615 AND HAVE A TENSILE STRENGTH OF 60,000 PSI OR AS OTHERWISE NOTED.

39. FIELD REVIEWS. FIELD REVIEWS OF CONSTRUCTED FACILITIES WILL BE REQUIRED DURING THE CONSTRUCTION PROCESS. THE CONTRACTOR IS TO NOTIFY THE ENGINEER A MINIMUM OF 48 HOURS PRIOR TO THE REQUESTED TIME FOR REVIEW OF THE COMPLETED ITEMS. CONTRACTOR TO PROVIDE ALL LABOR, EQUIPMENT AND MATERIALS NECESSARY TO ACCOMMODATE THE FIELD REVIEW. THESE REVIEWS INCLUDE BUT ARE NOT LIMITED TO:

    A. DRAINAGE PIPE AND STRUCTURE REVIEW
    B. SUBGRADE REVIEW
    C. CURB REVIEWS
    D. BASE REVIEWS
    E. PUMP OUT AND LAMPING OF DRAINAGE SYSTEM
    F. ASPHALT REVIEWS
    G. SEMI-FINAL AND FINAL REVIEWS

40. COMPLETENESS FOR REVIEW. FACILITIES MUST BE COMPLETED PRIOR TO SCHEDULING THE FIELD REVIEW. IF A FIELD REVIEW FAILS TO MEET THE AGENCY REQUIREMENTS AND AN ADDITIONAL REVIEW IS REQUIRED, THE CONTRACTOR WILL BE RESPONSIBLE TO PAY ANY FEES ASSOCIATED WITH THE ADDITIONAL REVIEW.

41. TESTING. TESTING OF CONSTRUCTION MATERIALS AND/OR CONSTRUCTED FACILITIES WILL BE REQUIRED AS OUTLINED IN THE GOVERNING SPECIFICATIONS AS NECESSARY TO MEET THE REQUIREMENTS OF THE JURISDICTIONAL AGENCIES. ALL TESTING IS TO BE DONE BY A FLORIDA LICENSED TESTING LABORATORY. THE CONTRACTOR IS TO SUBMIT ALL REQUIRED TESTS ON UTILITY EMBANKMENT, BACKFILL, SUBGRADE, BASE AND SURFACE COURSE MATERIAL TO THE ENGINEER PRIOR TO ANY REQUEST FOR PAYMENT. IF ANY TESTS FAIL TO MEET THE SPECIFICATIONS, THE CONTRACTOR, AT ITS EXPENSE, SHALL CORRECT ALL DEFICIENT WORK AND SUBMIT TEST RESULTS INDICATING COMPLIANCE WITH THESE SPECIFICATIONS PRIOR TO ANY REQUEST FOR PAYMENT.

42. DENSITY TESTING. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING THE NECESSARY TESTING TO ASSURE THAT THE PROPER COMPACTION HAS BEEN ACHIEVED ON THE SUBGRADE, BASE MATERIAL, PIPE BASE MATERIAL AND ALL OTHER PERTINENT AREAS THAT HAVE BEEN COMPLETED. THE CONTRACTOR SHALL BEAR ALL COSTS ASSOCIATED WITH TESTING AND RETESTING THE AREAS AND SHALL PROVIDE THE OWNER AND THE ENGINEER COPIES OF ALL TEST RESULTS. ALL REPORTS ARE TO BE SIGNED AND SEALED BY A REGISTERED GEOTECHNICAL ENGINEER IN THE STATE OF FLORIDA.

43. VERTICAL DISTRIBUTION OF DENSITY TESTING. NUCLEAR DENSITY COMPACTION TESTS ARE TO BE TAKEN ON EVERY LIFT PLACED (12" MAXIMUM THICKNESS), STARTING WITH THE SOIL AT THE SPRINGLINE OF THE UTILITY OR AT THE BASE OF ANY STRUCTURE AND PROCEEDING UPWARD TO GRADE AT THE LOCATIONS DEFINED BY THE HORIZONTAL DISTRIBUTION OF DENSITY TESTING NOTE. IF THICKER LIFTS ARE APPROVED AND IMPLEMENTED, DENSITY TESTING SHALL BE PERFORMED VIA DIG DOWNS TO SUFFICIENT DEPTH TO TEST EACH 12 INCHES FOR THE FULL THICKNESS OF LIFT.

44. HORIZONTAL DISTRIBUTION OF DENSITY TESTING. DENSITY TESTING SHALL BE PERFORMED AT THE FOLLOWING MINIMUM LOCATIONS WITH HORIZONTAL SPACING PER THE VERTICAL DISTRIBUTION OF DENSITY TAKING NOTE. MORE SPECIFICALLY:

    A. PIPE TRENCHES - TESTS SHALL BE PERFORMED AT RANDOMLY SELECTED LOCATIONS WITHIN EACH 300 FOOT INTERVAL (MAXIMUM)ALONG THE LENGTH OF A PIPE INSTALLATION, AND BETWEEN EACH SET OF STRUCTURES SEPARATED BY LESS THAN 300 FEET. AT LEAST ONE TEST SHALL BE PERFORMED FOR EVERY 12 INCH BACKFILL LAYER, STARTING WITH THE FIRST TEST PERFORMED AT THE PIPE SPRINGLINE (COVERING THE 12" LAYER BELOW SPRINGLINE ELEVATION).

    B. STRUCTURES - TESTS SHALL BE PERFORMED AT EACH MANHOLE OR DRAINAGE STRUCTURE. AT LEAST ONE TEST SHALL BE PERFORMED FOR EVERY 12 INCH BACKFILL LIFT, STARTING WITH THE FIRST TEST PERFORMED AT THE BASE OF THE STRUCTURE (COVERING THE 12" LAYER BELOW BASE ELEVATION).

    C. SUBGRADE - TESTS SHALL BE PERFORMED AT RANDOMLY SELECTED LOCATIONS WITHIN EACH 300 FOOT INTERVAL (MAXIMUM) ALONG THE LENGTH OF THE ROADWAY, SIDEWALK, OR PATHWAY AND EVERY 6,000 SQUARE FEET OF PARKING AREA.

    D. BASE ROCK - TESTS SHALL BE PERFORMED AT RANDOMLY SELECTED LOCATIONS WITHIN EACH 300 FOOT INTERVAL (MAXIMUM) ALONG THE LENGTH OF THE ROADWAY, SIDEWALK, OR PATHWAY AND EVERY 6,000 SQUARE FEET OF PARKING AREA.

    E. ROAD CROSSINGS - TESTS SHALL BE PERFORMED FOR EACH 12 INCH LIFT WITHIN ANY OPEN CUT ROAD CROSSING LOCATION.

WATER AND SANITARY SEWER NOTES:

1. AVAILABILITY OF SYSTEMS FOR ASBUILT MEASUREMENTS. CONTRACTOR SHALL BE RESPONSIBLE FOR MAKING ALL WATER MAIN BENDS, VALVES, HYDRANTS, TEES AND WATER SERVICE TAPS AVAILABLE TO FACILITATE DIRECT PHYSICAL MEASUREMENT OF RECORD DRAWING INFORMATION. THE CONTRACTOR SHALL COORDINATE WITH THE OWNER, ENGINEER, AND SURVEYOR TO OBTAIN RECORD DRAWING MEASUREMENTS SO AS NOT TO ENDANGER THE GENERAL PUBLIC OR CREATE DELAY IN THE PROGRESS OF THE PROJECT. CONTRACTOR SHALL PROVIDE 48 HOURS MINIMUM WRITTEN NOTICE.

2. SYSTEM CLEANING. CONTRACTOR SHALL THOROUGHLY CLEAN ALL SANITARY AND DRAINAGE GRAVITY SYSTEMS TO FACILITATE MEASUREMENT OF RECORD DRAWING INFORMATION. CLEANING SHALL BE PERFORMED PRIOR TO "PRE-LAMPING" INSPECTIONS BY ENGINEER. CONTRACTOR SHALL ALSO HAVE ALL MANHOLE RIMS INSTALLED PRIOR TO PRE-LAMPING.

3. WATER MAINS. ALL WATER MAINS TO BE PVC C-900 UNLESS OTHERWISE NOTED ON THE PLANS. ALL LINES FROM THE WATER MAIN TO A FIRE HYDRANT TO BE DUCTILE IRON PIPE (DIP) UNLESS OTHERWISE NOTED ON THE PLANS. ALL LINES FROM THE WATER MAIN TO A FIRE LINE BACKFLOW TO BE DUCTILE IRON PIPE (DIP) UNLESS OTHERWISE NOTED ON THE PLANS.

4. WATER SERVICE LINES. ALL WATER SERVICE LINES TO BE PVC SCHEDULE 40 OR PE-3408 UNLESS NOTED OTHERWISE ON THE PLANS.

5. MINIMUM PIPE DEPTHS. ALL PRESSURE PIPE TO BE INSTALLED AT MIN. 36" COVER FROM FINISHED GRADE.

6. VALVES. ALL VALVES ARE TO BE CONSTRUCTED COMPLETELY IN GRASSED AREAS UNLESS SHOWN OTHERWISE ON THE PLANS. NO VALVES SHALL BE CONSTRUCTED WITHIN THE SIDEWALK, CURB OR PARKING STALLS.

7. FIRE HYDRANTS. ALL FIRE HYDRANTS SHALL BE CONSTRUCTED COMPLETELY IN GRASSED AREAS WITH NO LESS THAN 3' FROM THE EDGE OF PAVEMENT (PROTECTIVE BOLLARDS REQUIRED FOR FIRE HYDRANTS CLOSER THAN 7' FROM EDGE OF PAVEMENT OR AS SHOWN ON THE DRAWINGS).

8. EXISTING UTILITIES IMPACTED. ALL EXISTING VALVES AND MANHOLES IMPACTED BY CONSTRUCTION OF THIS PROJECT SHALL BE ADJUSTED IN ACCORDANCE WITH THE UTILITY SPECIFICATIONS.

9. FIELD VERIFICATION. PRIOR TO CONSTRUCTION, IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO FIELD VERIFY (ELEVATION & LOCATION) ALL EXISTING UTILITIES. ANY DISCREPANCIES SHALL BE BROUGHT TO THE ATTENTION OF THE ENGINEER PRIOR TO CONTINUATION OF WORK.

10. PIPE COLOR INFUSION. ALL WATER MAINS (BLUE), FORCE MAINS (GREEN), AND RECLAIM WATER MAINS (PURPLE) SHALL BE P.V.C. (C-900) COLORED DURING INFUSION PROCESS, UNLESS A DIFFERENT MATERIAL IS OTHERWISE NOTED.

11. HORIZONTAL SEPARATION FROM DRAINAGE. ALL WATER AND SANITARY SERVICES SHALL BE CONSTRUCTED A MINIMUM OF 5' FROM DRAINAGE STRUCTURES.

12. TESTING. PRESSURE TESTING AND CERTIFICATION SHALL FOLLOW PALM BEACH COUNTY WATER UTILITIES DEPARTMENT MINIMUM ENGINEERING AND CONSTRUCTION STANDARDS LATEST EDITION.

13. VERTICAL PIPE SEPARATIONS. ALL WATER MAINS TO CROSS OVER SANITARY SEWER SERVICES. WHERE 12" MINIMUM CLEARANCE CANNOT BE MAINTAINED, 20 LINEAR FEET OF DUCTILE IRON WATER MAIN SHALL BE CENTERED ON THE CROSSING AND THE SEWER SERVICE SHALL BE C-900, SDR-18. IN NO CASE SHALL THERE BE LESS THAN 6" CLEARANCE.

14. RECORD DRAWING NOTE. RECORD DRAWINGS SHALL INCLUDE ALL UTILITY OBJECTS AND ASSOCIATED LOCATIONS IDENTIFIED AS REQUIRED BY PALM BEACH COUNTY WATER UTILITIES DEPARTMENT AND SHOWN IN THE AS-BUILT LOCATION.

15. STATE PLANE COORDINATES FOR RECORD DRAWINGS. ALL RECORD DRAWINGS SHALL BE DRAWN IN THE STATE PLANE COORDINATE SYSTEM. STATE PLANE COORDINATES ARE REQUIRED FOR ALL AS-BUILT UTILITY OBJECTS AS REQUIRED BY PALM BEACH COUNTY WATER UTILITIES DEPARTMENT. ALL OBJECTS SHALL BE IDENTIFIED BY ASSIGNING AN APPROVED FEATURE CODE AND A UNIQUE NUMBER.

16. WATER MAIN DUCTILE IRON PIPE (DIP). ALL WATER MAIN DUCTILE IRON PIPE AND PIPE FITTINGS SHALL BE PAINTED WITH A 4" WIDE CONTINUOUS BLUE LINE THAT RUNS PARALLEL TO THE AXIS OF THE PIPE AND THAT IS LOCATED ALONG THE TOP OF THE PIPE. APPROVED PAINT: INDURON, AQUANAUT 5082 ALASKAN BLUE (ONE COAT, 3 MILS DRY FILM THICKNESS APPLIED WITH 1/2" NAP MEDIUM ROLLER).

17. PIPE COLORS. ALL WATER MAIN PIPE, INCLUDING FITTINGS, INSTALLED ON OR AFTER AUGUST 28, 2003, EXCEPT PIPE INSTALLED UNDER A CONSTRUCTION PERMIT FOR WHICH THE DEPARTMENT RECEIVED A COMPLETE APPLICATION BEFORE AUGUST 28, 2003, SHALL BE COLOR CODED OR MARKED USING BLUE AS A PREDOMINANT COLOR TO DIFFERENTIATE DRINKING WATER FROM RECLAIMED OR OTHER WATER. UNDERGROUND PLASTIC PIPE SHALL BE SOLID-WALL BLUE PIPE, SHALL HAVE A CO-EXTRUDED BLUE EXTERNAL SKIN, OR SHALL BE WHITE OR BLACK WITH BLUE STRIPES INCORPORATED INTO, OR APPLIED TO, THE PIPE WALL; AND UNDERGROUND METAL OR CONCRETE PIPE SHALL HAVE BLUE STRIPES APPLIED TO THE PIPE WALL. PIPE STRIPED DURING MANUFACTURING OF THE PIPE SHALL HAVE CONTINUOUS STRIPES THAT RUN PARALLEL TO THE AXIS OF THE PIPE, THAT ARE LOCATED AT NO GREATER THAN 90-DEGREE INTERVALS AROUND THE PIPE, AND THAT WILL REMAIN INTACT DURING AND AFTER INSTALLATION OF THE PIPE. IF TAPE OR PAINT IS USED TO STRIPE PIPE DURING INSTALLATION OF THE PIPE, THE TAPE OR PAINT SHALL BE APPLIED IN A CONTINUOUS LINE THAT RUNS PARALLEL TO THE AXIS OF THE PIPE AND THAT IS LOCATED ALONG THE TOP OF PIPE; FOR PIPES WITH AN INTERNAL DIAMETER OF 24 INCHES OR GREATER, TAPE OR PAINT SHALL BE APPLIED IN CONTINUOUS LINES ALONG EACH SIDE OF THE PIPE AS WELL AS ALONG THE TOP OF THE PIPE. ABOVEGROUND PIPE AT DRINKING WATER TREATMENT PLANTS SHALL BE COLOR CODED AND LABELED IN ACCORDANCE WITH SUBSECTION 62-555.320(10), F.A.C., AND ALL OTHER ABOVEGROUND PIPE SHALL BE PAINTED BLUE OR COLOR CODED OR MARKED LIKE UNDERGROUND PIPE.

18. FIRE HYDRANTS. ALL FIRE HYDRANT FLANGE GRADES ARE PROVIDED FOR THE CONVENIENCE OF THE CONTRACTOR. CONTRACTOR TO FIELD ADJUST AS REQUIRED TO MEET UTILITY DEPARTMENT CRITERIA.

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1157

HERITAGE PARK

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INDIANTOWN, FL 34956

APPROVED BY:
GABRIEL BURDEN LICENSE NO. 75425 STATE OF FLORIDA PROFESSIONAL ENGINEER

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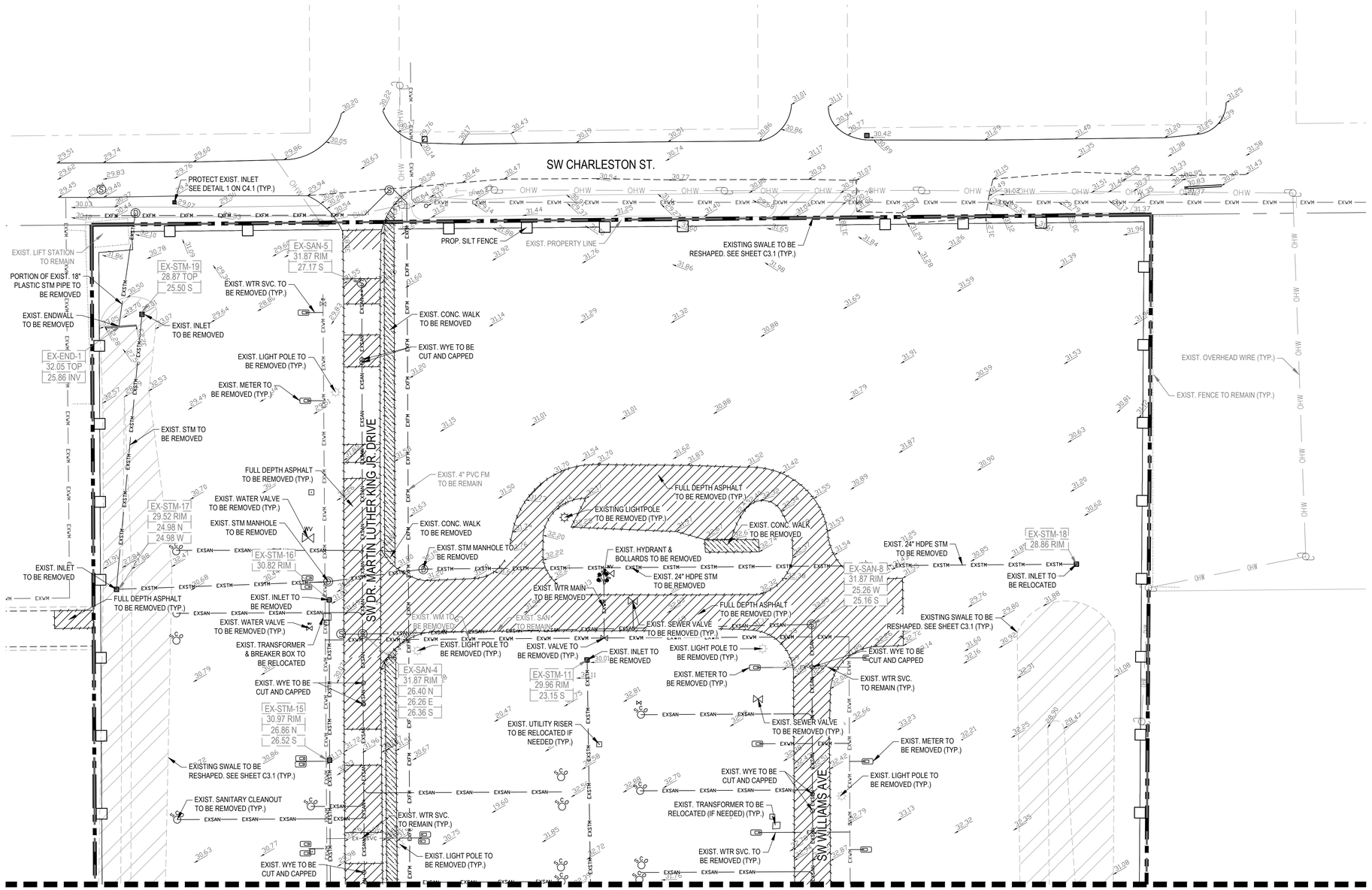
CDI PROJECT NO.
24849

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NO.	DATE	REVISION DESCRIPTION
1	11/19/25	SITE PLAN COMMENTS

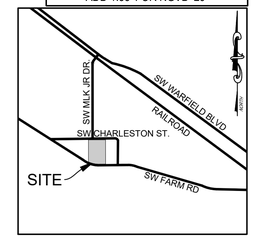
GENERAL NOTES

C0.2



MATCHLINE SEE C1.2

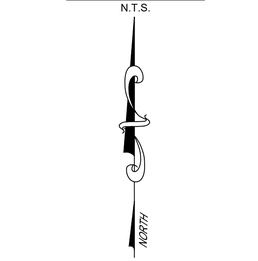
DATUM = NAVD '88
ADD 1.53' FOR NGVD '29



SEC. 27 - TWP. 43S - RGE. 42E

LOCATION MAP

N.T.S.



0 5 15 30 60 90

SCALE: 1" = 30'

LEGEND

EXISTING WATERMAIN	EXWM EXWM EXWM
EXISTING WATER SERVICE	EX-WSVC EX-WSVC
EXISTING SANITARY SEWER	EXSAN EXSAN EXSAN
EXISTING FORCEMAIN	EXFM EXFM EXFM
EXISTING STORM DRAINAGE	EXSTM EXSTM EXSTM
PROPOSED SILT FENCE	
PAVEMENT TO BE REMOVED	
FULL DEPTH ASPHALT REMOVAL	
CONCRETE TO BE REMOVED	
SWALE TO BE RESHAPED	
EXISTING ELEVATION	0.00

NOTES:

1. PROTECT ALL EXISTING AND PROPOSED INLETS DURING CONSTRUCTION.
2. SWEEP ROADS AND CONSTRUCTION SITE PERIODICALLY TO REMOVE CONSTRUCTION DEBRIS AND SEDIMENT.
3. STORM DRAINAGE TO BE SEDIMENT AND SILT FREE DURING CONSTRUCTION AND AT FINAL SITE WALK THROUGH.
4. ALL AREAS TO BE DEMOLISHED ARE TO BE REMOVED IN THEIR ENTIRETY. BACKFILL WITH CLEAN, SUITABLE MATERIAL APPROPRIATE TO THE FUTURE APPLICATION AND IN COMPLIANCE WITH THE RESPECTIVE REQUIREMENTS (i.e. STRUCTURAL BUILDING FILL, LANDSCAPE FILL, PARKING LOT SUBGRADE).
5. EXISTING BASEROCK MAY NOT BE REUSED FOR PROPOSED BASE COURSE UNLESS CERTIFIED BY THE GEOTECHNICAL ENGINEER THAT IT MEETS THE REQUIRED SPECIFICATIONS. IT MAY BE USED FOR SUBGRADE STABILIZATION.
6. REFER TO LANDSCAPE PLANS FOR ALL RELOCATION/REMOVAL OF LANDSCAPING AND TREES.
7. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO DETERMINE THE LOCATION, DEPTH AND CONDITION OF ALL EXISTING UNDERGROUND UTILITIES PRIOR TO SHOP DRAWING SUBMITTAL AND/OR COMMENCEMENT OF CONSTRUCTION. PROVIDE WRITTEN CONFIRMATION/DIAGRAMS OF ALL UTILITIES WITHIN THE LIMITS OF CONSTRUCTION OR ANTICIPATED CONSTRUCTION (HORIZONTAL & VERTICAL LOCATIONS, PIPE SIZES, ETC.)
8. IT SHALL ALSO BE THE CONTRACTOR'S RESPONSIBILITY TO PROTECT AND SUPPORT THESE EXISTING UTILITIES AND MAINTAIN CONTINUOUS SERVICE OF ALL UTILITIES DURING THE ENTIRE COURSE OF CONSTRUCTION UNLESS OTHERWISE COORDINATED WITH AND APPROVED BY AFFECTED UTILITY PROVIDERS AND CUSTOMERS.
9. CONTRACTOR IS ADVISED THAT THE EXISTING UTILITIES SHOWN ARE BASED ON SURVEY AND ASBUILT DATA AVAILABLE AT TIME OF DESIGN.
10. ALL IRRIGATION IN THE AFFECTED CONSTRUCTION AREA IS TO BE REMOVED BY THE CONTRACTOR.
11. IF NECESSARY, CONTRACTOR WILL NEED TO PROVIDE DEWATERING TO BUILD FOUNDATIONS. CONFIRM WITH GEOTECHNICAL REPORT.
12. ALL CONCRETE/PAVEMENT TO BE REMOVED SHALL HAVE ALL EDGES OF REMOVAL MARKED ON SURFACE WITH A STRAIGHT LINE & TO BE SAW CUT STRAIGHT.
13. IT IS THE CONTRACTORS RESPONSIBILITY TO: ASSESS EXISTING CONDITION; REMOVE ALL TREES, SHRUBS, EXOTICS NOT DESIGNATED ON PLAN TO REMAIN, REMOVE ALL SITE DEBRIS AND TO CLEAR & GRUB AND LEVEL THE SITE TO PROPOSED GRADES.

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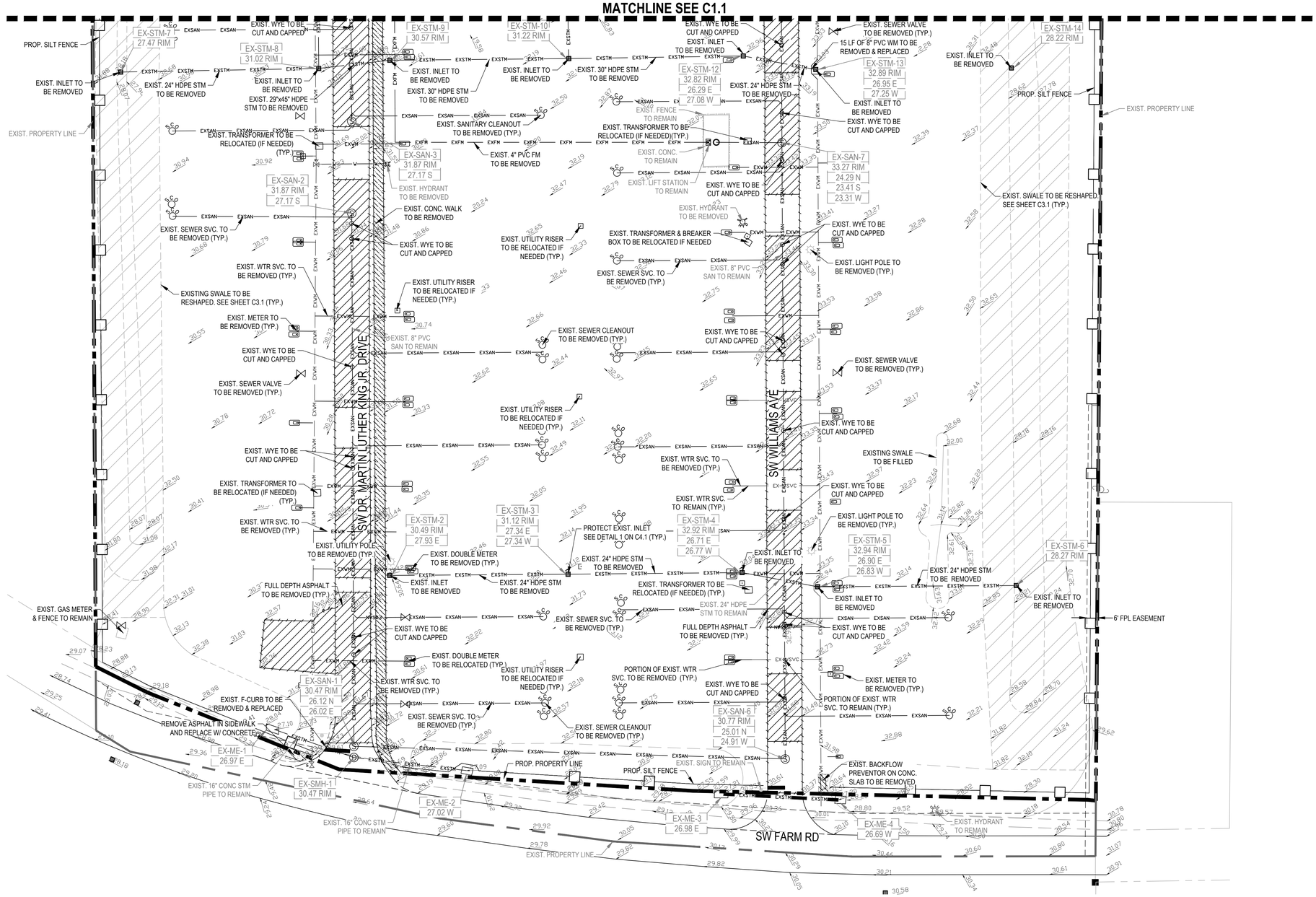
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NO.	DATE	REVISION DESCRIPTION
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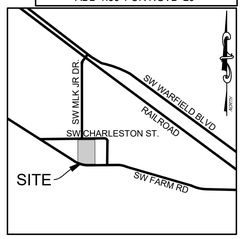
SITE DEMOLITION & EROSION CONTROL PLAN

C1.1

1158



DATUM = NAVD '88
ADD 1.53' FOR NGVD '29



SEC. 27 - TWP. 43S - RGE. 42E

LOCATION MAP

N.T.S.



0 5 15 30 60 90

SCALE: 1" = 30'

LEGEND

- EXISTING WATERMAIN — EXWM
- EXISTING WATER SERVICE — EX-WSVC
- EXISTING SANITARY SEWER — EXSAN
- EXISTING FORCEMAIN — EXFM
- EXISTING STORM DRAINAGE — EXSTM
- PROPOSED SILT FENCE
- PAVEMENT TO BE REMOVED
- FULL DEPTH ASPHALT REMOVAL
- CONCRETE TO BE REMOVED
- SWALE TO BE RESHAPED
- EXISTING ELEVATION — 0.00

NOTES:

1. PROTECT ALL EXISTING AND PROPOSED INLETS DURING CONSTRUCTION.
2. SWEEP ROADS AND CONSTRUCTION SITE PERIODICALLY TO REMOVE CONSTRUCTION DEBRIS AND SEDIMENT.
3. STORM DRAINAGE TO BE SEDIMENT AND SILT FREE DURING CONSTRUCTION AND AT FINAL SITE WALK THROUGH.
4. ALL AREAS TO BE DEMOLISHED ARE TO BE REMOVED IN THEIR ENTIRETY. BACKFILL WITH CLEAN, SUITABLE MATERIAL APPROPRIATE TO THE FUTURE APPLICATION AND IN COMPLIANCE WITH THE RESPECTIVE REQUIREMENTS (i.e. STRUCTURAL BUILDING FILL, LANDSCAPE FILL, PARKING LOT SUBGRADE).
5. EXISTING BASEROCK MAY NOT BE REUSED FOR PROPOSED BASE COURSE UNLESS CERTIFIED BY THE GEOTECHNICAL ENGINEER THAT IT MEETS THE REQUIRED SPECIFICATIONS. IT MAY BE USED FOR SUBGRADE STABILIZATION.
6. REFER TO LANDSCAPE PLANS FOR ALL RELOCATION/REMOVAL OF LANDSCAPING AND TREES.
7. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO DETERMINE THE LOCATION, DEPTH AND CONDITION OF ALL EXISTING UNDERGROUND UTILITIES PRIOR TO SHOP DRAWING SUBMITTAL AND/OR COMMENCEMENT OF CONSTRUCTION. PROVIDE WRITTEN CONFIRMATION/DIAGRAMS OF ALL UTILITIES WITHIN THE LIMITS OF CONSTRUCTION OR ANTICIPATED CONSTRUCTION (HORIZONTAL & VERTICAL LOCATIONS, PIPE SIZES, ETC.)
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11. IF NECESSARY, CONTRACTOR WILL NEED TO PROVIDE DEWATERING TO BUILD FOUNDATIONS. CONFIRM WITH GEOTECHNICAL REPORT.
12. ALL CONCRETE/PAVEMENT TO BE REMOVED SHALL HAVE ALL EDGES OF REMOVAL MARKED ON SURFACE WITH A STRAIGHT LINE & TO BE SAW CUT STRAIGHT.
13. IT IS THE CONTRACTORS RESPONSIBILITY TO: ASSESS EXISTING CONDITION; REMOVE ALL TREES, SHRUBS, EXOTICS NOT DESIGNATED ON PLAN TO REMAIN, REMOVE ALL SITE DEBRIS AND TO CLEAR & GRUB AND LEVEL THE SITE TO PROPOSED GRADES.

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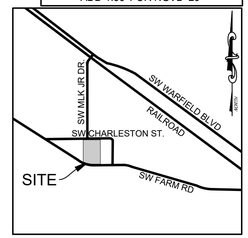
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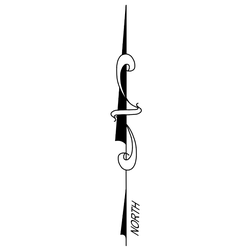
SITE DEMOLITION & EROSION CONTROL PLAN

C1.2

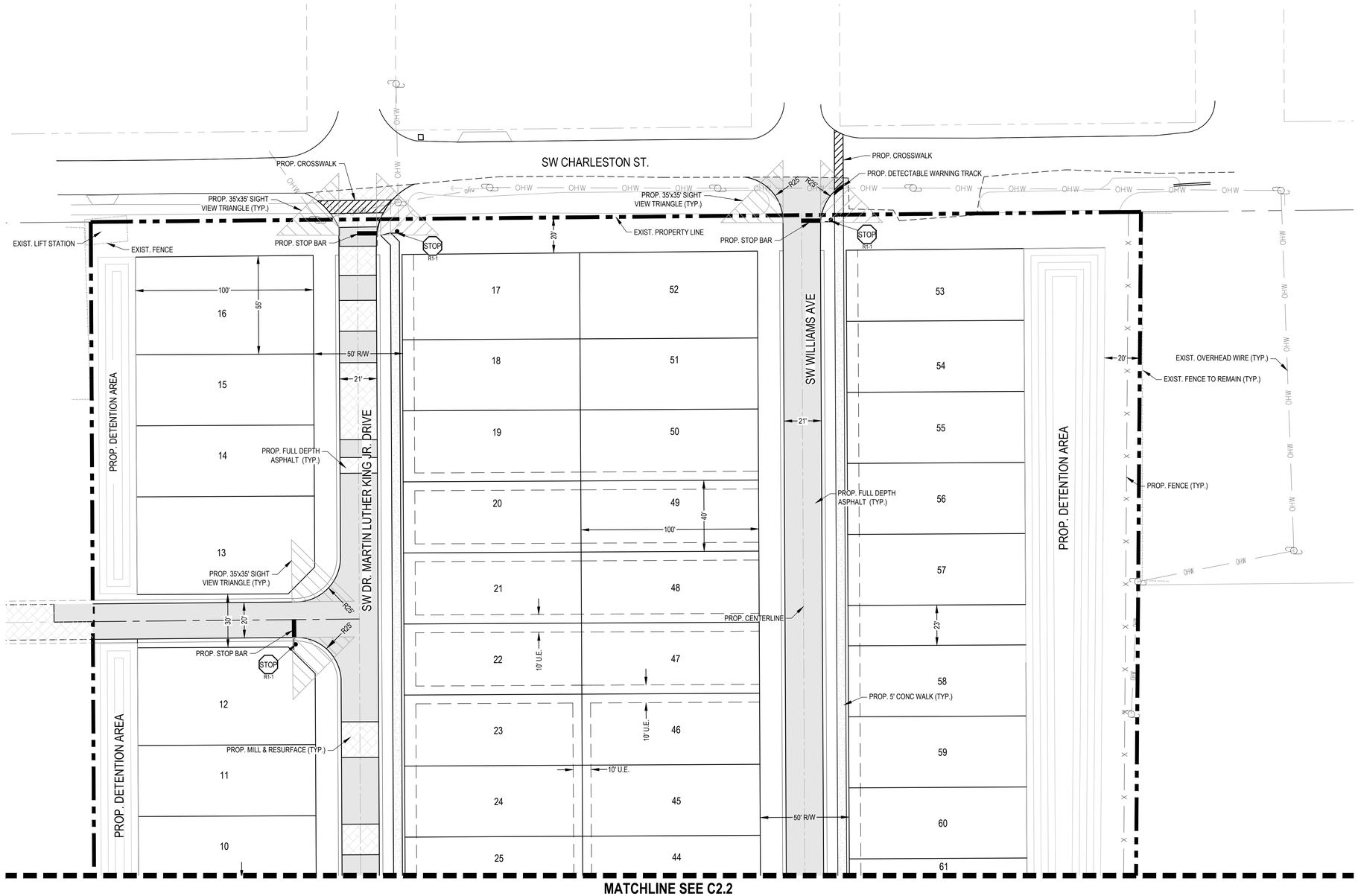
DATUM = NAVD '88
ADD 1.53' FOR NGVD '29



SEC. 27 - TWP. 43S - RGE. 42E
LOCATION MAP
N.T.S.



SCALE: 1" = 30'



MATCHLINE SEE C2.2

LEGEND

EXISTING OVERHEAD WIRE	OHW OHW
PROPOSED FULL DEPTH ASPHALT PAVEMENT	
PROPOSED MILL & RESURFACE	
STOP SIGN & 2' STOP BAR (THERMO.)	
STOP SIGN (R1-1)	STOP R1-1

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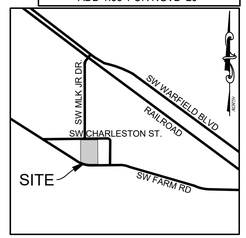
SIGNING, STRIPING & GEOMETRIC PLAN

C2.1

1160



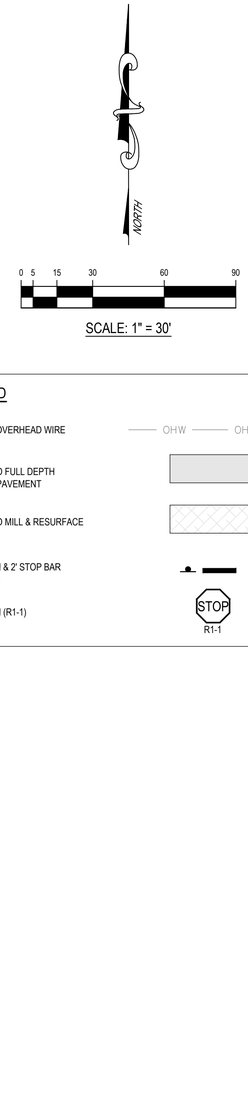
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SEC. 27 - TWP. 43S - RGE. 42E

LOCATION MAP

N.T.S.



SCALE: 1" = 30'

LEGEND

EXISTING OVERHEAD WIRE	OHW OHW
PROPOSED FULL DEPTH ASPHALT PAVEMENT	
PROPOSED MILL & RESURFACE	
STOP SIGN & 2' STOP BAR (THERMO.)	
STOP SIGN (R1-1)	STOP R1-1

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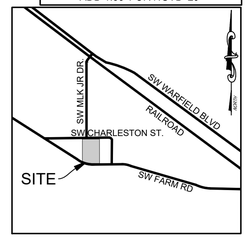
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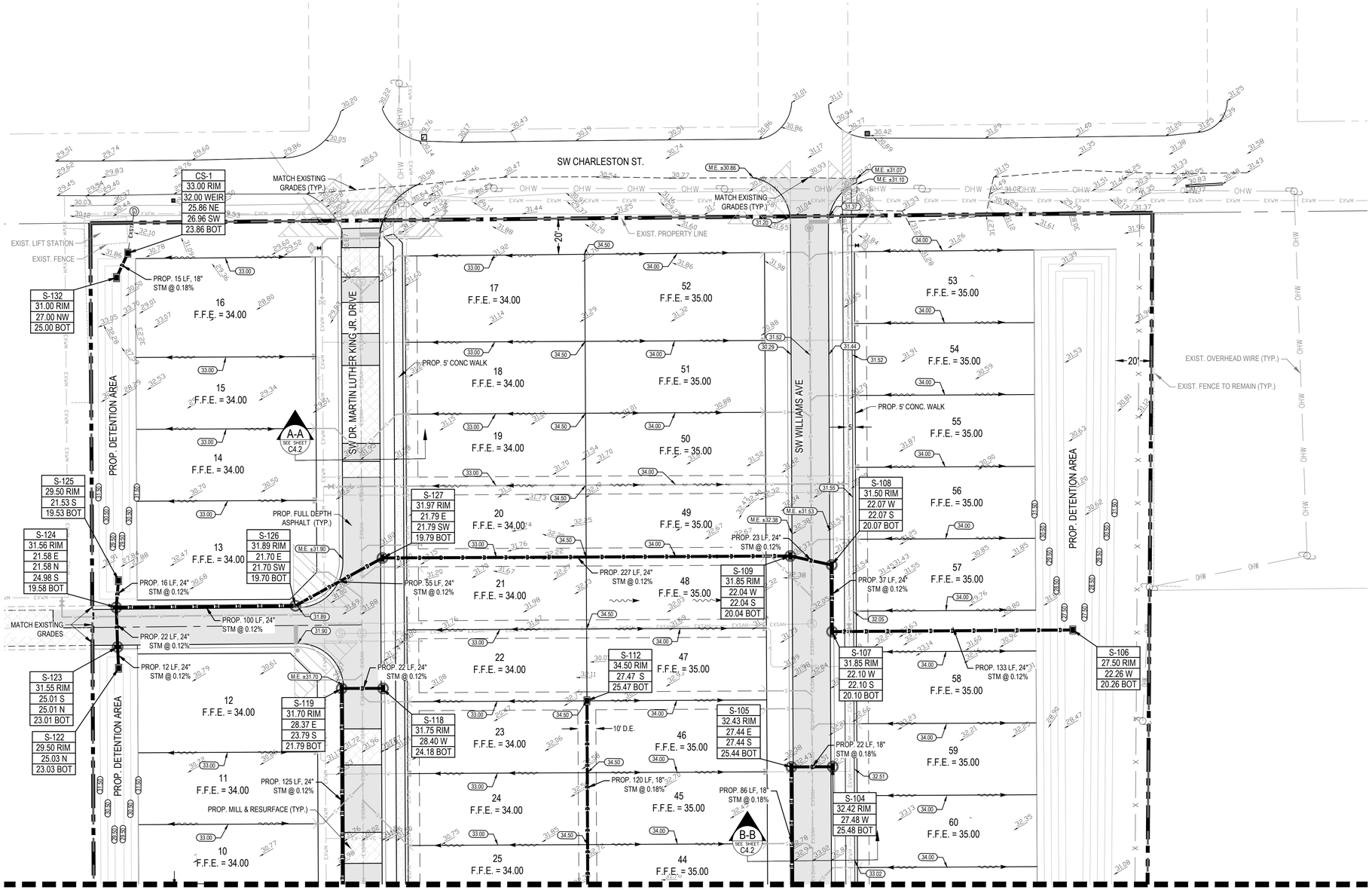
C2.2

1161

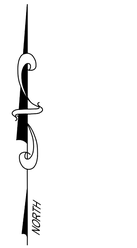
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SEC. 27 - TWP. 43S - RGE. 42E
LOCATION MAP
N.T.S.



MATCHLINE SEE C3.2



0 5 15 30 60 90
SCALE: 1" = 30'

LEGEND

EXISTING WATERMAIN	EXWM
EXISTING FORCEMAIN	EXFM
EXISTING SANITARY SEWER	EXSAN
EXISTING STORM DRAINAGE	EXSTM
STRUCTURE NUMBER / RIM ELEVATION / INVERT / STRUCTURE BOTTOM	S-100 / 00.00 RIM / 0.00 / 0.00 BOT
PROPOSED STORM DRAINAGE LINE W/ STORM STRUCTURE	
PROPOSED SANITARY SEWER	S
PROPOSED WATERMAIN	W
PROPOSED FORCEMAIN	FM
EXISTING STORM STRUCTURE	
PROPOSED FULL DEPTH ASPHALT PAVEMENT	
PROPOSED MILL & RESURFACE	
PROPOSED ELEVATION	0.00
EXISTING ELEVATION	0.00
DIRECTION OF FLOW	

NOTES:

1. ALL ELEVATIONS REFER TO NAVD '88.
2. ALL DRAINAGE STRUCTURES DESIGNATED U.S.F. 170 MANHOLE LIDS TO BE LABELED "STORM".
3. DRAINAGE STRUCTURES WITHIN DRAINAGE EASEMENTS ARE TO BE MAINTAINED BY THE HOA AND NOT THE VILLAGE.
4. ALL DETENTION AREAS ARE TO BE MAINTAINED BY THE HOA AND NOT THE VILLAGE
5. CONTRACTOR IS ADVISED THAT THE EXISTING UTILITIES SHOWN ARE BASED ON SURVEY AND ASBUILT DATA AVAILABLE AT TIME OF DESIGN.
5. CONTRACTOR TO POTHOLE & LOCATE ALL EXISTING UTILITIES PRIOR TO SUBMITTAL OF SHOP DRAWINGS OR COMMENCEMENT OF CONSTRUCTION. PROVIDE WRITTEN CONFIRMATION/DIAGRAMS OF ALL UTILITIES WITHIN THE LIMITS OF CONSTRUCTION OR ANTICIPATED CONSTRUCTION (HORIZONTAL & VERTICAL LOCATIONS, PIPE SIZES, ETC.)
6. IT SHALL ALSO BE THE CONTRACTOR'S RESPONSIBILITY TO PROTECT AND SUPPORT THESE EXISTING UTILITIES AND MAINTAIN CONTINUOUS SERVICE OF ALL UTILITIES PARTICULARLY WATER AND SEWER DURING THE ENTIRE COURSE OF CONSTRUCTION.
7. DISCHARGE TO COUNTY DRAINAGE SYSTEMS SHALL CONSIST SOLELY OF STORMWATER AND SHALL CONTAIN NO OIL, GREASE, FLOATING SOLIDS, SETTLEABLE SOILS, FLAMMABLE LIQUIDS, OR DOMESTIC OR INDUSTRIAL WASTEWATER WHICH WOULD CAUSE OR CONTRIBUTE TO CONTRAVENTION OF STATE WATER QUALITY STANDARDS IN THE RECEIVING WATER BODIES.

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DESIGNED: CDI
DRAWN: CDI

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PAVING, GRADING & DRAINAGE PLAN

C3.1

MATCHLINE SEE C3.1

S-121
29.50 RIM
23.50 E
21.50 BOT

S-120
31.10 RIM
23.64 W
23.64 E
23.64 N
21.64 BOT

S-113
31.40 RIM
23.67 S
27.08 E
23.67 W
21.67 BOT

S-111
34.50 RIM
27.22 E
27.22 N
27.22 S
27.22 W
25.22 BOT

S-110
32.82 RIM
27.35 E
27.35 W
27.35 S
27.35 N
25.35 BOT

S-103
33.00 RIM
27.37 W
25.37 BOT

S-101
33.10 RIM
27.52 W
25.52 BOT

S-115
31.50 RIM
23.84 E
21.84 BOT

S-114
31.50 RIM
23.80 S
23.80 W
23.80 N
24.16 BOT

S-102
33.10 RIM
27.49 E
27.49 N
25.49 BOT

S-116
31.50 RIM
24.03 E
22.03 BOT

S-117
31.40 RIM
23.99 W
23.99 N
21.99 BOT

S-128
33.10 RIM
26.71 E
24.71 BOT

S-131
28.50 RIM
25.25 W
23.25 BOT

S-117
33.00 RIM
25.47 E
26.83 W
24.83 BOT

S-129
27.50 RIM
24.25 S
22.25 BOT

S-130
28.30 RIM
24.28 S
22.28 BOT

EX-SMH-1
29.74 RIM

EX-STM-3
34.50 RIM
27.34 E PLUG
27.34 W PLUG
27.76 N CORE

EX-ME-1
26.97 E

EX-ME-2
27.02 W

EX-ME-3
26.98 E

EX-ME-4
26.69 W

M.E. ±29.69

M.E. ±29.61

M.E. ±33.09

M.E. ±33.11

M.E. ±33.21

M.E. ±33.22

PROP. 22 LF, 24" STM @ 0.12%

PROP. 116 LF, 24" STM @ 0.12%

PROP. 114 LF, 24" STM @ 0.12%

PROP. 113 LF, 24" STM @ 0.12%

PROP. 108 LF, 24" STM @ 0.12%

PROP. 117 LF, 18" STM @ 0.18%

PROP. 22 LF, 18" STM @ 0.18%

PROP. 33 LF, 18" STM @ 0.18%

PROP. 163 LF, 24" STM @ 0.12%

PROP. 305 LF, 18" STM @ 0.18%

PROP. 22 LF, 18" STM @ 0.18%

PROP. 127 LF, 24" STM @ 0.12%

PROP. 24 LF, 24" STM @ 0.12%

PROP. MAIL KIOSK

EXIST. FENCE

EXIST. LIFT STATION

PROP. 5' CONC. WALK

PROP. 5' OCNC. WALK

PROP. CENTERLINE

PROP. MILL & RESURFACE (TYP.)

PROP. FULL DEPTH ASPHALT (TYP.)

RAISE RIM TO NEW GRADE (TYP.)

PROP. PROPERTY LINE

EXIST. PROPERTY LINE

PROP. DETENTION AREA

SW DR. MARTIN LUTHER KING JR. DRIVE

SW WILLIAMS AVE

SW FARM RD

6' FPL EASEMENT

10' UE

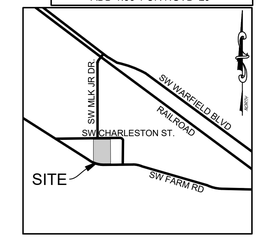
20' UE

GRADE AROUND EXISTING FENCE AND GAS METER.

MATCH EXISTING GRADES (TYP.)

1 F.F.E. = 34.00
2 F.F.E. = 34.00
3 F.F.E. = 34.00
4 F.F.E. = 34.00
5 F.F.E. = 34.00
6 F.F.E. = 34.00
7 F.F.E. = 34.00
8 F.F.E. = 34.00
9 F.F.E. = 34.00
26 F.F.E. = 34.00
27 F.F.E. = 34.00
28 F.F.E. = 34.00
29 F.F.E. = 34.00
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31 F.F.E. = 34.00
32 F.F.E. = 34.00
33 F.F.E. = 34.00
34 F.F.E. = 34.00
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36 F.F.E. = 35.00
37 F.F.E. = 35.00
38 F.F.E. = 35.00
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41 F.F.E. = 35.00
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43 F.F.E. = 35.00
61 F.F.E. = 35.00
62 F.F.E. = 35.00
63 F.F.E. = 35.00
64 F.F.E. = 35.00
65 F.F.E. = 35.00
66 F.F.E. = 35.00
67 F.F.E. = 35.00
68 F.F.E. = 35.00
69 F.F.E. = 35.00
70 F.F.E. = 35.00
71 F.F.E. = 35.00

DATUM = NAVD '88
ADD 1.53' FOR NGVD '29



SEC. 27 - TWP. 43S - RGE. 42E

LOCATION MAP

N.T.S.

NORTH

0 5 15 30 60 90

SCALE: 1" = 30'

LEGEND

- EXISTING WATERMAIN — EXWM —
- EXISTING FORCEMAIN — EXFM —
- EXISTING SANITARY SEWER — EXSAN —
- EXISTING STORM DRAINAGE — EXSTM —
  - STRUCTURE NUMBER: S-100
  - RIM ELEVATION: 00.00 RIM
  - INVERT: 0.00
  - STRUCTURE BOTTOM: 0.00 BOT
- PROPOSED STORM DRAINAGE LINE W/ STORM STRUCTURE
- PROPOSED SANITARY SEWER — S —
- PROPOSED WATERMAIN
- PROPOSED FORCEMAIN — FM —
- EXISTING STORM STRUCTURE
- PROPOSED FULL DEPTH ASPHALT PAVEMENT
- PROPOSED MILL & RESURFACE
- PROPOSED ELEVATION 0.00
- EXISTING ELEVATION 0.00
- DIRECTION OF FLOW

NOTES:

1. ALL ELEVATIONS REFER TO NAVD '88.
2. ALL DRAINAGE STRUCTURES DESIGNATED U.S.F. 170 MANHOLE LIDS TO BE LABELED "STORM".
3. CONTRACTOR IS ADVISED THAT THE EXISTING UTILITIES SHOWN ARE BASED ON SURVEY AND ASBUILT DATA AVAILABLE AT TIME OF DESIGN.
5. CONTRACTOR TO POTHOLE & LOCATE ALL EXISTING UTILITIES PRIOR TO SUBMITTAL OF SHOP DRAWINGS OR COMMENCEMENT OF CONSTRUCTION. PROVIDE WRITTEN CONFIRMATION/DIAGRAMS OF ALL UTILITIES WITHIN THE LIMITS OF CONSTRUCTION OR ANTICIPATED CONSTRUCTION (HORIZONTAL & VERTICAL LOCATIONS, PIPE SIZES, ETC.)
6. IT SHALL ALSO BE THE CONTRACTOR'S RESPONSIBILITY TO PROTECT AND SUPPORT THESE EXISTING UTILITIES AND MAINTAIN CONTINUOUS SERVICE OF ALL UTILITIES PARTICULARLY WATER AND SEWER DURING THE ENTIRE COURSE OF CONSTRUCTION.
7. DISCHARGE TO COUNTY DRAINAGE SYSTEMS SHALL CONSIST SOLELY OF STORMWATER AND SHALL CONTAIN NO OIL, GREASE, FLOATING SOLIDS, SETTLEABLE SOILS, FLAMMABLE LIQUIDS, OR DOMESTIC OR INDUSTRIAL WASTEWATER WHICH WOULD CAUSE OR CONTRIBUTE TO CONTRAVENTION OF STATE WATER QUALITY STANDARDS IN THE RECEIVING WATER BODIES.

CIVIL DESIGN, INC.
Service Driven Design – Engineered Results
1400 Centrepark Blvd, Suite 905
West Palm Beach, FL 33401
T: 561.659.5760 F: 561.659.5772
www.civil-design.com

HERITAGE PARK

16991 SW CHARLESTON ST
INDIANTOWN, FL 34956

APPROVED BY:
GABRIEL L. BURDEN LICENSE NO. 75425 STATE OF FLORIDA PROFESSIONAL ENGINEER

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Florida License No. 75425

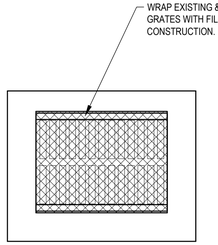
CDI PROJECT NO.
24849

DATE:	12/20/2024
DESIGNED:	CDI
DRAWN:	CDI

NO.	DATE	REVISION DESCRIPTION
1	11/19/25	SITE PLAN COMMENTS

PAVING, GRADING & DRAINAGE PLAN

C3.2

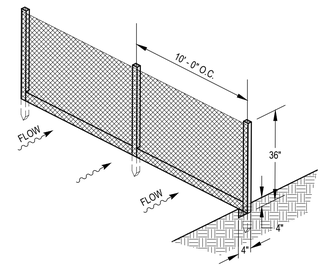


NOTES:

1. PROTECT ALL EXISTING AND PROPOSED INLETS DURING CONSTRUCTION.
2. SWEEP ROADS AND CONSTRUCTION SITE PERIODICALLY TO REMOVE CONSTRUCTION DEBRIS AND SEDIMENT.
3. STORM DRAINAGE TO BE SEDIMENT AND SILT FREE DURING CONSTRUCTION AND AT FINAL SITE WALK THROUGH.

N.T.S. | DETAIL

INLET PROTECTION | 1

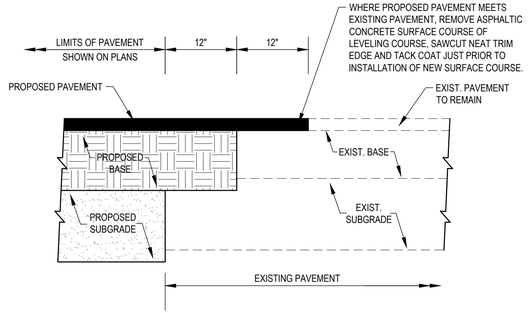


NOTES

1. MESH TO BE BENT, LAID FLAT ON BOTTOM OF TRENCH AND BACKFILLED.
2. POSTS TO BE DRIVEN A MINIMUM OF TWO (2) FEET INTO THE GROUND.
3. SILT FENCE TO BE PLACED ALL AROUND CLEARING PERIMETERS.

N.T.S. | DETAIL

TYPICAL FILTER FABRIC FENCE | 2



NOTE:
REFER TO PAVEMENT SECTIONS FOR MATERIAL THICKNESS

N.T.S. | DETAIL

TYPICAL PAVEMENT MATCH SECTION | 3

TYPE	WEARING SURFACE	BASE	SUBGRADE
FULL DEPTH PAVEMENT	1-1/2" SP 12.5 STRUCTURAL COURSE (TRAFFIC LEVEL A) WITH TACK COAT	OPTIONAL BASE GROUP 8 WITH PRIME COAT COMPACTED TO 98% MAXIMUM DRY DENSITY AASHTO T-180.	12" THICK, COMPACTED TO 98% MAXIMUM DRY DENSITY AASHTO T-180.
ASPHALT MILL & RESURFACE	1-1/2" SP 12.5 STRUCTURAL COURSE (TRAFFIC LEVEL A)		

CONCRETE	1. SIDEWALKS - 4" THICK CONCRETE (3,000 PSI) w/ 6" COMPACTED BASE (98% COMPACTION AASHTO T-99) 2. SIDEWALKS SHALL BE 6" THICK AT DRIVEWAYS & TRAFFIC AREAS. 3. SIDEWALKS TO BE BROOM FINISHED WITH EVEN, DUSTLESS SURFACE. 4. SIDEWALK CONTROL JOINTS TO BE SPACED 5' ON CENTER. 5. SITE CONCRETE CONTROL JOINTS PER ACI (30 TIMES THICKNESS MAX SPACING & EQUIDISTANT). 6. EXPANSION JOINTS REQUIRED EVERY 50 FEET, AT EACH CHANGE OF DIRECTION, AND WHEN CONCRETE ABUTS BUILDINGS, WALLS, STRUCTURES. 7. CONTRACTOR TO PROVIDE JOINTING PLAN PRIOR TO PLACEMENT.

N.T.S. | DETAIL

PAVING SPECIFICATIONS | 4

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West Palm Beach, FL 33401
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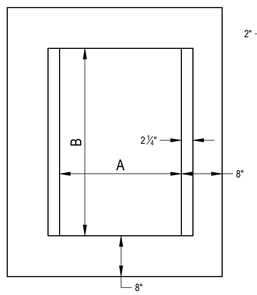
HERITAGE PARK

16991 SW CHARLESTON ST
INDIANTOWN, FL 34956

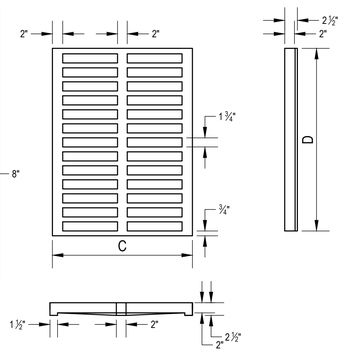
GENERAL NOTES

BEVELED EDGES:	ALL EXPOSED CORNERS AND EDGES TO BE CHAMFERED ¾".
FOUNDATION MATERIAL:	WHERE MATERIAL UNSATISFACTORY FOR FOUNDATION IS ENCOUNTERED AT FLOW LINE, OMIT FLOOR AND CARRY WALLS DOWN TO SATISFACTORY FOUNDATION. BACKFILL TO FLOW LINE WITH CLEAN SAND.
GRATES:	CAST IRON GRATES IN ACCORDANCE WITH F.D.O.T. SPECS.
*INLETS TYPES:	INLETS ARE TO BE AS SHOWN HEREON. TYPE "E MOD" IS A TYPE "E" TURNED 90° TO RECEIVE R.C.P. UP TO 48" DIA. INLETS RECEIVING R.C.P. LARGER THAN 48" DIA. SHALL BE IN ACCORDANCE WITH F.D.O.T. STANDARDS.
MATERIAL:	INLET WALLS AND FOOTING MAY EITHER POURED-IN-PLACE 2500 LB. CONC.; OR PRECAST CLASS "A" 3000 LB. CONC. ALL INLET CONSTRUCTION IS IN ACCORDANCE WITH THE CURRENT F.D.O.T. STANDARDS INDEX NO. 201 & 232. ALL INLET GRATES TO BE SECURED WITH A LOCKING CHAIN PER F.D.O.T. INDEX 201

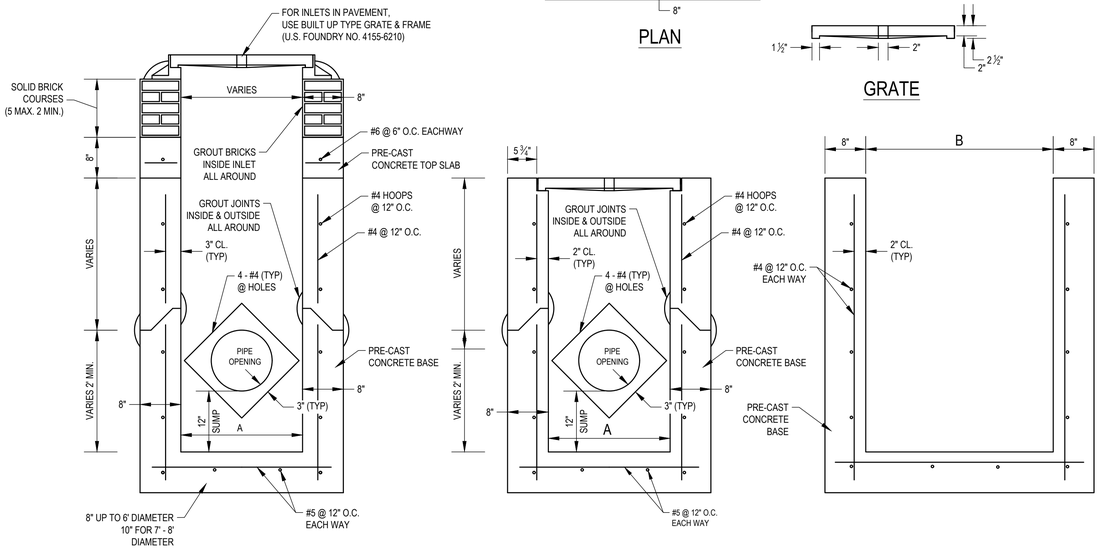
TYPE INLET					MAX. PIPE SIZE	
	"A"	"B"	"C"	"D"	SHORT SIDE	LONG SIDE
"C"	2'-0"	3'-1"	2'-4"	3'-0"	18"	24"
"D"	4'-1"	3'-1"	3'-4"	4'-4"	24"	36"
"E"	3'-0"	4'-6"	3'-4"	4'-4"	48"	48"
"G"	3'-0"	4'-6"	3'-4"	4'-4"	48"	48"
"E MOD"*	3'-0"	4'-6"	3'-4"	4'-4"	48"	48"



PLAN



GRATE



N.T.S. | DETAIL

TYPICAL INLET AND GRATE | 5

GENERAL SPECIFICATIONS:

FLAT BLADE: ALCOA #86054.6063-T6 ALLOY, ETCHED, DEGREASED WITH #1200 ALODINE FINISH WITH #3877 GREEN DIAMOND GRADE BACKGROUND AND EQUAL DIMENSIONS - 9" & 12" MIN. H, 24", 30" 36" AND 42" L.

LETTERS: NAME - 6" UPPERCASE WITH 4.5" LOWERCASE & 9" UPPERCASE WITH 6.75" LOWERCASE SERIES 'B' #3870 DIAMOND GRADE (SILVER) OR EQUAL - SUFFIX - 4.5".

POST: SQUARE POST PER FDOT INDEX 11860.

BRACKETS SHALL BE ATTACHED FIRMLY ON STANDARD SQUARE TUBE POSTS BY MEANS OF (2) ⅜" DIAMETER HEX HEAD BOLTS.

STOP SIGN: R1-1 MUTCD - (DIAMOND GRADE)

LOCATION: ONE PER INTERSECTION AS INDICATED ON THE PLANS.

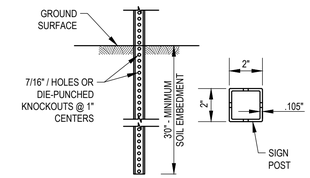
POLICY: 9" BLADES WITH 6" UPPERCASE WITH 4.5" LOWERCASE LETTER FOR TWO LANE ROADS WITH A SPEED LIMIT UNDER 45 MPH.

12" BLADES WITH 9" UPPERCASE WITH 6.75" LOWERCASE LETTER FOR:
- THOROUGHFARE ROADS FOUR LANES OR WIDER.
- TWO OLANE ROADS WITH A POSTED SPEED LIMIT OF 45 MPH OF MORE.

ONLY ONE BLADE WILL BE INSTALLED AT INTERSECTION WITH THOROUGHFARE ROAD INDICATING THE SIDE STREET NAME.

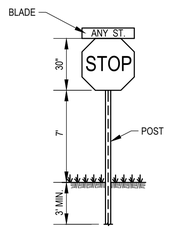


ISOMETRIC VIEW



ELEVATION

STEEL SQUARE TUBE POST DETAILS



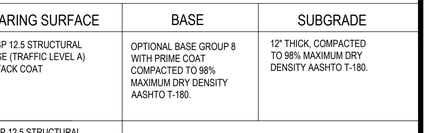
END VIEW

FRONT VIEW

STREET NAME SIGN
(SNS) OR (D3)

UNCURBED SECTION

CURBED SECTION

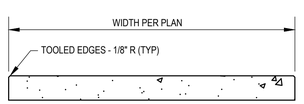


** FROM THROUGH LANE
* AT RADIUS WHEN POSSIBLE 30' MAX FROM THROUGH LANE

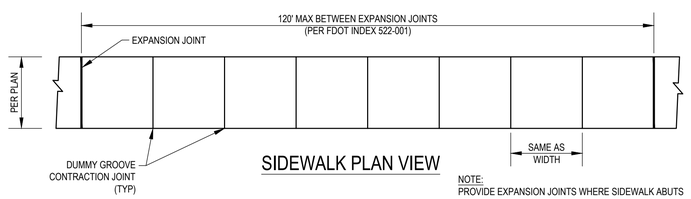
TYPICAL STOP SIGN PLACEMENT

N.T.S. | DETAIL

TYPICAL STREET/STOP SIGN | 6



SIDEWALK CROSS SECTION

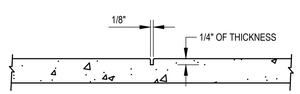


SIDEWALK PLAN VIEW

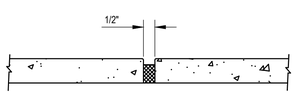
NOTE:
PROVIDE EXPANSION JOINTS WHERE SIDEWALK ABUTS STRUCTURES OR OTHER SIDEWALKS. EXPANSION JOINTS REQUIRED EVERY 120 LF.

NOTES:

1. 4" THICK CONCRETE (3,000 PSI) ON 12" THICK COMPACTED SUBGRADE (98% AASHTO T-180). SIDEWALKS SHALL BE 6" THICK AT DRIVEWAYS & TRAFFIC AREAS.
2. SIDEWALKS TO BE BROOM FINISHED WITH EVEN, DUSTLESS SURFACE. CONTROL JOINTS TO BE SPACED EQUALLY ON CENTER PER ACI 330. JOINTS TO BE CUT WITHIN 4 TO 12 HOURS OF PLACEMENT. JOINTS TO BE NO FURTHER APART THAN 30 TIMES SLAB THICKNESS.
3. EXPANSION JOINTS REQUIRED EVERY 50 FEET (120 LF MAX), AT EACH CHANGE OF DIRECTION, AND WHEN SIDEWALK ABUTS BUILDING.



CONTRACTION JOINT



EXPANSION JOINT

N.T.S. | DETAIL

TYPICAL CONCRETE SIDEWALK | 7

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GABRIEL BURDEN LICENSE NO. 75425 STATE OF FLORIDA PROFESSIONAL ENGINEER

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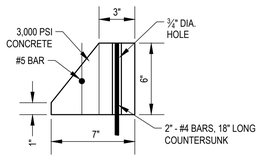
CDI PROJECT NO.
24849

DATE:	12/20/2024
DESIGNED:	CDI
DRAWN:	CDI

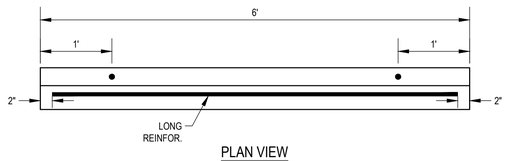
NO.	DATE	REVISION DESCRIPTION
1	11/19/25	SITE PLAN COMMENTS

PAVING, GRADING & DRAINAGE DETAILS

C4.1

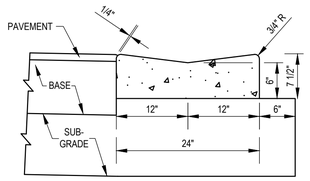


PROFILE VIEW
(ENLARGED)



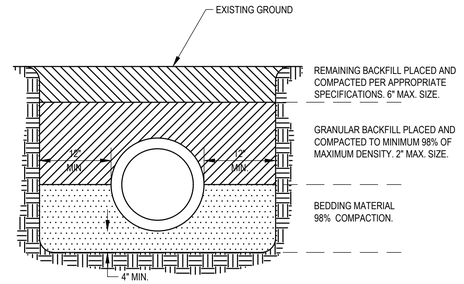
PLAN VIEW

N.T.S.	DETAIL
CONCRETE WHEEL STOP DETAIL	8



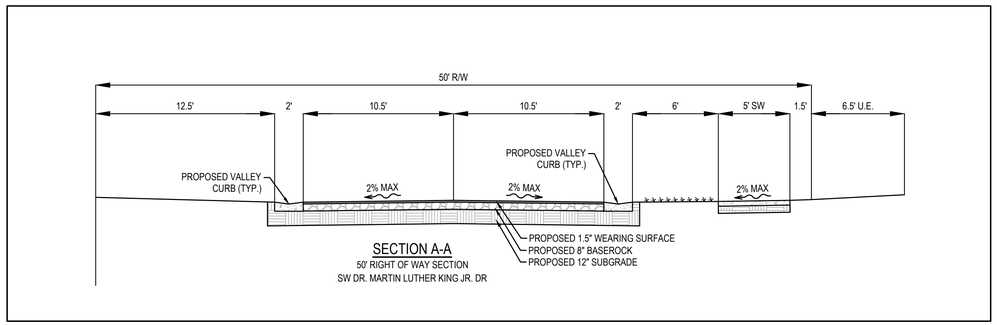
NOTE:
SAWCUTS REQUIRED AT 10' CENTERS

N.T.S.	DETAIL
TYPICAL CONCRETE VALLEY GUTTER	9



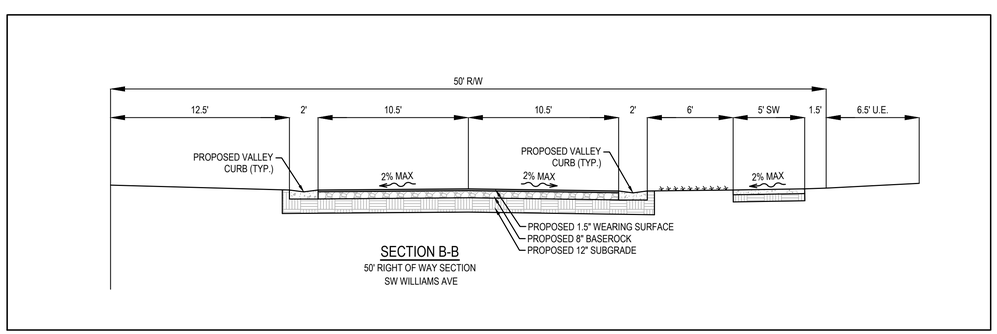
NOTES:
1. BEDDING SHALL CONSIST OF IN-SITU GRANULAR MATERIAL OR WASHED AND GRADED LIMEROCK 3/8" - 7/8" SIZING. UNSUITABLE IN-SITU MATERIALS SUCH AS MUCK, DEBRIS AND LARGER ROCK SHALL BE REMOVED.
2. THE PIPE SHALL BE FULLY SUPPORTED FOR ITS ENTIRE LENGTH WITH APPROPRIATE COMPACTION UNDER THE PIPE HAUNCHES.
3. THE PIPE SHALL BE PLACED IN A DRY TRENCH.
4. BACKFILL SHALL BE FREE OF UNSUITABLE MATERIALS SUCH AS LARGER ROCK, MUCK AND DEBRIS
5. SEE GENERAL NOTES FOR PIPE BACKFILL BENEATH PROPOSED PAVEMENT.

N.T.S.	DETAIL
TYPICAL TRENCH	10



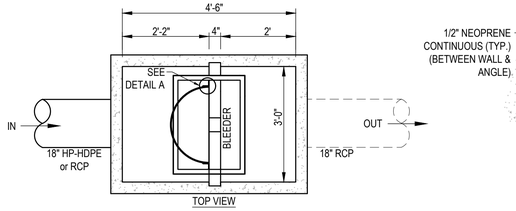
SECTION A-A
50' RIGHT OF WAY SECTION
SW DR. MARTIN LUTHER KING JR. DR

N.T.S.	DETAIL
SW DR. MARTIN LUTHER KING JR. DR TYPICAL SECTION	11

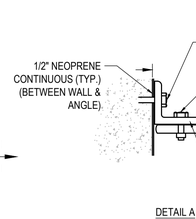


SECTION B-B
50' RIGHT OF WAY SECTION
SW WILLIAMS AVE

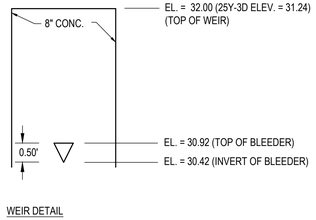
N.T.S.	DETAIL
SW WILLIAMS AVE TYPICAL SECTION	12



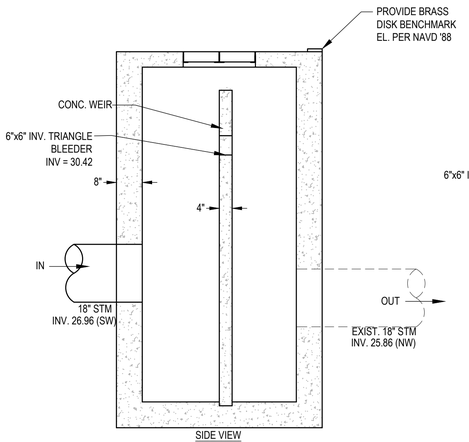
TOP VIEW



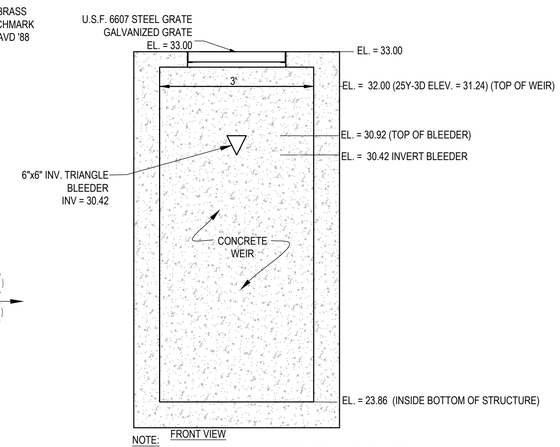
DETAIL A



WEIR DETAIL



SIDE VIEW



FRONT VIEW

NOTE:
INLET CONSTRUCTION AND REINFORCING SHALL COMPLY WITH FDOT ROADWAY AND TRAFFIC DESIGN STANDARDS, INDEX 201 (CURRENT EDITION)

N.T.S.	DETAIL
CONTROL STRUCTURE DETAIL (CS-1)	17

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Service Driven Design – Engineered Results
1400 Centrepark Blvd, Suite 905
West Palm Beach, FL 33401
T: 561.659.5760 F: 561.659.5772
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HERITAGE PARK

16991 SW CHARLESTON ST
INDIANTOWN, FL 34956

APPROVED BY:
GABRIEL BURDEN LICENSE NO. 75425 STATE OF FLORIDA PROFESSIONAL ENGINEER

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24849

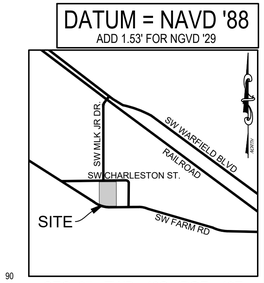
DATE:	12/20/2024
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NO.	DATE	REVISION DESCRIPTION
1	11/19/25	SITE PLAN COMMENTS

PAVING, GRADING & DRAINAGE DETAILS

C4.2

DATUM = NAVD '88
ADD 1.53' FOR NGVD '29



SEC. 27 - TWP. 43S - RGE. 42E
LOCATION MAP
N.T.S.

0 5 15 30 60 90
SCALE: 1" = 30'

SW CHARLESTON ST.

EXIST. LIFT STATION TO REMAIN
EXIST. FENCE
EXIST. 2" WM
EXIST. 8" PVC WM
PROP. 8" X 8" TAPPING SLEEVE & 8" GV #5
PROP. 8" 90° BEND
PROP. 165 LF 8" PVC WM (TYP.)
PROP. 8" X 8" TEE 8" GV #4
PROP. CENTERLINE
PROP. 8" X 8" TEE 8" GV #3
PROP. 8" 45° BENDS
PROP. FH ASSEMBLY #3 FLANGE EL = 30.00 8" x 8" TEE & PIPE BRANCH (TYP.) 8" - 90° BEND 8" GV #2 SAMPLE POINT #2
CONNECT SAN SVC TO EXISTING WYE (TYP.)
PROP. 8"x6" TAPPING SLEEVE W/ 8" GV #1
PROP. 8" 45° BENDS
EXIST. PROPERTY LINE
MH-1 31.50 RIM 26.20 N
SINGLE SAN SVC (TYP.)
EX-SAN-5 31.87 RIM 27.17 S
DOUBLE WTR SVC (TYP.)
DOUBLE WTR SVC (TYP.)
DOUBLE SAN SVC (TYP.)
EXIST. 4" FM
FIN. GRD. 31.90 BOP. 8" PVC SAN = 26.50 TOP 24" STM = 23.99
FIN. GRD. 31.25 BOP. 8" PVC WM = 28.15 TOP 24" STM = 23.98
FIN. GRD. 31.60 BOP. 8" PVC WM = 28.00 TOP 4" PVC FM = 25.86
FIN. GRD. 31.90 BOP. 8" PVC WM = 28.00 TOP 8" PVC SAN = 27.38
FIN. GRD. 31.85 BOP. 4" PVC FM = 25.53 TOP 24" STM = 24.04
SINGLE WTR SVC (TYP.)
EX-SAN-4 31.87 RIM 26.40 N 26.36 W 26.36 S 26.26 E
EXISTING BURIED MANHOLE. RAISE RIM ELEVATION TO PAVEMENT GRADES INV = 26.40 E
PROP. 8" X 6" WYE (TYP.)
SINGLE SAN SVC (TYP.)
FIN. GRD. 31.90 BOP. 24" STM = 28.14 TOP 8" PVC SAN = 27.14
CONNECT SAN SVC TO EXISTING WYE (TYP.)
DOUBLE WTR SVC (TYP.)
EX-VSVC
CONNECT SAN SVC TO EXISTING WYE (TYP.)
18" MIN. SEPARATION BETWEEN TAPS (TYP.)
PROP. 220 LF 8" SAN PVC @ 0.42%
FIN. GRD. 32.51 BOP. 8" PVC WM = 27.25 TOP 8" PVC SAN = 26.25
FIN. GRD. 31.82 BOP. 8" SAN PVC = 25.40 TOP 24" STM = 24.27
EXIST. 8" PVC SAN
CONNECT TO EXIST 8" WM 8" GV #10
EX-VSVC
PROP. 8"x6" TAPPING SLEEVE W/ 8" GV #7
PROP. 8" 45° BENDS
PROP. FH ASSEMBLY #1 FLANGE EL = 31.28 8" x 8" TEE & PIPE BRANCH (TYP.) 6" - 90° BEND 8" GV #8 SAMPLE POINT #1
PROP. SAN SVC LATERAL (TYP.)
PROP. 222 LF 8" PVC WM
PROP. 8" X 6" WYE (TYP.)
PROP. 8" X 8" TEE 8" GV #9
DOUBLE SAN SVC (TYP.)
EX-SAN-8 31.87 RIM 25.26 W 25.16 S
CORE 25.26 N FIELD VERIFY
FIN. GRD. 32.02 BOP. 8" PVC WM = 28.35 TOP 24" STM = 24.32
SINGLE WTR SVC (TYP.)
FIN. GRD. 32.51 BOP. 18" STM = 26.96 TOP 8" PVC SAN = 25.57
DOUBLE WTR SVC (TYP.)
PROP. 8" X 6" WYE (TYP.)
CONNECT SAN SVC TO EXISTING WYE (TYP.)
EXIST. FENCE TO REMAIN (TYP.)
EXIST. OVERHEAD WIRE (TYP.)
SW WILLIAMS AVE
SW DR. MARTIN LUTHER KING JR. DRIVE
PROP. DETENTION AREA
PROP. DETENTION AREA
10' U.E.
20'

MATCHLINE SEE C5.2

LEGEND

- EXISTING WATERMAIN — EXWM
- EXISTING FORCEMAIN — EXFM
- EXISTING SANITARY SEWER — EXSAN
- EXISTING STORM DRAINAGE — EXSTM
- PROPOSED STORM DRAINAGE LINE W/ STORM STRUCTURE
- STRUCTURE NUMBER / RIM ELEVATION / INVERT — MH # / RIM / INV
- PROPOSED SANITARY SEWER
- PROPOSED WATERMAIN
- PROPOSED FORCEMAIN — FM
- PROPOSED FULL DEPTH ASPHALT PAVEMENT
- PROPOSED MILL & RESURFACE

NOTES:

1. PRIOR TO CONSTRUCTION, IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO FIELD VERIFY (ELEVATION & LOCATION) ALL EXISTING UTILITIES. ANY DISCREPANCIES SHALL BE BROUGHT TO THE ATTENTION OF THE ENGINEER PRIOR TO CONTINUATION OF WORK.
2. ALL SANITARY SEWER SHALL BE P.V.C. SDR 26 (UNLESS OTHERWISE NOTED).
3. ALL WATER MAINS & FORCE MAINS SHALL BE P.V.C. (C-900) UNLESS OTHERWISE NOTED.
4. FIRE HYDRANTS SHALL BE LOCATED A MINIMUM OF 7' AND A MAXIMUM OF 12' FROM EDGE OF PAVEMENT.
5. ALL PRESSURE PIPES ARE TO BE RESTRAINED PER THE PIPE RESTRAINT FOR PRESSURE PIPE DETAIL.
6. VALVES SHALL NOT BE PLACED IN CURBS.
7. ALL WATER AND SANITARY SERVICES SHALL BE CONSTRUCTED A MINIMUM OF 5' FROM DRAINAGE STRUCTURES.
8. MAGNETIC TAPE IS REQUIRED FOR ALL WATER & FORCE MAINS AND SHALL BE 6" WIDE, IMPRINTED WITH 2" HIGH LETTERING READING "CAUTION - WATER MAIN BURIED BELOW" OR "CAUTION - FORCE MAIN BURIED BELOW", AS REQUIRED.
9. RECORD DRAWINGS MUST HAVE DATA FOR TAP AND METER LOCATIONS FOR ALL NON-PERPENDICULAR WATER MAIN SERVICES.
10. PRESSURE TESTING AND CERTIFICATION SHALL FOLLOW PALM SPRINGS UTILITIES DEPARTMENT MINIMUM ENGINEERING AND CONSTRUCTION STANDARDS LATEST EDITION.
11. ALL WATERMAINS TO CROSS OVER SANITARY SEWER SERVICES. WHERE 18" MINIMUM CLEARANCE CANNOT BE MAINTAINED, 20 LINEAR FEET OF DUCTILE IRON WATERMAIN SHALL BE CENTERED ON THE CROSSING AND THE SEWER SERVICE SHALL BE C-900, SDR-18. IN NO CASE SHALL THERE BE LESS THAN 6" CLEARANCE.
12. ALL WATER MAIN PIPE, INCLUDING FITTINGS, INSTALLED ON OR AFTER AUGUST 28, 2003, EXCEPT PIPE INSTALLED UNDER CONSTRUCTION PERMIT FOR WHICH THE DEPARTMENT RECEIVED A COMPLETE APPLICATION BEFORE AUGUST 28, 2003, SHALL BE COLOR CODED OR MARKED USING BLUE AS A PREDOMINANT COLOR TO DIFFERENTIATE DRINKING WATER FROM RECLAIMED OR OTHER WATER. UNDERGROUND PLASTIC PIPE SHALL BE SOLID-WALL BLUE PIPE, SHALL HAVE A CO-EXTRUDED BLUE EXTERNAL SKIN, OR SHALL BE WHITE OR BLACK WITH BLUE STRIPES INCORPORATED INTO, OR APPLIED TO, THE PIPE WALL; AND UNDERGROUND METAL OR CONCRETE PIPE SHALL HAVE BLUE STRIPES APPLIED TO THE PIPE WALL. PIPE STRIPED DURING MANUFACTURING OF THE PIPE SHALL HAVE CONTINUOUS STRIPES THAT RUN PARALLEL TO THE AXIS OF THE PIPE, THAT ARE LOCATED AT NO GREATER THAN 90-DEGREE INTERVALS AROUND THE PIPE, AND THAT WILL REMAIN INTACT DURING AND AFTER INSTALLATION OF THE PIPE. IF TAPE OR PAINT IS USED TO STRIPE PIPE DURING INSTALLATION OF THE PIPE, THE TAPE OR PAINT SHALL BE APPLIED IN A CONTINUOUS LINE THAT RUNS PARALLEL TO THE AXIS OF THE PIPE AND THAT IS LOCATED ALONG THE TOP OF PIPE; FOR PIPES WITH AN INTERNAL DIAMETER OF 24 INCHES OR GREATER, TAPE OR PAINT SHALL BE APPLIED IN CONTINUOUS LINES ALONG EACH SIDE OF THE PIPE AS WELL AS ALONG THE TOP OF THE PIPE. ABOVEGROUND PIPE AT DRINKING WATER TREATMENT PLANTS SHALL BE COLOR CODED AND LABELED IN ACCORDANCE WITH SUBSECTION 62-555.320(10), F.A.C., AND ALL OTHER ABOVEGROUND PIPE SHALL BE PAINTED BLUE OR COLOR CODED OR MARKED LIKE UNDERGROUND PIPE.
13. ANY TREES OR SHRUBS PLACED WITHIN WATER, SEWER OR DRAINAGE EASEMENTS SHALL CONFORM TO THE CITY STANDARDS.

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CDI PROJECT NO.
24849

DATE:	12/20/2024
DESIGNED:	CDI
DRAWN:	CDI

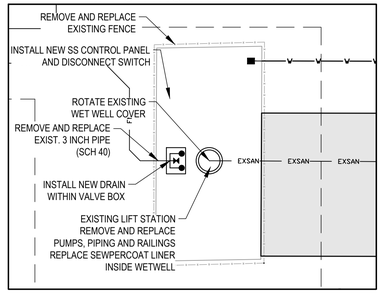
NO.	DATE	REVISION DESCRIPTION
1	11/19/25	SITE PLAN COMMENTS

POTABLE WATER & SANITARY SEWER PLAN

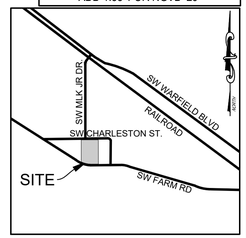
C5.1

NOTES:
1. ALL FORCEMAIN MUST BE PRESSURE TESTED BEFORE CONNECTION TO REHAB LIFT STATION. ANY PIPING NEEDING REPAIR WILL BE REPAIRED IN FIELD.

LIFT STATION REPAIR DETAIL



DATUM = NAVD '88
ADD 1.53' FOR NGVD '29

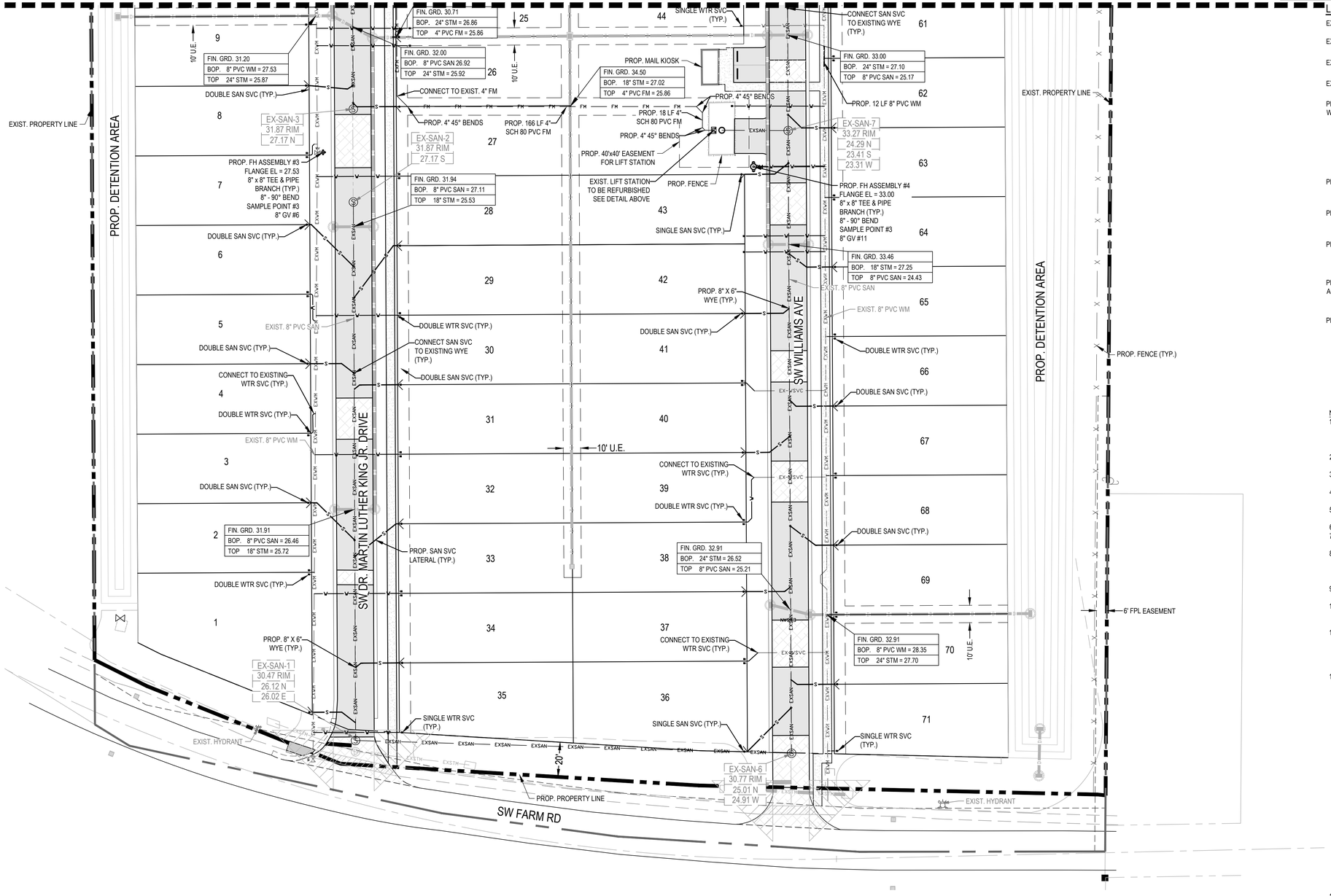


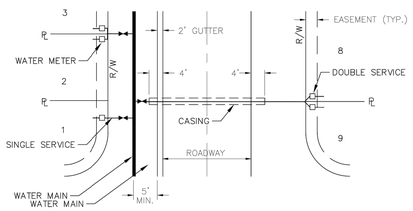
SEC. 27 - TWP. 43S - RGE. 42E
LOCATION MAP
N.T.S.

NORTH

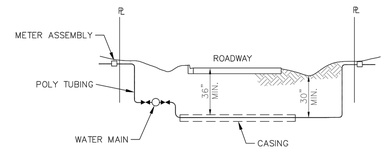
0 5 15 30 60 90
SCALE: 1" = 30'

MATCHLINE SEE C5.1


PROP. DETENTION AREA
EXIST. PROPERTY LINE
SW DR. MARTIN LUTHER KING JR. DRIVE
SW WILLIAMS AVE
PROP. DETENTION AREA
EXIST. PROPERTY LINE
SW FARM RD
EXIST. HYDRANT
EXIST. HYDRANT
10' U.E.
10' U.E.
10' U.E.
10' U.E.
20'
6' FPL EASEMENT
PROP. PROPERTY LINE
PROP. FENCE (TYP.)
PROP. FENCE
PROP. MAIL KIOSK
PROP. 4" 45° BENDS
PROP. 18 LF 4" SCH 80 PVC FM
PROP. 4" 45° BENDS
PROP. 40'x40' EASEMENT FOR LIFT STATION
EXIST. LIFT STATION TO BE REFURBISHED SEE DETAIL ABOVE
PROP. 4" 45° BENDS
PROP. 166 LF 4" SCH 80 PVC FM
PROP. 12 LF 8" PVC WM
PROP. FH ASSEMBLY #4 FLANGE EL = 33.00 8" x 8" TEE & PIPE BRANCH (TYP.) 8" - 90° BEND SAMPLE POINT #3 8" GV #11
PROP. FH ASSEMBLY #3 FLANGE EL = 27.53 8" x 8" TEE & PIPE BRANCH (TYP.) 8" - 90° BEND SAMPLE POINT #3 8" GV #6
PROP. 8" X 6" WYE (TYP.)
PROP. 8" X 6" WYE (TYP.)
PROP. SAN SVC LATERAL (TYP.)
CONNECT TO EXIST. 4" FM
CONNECT SAN SVC TO EXISTING WYE (TYP.)
CONNECT SAN SVC TO EXISTING WYE (TYP.)
CONNECT TO EXISTING WTR SVC (TYP.)
CONNECT TO EXISTING WTR SVC (TYP.)
CONNECT TO EXISTING WTR SVC (TYP.)
CONNECT SAN SVC TO EXISTING WYE (TYP.)
SINGLE WTR SVC (TYP.)
SINGLE SAN SVC (TYP.)
SINGLE SAN SVC (TYP.)
SINGLE WTR SVC (TYP.)
SINGLE WTR SVC (TYP.)
DOUBLE SAN SVC (TYP.)
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DOUBLE WTR SVC (TYP.)
DOUBLE WTR SVC (TYP.)
DOUBLE WTR SVC (TYP.)
DOUBLE WTR SVC (TYP.)
EXIST. 8" PVC SAN
EXIST. 8" PVC SAN
EXIST. 8" PVC WM
EXIST. 8" PVC WM
EXIST. 8" PVC WM



PLAN



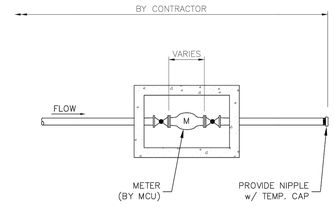
PROFILE

NOTES:

1. HOUSE SERVICE LATERAL UNDER PAVEMENT SHALL BE INSTALLED THROUGH A 2" MINIMUM PVC SCH. 80 CASING OR HDPE CASING (EXISTING ROADWAYS).
2. TAPPING SADDLE AND CORPORATION STOP MUST BE PLACED IN ACCESSIBLE AREAS, OUT FROM UNDER ANY PAVED AREAS.
3. SERVICE LOCATOR WIRE SHALL BE LAID IN THE TRENCH WITH ALL SERVICES, CONNECTED TO THE MAIN WIRE AND WRAPPED AROUND THE SERVICE PIPING OR TUBING. WIRE FOR POTABLE WATER SHALL BE BLUE IN COLOR.

MARTIN COUNTY CONSTRUCTION STANDARDS & DETAILS

REVISION	WATER SERVICE CONNECTIONS (SINGLE OR DOUBLE) PLAN / PROFILE	DWG No.
AUGUST 2016		3

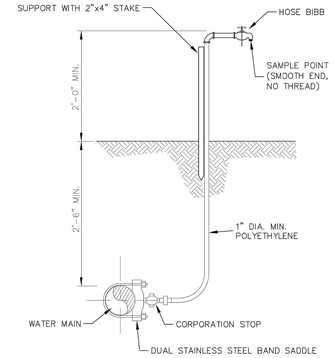


NOTES:

1. ALL VALVES TO BE STRAIGHT 1-1/2" BALL VALVES FOR 1-1/2" METER AND 2" BALL VALVES FOR 2" METER WITH LOCK-WING. (FLANGE AT METER) FORD OR APPROVED EQUAL.
2. SEE TYPICAL SERVICE DETAIL FOR MAIN CONNECTION.
3. METER BOX SHALL BE POLYMER CONCRETE AND FIBER REINFORCED POLYESTER.
4. PIPING SHALL BE 1-1/2" HDPE FOR 1-1/2" METER AND 2" HDPE FOR 2" METER, DR 9 WITH BRONZE COMPRESSION FITTINGS.

MARTIN COUNTY CONSTRUCTION STANDARDS & DETAILS

REVISION	1-1/2" AND 2" METER DETAIL	DWG No.
AUGUST 2016		5



NOTES:

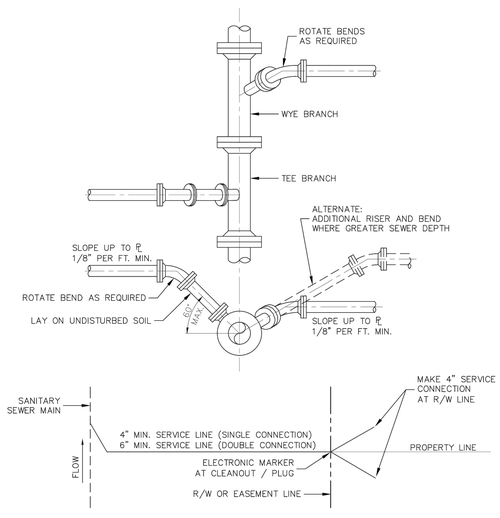
1. SAMPLE POINT SHOULD BE A SERVICE LINE.
2. AFTER SAMPLING IS COMPLETED AND APPROVED, SHUT OFF CORP. STOP, REMOVE TUBING, PLUG WITH BRASS PLUG AND LOCATE FOR RECORD DRAWINGS.
3. MOUNT METAL OR PLASTIC TAG INDICATING "SAMPLE POINT - DO NOT TURN OFF"

MARTIN COUNTY CONSTRUCTION STANDARDS & DETAILS

REVISION	SAMPLE POINT DETAIL	DWG No.
AUGUST 2016		9

MARTIN COUNTY CONSTRUCTION STANDARDS & DETAILS

REVISION	TYPICAL SEWER SERVICE CONNECTION	DWG No.
AUGUST 2016		31

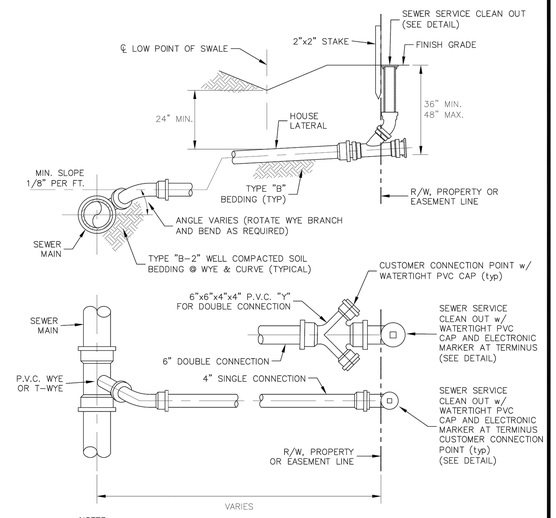


NOTES:

1. SERVICE LATERALS SHALL TERMINATE WITH A CLEANOUT AT ℄.
2. LATERAL DEPTH AT ℄ SHALL BE (3) FEET MIN., PLUGGED WATERTIGHT AND MARKED WITH 2" x 2" TREATED STAKE AND ELECTRONIC MARKER.

MARTIN COUNTY CONSTRUCTION STANDARDS & DETAILS

REVISION	SANITARY SEWER LATERAL DETAIL	DWG No.
AUGUST 2016		32

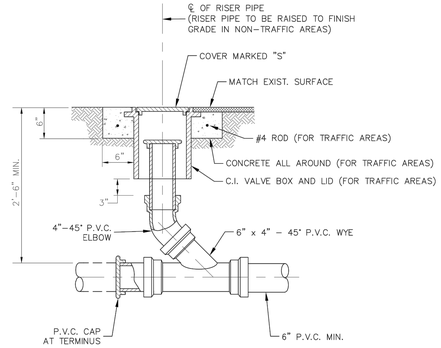


NOTES:

1. INVERT OF LATERAL TO BE 36" FROM FINISHED GRADE EXCEPT ON " WATER LINE SIDE " OF STREET R/W WHERE IT SHALL DROP TO 48" AS SOON AS DEPTH OF SEWER MAIN PERMITS.
2. THIS DETAIL TO BE USED WHEN TOP OF SEWER MAIN IS LESS THAN 7'-0" DEEP.
3. INSTALL MAGNETIC MARKERS AT THE END OF EACH SERVICE LINE OR OPPOSITE WYES AND RECORD LOCATION.
4. SERVICE LATERALS SHALL TERMINATE WITH A CLEANOUT AT ℄.

MARTIN COUNTY CONSTRUCTION STANDARDS & DETAILS

REVISION	SEWER SERVICE CLEANOUT	DWG No.
AUGUST 2016		33



NOTES:

1. CONCRETE PAD w/ REBAR AND CAST IRON VALVE BOX TO BE INSTALLED IN TRAFFIC AREAS ONLY.

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CIVIL DESIGN, INC.
Service Driven Design – Engineered Results
1400 Centrepark Blvd, Suite 905
West Palm Beach, FL 33401
T: 561.659.5760 F: 561.659.5772
www.civil-design.com

HERITAGE PARK

16991 SW CHARLESTON ST
INDIANTOWN, FL 34956

APPROVED BY:

GABRIEL BURDEN LICENSE NO. 75425 STATE OF FLORIDA PROFESSIONAL ENGINEER

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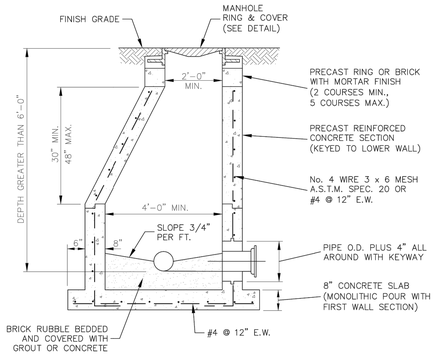
CDI PROJECT NO.
24849

DATE:	12/20/2024
DESIGNED:	CDI
DRAWN:	CDI

NO.	DATE	REVISION DESCRIPTION
1	11/19/25	SITE PLAN COMMENTS

WATER & SEWER DETAILS

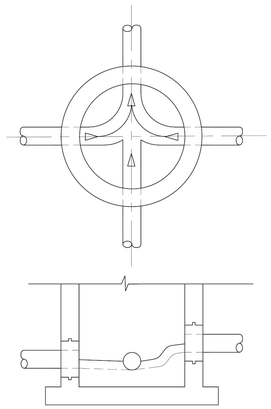
C6.1



NOTES:

1. PROVIDE 0.1' DROP THROUGH MANHOLE.
2. PRECAST CONCRETE TYPE II, 4000 P.S.I.
3. "RAMNEK" OR EQUAL AT ALL RISER JOINTS (1/2" THICK WITH WIDTH AT LEAST 1/2 THE WALL THICKNESS) WITH GROUT ON INSIDE AND OUTSIDE.
4. ALL OPENINGS SHALL BE SEALED WITH A WATERPROOF NON-SHRINKING GROUT.
5. FLOW CHANNELS SHALL BE CONSTRUCTED TO DIRECT INFLUENT INTO FLOW STREAM. (SEE DETAIL)
6. LIFT HOLES ARE PERMITTED.
7. ALL PIPE HOLES SHALL BE PRECAST OR CORE-DRILLED.
8. SAND COLLAR OR APPROVED RUBBER BOOT MUST BE USED WITH P.V.C. PIPE.
9. MANHOLE TO RECEIVE 2 COATS WATER BASED EPOXY (PRO TECH EW-1 OR APPROVED EQUAL) ON THE INTERIOR AND EXTERIOR. TERMINAL MANHOLES, i.e. THE LAST MANHOLE PRIOR TO DISCHARGE TO A LIFT STATION, SHALL RECEIVE 2 COATS OF WATER BASED EPOXY ON THE EXTERIOR (PRO TECH EW-1 OR APPROVED EQUAL). THE INTERIOR SHALL RECEIVE COATING OF 120 MILS OF REZCLAD E-125S AR OR MIN. 1/2" SEWPER COAT OR IET SYSTEMS COATING (10 MILS PRIMARY COAT, 30 MILS INTERMEDIATE COAT, 5-10 MILS FINISH COAT) OR MIN. 1/2" REFRATTA HAC 100.

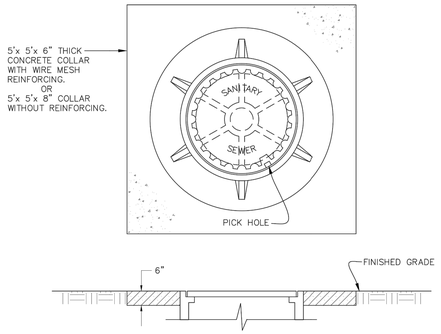
MARTIN COUNTY CONSTRUCTION STANDARDS & DETAILS		
REVISION AUGUST 2016	STANDARD MANHOLE	DWG No. 34



NOTES:

1. ALL INVERT CHANNELS ARE TO BE CONSTRUCTED FOR SMOOTH FLOW WITHOUT OBSTRUCTION.
2. PROPERLY SHAPED SPILLWAYS SHALL BE CONSTRUCTED BETWEEN PIPES WITH DIFFERENT INVERT ELEVATIONS TO PROVIDE FOR SMOOTH FLOWS.
3. BRICK AND CONCRETE RUBBLE PERMITTED AS FLOW CHANNEL BUILDUP.
4. SIDEWALLS OF FLOW CHANNEL SHALL BE AT LEAST HALF OF PIPE HEIGHT AT ALL POINTS.

MARTIN COUNTY CONSTRUCTION STANDARDS & DETAILS		
REVISION AUGUST 2016	INVERT FLOW CHANNEL DETAIL	DWG No. 37



NOTES:

1. COLLAR IS REQUIRED ONLY WHEN MANHOLE IS OUT OF PAVEMENT.
2. MINIMUM WEIGHTS: COVER – 160 LBS., FRAME – 240 LBS.
3. RING AND COVER SHALL BE U.S. FOUNDRY 420-C, VULCAN FOUNDRY V-101 OR APPROVED EQUAL.
4. MANHOLE COVER SHALL HAVE THE WORDS "SANITARY SEWER" CAST IN METAL.
5. MANHOLE COVER SHALL MEET H-20 TRAFFIC LOADING.

MARTIN COUNTY CONSTRUCTION STANDARDS & DETAILS		
REVISION AUGUST 2016	SANITARY SEWER MANHOLE RING AND COVER	DWG No. 38

CDI
CIVIL DESIGN, INC.
Service Driven Design – Engineered Results
1400 Centrepark Blvd, Suite 905
West Palm Beach, FL 33401
T: 561.659.5760 F: 561.659.5772
www.civil-design.com

1169

HERITAGE PARK

16991 SW CHARLESTON ST
INDIANTOWN, FL 34956

APPROVED BY:
GABRIEL BURDEN LICENSE NO. 75425 STATE OF FLORIDA PROFESSIONAL ENGINEER

THIS ITEM HAS BEEN DIGITALLY SIGNED AND SEALED BY GABRIEL BURDEN, P.E. 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.

Gabriel Burden, P.E.
Florida License No. 75425

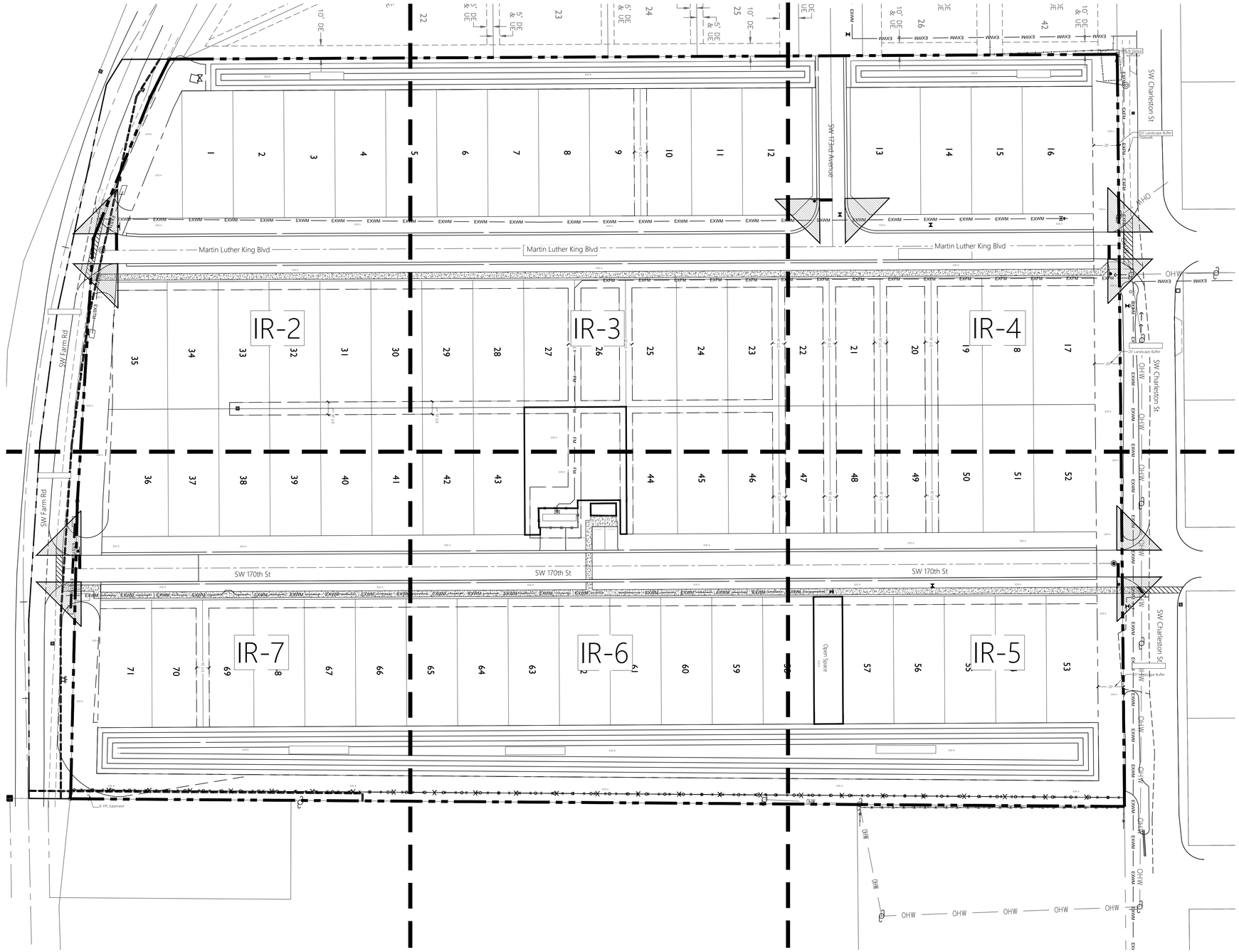
CDI PROJECT NO.
24849

DATE:	12/20/2024
DESIGNED:	CDI
DRAWN:	CDI

NO.	DATE	REVISION DESCRIPTION
1	11/19/25	SITE PLAN COMMENTS

WATER & SEWER DETAILS

C6.2



DRAWING INDEX

IR-1	Irrigation Index
IR-2	Irrigation Plan
IR-3	Irrigation Plan
IR-4	Irrigation Plan
IR-5	Irrigation Plan
IR-6	Irrigation Plan
IR-7	Irrigation Plan
IR-8	Irrigation Notes

HEAD 2 HEAD IRRIGATION DESIGN INC.
IRRIGATION | SITE PLAN CONSULTING
6927 BAYSHORE DR. LANTANA FL, 33462
PHONE: (561) 668-9023

Heritage Village Park

Indiantown, Florida

Revisions	
Revised Head Layout	06/23/2025
Easements added to plan	10/14/2025

Scale	As Shown
Drawn By	CWP
Checked By	CWP
Date	03/04/2025
File	141.01

IRRIGATION INDEX

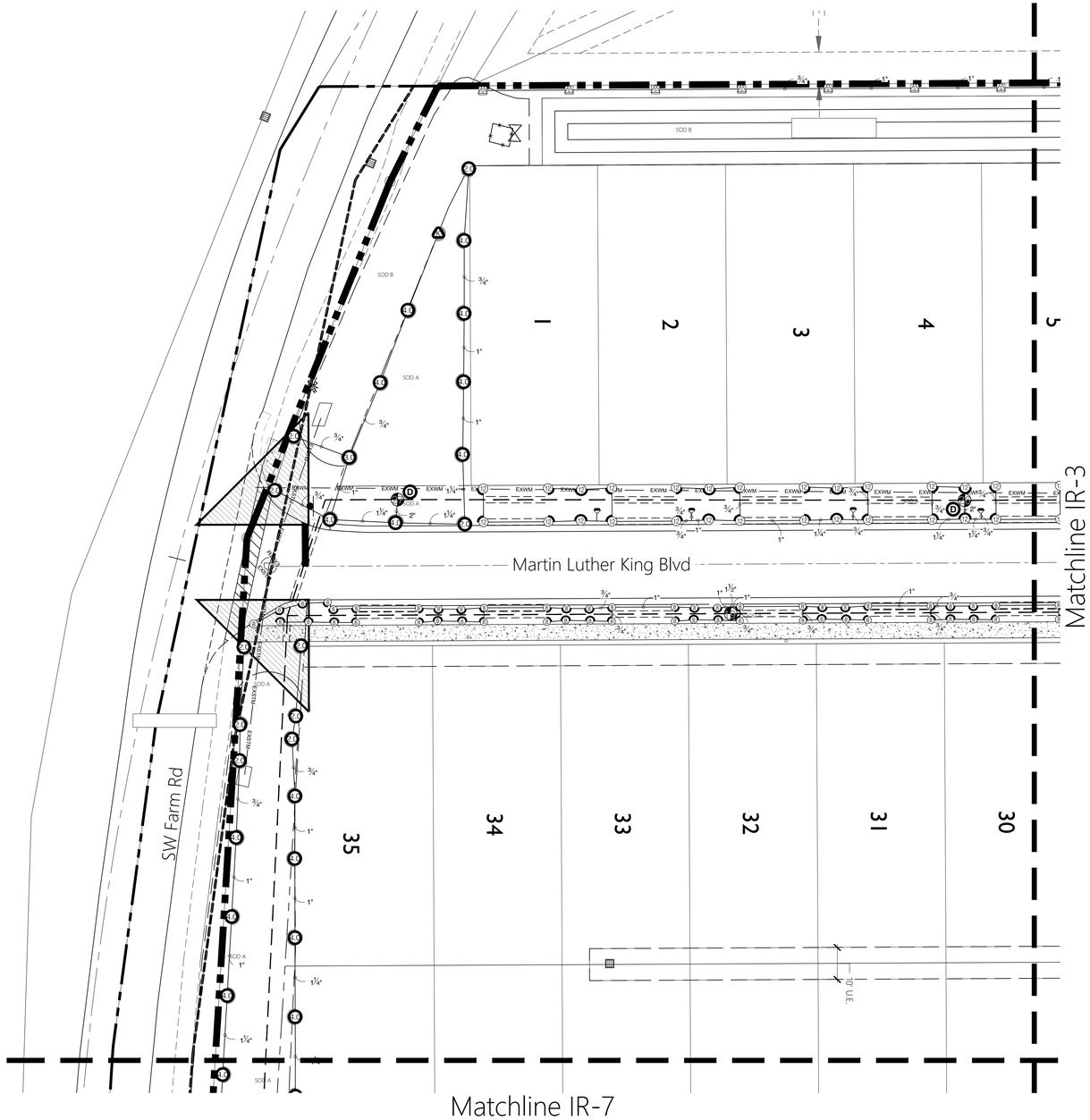
Sheet IR-1 of 8

811 Know what's below. Call before you dig.

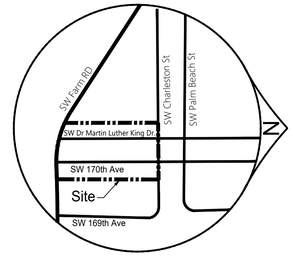
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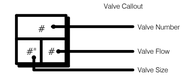
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IRRIGATION SCHEDULE

SYMBOL	MANUFACTURER/MODEL	QTY
ES LCS RCS CS SS	Hunter PROS-06 Strip Series	9
Q T H F	Hunter PROS-06 8 Series	325
Q T H F	Hunter PROS-06 10 Series	4
Q T H F	Hunter PROS-06 12 Series	140
Q T H F	Hunter PROS-06 15 Series	168
Hunter PROS-06 Adj Series		4
ES LCS RCS CS SS	Hunter PROS-00 Strip Series	26
	Hunter MP1000 PROS-06-PRS30-CV	70
	Hunter MP2000 PROS-06-PRS30-CV	1
25 50 10 20	Hunter AFB	52
SYMBOL	MANUFACTURER/MODEL	QTY
PGJ	Hunter PGJ-06 2.0	35
PGJ	Hunter PGJ-06 3.0	8
PGJ	Hunter PGJ-06 4.0	92
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SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	QTY
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BF	Febco 825YD 3" Reduced Pressure Backflow Preventer	1
D	Hunter ICD-200 2-Station Decoder with Surge Suppression and Ground Wire. To be installed on Universal Decoder Stake Kit (DECSTAKE10).	14
D	Hunter ICD-400 4-Station Decoder with Surge Suppression and Ground Wire. To be installed on Universal Decoder Stake Kit (DECSTAKE10).	1
R	Hunter RAIN-CLIK Rain Sensor, with conduit installation, mount as noted. Normally closed switch.	1
PS	Pump Station 10 hp, 230/460vac 1 Ph 3" inlet, 3" outlet	1
	Irrigation Lateral Line: PVC Schedule 40	12,780 lf
	Irrigation Mainline: PVC Schedule 40	5,266 lf
	Pipe Sleeve: PVC Schedule 80	2,188 lf

Valve Callout



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NORTH

0' 10' 20' 40' 60'

SCALE: 1" = 20'-0"

HEAD 2 HEAD IRRIGATION DESIGN INC.
IRRIGATION | SITE PLAN CONSULTING
6927 BAYSHORE DR. LANTANA FL, 33462
PHONE: (561) 668-9023

Heritage Park

Indiantown, Florida

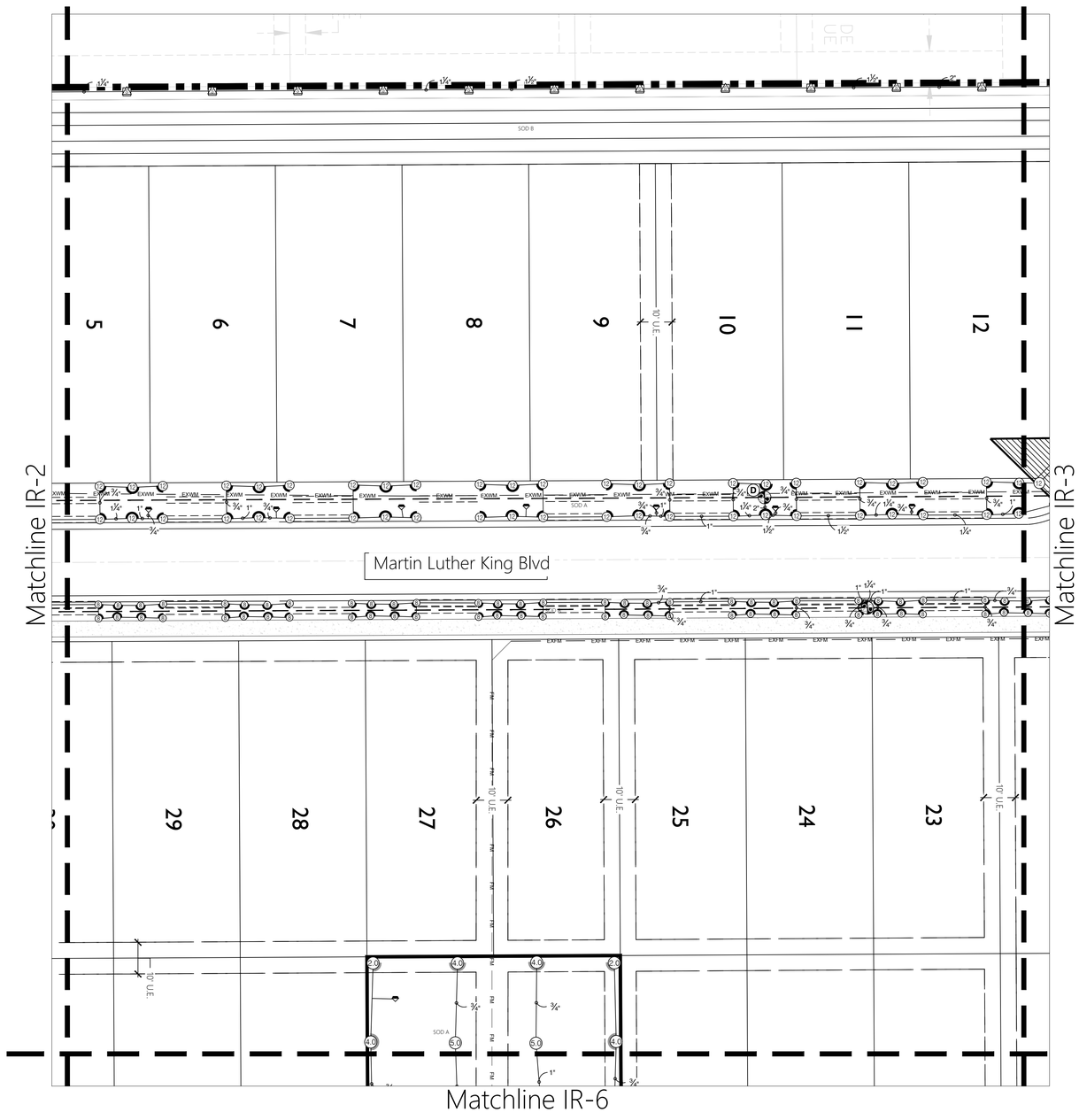
Revisions

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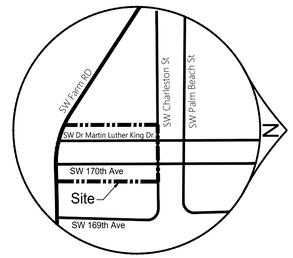
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IRRIGATION PLAN

Sheet IR-2 of 8

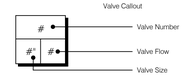


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IRRIGATION SCHEDULE

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ES LCS RCS CS SS	Hunter PROS-06 Strip Series	9
Q T H F	Hunter PROS-06 8 Series	325
Q T H F	Hunter PROS-06 10 Series	4
Q T H F	Hunter PROS-06 12 Series	140
Q T H F	Hunter PROS-06 15 Series	168
4 6 8 10 12 15 17	Hunter PROS-06 Adj Series	4
ES LCS RCS CS SS	Hunter PROS-00 Strip Series	26
	Hunter MP1000 PROS-06-PRS30-CV	70
	Hunter MP2000 PROS-06-PRS30-CV	1
25 50 10 20	Hunter AFB	52
SYMBOL	MANUFACTURER/MODEL	QTY
2.0	Hunter PGJ-06 2.0	35
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	Irrigation Mainline: PVC Schedule 40	5,266 lf
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NORTH

0' 10' 20' 40' 60'

SCALE: 1" = 20'-0"

HEAD 2 HEAD IRRIGATION DESIGN INC.
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6927 BAYSHORE DR. LANTANA FL, 33462
PHONE: (561) 668-9023

Heritage Park

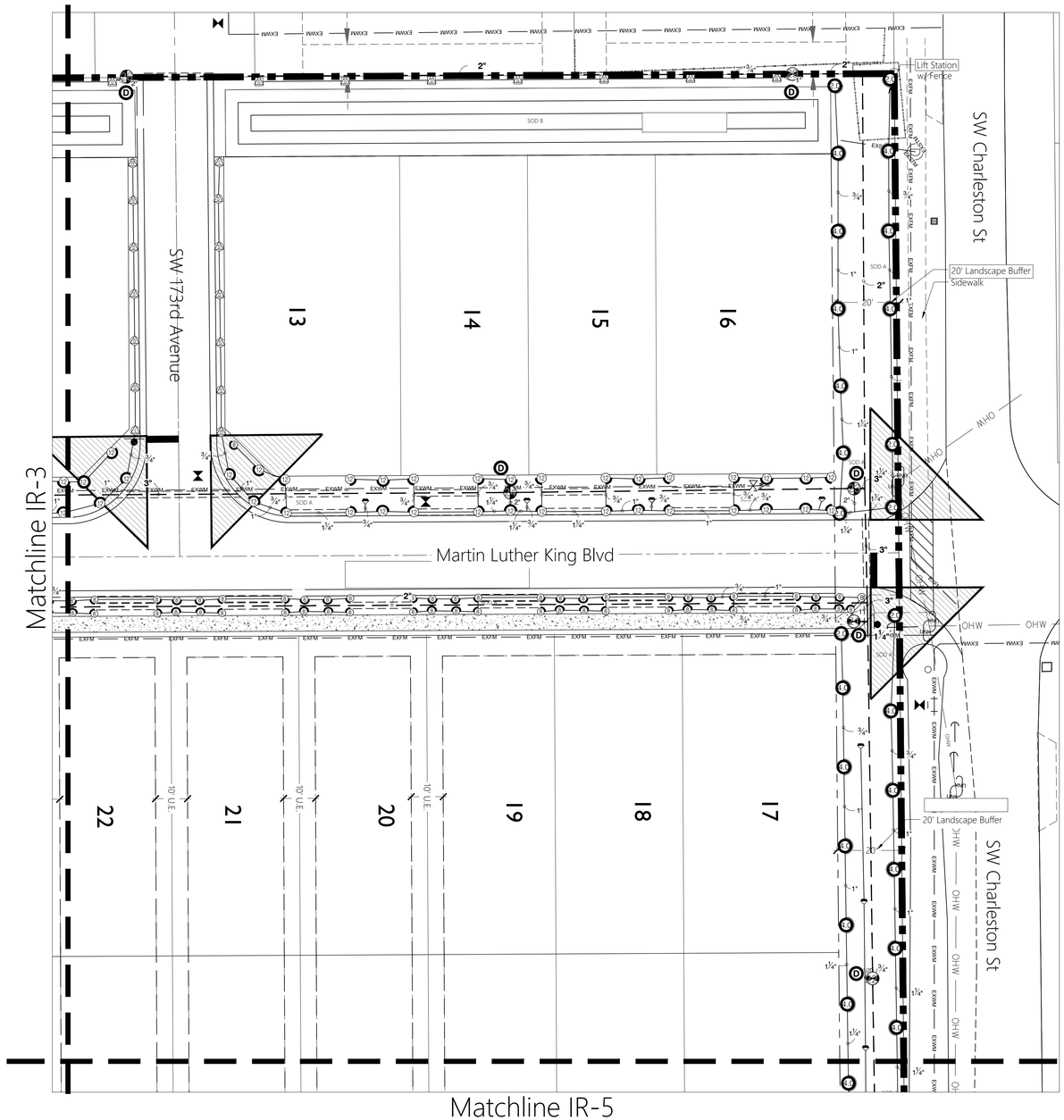
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Revisions	
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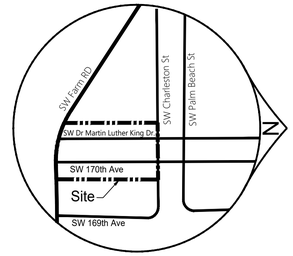
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IRRIGATION PLAN

Sheet IR-3 of 8



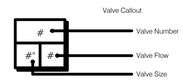
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	Hunter MP1000 PROS-06-PRS30-CV	70
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Valve Callout



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6927 BAYSHORE DR. LANTANA FL, 33462
PHONE: (561) 668-9023

Heritage Park

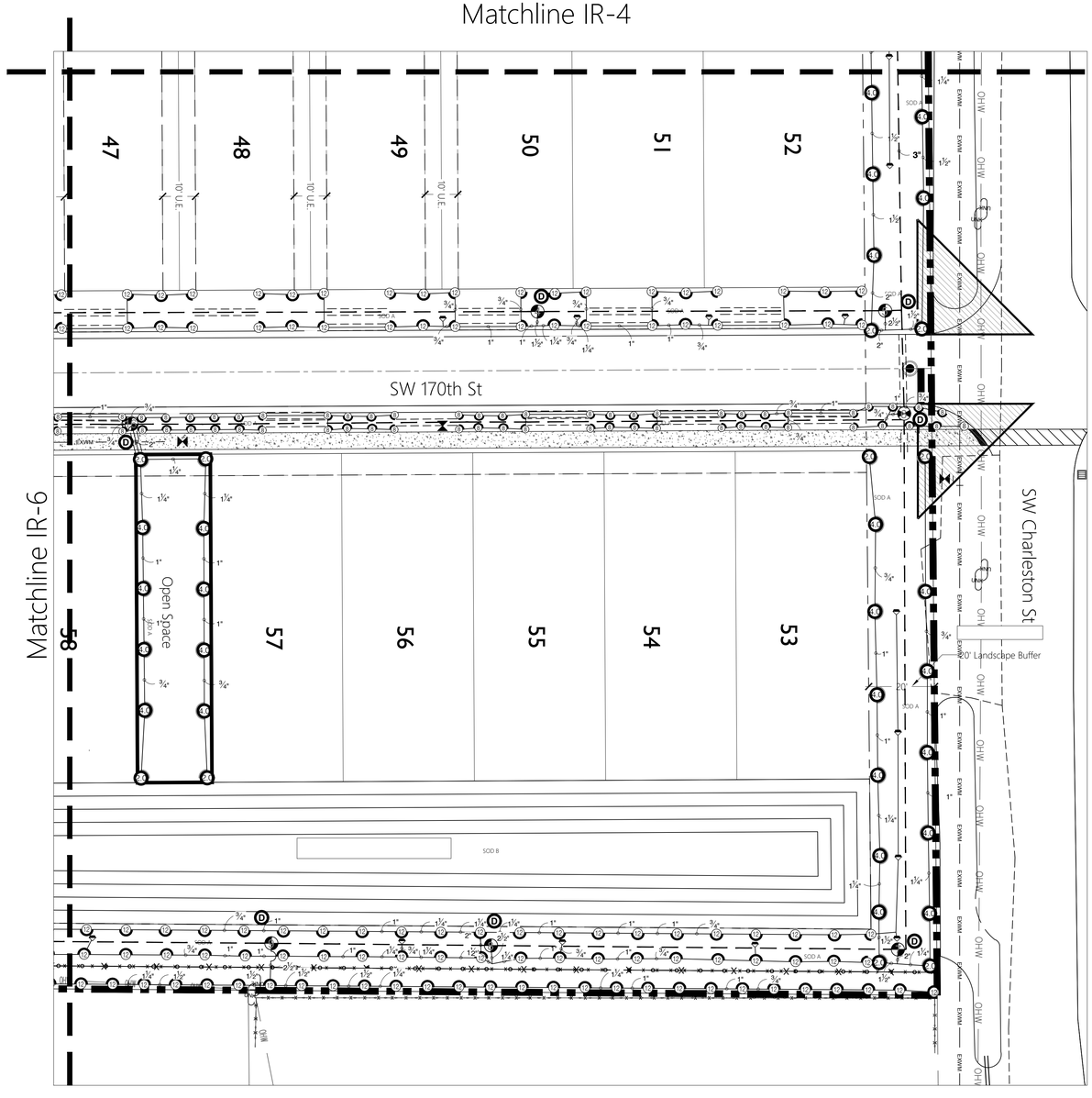
Indiantown, Florida

Revisions	
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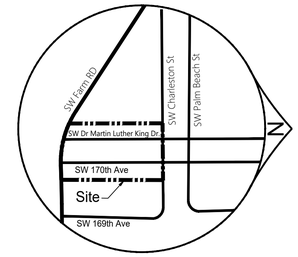
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IRRIGATION PLAN

Sheet IR-4 of 8



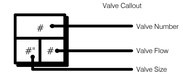
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	Hunter MP1000 PROS-06-PRS30-CV	70
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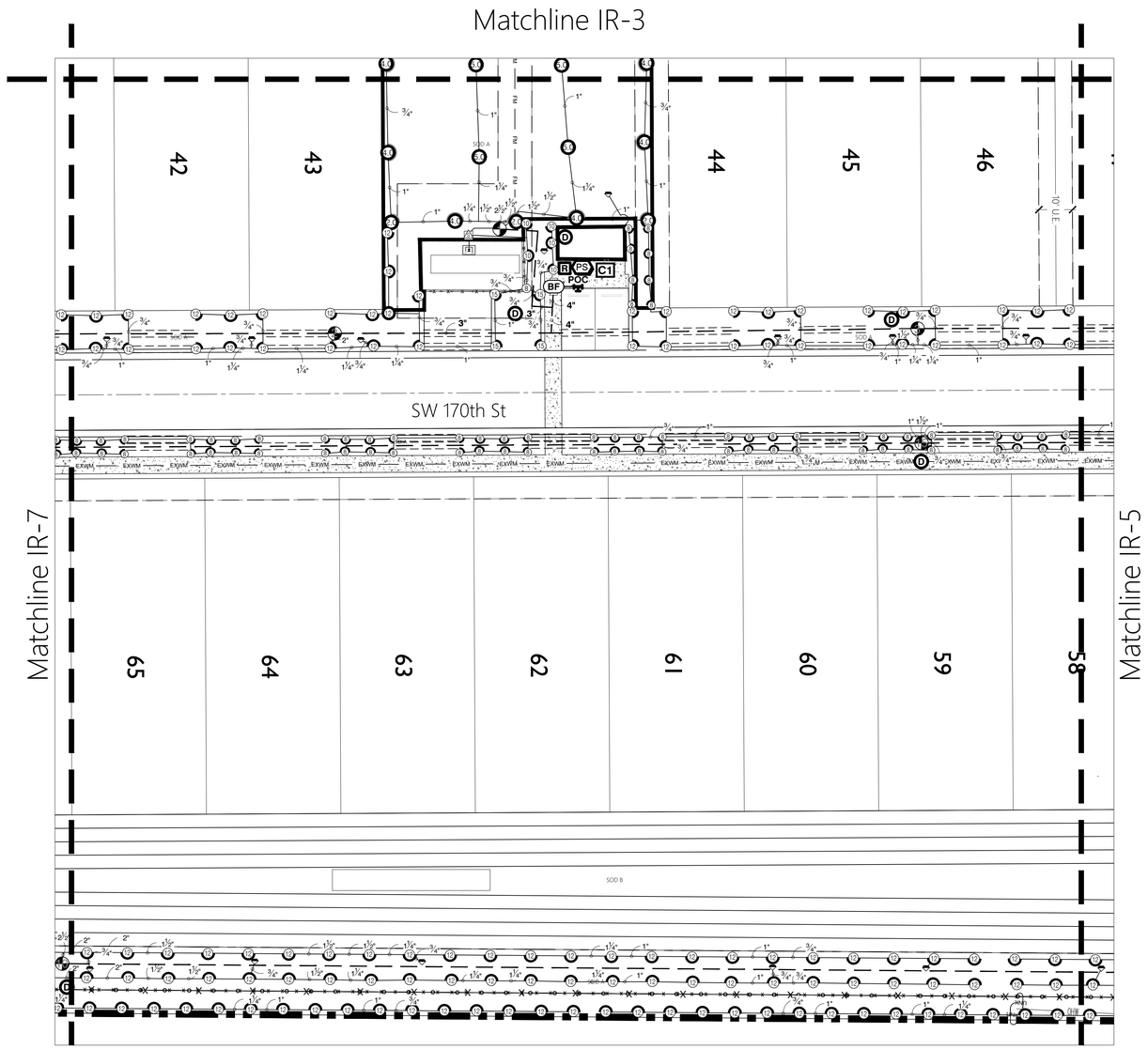
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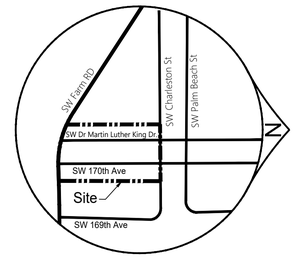
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IRRIGATION PLAN

Sheet IR-5 of 8



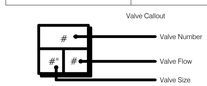
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D	Hunter ICD-200 2-Station Decoder with Surge Suppression and Ground Wire. To be installed on Universal Decoder Stake Kit (DECSTAKE10).	14
D	Hunter ICD-400 4-Station Decoder with Surge Suppression and Ground Wire. To be installed on Universal Decoder Stake Kit (DECSTAKE10).	1
R	Hunter RAIN-CLIK Rain Sensor, with conduit installation, mount as noted. Normally closed switch.	1
PS	Pump Station 10 hp, 230/460vac 1 Ph 3" inlet, 3" outlet	1
	Irrigation Lateral Line: PVC Schedule 40	12,780 lf
	Irrigation Mainline: PVC Schedule 40	5,266 lf
	Pipe Sleeve: PVC Schedule 80	2,188 lf

Valve Callout



811 Know what's below. Call before you dig.

NORTH

0' 10' 20' 40' 60'

SCALE: 1" = 20'-0"

H2H
HEAD 2 HEAD IRRIGATION DESIGN INC.
IRRIGATION | SITE PLAN CONSULTING
6927 BAYSHORE DR. LANTANA FL, 33462
PHONE: (561) 668-9023

Heritage Park
Indiantown, Florida

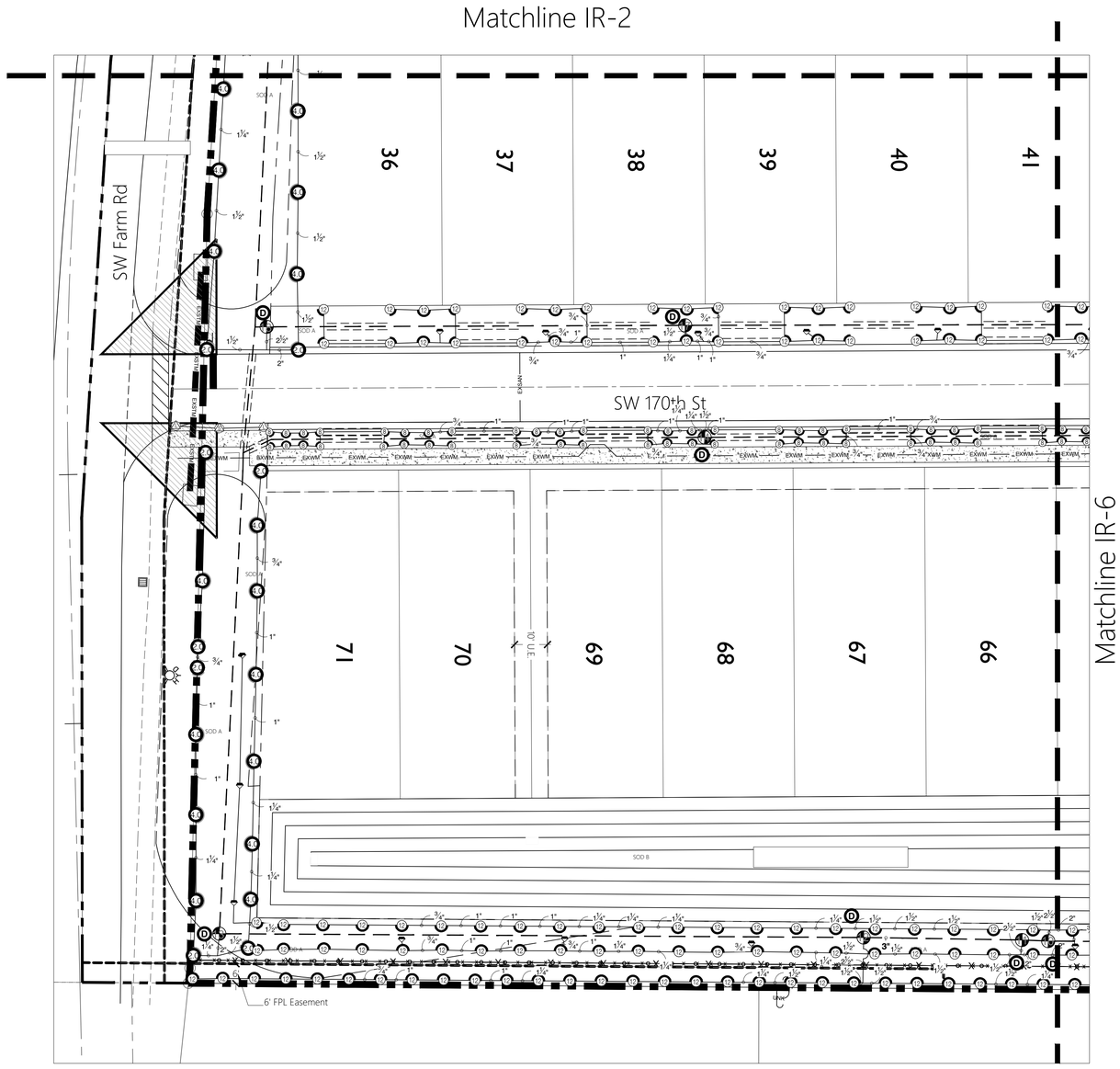
Revisions

Revised Head Layout	06/23/2025
Easements added to plan	10/14/2025

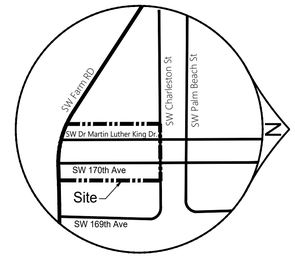
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Checked By	CWP
Date	03/04/2025
File	141.01

IRRIGATION PLAN

Sheet IR-6 of 8

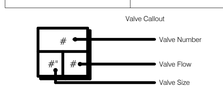


1	2	3	4	5
2" 57.4	2" 36.3	2" 28.6	2" 28.4	2" 62.3
6	7	8	9	10
1" 12.3	2" 47.5	2" 62.5	2" 55.3	2" 59.6
11	12	13	14	15
2" 59.1	2" 56.6	2" 47.2	2" 25.3	2" 25.5
16	17	18	19	20
2" 36.4	2" 24.5	2" 61.7	2" 23.6	2" 22.7
21	22	23	24	25
1" 11.5	1" 2	2" 38.1	2" 39.2	2" 40.4
26	27	28	29	
2" 41.8	2" 39.5	2" 24.7	1" 9.1	



IRRIGATION SCHEDULE

SYMBOL	MANUFACTURER/MODEL	QTY
ES LCS RCS CS SS	Hunter PROS-06 Strip Series	9
8 Q 8 T 8 H 8 F	Hunter PROS-06 8 Series	325
10 Q 10 T 10 H 10 F	Hunter PROS-06 10 Series	4
12 Q 12 T 12 H 12 F	Hunter PROS-06 12 Series	140
15 Q 15 T 15 H 15 F	Hunter PROS-06 15 Series	168
A A 8 10 12 15	Hunter PROS-06 Adj Series	4
ES LCS RCS CS SS	Hunter PROS-00 Strip Series	26
	Hunter MP1000 PROS-06-PRS30-CV	70
	Hunter MP2000 PROS-06-PRS30-CV	1
25 50 10 20	Hunter AFB	52
SYMBOL	MANUFACTURER/MODEL	QTY
2.0	Hunter PGJ-06 2.0	35
3.0	Hunter PGJ-06 3.0	8
4.0	Hunter PGJ-06 4.0	92
5.0	Hunter PGJ-06 5.0	16
SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	QTY
	Hunter PGV-100G 1in. Plastic Electric Remote Control Valve, for Residential/Light Commercial Use. Female NPT Inlet/Outlet. Globe Configuration, No Flow Control.	13
	Hunter PGV-201 Globe 2in. Plastic Electric Remote Control Valve, for Residential/Light Commercial Use. Female NPT Inlet/Outlet, With Flow Control. Globe Configuration.	19
BF	Febco 825YD 3" Reduced Pressure Backflow Preventer	1
D	Hunter ICD-200 2-Station Decoder with Surge Suppression and Ground Wire. To be installed on Universal Decoder Stake Kit (DECSTAKE10).	14
D	Hunter ICD-400 4-Station Decoder with Surge Suppression and Ground Wire. To be installed on Universal Decoder Stake Kit (DECSTAKE10).	1
R	Hunter RAIN-CLIK Rain Sensor, with conduit installation, mount as noted. Normally closed switch.	1
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Heritage Park

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Revisions	
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Scale	As Shown
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IRRIGATION PLAN

Sheet IR-7 of 8

GENERAL

IRRIGATION SHALL BE INSTALLED IN ACCORDANCE WITH LOCAL CODES, CONTRACT DRAWINGS, CONTRACT SPECIFICATIONS, AND APPENDIX OF THE FLORIDA BUILDING CODE.
CONTRACTOR SHALL REFER TO THIS PLAN TO COORDINATE SPRINKLER LOCATIONS AND PIPE ROUTING WITH NEW AND EXISTING PLANT LOCATIONS.
THIS IRRIGATION PLAN SHALL BE USED AS A GUIDE ONLY. CONTRACTOR SHALL INSTALL IRRIGATION TO MATCH ON SITE CONDITIONS AND TO OVERCOME THE INHERENT INACCURACIES THAT RESULT WHEN DESIGNING FROM BASE PLANS SCALED AT 1' 20'.
SOURCE SHALL BE A PRE-FABRICATED PUMP STATION DRAWING WATER A SHALL RECHARGED FROM A WELL. THIS IRRIGATION HAS BEEN DESIGNED AS A TYPICAL BLOCK VALVE TYPE 'USING HUNTER BUBBLER, SPRAY AND ROTOR SPRINKLERS. IN-LINE VALVES, AND DECODER CONTROL SYSTEM. WATER CONSERVATION EQUIPMENT SHALL BE INSTALLED.
IRRIGATION SHALL BE INSTALLED AND MAINTAINED TO MINIMIZE UNDESIRABLE OVERTHROW ONTO PAVEMENT, SIDEWALKS, AND BUILDINGS.
CONTRACTOR IS ADVISED TO STUDY THE PLANS FOR ADDITIONAL INFORMATION AND TO VISIT THE SITE TO BECOME FAMILIAR WITH EXISTING CONDITIONS.
TO ENSURE PROPER OPERATION, PUMP STATION CAPACITY, PROGRAMMING, VALVE SIZES, ZONE CAPACITIES, SPRINKLER SPACING, PIPE AND SIZES. AND INSTALLATION NOTES AND DETAILS SHALL BE FOLLOWED AS SHOWN.

PIPING

PIPE ROUTING IS SCHEMATIC ONLY AND SHALL BE ADJUSTED FOR ON SITE CONDITIONS.
PIPE SHALL BE INSTALLED IN ACCORDANCE WITH LOCAL CODES AND PIPE MANUFACTURER'S INSTRUCTIONS.
PIPE ROUTED UNDER HARDSCAPED AREAS SHALL BE SLEEVED IN SCH 80 PVC. EACH SLEEVE SHALL BE: (1) BURIED TO A MINIMUM DEPTH OF 24", (2)TWO PIPE SIZES LARGER THAN CARRIER PIPE, AND (3) EXTENDED 3' BEYOND HARDSCAPED AREA ON EACH END. CONTRACTOR SHALL VERIFY THE SIZE, DEPTH, AND LOCATION OF ALL EXISTING SLEEVES.
PIPE INSTALLED ABOVE GRADE AT THE PUMP STATION SHALL BE SCH 40 GALVANIZED STEEL. SUCTION LINE SHALL BE HDPE. ALL OTHER PIPING SHALL BE SCH 40.
MAIN LINE SHALL BE GASKET TYPE AND LATERALS SHALL BE SOLVENT WELD TYPE.
MAIN LINE DIRECTIONAL FITTINGS SHALL BE DUCTILE IRON MANUFACTURED BY HARCO OR APPROVED EQUAL. LATERAL PIPE FITTINGS SHALL BE SCH 40 PVC.
ALL MAIN DIRECTIONAL FITTINGS SHALL BE RESTRAINED WITH MEG-A-LUG JOINT RESTRAINTS.
PIPE SIZED TO LIMIT FLOW VELOCITIES TO 5 FEET/SECOND AND TO LIMIT FRICTION LOSS IN THE PIPING NETWORK.
PIPE SHALL BE INSTALLED AT SUFFICIENT DEPTH BELOW GROUND TO PROTECT IT FROM HAZARD SUCH AS VEHICULAR TRAFFIC OR ROUTINE OCCURRENCES WHICH OCCUR IN THE NORMAL USE AND MAINTENANCE OF THE PROPERTY. DEPTHS OF COVER SHALL MEET OR EXCEED SCS CODE 430-DD. REFER TO THE APPLICABLE DETAIL FOR ADDITIONAL INFORMATION.
BACKFILL SHALL BE OF SUITABLE MATERIAL, FREE OF ROCKS, STONES, AND OTHER DEBRIS THAT WOULD DAMAGE IRRIGATION SYSTEM COMPONENTS.
GATE VALVES SHALL BE INSTALLED FOR ISOLATION. EACH GATE VALVE SHALL BE TO LINE SIZE AND INSTALLED IN A COLOR CODED VALVE BOX. POROUS MATERIAL SHALL BE INSTALLED PER BOX TO PROMOTE DRAINAGE.
AIR RELIEF VALVES SHALL BE INSTALLED IN THE SYSTEM TO PROTECT THE PIPING NETWORK FROM EXCESSIVE PRESSURES THAT DEVELOP WHEN COMPRESSING ENTRAPPED AIR. EACH UNIT SHALL BE INSTALLED IN A VALVE BOX.

SPRINKLERS

SPRINKLER LOCATIONS ARE SCHEMATIC ONLY AND SHALL BE ADJUSTED FOR LANDSCAPING, SITE LIGHTING, PREVAILING WIND, MOUNDING, ETC., TO ENSURE PROPER COVERAGE WITH MINIMAL UNDESIRABLE OVERTHROW, A PRIME OBJECTIVE SHALL BE TO ELIMINATE OVERTHROW ONTO PAVEMENT, SIDEWALKS, AND BUILDINGS.
SPRAY HEADS SHALL BE HUNTER PRO SERIES. SIX INCH POP-UP TYPE SHALL BE INSTALLED IN AREAS LANDSCAPED WITH SOD AND MULCH, TWELVE INCH POP-UP TYPE SHALL BE INSTALLED IN AREAS LANDSCAPED WITH GROUND COVER AND LOW SHRUBS, SHRUB HEADS SHALL BE INSTALLED IN AREAS LANDSCAPED WITH TALL SHRUBS, AND BUBBLERS SHALL BE INSTALLED AT SELECTED PALMS AND TREES, POP-UP TYPE LOCATED IN SOD, MULCH, AND GROUND COVERS SHALL BE INSTALLED ON FLEXIBLE SWING JOINTS CONSISTING OF THICK WALLED POLY PIPE AND INSERT ELBOWS.
POP-UP TYPE LOCATED IN SHRUBS SHALL BE INSTALLED ON 1/2' SCH. 40 PVC RISERS TO A HEIGHT SO SPRINKLERS ARE CONCEALED FROM VIEW EXCEPT DURING USE.
SHRUB TYPE AND BUBBLERS SHALL BE INSTALLED ON 1/2' SCH 40 PVC RISERS.
SHRUB HEADS SHALL BE INSTALLED A STANDARD HEIGHT OF 6' ABOVE PLANTS AND SHALL BE INSTALLED WITHIN PLANTS TO BE CONCEALED FROM VIEW.
BUBBLERS SHALL BE INSTALLED AT THE BASE OF STREET TREES AND ROYAL PALMS FOR LOW LEVEL WATERING. RISERS SHALL BE PAINTED FLAT BLACK TO BE LESS VISIBLE.
EACH SPRAY HEAD SHALL BE EQUIPPED WITH THE APPROPRIATE MPR SPRAY NOZZLE OR MP ROTOR NOZZLE AND SHALL BE PRESSURE REGULATED TO 30 PSI.
POP-UP ROTARY HEADS SHALL BE HUNTER PGP SERIES WHICH SHALL BE INSTALLED ON PVC SWING JOINTS CONSISTING OF SCH. 80 NIPPLES AND MARLEX STREET ELBOWS. POP-UP ROTORS INSTALLED IN SHRUB MASSES SHALL BE INSTALLED ON PVC SCH 40 RISERS WHICH SHALL BE STAKED TO STABILIZE.
ADJUSTMENT FEATURES SPRINKLERS SPECIFIED SHALL BE UTILIZED TO ENSURE PROPER COVERAGE WITH MINIMAL UNDESIRABLE OVERTHROW. LOW ANGLE, FLAT SPRAY, AND ADJUSTABLE ARC NOZZLES SHALL BE USED TO MINIMIZE OVERTHROW.
SPRINKLERS LOCATED ADJACENT TO HARDSCAPED AREAS SHALL BE INSTALLED AWAY FROM HARDSCAPED AREAS TO MINIMIZE OVERTHROW AND THE CHANCE OF DAMAGE BY VEHICLES, PEDESTRIANS, AND LAWN MAINTENANCE PERSONNEL. AS A GENERAL RULE, 6" POP-UP SPRAY HEADS SHALL BE INSTALLED IN 4', SHRUB HEADS AND 12" POP-UP SPRAY HEADS SHALL BE INSTALLED IN 12'.

CONTROL SYSTEM

CONTROL SYSTEM SHALL BE A HUNTER ACC2 TWO WIRE ELECTRIC DECODER TYPE. ONE 36 STATION CONTROLLER SHALL ACTIVATE 29 SOLENOID VALVES, CONTROLLER LOCATION SHALL BE APPROVED BY THE PROJECT SUPERVISOR.
A 120 VAC POWER SOURCE IS REQUIRED AT EACH LOCATION. CONTROLLER SHALL BE LOCATED ADJACENT TO THE PUMP STATION.
CONTROLLER AND DECODERS SHALL BE INSTALLED IN ACCORDANCE WITH LOCAL CODES AND MANUFACTURER'S INSTRUCTIONS. PROPER GROUNDING SHALL BE ESTABLISHED.
THE TWO WIRE PATH FROM CONTROLLER TO VALVES/DECODERS SHALL BE HUNTER STANDARD DECODER CABLE. DIFFERENT COLORS SHALL BE USED TO DIFFERENTIATE SEPARATE LEGS, IN-LINE AND END-LINE SURGE PROTECTORS AND GROUND RODS AND PLATES SHALL BE INSTALLED AS INSTRUCTED BY HUNTER AND PAIGE ELECTRIC TO ENSURE PROPER GROUNDING.
PAIGE SWITCHES DEVICES SHALL BE INSTALLED ON EACH 2-WIRE PATH AT LOCATIONS WHERE WIRE CHANGES DIRECTION AND IS SPLICED,
THE INTEGRITY OF ALL WIRE SPLICES IS CRITICAL TO THE OPERATION OF THE SYSTEM. ALL SPLICES SHALL BE MADE WATERPROOF USING APPROVED METHODS.
CONTRACTOR SHALL INCLUDE ALL ACCESSORIES RECOMMENDED BY HUNTER TO ENHANCE THE OPERATION OF THIS CONTROL SYSTEM, A HAND HELD REMOTE AND DECODER PROGRAMMER SHALL BE SUPPLIED TO FACILITATE MAINTENANCE.
A WEATHER SENSOR SHALL BE INSTALLED TO MONITOR CLIMATIC CONDITIONS.
AUTOMATIC VALVE LOCATIONS ARE SCHEMATIC ONLY AND SHALL BE ADJUSTED FOR ON SITE CONDITIONS. EACH VALVE SHALL BE INSTALLED IN A VALVE BOX, A MINIMUM OF ONE CUBIC FOOT OF GRAVEL SHALL BE PROVIDED PER BOX TO PROMOTE DRAINAGE.

PUMP STATION

LOCATION OF PUMP STATION SHALL BE VERIFIED ON SITE.
PUMP STATION SHALL BE A PRE-FABRICATED TYPE WITH A CAPACITY OF 100 GPM @ 165 FT .HD. BASIC COMPONENTS SHALL INCLUDE:
1. AN END SUCTION CENTRIFUGAL PUMP EACH WITH THE CAPACITY NOTED
2. A 10 HP MOTOR SELECTED TO MATCH ON SITE ELECTRIC
3. PRESSURE TANK
4. WELDED ALUMINUM SKID
5. FIBERGLASS ENCLOSURE
6. GATE AND CHECK VALVES
7. 120 VOLT INDEPENDENT POWER SUPPLY FOR THE CONTROLLER

STATION SHALL BE MANUFACTURED BY IRRIGATION CRAFT OR APPROVED EQUAL, CONTRACTOR SHALL SUBMIT SHOP DRAWINGS FOR APPROVAL.
STATION SHALL BE MOUNTED ON A 6' THICK CONCRETE SLAB SIZED TO ACCOMMODATE EACH STATION AND ASSOCIATE EQUIPMENT.
SUCTION LINE SHALL BE HDPE WHICH SHALL BE INSTALLED IN ACCORDANCE WITH PUMP STATION MANUFACTURER'S INSTRUCTIONS, AND PROPERLY SCREENED TO PREVENT THE INTAKE OF HARMFUL MATERIAL INTO THE SYSTEM.

PROGRAMMING

THE SYSTEM SHALL BE PROGRAMMED TO ENSURE THE CAPACITIES OF THE PIPING NETWORK AND PUMP STATION ARE NOT EXCEEDED. THE MAXIMUM TOTAL WATER USAGE SHALL NOT EXCEED 100 GPM.
VALVES SHALL BE PROGRAMMED SO WATER IS EVENLY DISTRIBUTED THROUGHOUT THE SITE.
THE SYSTEM SHALL ALSO BE PROGRAMMED TO OPERATE UNDER THE WATER RESTRICTION GUIDELINES ESTABLISHED BY LOCAL AUTHORITIES.

TIMING PRECIPITATION

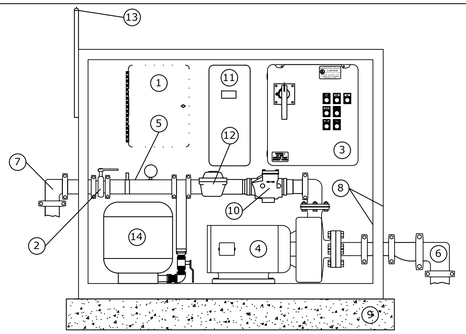
TIMING OF EACH STATION SHALL BE SET IN THE FIELD TO MATCH LOCAL REFER TO ZONE SUMMARY CHART FOR RECOMMENDED RUN REQUIREMENTS. TIMES TO APPLY 1.0 INCHES/WEEK.

SYSTEM DETAILS

Table A & Table B

- Type Of System - Pump & Well
- Pump Type - Centrifugal
- Well Diameter - 4" Dia. W/ 3" Suction Line
- Horsepower - 10 Hp
- Capacity - 100 Gpm
- Purpose For Pump - Strictly Irrigation
- Pump Elevation - Surface Mount 2' Above Grade
- *Water Usage - 18,000 Gallons Per Watering

*calculation based on 1" of precipitation a week



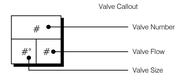
1. Irrigation Controller
2. Butterfly Isolation Valve
3. UL Control Panel
4. PE TE Motor
5. Galvanized Sensor Manifold
6. Galvanized Intake Manifold
7. Galvanized Discharge Manifold
8. Welded Aluminum Frame & HDPE Enclosure
9. Pre-Cast Concrete Pad
10. Discharge Check
11. Variable Frequency Drive
12. Flow Meter
13. Rain Sensor-8 feet
14. Pressure Tank

WWW.IRRIGATIONCRAFT.COM | 954.771.9353 | Hand Dimensioned | Drawn By: BK
1/1/2023 | Irrigation Craft 2hp to 25hp Series 524 / 624 Equipment.dwg

IRRIGATION SCHEDULE

SYMBOL	MANUFACTURER/MODEL	QTY
	Hunter PGV-100G 1"	13
	Hunter PGV-201 Globe 2"	19
BF	Febco 825YD 3"	1
D	Hunter ICD-200	14
D	Hunter ICD-400	1
R	Hunter RAIN-CLIK	1
PS	Pump Station	1
————	Irrigation Lateral Line: PVC Schedule 40	95.4 lf
————	Irrigation Lateral Line: PVC Schedule 40 3/4"	7,371 lf
————	Irrigation Lateral Line: PVC Schedule 40 1"	2,268 lf
————	Irrigation Lateral Line: PVC Schedule 40 1 1/4"	1,828 lf
————	Irrigation Lateral Line: PVC Schedule 40 1 1/2"	900.8 lf
————	Irrigation Lateral Line: PVC Schedule 40 2"	278.9 lf
————	Irrigation Lateral Line: PVC Schedule 40 2 1/2"	37.3 lf
— — — —	Irrigation Mainline: PVC Schedule 40 2"	360.0 lf
— — — —	Irrigation Mainline: PVC Schedule 40 3"	4,877 lf
— — — —	Irrigation Mainline: PVC Schedule 40 4"	28.6 lf
— — — —	Pipe Sleeve: PVC Schedule 80	2,188 lf

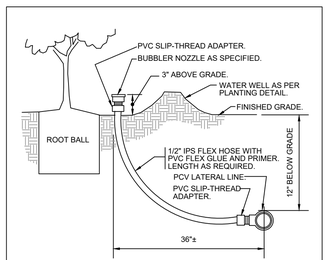
Valve Callout



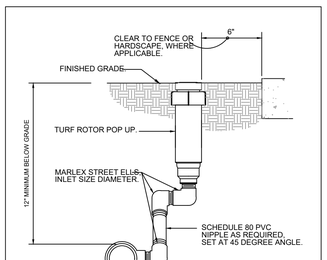
PIPE SIZE	SLEEVE SIZE
3/4"	1-1/4"
1"	2"
1-1/4"	2-1/2"
1-1/2"	2-1/2"
2"	4"
2-1/4"	4"
3, 4"	6"

ALL MAINLINE AND ZONE LATERAL PIPING UNDER PAVEMENT OR CONCRETE AREAS MUST BE SLEEVED PLACE MIN. 1 1/2" GRAY ELECTRICAL CONDUIT SLEEVE FOR CONTROL WIRES WITH MAINLINE SLEEVES

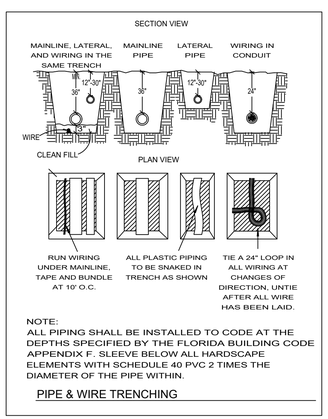
SLEEVE SIZE SCHEDULE



BUBBLER ON FLEX HOSE RISER

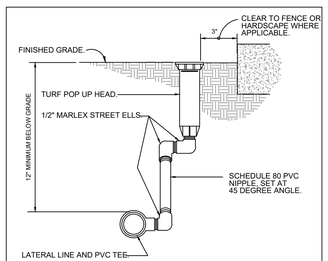


TURN ROTOR MARLEX ASSEMBLY

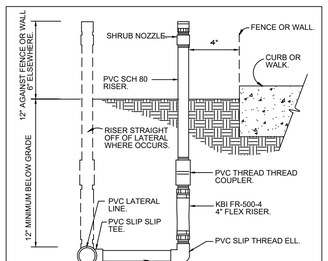


NOTE:
ALL PIPING SHALL BE INSTALLED TO CODE AT THE DEPTHS SPECIFIED BY THE FLORIDA BUILDING CODE APPENDIX F. SLEEVE BELOW ALL HARDSCAPE ELEMENTS WITH SCHEDULE 40 PVC 2 TIMES THE DIAMETER OF THE PIPE WITHIN.

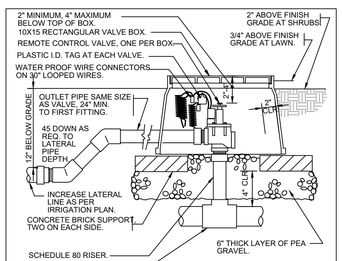
PIPE & WIRE TRENCHING



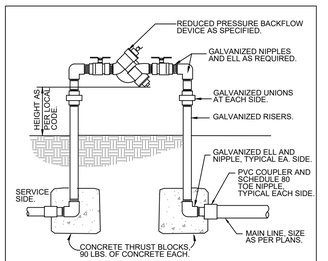
TURF SPRAY MARLEX ASSEMBLY



SHRUB SPRAY KBI FIXED RISER



ELECTRIC REMOTE CONTROL VALVE



REDUCED PRESSURE BACKFLOW DEVICE

HEAD 2 HEAD IRRIGATION DESIGN INC.
IRRIGATION | SITE PLAN CONSULTING
6927 BAYSHORE DR. LANTANA FL, 33462
PHONE: (561) 668-9023

Heritage Park
Indiantown, Florida

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Revisions	
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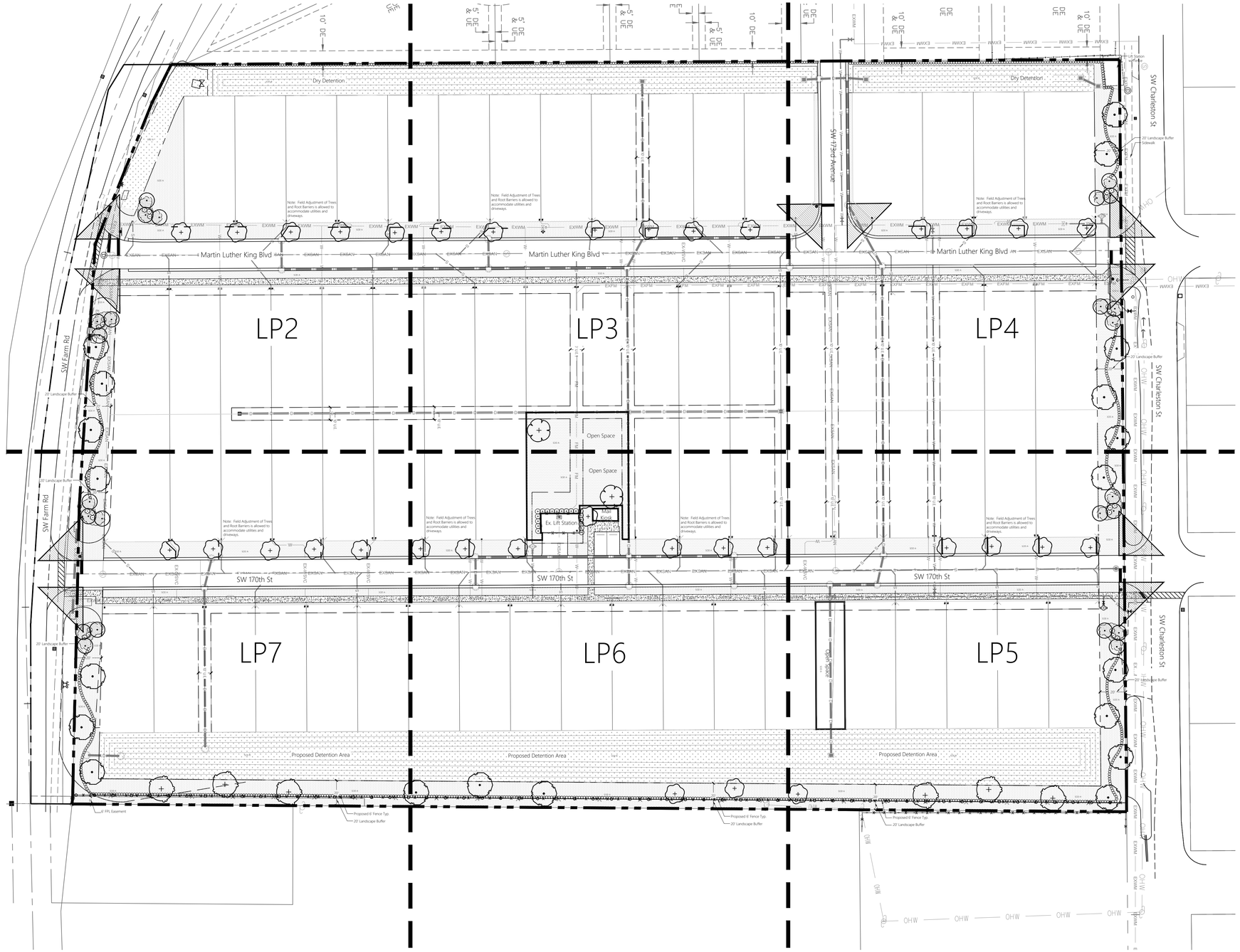
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File	141.01

IRRIGATION NOTES

Sheet IR-8 of 8

1177

Heritage Park



Location Map



DRAWING INDEX

LP1	Landscape Index
LP2	Landscape Plan
LP3	Landscape Plan
LP4	Landscape Plan
LP5	Landscape Plan
LP6	Landscape Plan
LP7	Landscape Plan
LP8	Landscape Schedule
LP9	Landscape Details
LP10	Landscape Specifications

Morton
PLANNING | LANDSCAPE ARCHITECTURE
3910 RCA Blvd, Suite 1015 | Palm Beach Gardens, FL 33410
(561) 500-5960 | Office@mortonpbi.com

Heritage Park
Indiantown, Florida

Michelle L. Duchene LA 6667416

Revisions

Submittal	03/05/2025
Re-Submittal	06/23/2025
Re-Submittal	10/14/2025

Landscape Index

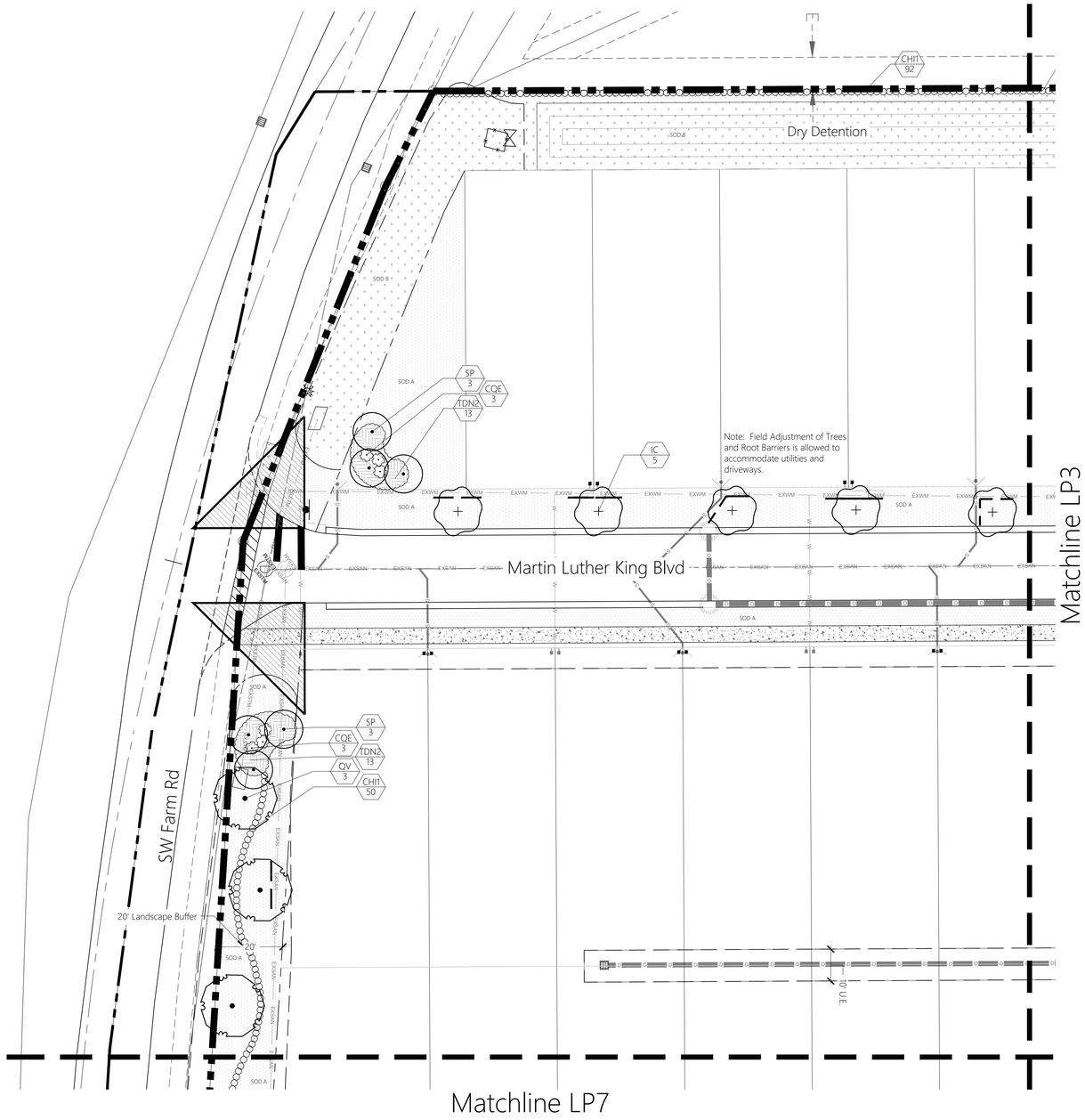
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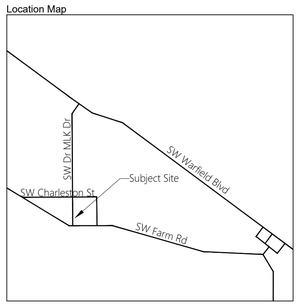
LP
Sheet 1 of 11

North
Scale: 1" = 40'
0 10 20 40

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P:\184 - DR Horton Inc\184.07A Heritage Park Major Development Application\CAD\LP-Landscape\LP-184.07A3.dwg





PLANT SCHEDULE OVERALL

SYMBOL	CODE	QTY	BOTANICAL / COMMON NAME	HEIGHT	SPREAD	CLEAR TRUNK	CALIPER/DBH	FLORIDA NATIVE	WATER USE
SHADE TREES									
	CE	6	Conocarpus erectus / Green Buttonwood Single Straight Trunk, No Low Crotch	10` OA	3`	3` CT Min.	1.5" DBH	Native	Low
	QV	20	Quercus virginiana / Southern Live Oak Single Straight Trunk, No Low Crotch	10` CT	3`	3` CT Min.	1.5" DBH	Native	Low
FLOWERING/ACCENT TREES									
	IC	34	Ilex cassine / Dahoon Holly Single Straight Trunk, No Low Crotch	10` OA	3`	3` CT Min.	1.5" DBH	Native	Low
	TI	2	Tabebuia impetiginosa / Pink Trumpet Tree Single Straight Trunk, No Low Crotch	10` OA	3`	3` CT Min.	1.5" DBH	Non-Native	Low
PALM TREES									
	SP	24	Sabal palmetto / Cabbage Palmetto Stagger Heights in Groups by 4', Hurricane Cut, Slick Trunks	8`-16` CT	N/A	8 -16` CT	N/A	Native	Low

SYMBOL	CODE	QTY	BOTANICAL / COMMON NAME	HEIGHT	SPREAD	SPACING	FLORIDA NATIVE	WATER USE
SHRUBS								
	CQE	24	Crinum augustum 'Queen Emma' / Queen Emma Crinum Lily Full	36"	36"	48" o.c.	Non-Native	Low
ZONING LARGE SHRUBS								
	CLG3	19	Clusia guttifera / Small Leaf Clusia Full to Base	36"	36"	48" o.c.	Non-Native	Low
ZONING SMALL SHRUBS								
	CHI1	1,089	Chrysobalanus icaco / Coco Plum Full to Base	18"	18"	24" o.c.	Native	Low
ZONING MEDIUM SHRUBS								
	TDN2	104	Tripsacum dactyloides nana / Dwarf Fakahatchee Grass Full	24"	24"	48" o.c.	Native	Low
GROUND COVERS								
	SOD B	50,260 sf	Paspalum notatum / Bahiagrass Solid Sod, Stagger Seams, Contracto to Verify Quantity Prior to Bid, Sod all Disturbed Areas	N/A	N/A		Non-Native	Low
	SOD A	66,019 sf	Stenotaphrum secundatum / St. Augustine Grass Solid Sod, Stagger Seams, Contracto to Verify Quantity Prior to Bid, Sod all Disturbed Areas	N/A	N/A		Non-Native	High

Note:
Each lot to have (2) Trees or Palms and (4) Shrubs

North

0 10 20 40

Scale: 1" = 20'

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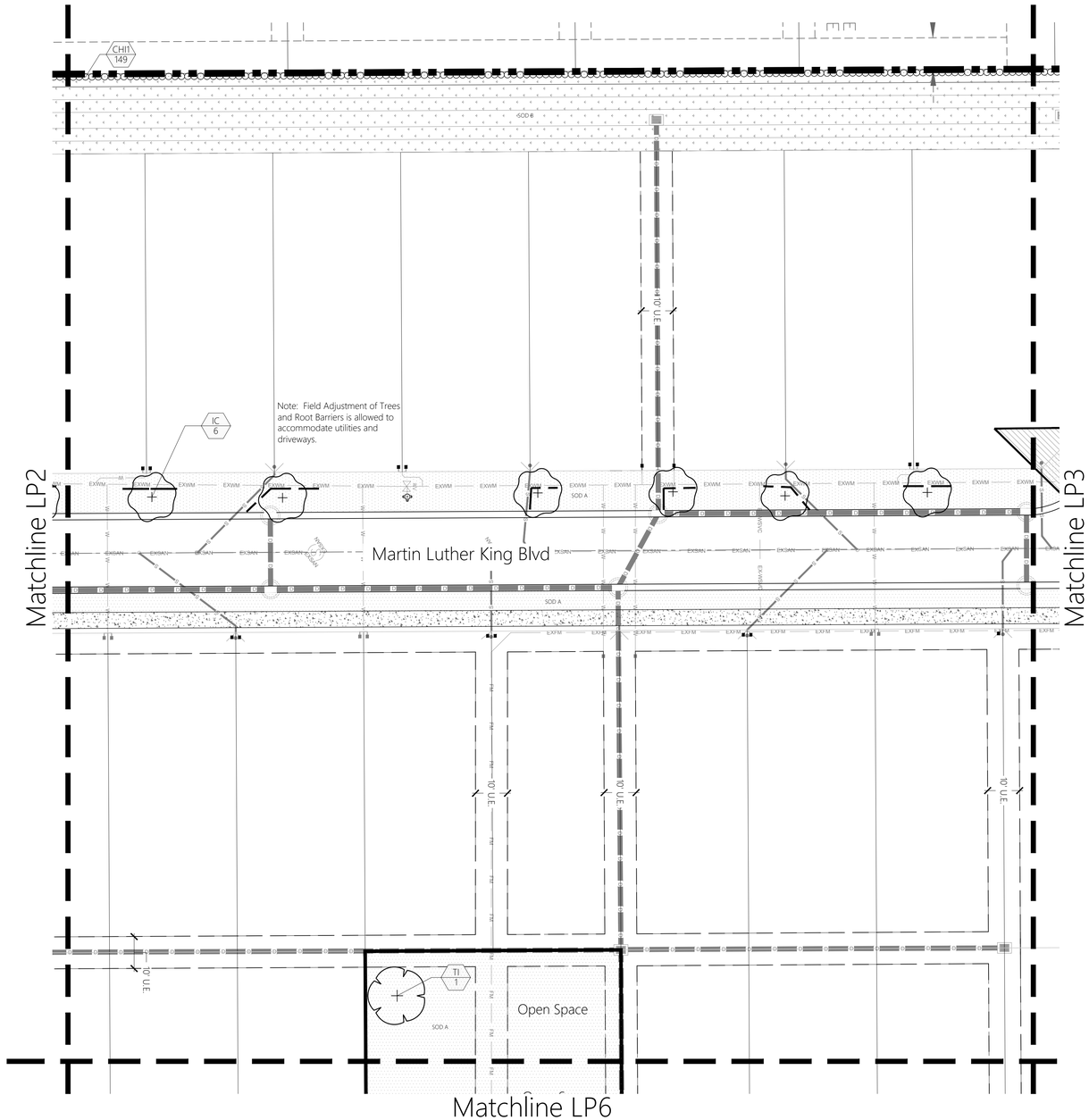
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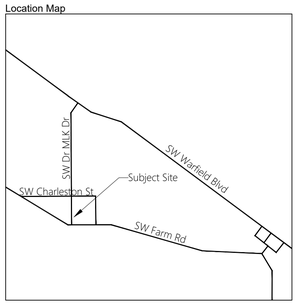
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Scale	As Shown
Drawn By	TLC
Checked By	MLD
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PLANT SCHEDULE OVERALL

SYMBOL	CODE	QTY	BOTANICAL / COMMON NAME	HEIGHT	SPREAD	CLEAR TRUNK	CALIPER/DBH	FLORIDA NATIVE	WATER USE
SHADE TREES									
	CE	6	Conocarpus erectus / Green Buttonwood Single Straight Trunk, No Low Crotch	10` OA	3`	3` CT Min.	1.5" DBH	Native	Low
	QV	20	Quercus virginiana / Southern Live Oak Single Straight Trunk, No Low Crotch	10` CT	3`	3` CT Min.	1.5" DBH	Native	Low
FLOWERING/ACCENT TREES									
	IC	34	Ilex cassine / Dahoon Holly Single Straight Trunk, No Low Crotch	10` OA	3`	3` CT Min.	1.5" DBH	Native	Low
	TI	2	Tabebuia impetiginosa / Pink Trumpet Tree Single Straight Trunk, No Low Crotch	10` OA	3`	3` CT Min.	1.5" DBH	Non-Native	Low
PALM TREES									
	SP	24	Sabal palmetto / Cabbage Palmetto Stagger Heights in Groups by 4', Hurricane Cut, Slick Trunks	8`-16` CT	N/A	8 -16` CT	N/A	Native	Low

SYMBOL	CODE	QTY	BOTANICAL / COMMON NAME	HEIGHT	SPREAD	SPACING	FLORIDA NATIVE	WATER USE
SHRUBS								
	CQE	24	Crinum augustum 'Queen Emma' / Queen Emma Crinum Lily Full	36"	36"	48" o.c.	Non-Native	Low
ZONING LARGE SHRUBS								
	CLG3	19	Clusia guttifera / Small Leaf Clusia Full to Base	36"	36"	48" o.c.	Non-Native	Low
ZONING SMALL SHRUBS								
	CHI1	1,089	Chrysobalanus icaco / Coco Plum Full to Base	18"	18"	24" o.c.	Native	Low
ZONING MEDIUM SHRUBS								
	TDN2	104	Tripsacum dactyloides nana / Dwarf Fakahatchee Grass Full	24"	24"	48" o.c.	Native	Low
GROUND COVERS								
	SOD B	50,260 sf	Paspalum notatum / Bahiagrass Solid Sod, Stagger Seams, Contracto to Verify Quantity Prior to Bid, Sod all Disturbed Areas	N/A	N/A		Non-Native	Low
	SOD A	66,019 sf	Stenotaphrum secundatum / St. Augustine Grass Solid Sod, Stagger Seams, Contracto to Verify Quantity Prior to Bid, Sod all Disturbed Areas	N/A	N/A		Non-Native	High

Note:
Each lot to have (2) Trees or Palms and (4) Shrubs

North

0 10 20 40

Scale: 1" = 20'

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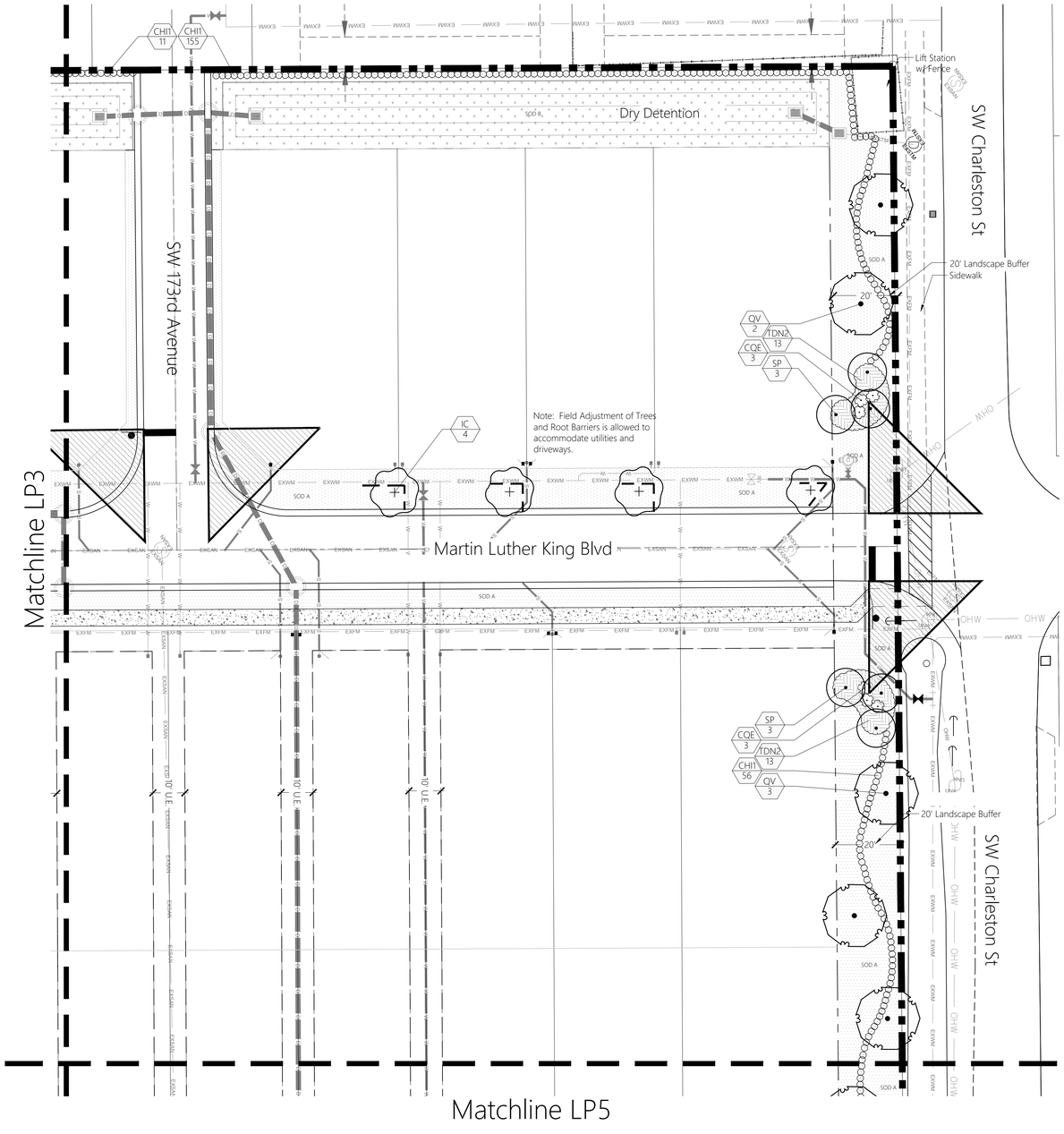
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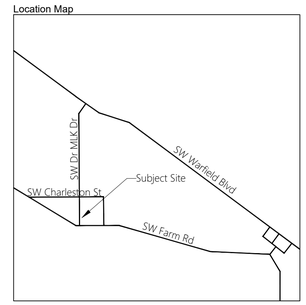
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PLANT SCHEDULE OVERALL

SYMBOL	CODE	QTY	BOTANICAL / COMMON NAME	HEIGHT	SPREAD	CLEAR TRUNK	CALIPER/DBH	FLORIDA NATIVE	WATER USE
SHADE TREES									
	CE	6	Conocarpus erectus / Green Buttonwood Single Straight Trunk, No Low Crotch	10` OA	3`	3` CT Min.	1.5" DBH	Native	Low
	QV	20	Quercus virginiana / Southern Live Oak Single Straight Trunk, No Low Crotch	10` CT	3`	3` CT Min.	1.5" DBH	Native	Low
FLOWERING/ACCENT TREES									
	IC	34	Ilex cassine / Dahoon Holly Single Straight Trunk, No Low Crotch	10` OA	3`	3` CT Min.	1.5" DBH	Native	Low
	TI	2	Tabebuia impetiginosa / Pink Trumpet Tree Single Straight Trunk, No Low Crotch	10` OA	3`	3` CT Min.	1.5" DBH	Non-Native	Low
PALM TREES									
	SP	24	Sabal palmetto / Cabbage Palmetto Stagger Heights in Groups by 4', Hurricane Cut, Slick Trunks	8`-16` CT	N/A	8 -16` CT	N/A	Native	Low

SYMBOL	CODE	QTY	BOTANICAL / COMMON NAME	HEIGHT	SPREAD	SPACING	FLORIDA NATIVE	WATER USE
SHRUBS								
	CQE	24	Crinum augustum 'Queen Emma' / Queen Emma Crinum Lily Full	36"	36"	48" o.c.	Non-Native	Low
ZONING LARGE SHRUBS								
	CLG3	19	Clusia guttifera / Small Leaf Clusia Full to Base	36"	36"	48" o.c.	Non-Native	Low
ZONING SMALL SHRUBS								
	CHI1	1,089	Chrysobalanus icaco / Coco Plum Full to Base	18"	18"	24" o.c.	Native	Low
ZONING MEDIUM SHRUBS								
	TDN2	104	Tripsacum dactyloides nana / Dwarf Fakahatchee Grass Full	24"	24"	48" o.c.	Native	Low
GROUND COVERS								
	SOD B	50,260 sf	Paspalum notatum / Bahiagrass Solid Sod, Stagger Seams, Contracto to Verify Quantity Prior to Bid, Sod all Disturbed Areas	N/A	N/A		Non-Native	Low
	SOD A	66,019 sf	Stenotaphrum secundatum / St. Augustine Grass Solid Sod, Stagger Seams, Contracto to Verify Quantity Prior to Bid, Sod all Disturbed Areas	N/A	N/A		Non-Native	High

Note:
Each lot to have (2) Trees or Palms and (4) Shrubs

North

0 10 20 40

Scale: 1" = 20'

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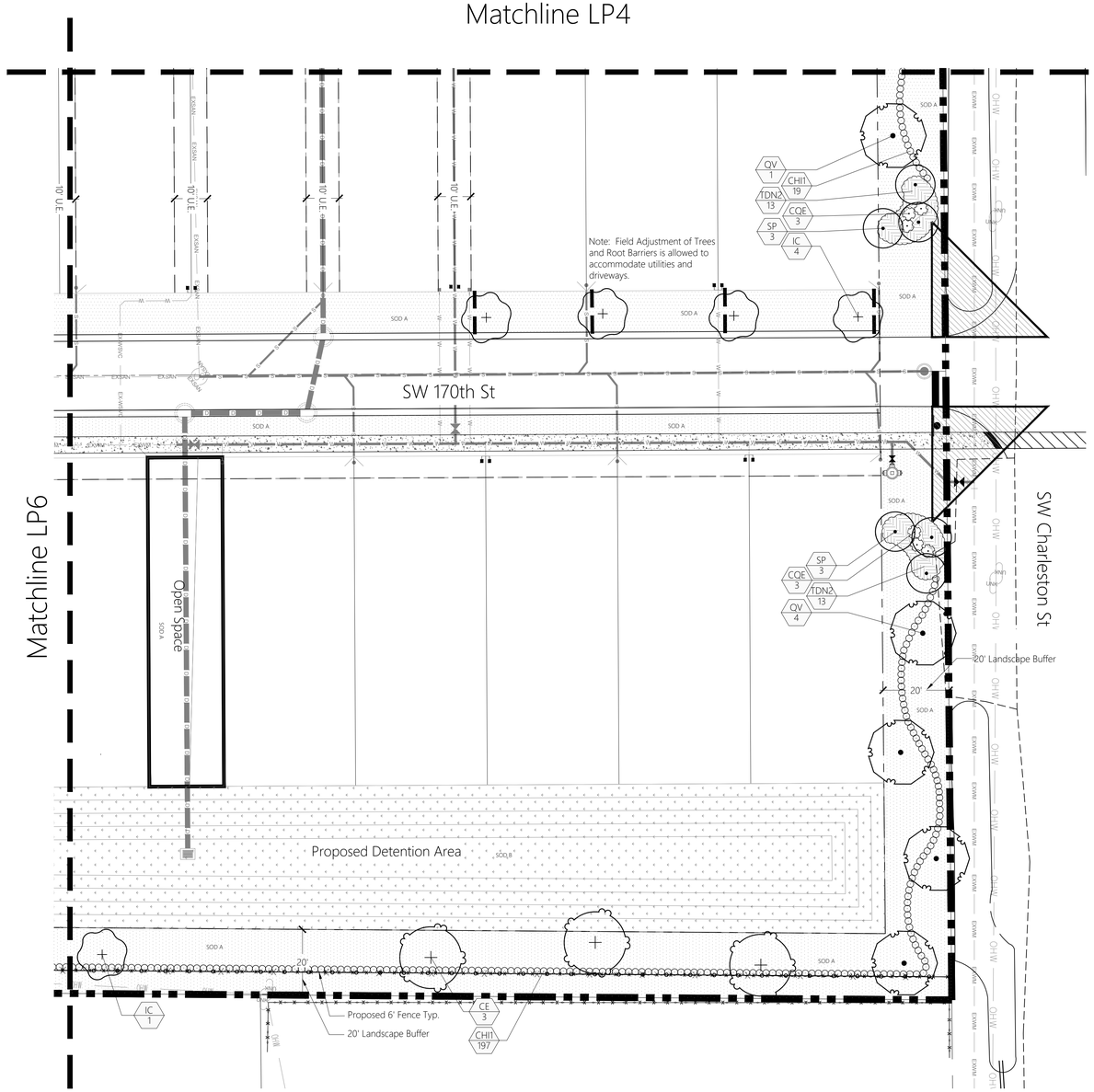
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North

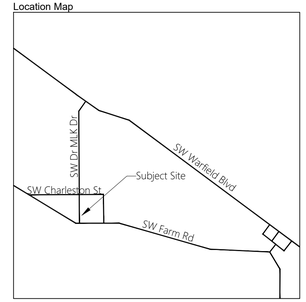
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Location Map



PLANT SCHEDULE OVERALL

SYMBOL	CODE	QTY	BOTANICAL / COMMON NAME	HEIGHT	SPREAD	CLEAR TRUNK	CALIPER/DBH	FLORIDA NATIVE	WATER USE
SHADE TREES									
	CE	6	Conocarpus erectus / Green Buttonwood Single Straight Trunk, No Low Crotch	10` OA	3`	3` CT Min.	1.5" DBH	Native	Low
	QV	20	Quercus virginiana / Southern Live Oak Single Straight Trunk, No Low Crotch	10` CT	3`	3` CT Min.	1.5" DBH	Native	Low
FLOWERING/ACCENT TREES									
	IC	34	Ilex cassine / Dahoon Holly Single Straight Trunk, No Low Crotch	10` OA	3`	3` CT Min.	1.5" DBH	Native	Low
	TI	2	Tabebuia impetiginosa / Pink Trumpet Tree Single Straight Trunk, No Low Crotch	10` OA	3`	3` CT Min.	1.5" DBH	Non-Native	Low
PALM TREES									
	SP	24	Sabal palmetto / Cabbage Palmetto Stagger Heights in Groups by 4', Hurricane Cut, Slick Trunks	8`-16` CT	N/A	8`-16` CT	N/A	Native	Low

SYMBOL	CODE	QTY	BOTANICAL / COMMON NAME	HEIGHT	SPREAD	SPACING	FLORIDA NATIVE	WATER USE
SHRUBS								
	CQE	24	Crinum augustum 'Queen Emma' / Queen Emma Crinum Lily Full	36"	36"	48" o.c.	Non-Native	Low
ZONING LARGE SHRUBS								
	CLG3	19	Clusia guttifera / Small Leaf Clusia Full to Base	36"	36"	48" o.c.	Non-Native	Low
ZONING SMALL SHRUBS								
	CHI1	1,089	Chrysobalanus icaco / Coco Plum Full to Base	18"	18"	24" o.c.	Native	Low
ZONING MEDIUM SHRUBS								
	TDN2	104	Tripsacum dactyloides nana / Dwarf Fakahatchee Grass Full	24"	24"	48" o.c.	Native	Low
GROUND COVERS								
	SOD B	50,260 sf	Paspalum notatum / Bahiagrass Solid Sod, Stagger Seams, Contracto to Verify Quantity Prior to Bid, Sod all Disturbed Areas	N/A	N/A		Non-Native	Low
	SOD A	66,019 sf	Stenotaphrum secundatum / St. Augustine Grass Solid Sod, Stagger Seams, Contracto to Verify Quantity Prior to Bid, Sod all Disturbed Areas	N/A	N/A		Non-Native	High

Note:
Each lot to have (2) Trees or Palms and (4) Shrubs

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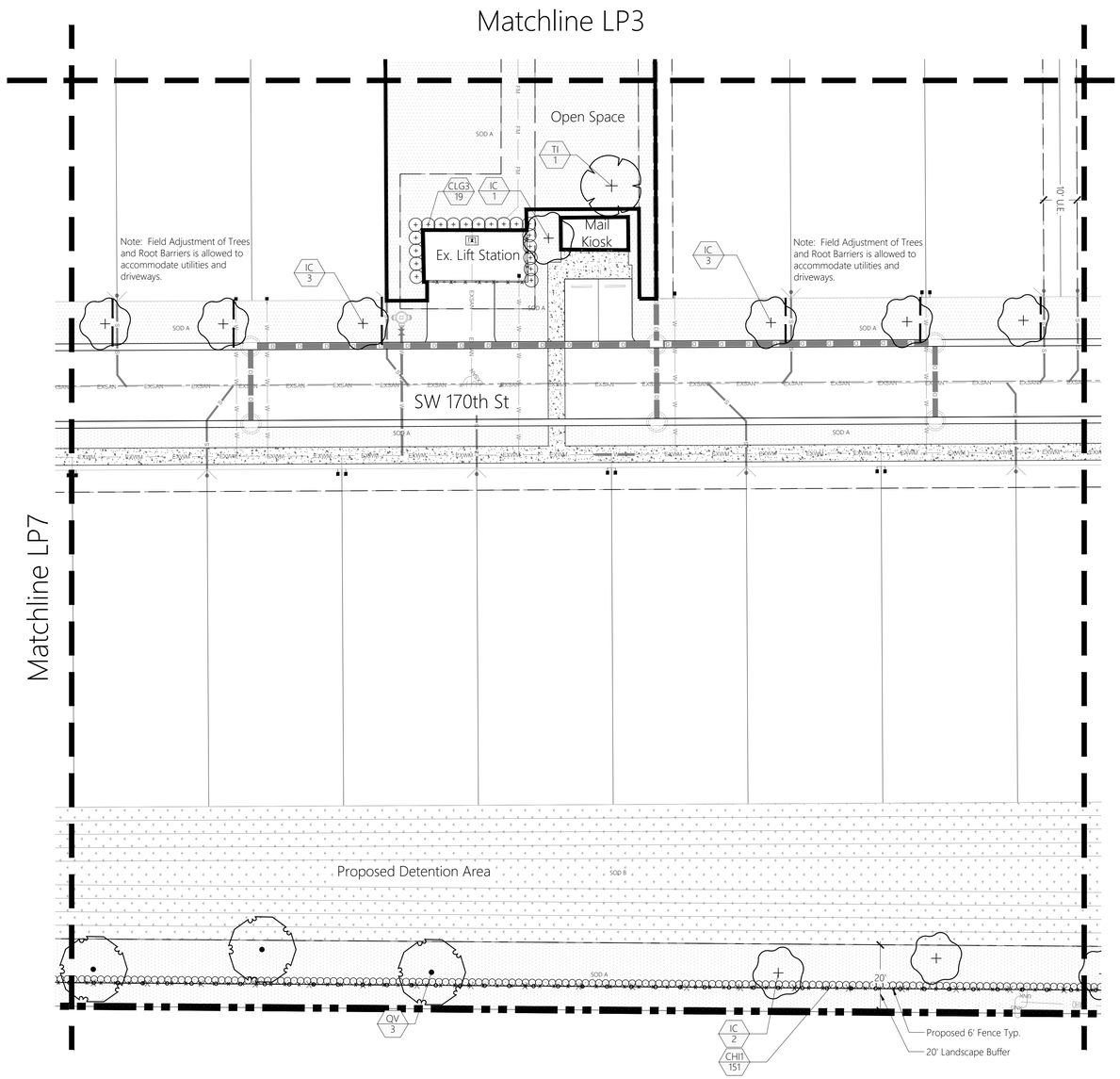
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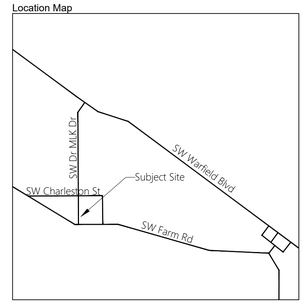
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Landscape Plan

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PLANT SCHEDULE OVERALL

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North

0 10 20 40

Scale: 1" = 20'

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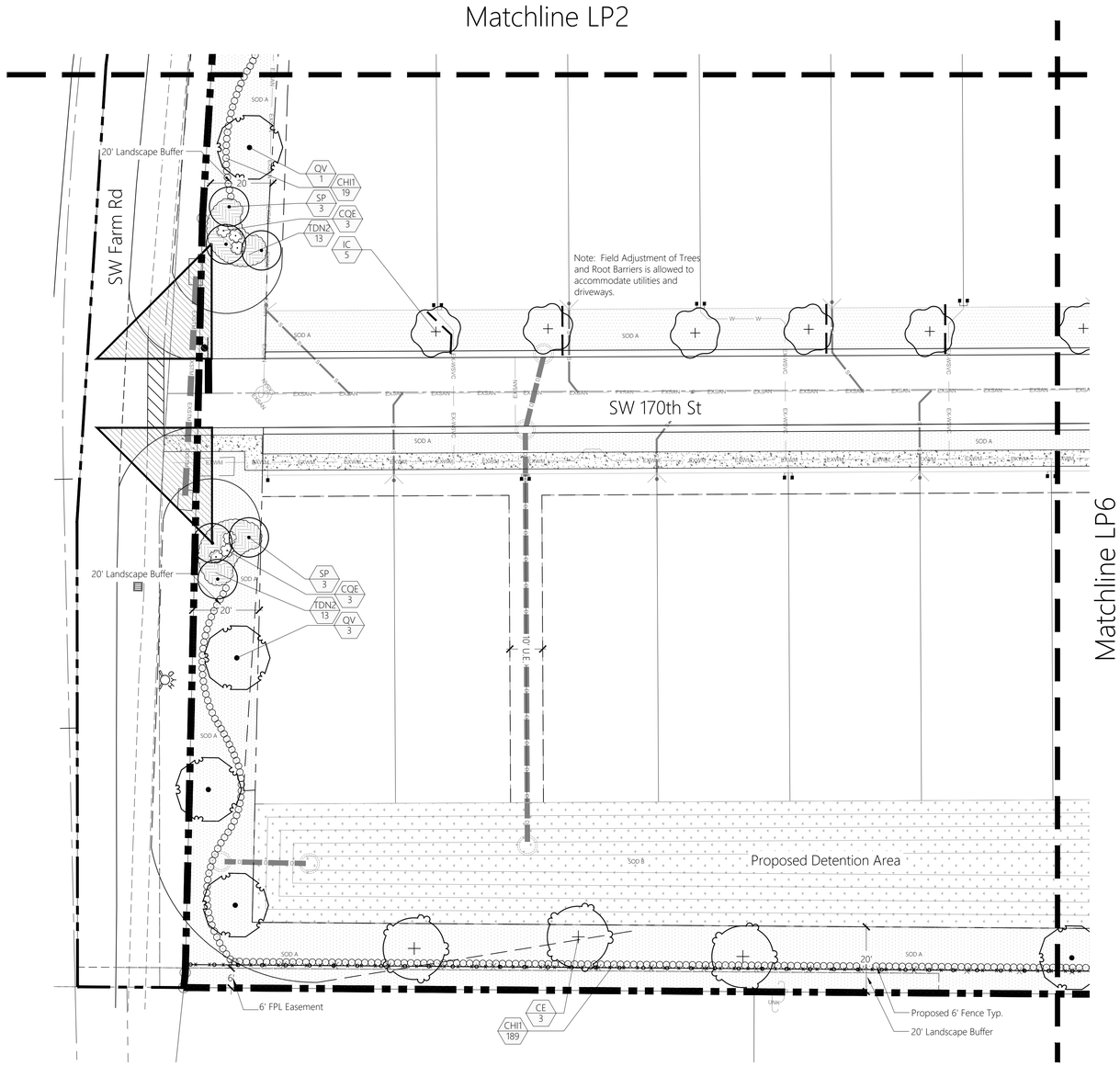
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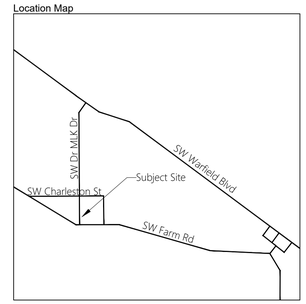
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PLANT SCHEDULE OVERALL

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North

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Scale: 1" = 20'

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	CHI1	1,089	Chrysobalanus icaco / Coco Plum Full to Base	18"	18"	24" o.c.	Native	Low
ZONING MEDIUM SHRUBS								
	TDN2	104	Tripsacum dactyloides nana / Dwarf Fakahatchee Grass Full	24"	24"	48" o.c.	Native	Low
GROUND COVERS								
	SOD B	50,260 sf	Paspalum notatum / Bahiagrass Solid Sod, Stagger Seams, Contracto to Verify Quantity Prior to Bid, Sod all Disturbed Areas	N/A	N/A		Non-Native	Low
	SOD A	66,019 sf	Stenotaphrum secundatum / St. Augustine Grass Solid Sod, Stagger Seams, Contracto to Verify Quantity Prior to Bid, Sod all Disturbed Areas	N/A	N/A		Non-Native	High

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(561) 500-5060 | Office@mortonla.com

Heritage Park

Indiantown, Florida

Michelle L. Duchene LA 6667416

Revisions

Submittal	03/05/2025
Re-Submittal	06/23/2025
Re-Submittal	10/14/2025

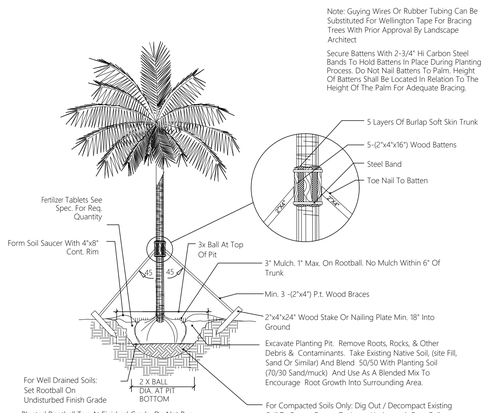
Landscape Calculations

Scale	As Shown
Drawn By	TLC
Checked By	MLD
Date	2025-06-05
File	LP-184.07A3

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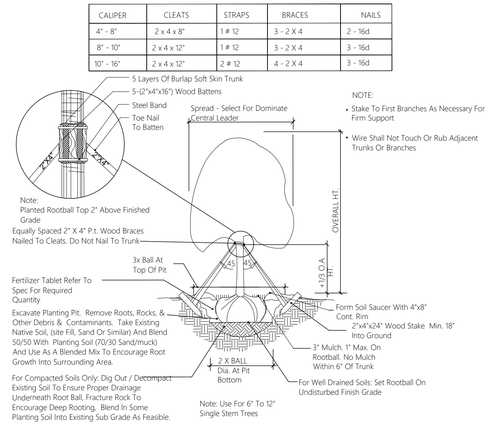
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PALM STAKING DETAIL

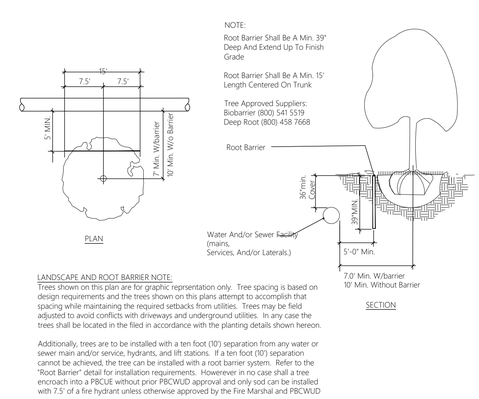
NOT TO SCALE

CALIPER	CLEATS	STRAPS	BRACES	NAILS
4" - 8"	2 x 4 x 8"	1 # 12	3 - 2 X 4	2 - 16d
8" - 10"	2 x 4 x 12"	1 # 12	3 - 2 X 4	3 - 16d
10" - 16"	2 x 4 x 12"	2 # 12	4 - 2 X 4	3 - 16d



TREE BRACING DETAIL

NOT TO SCALE

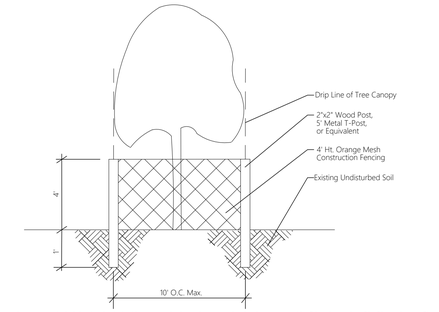


LANDSCAPE AND ROOT BARRIER NOTE:
Trees shown on this plan are for graphic reprsentation only. Tree spacing is based on design requirements and the trees shown on this plans attempt to accomplish that spacing while maintaining the required setbacks from utilities. Trees may be field adjusted to avoid conflicts with driveways and underground utilities. In any case the trees shall be located in the filed in accordance with the planting details shown hereon.

Additionally, trees are to be installed with a ten foot (10') separation from any water or sewer main and/or service, hydrants, and lift stations. If a ten foot (10') separation cannot be achieved, the tree can be installed with a root barrier system. Refer to the "Root Barrier" detail for installation requirements. However in no case shall a tree encroach into a PBCUE without prior PBCWUD approval and only sod can be installed with 7.5' of a fire hydrant unless otherwise approved by the Fire Marshal and PBCWUD

ROOT BARRIER DETAIL

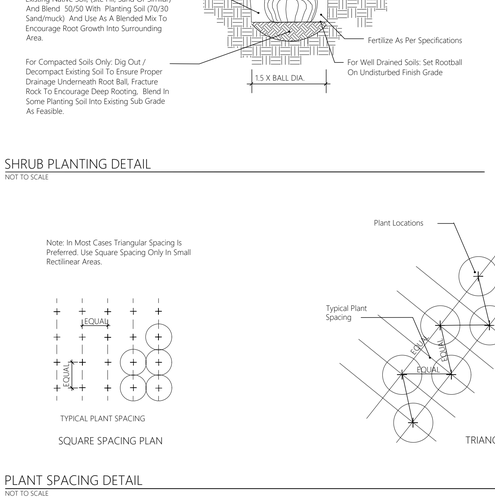
NOT TO SCALE



Notes:
1. Trees to be preserved shall be barricaded with orange plastic mesh construction fencing supported by 5 foot long rebar, 2" x 2" wood posts, 5' T-Post, or equivalent if approved in conjunction with the Final Site Plan or Final Subdivision Plan.
2. Trees to be preserved at a lower final grade may be protected with a 24-inch high silt fence around the preserve area or Trees with the addition of the orange plastic fencing, if needed.
3. If hand clearing is necessary within the preserve area or under the Tree canopy, Trees to be preserved can initially be delineated by plastic ribbon affixed to survey stakes (to avoid putting up and taking down fencing) and then protected with either plastic mesh and/or the silt fence.
4. Trees to be relocated can usually be delineated by plastic ribbon affixed to survey stakes unless their relocation is delayed due to root pruning. If root pruning is required, the Trees shall be protected with either plastic mesh and/or silt fence.
5. Barricade required at drip line of all existing trees to be preserved or relocated where construction activity is to take place.
6. Adjustment of barricades is allowed to barricade off larger areas, all barricades must be placed at a minimum at the dripline of the tree
7. Tree protection barriers shall be installed and in place prior to any other construction activity on site.
8. Tree protection barriers shall remain in place throughout the construction of the project until removal is approved by governing agency.

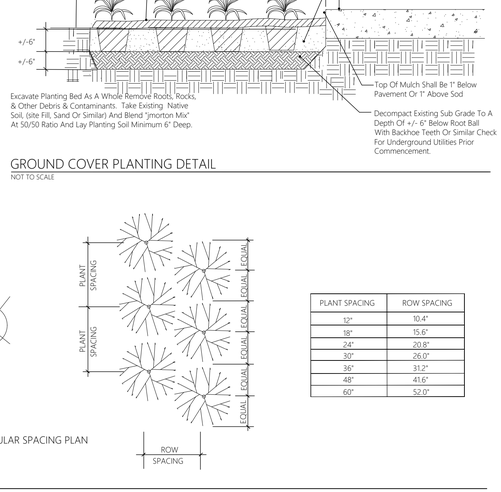
VEGETATION BARRICADE DETAIL

NOT TO SCALE



MULTI-TRUNK TREE STAKING DETAIL

NOT TO SCALE



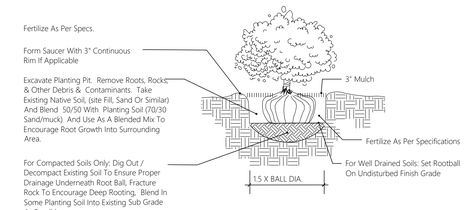
GUY WIRE TREE BRACING DETAIL*

*Alternate to be approved by owner and L.A. in non-traveled locations (Beds/Perimeter Berms).

NOT TO SCALE

NOTES:
1. Easements shall not encroach landscape buffers more than 5 feet.
2. FDOT Type D or F curb shall be provided along the perimeter of all landscape, open space, drainage and grassed areas adjacent to paved vehicular use areas, except where wheel stops are provided.
3. Safe sight triangles shall be maintained clear of vegetation to provide unobstructed visibility between 30" and 8' above crown of road.
4. Light poles, fire hydrants, electrical/mechanical equipment, signs, drainage structures, etc. shall not interfere with landscaping in terminal islands, parking islands, medians, buffers or other landscaped areas.
5. All plant material is to be installed a the height, spread and DBH/Caliper shown in the Plant List, container sizes are given as a suggestion only.
6. No muck-grown sod shall be utilized in detention areas.
7. All landscape areas (including sod) shall be irrigated with an underground automatic sprinkler system providing min. 150% coverage.
8. Trees shown on this plan are for graphic representation only. Tree spacing is based on design requirements and the trees shown on these plans attempt to accomplish that spacing while maintaining the required setbacks from utilities. Trees may be field adjusted to avoid conflicts with driveways and underground utilities. In any case the trees shall be located in the field in accordance with the planting details shown hereon.
9. Trees are to be installed with a ten foot (10') separation from any water or sewer main and/ or service, hydrants, and lift stations. If a ten foot (10') separation cannot be achieved, the tree can be installed with a root barrier system. Refer to the "Root Barrier" detail for installation requirements. However, in no case shall a tree encroach into a PBCUE without prior PBCWUD approval and only sod can be installed within 7.5' of a fire hydrant unless otherwise approved by the Fire Marshal.
10. All parking lot islands, and any other areas on site with baserock, shall be excavated to a minimum depth of the native soil on site and back-filled with a suitable soil consisting of fifty percent (50%) composted organic matter, well-mixed with native soil. Backfill material shall be free from rock, construction debris, or other extraneous material.
11. All substitutions or modifications from the approved Landscape Plan must be submitted and approved by the Landscape Architect in writing.
12. All ground-mounted equipment shall be screened from view.
13. Prior to C.O., the site must have 100% sod coverage, including greenspace in the directly adjacent ROW. All disturbed areas must be sodded including all areas used for staging and maneuvering that may not be indicated on the Landscape Plan.
14. Any equipment (condensing units, transformers, ect) must not interfere with proposed parking lot trees. One trees must be planted in each island.

LANDSCAPE NOTES

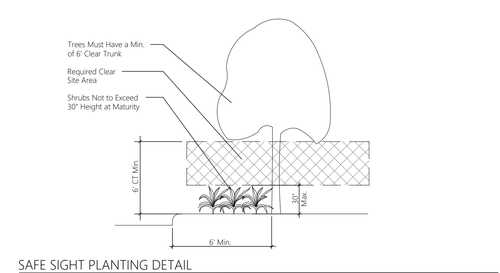


SHRUB PLANTING DETAIL

NOT TO SCALE

GROUND COVER PLANTING DETAIL

NOT TO SCALE



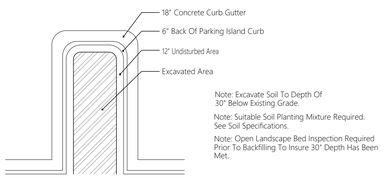
SAFE SIGHT PLANTING DETAIL

NOT TO SCALE

PLANT SPACING	ROW SPACING
12"	10.4"
18"	15.6"
24"	20.8"
30"	26.0"
36"	31.2"
48"	41.6"
60"	52.0"

PLANT SPACING DETAIL

NOT TO SCALE



PARKING ISLAND EXCAVATION DETAIL

NOT TO SCALE

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3910 RCA Blvd. Suite 1015 | Palm Beach Gardens, FL 33410
(561) 500-5900 | Office@jmorton.com

Heritage Park

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Submittal	03/05/2025
Re-Submittal	06/23/2025
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Landscape Details

Scale	As Shown
Drawn By	TLC
Checked By	MLD
Date	2025-06-05
File	LP-184.07A3

LP

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GENERAL

1) WORK INCLUDED
a) The scope of the work for the landscape contractor for the project shall include the provision of all labor, materials and equipment required to complete all tasks associated with the landscape and irrigation installation as shown on the drawings or noted herein. The landscape contractor is responsible for coordinating with the general contractor reasonable access to power and potable water sources as required to ensure plant survivability and delivery of a completed project that meets all the required specifications.
b) Subgrade Elevations: Excavation, filling and grading required to establish elevations 4" lower than elevations and contours shown on drawings are not specified in this Section.
c) Finish Grade Elevations: 1 inch below top of pathway edging.

2) QUALITY ASSURANCE
a) Subcontract landscape work to a single firm specializing in landscape work.
b) The landscape contractor shall be responsible for ensuring all work (including delivery, storage and disposal of their materials) is performed in compliance with applicable jurisdictional codes.
c) The landscape contractor shall be responsible for familiarizing themselves with project plans and scopes of work related to associated trades to be performed by others in order to identify key coordination items including, but not limited to, site access, material storage, and scheduling and sequencing of work. The landscape contractor is responsible for coordinating all site issues with the general contractor.
d) The plant quantities shown on the landscape contract documents are for the convenience of the landscape contractor. The landscape contractor is responsible for verifying all quantities and reporting any discrepancies to the Landscape Architect for clarification prior to contract award and at commencement of work. Contractor is responsible for confirming sod quantities and certifying such to the Owner or his representative.
e) The landscape contractor shall be responsible for the protection of all adjacent work, materials and equipment from damage due to their activities. The landscape contractor shall be solely responsible for any damage or injury to person or property that may occur as a result of the execution of their work.
f) Landscape Contractor to notify the Owner or his representative, or Landscape Architect at least three (3) working days prior to beginning any stage of work.
g) Owner or Landscape Architect to be immediately notified of any discrepancies found in field.
h) The Owner or his representative, or Landscape Architect reserve the right to field adjust plant material on-site to avoid conflicts or discrepancies not anticipated in the planning process.
i) Source Quality Control:
i) Ship landscape materials with certificates of inspection required by governing authorities. Comply with regulations applicable to landscape materials.
ii) Do not make substitutions. If specified landscape material is not obtainable, submit to Landscape Architect proof of non-availability and proposal for use of equivalent material. When authorized, adjustment of contract amount will be made. The contractor is responsible for exhausting all means possible to obtain the materials as specified prior to requesting substitution.
iii) Analysis and Standards: Package standard products with manufacturer's certified analysis. For other materials, provide analysis by recognized laboratory made in accordance with methods established by the Association of Official Agricultural Chemists, wherever applicable.
iv) Trees, Palms and Shrubs: Provide trees, palms and shrubs grown in a recognized nursery in accordance with good horticultural practice. Provide healthy, vigorous stock free of disease, insects, eggs, larvae, and defects such as decay, knots, sun-scald, injuries, abrasions, and disfigurement. Root systems shall be vigorous and fibrous, filling the container but shall not be root bound or exhibit spiraling roots. Verification of the health and vigor of all plant material is the sole responsibility of the landscape contractor.
iw) Provide trees, palms and shrubs for grade Florida No. 1 as outlined under the current edition of the Grades and Standards for Nursery Plants, Florida Department of Agriculture, unless otherwise noted.
(1) Sizes: Provide trees and shrubs of sizes shown or specified. Trees, palms and shrubs of larger size may be used if acceptable to Landscape Architect, and if sizes of roots or balls are increased proportionately.
j) Inspection: Landscape Architect reserves right to inspect trees, palms and shrubs either at place of growth or at site before planting, for compliance with requirements for name, variety, size and quality.

3) SUBMITTALS
a) Certification: Submit certificates of inspections as required by governmental authorities, and manufacturer's or vendor's certified analysis for soil amendments and fertilizer materials. Submit other data substantiating that materials comply with specified requirements.
b) Submit seed vendor's certified statement for each grass seed mixture required, stating botanical and common name, percentage by weight, and percentage of purity, germination, and weed seed for each grass seed species.
c) Planting Schedule: Submit planting schedule showing schedule dates for each type of planting in each area of site.
d) Maintenance Instructions: Submit procedures for maintenance of landscape work.

4) DELIVERY, STORAGE AND HANDLING
a) Packaged Materials: Deliver packaged materials in original containers showing weight analysis and name of manufacturer. Protect materials from deterioration during delivery, and while stored at site.
b) Sod: Time delivery so that sod will be placed within 24 hours after stripping. Protect sod against drying and breaking of rolled strips.
c) Trees, palms and shrubs: Provide freshly dug trees, palms and shrubs. Do not prune prior to delivery. Do not bend or bind-tie trees or shrubs in such a manner to damage bark, break branches or destroy natural shape. Provide protective covering during delivery.
d) Deliver trees, palms and shrubs after preparations for planting have been completed and plant immediately. If planting is delayed more than 6 hours after delivery, set trees and shrubs in shade, protect from weather and mechanical damage, and keep roots moist.
e) Do not remove container grown stock from containers until planting time.

5) JOB CONDITIONS
a) Proceed with and complete landscape work as rapidly as portions of site become available.
b) Utilities: Determine location of underground utilities and perform work in a manner which will avoid possible damage. Hand excavate, as required. Maintain grade stakes set by others until removal is mutually agreed upon by parties concerned.
c) Excavation: When conditions detrimental to plant growth are encountered, such as rubble fill, adverse drainage conditions, or obstructions, notify Landscape Architect before planting.
d) Planting Schedule: Where applicable, prepare a proposed planting schedule. Schedule dates to establish a logical sequence for completing each type of landscape work to avoid damage to other landscape work and work performed by other discipline. Correlate with specified maintenance periods to provide maintenance from date of substantial completion. Once accepted, revise dates only as approved in writing, after documentation of reasons for delay.
e) Coordination with Lawns: Plant trees, palms and shrubs after final grades are established and prior to planting of lawns, unless otherwise acceptable to Landscape Architect. If planting of trees, palms and shrubs occurs after lawn work, protect lawn areas and promptly repair damage to lawns resulting from planting operations.

6) SPECIAL PROJECT WARRANTY
a) Warrant lawns through specified maintenance period, and until final acceptance. The required period is for one full year following installation of lawn areas.
b) Warrant trees for a period of one year after date of substantial completion against defects death and unsatisfactory growth, except for defects resulting from neglect by Owner, abuse or damage by others, or unusual phenomena or incidents which are beyond Landscape Contractor's control.
c) Warrant shrubs for 1 full year after date of substantial completion.
d) It is understood that the warranty is to be inclusive of all labor, materials and equipment necessary for the replacement of any plant materials required.
e) Should the landscape contractor be required to replace any damaged, diseased, dying or dead plant material it is understood that the replacement material is to be of the same species, size and quality as that originally specified on the Landscape Plan. The contractor will be responsible for the removal of all materials and leaving the impacted area clean following any remedial action.
f) Remove and replace trees, shrubs or other plants found to be dead or in unhealthy condition during warranty period. Make replacements during growth season following end of warranty period. Replace trees and shrubs which are in doubtful condition at end of warranty period; unless, in opinion of the Landscape Architect, it is advisable to extend warranty period for a full growing season or for one full year.
g) Another inspection will be conducted at end of extended warranty period to determine acceptance or rejection. Only one replacement will be required at end of warranty period, except for losses or replacements due to failure to comply with specified requirements.

PRODUCTS

7) TOPSOIL
8) If topsoil is not available on site it must be furnished as specified. Throughout all parts of site where finish grades and contour lines differ from existing contour lines, bring to finish grade contours shown on "Grading Plan."
9) Topsoil shall be friable fertile soil with representative characteristics of area soils. It should be free of heavy clay, silt, stone, extraneous lime, plant roots and other foreign matter greater than 1 1/2" diameter. It shall not contain noxious plant growth (such as bermuda or nut grass). It shall test in neutral Ph range of 5.0 to 6.75 and contain no toxic substances that can be deemed to impede plant growth. The contractor shall be prepared to have soil lab-tested at his expense by the Landscape Architect or Owner. Topsoil shall comply with the following quantitative analysis.

(a) COMPONENTS	VOLUME MEASURE	PARTICLE SIZE
(b) Organic Matter	3 - 5%	
(c) Silt	10 - 30%	0.05 to 0.002 MM
(d) Sand	25 - 75%	0.2 to 0.05 MM
(e) Clay	5 - 25%	0.002 MM and below

10) SOIL AMENDMENTS
a) If necessary to bring soil into above specified limits:
b) Lime: Natural limestone (Dolomite) containing not less than 85% of total carbonates, ground so that not less than 90% passes a 10-mesh sieve and not less than 50% passes a 100-mesh sieve.
c) Peat Humus or Peat Moss: Texture, moisture and pH range suitable for intended use.
d) Humus Soil Conditioner: Consisting of yard trimmings and biosolids co-compost.
e) Commercial Fertilizer: Complete fertilizer of neutral character, with 40% - 50% of the total nitrogen in a water insoluble form. It shall be uniform in composition, dry and free flowing.
i) For trees, palms and shrubs, provide fertilizer with not less than 6% available phosphoric acid, 6% nitrogen and 6% soluble potash.
ii) For lawns, provide fertilizer with not less than 6% phosphoric acid, and 6% potassium, and percentage of nitrogen required to provide not less than 1 lb. of actual nitrogen per 1000 square feet of lawn area. Provide nitrogen in a form that will be available to lawn during initial period of growth.

11) PLANT MATERIAL
a) Plant list/schedule is part of this specification section.
b) Quality: Trees, palms, shrubs and other plants shall conform to the standards for Florida No. 1 or better as given in the latest edition of Grades and Standards for Nursery Plants, Florida Department of Agriculture.
c) Deciduous Trees: Provide trees of height, spread, and caliper listed or shown and with branching configuration for Florida No. 1 graded trees in Grades and Standard for Nursery Plants for type and species required. Provide single stem trees except where special forms are shown or listed. Ball condition variable.
d) Balled and burlap trees should be dug and prepared for shipment in a manner that will not damage roots, branches, shape and future development after planting. The product received on-site should have a firm ball with natural soils. Dried, cracked or broken rootballs will not be accepted.
e) Coniferous and Broad-leafed Evergreens: Provide evergreens of size shown or listed Dimensions indicate minimum height, spread, and caliper. Provide specified quality evergreens with well-balanced form complying with requirements for other size relationships to the primary dimension shown and branching configuration for Florida No. 1 graded trees in Grades and Standard for Nursery Plants for type and species required.
f) The landscape contractor is responsible for confirming the availability of all the specified plant materials within four (4) weeks of project award. All requests for substitution due to lack of availability must be made to the Landscape Architect in writing within this period. No substitution shall be permitted without prior written approval from the Landscape Architect. The contractor is responsible for exhausting all means possible to obtain the materials as specified prior to requesting substitution.
g) Root suckers on Live Oaks are not acceptable.
h) No double or multi-trunk trees unless otherwise specified.

12) GRASS MATERIALS
a) Grass Seed: Provide fresh, clean, new-crop seed complying with established tolerance for purity and germination. Provide seed of grass species, proportions and minimum percentages of purity, germination, and maximum percentage of weed seed, as specified. Attach a schedule of requirements.
b) Sod: Provide strongly rooted sod free of weeds and undesirable native grasses, capable of growth and development when planted.
c) No muck-grown sod shall be utilized in detention areas.

13) MISCELLANEOUS LANDSCAPE MATERIALS
a) Ground Cover: Provide plants established and well-rooted in removable containers or internal peat pots and with not less than minimum number and length of runners specified.
b) Anti-Erosion Mulch: Provide clean, dry, mulching hay or straw of coastal bermuda, pangola or bahia grass. Only undeteriorated mulch which can be readily cut into the soil shall be used.
c) Mulch: Melaleuca or equal. The use of cypress mulch is prohibited.
d) Stakes and Guys: When required provide stakes and deadmen of sound new hardwood or treated softwood free of knot holes and other defects. Provide wire ties and guys of 2-strand, twisted, pliable galvanized iron wire not lighter than 12 ga. with zinc-coated turnbuckles. Provide not less than 1/2" hose, cut to required lengths to protect tree trunks from damage by wires.

EXECUTION

14) LAYOUT
a) Layout individual trees and shrub locations and areas for multiple plantings. Stake locations and outline areas and secure Landscape Architect's acceptance before start of planting work. Make adjustments as maybe required.

15) PREPARATION OF PLANTING SOIL
a) The landscape contractor is responsible for the preparation of soils within all planting areas inclusive of providing all imported soil materials, soil amendments, soil conditioners and fertilizers as required.
b) Before mixing, clean topsoil of roots, plants, sods, stones, clay lumps, and other extraneous materials harmful or toxic to plant growth.
c) Mix specified soil amendments and fertilizers with topsoil at rates specified. Delay mixing of fertilizer if planting will not follow placing of planting soil within a few days.
d) For planting beds, mix planting soil either prior to planting or apply on surface of topsoil and mix thoroughly before planting.
i) Mix lime with dry soil prior to mixing of fertilizer.
ii) Prevent lime from contacting roots of acid-loving plants.
e) Remove all shellrock encountered and backfill with clean sand or sand/soil mix.

16) PREPARATION FOR ALL PLANTING AREAS
a) Eradicate weeds within the limits of all planting areas prior to beginning landscape installation. Perennial weeds and grasses to be removed include, but are not limited to, nut grass, puncture vine, morning glory, dog fennel, torpedo grass, Bermuda grass, Bahia grass, kikuyu grass, crab grass, carpet grass, sedge and other noxious and/or invasive weeds. The site is to be maintained weed free throughout planting operations.
b) Existing plant material to be removed, except where noted on the Landscape or Tree Disposition Plans.
c) Pre--till to scarify soils in all planting areas to a minimum depth of 4". Densely compacted areas between 85% and 90% are to be cross ripped to a minimum of 8" depth. In the process of tilling remove unacceptable materials including, but not limited to, foreign debris, construction waste, roots, concrete, asphalt and rocks greater than ½" diameter on average. In areas to receive sod till in fertilizer to a depth of 2" at a rate of 12 pounds per cubic ft.
d) All planters shall be excavated to a minimum depth to reach native soil and back-filled with a suitable soil consisting of fifty percent (50%) composted organic matter, well-mixed with native soil. Backfill material shall be free from rock, construction debris, or other extraneous material.
e) All road rock, concrete, asphalt and other non-natural material to be removed from all planting areas prior to landscape installation.
f) Spread a layer of 2 to 3 inches of humus soil conditioner over the entire planting areas Planting areas shall include all new sod areas, shrub areas and tree areas. These areas shall be as large as 3 times the diameter of the beds of the plants, except where confined by hardscape features such as paved parking areas, paved walk ways, structures, etc. Overlapping areas shall be considered to be one large planting area for the entire mass. The humus soil conditioner shall then be uniformly disked, tilled or aerified into the existing soil to a depth of 6 to 8 inches with the following exception: no rototilling shall occur closer to the trunks of established plants than one half the distance to the dripline of the existing plant canopy. All plants, including hedges and ground cover shall be planted in individually dug holes and the material dug from the holes shall then be further mixed with the prepared site soil prior to backfilling of the planting holes around the rootballs.
g) All landscape beds, including sod areas, shall be leveled and raked smooth prior to any planting.

17) PREPARATION FOR PLANTING LAWNS
a) Preparation of Unchanged Grades: Where lawns are to be planted in areas that have not been altered or disturbed by excavating, grading, or stripping operations, prepare soil for lawn planting as follows: Till to a depth of not less than 6"; apply soil amendments and initial fertilizers; remove high areas and fill in depressions; till soil to a homogenous mixture of fine texture, free of lumps, clods, stones, roots, and other extraneous matter.
i) Prior to preparation of unchanged areas, remove existing grass, vegetation and turf. Dispose of such material outside of Owner's property; do not turn over into soil being prepared for lawns.
b) Elsewhere: Loosen subgrade of lawn areas to a minimum depth of 4". Remove stones over 1 1/2" in any dimension and sticks, roots, rubbish and other extraneous matter. Limit preparation to areas which will be planted promptly after preparation.
c) Spread planting soil mixture to minimum depth required to meet lines, grades and elevations shown, after light rolling and natural settlement.
d) Place approximately 1/2 of total amount of planting soil required. Work into top of loosened subgrade to create a transition layer and then place remainder of planting soil.
e) Allow for sod thickness in areas to be sodded.
f) Grade lawn areas to smooth, even surface with loose, uniformly fine texture. Roll and rake and remove ridges and fill depressions, as required to meet finish grades. Limit fine grading to areas which can be planted immediately after grading.
g) Moisten prepared lawn areas before planting if soil is dry. Water thoroughly and allow surface moisture to dry before planting lawns. Do not create a muddy soil condition.
h) Restore lawn areas to specified condition if eroded or otherwise disturbed after fine grading and prior to planting.

18) PREPARATION OF PLANTING BEDS
a) Loosen subgrade of planting bed areas to a minimum depth of 12" using a cultimulcher or similar equipment\, Remove stones over 1 1/2" in any dimension, and sticks, stones, rubbish and other extraneous matter. Spread planting soil mixture to minimum depth required to meet lines, grades and elevations shown, after light rolling and natural settlement. Place approximately 1/2 of total amount of planting soil required. Work into top of loosened subgrade to create a transition layer, then place remainder of the planting soil. Add soil amendment.
b) Excavation for Trees and Shrubs: Excavate pits, beds and trenched with vertical sides and with bottom of excavation slightly raised at center to provide proper drainage. Loosen hard subsoil in bottom of excavation.
c) For balled and burlapped (B & B trees and shrubs), make excavations at least half again as wide as the ball diameter and equal to the ball depth.
d) For container grown stocks, excavate as specified for balled and burlapped stock, adjusted to size of container width and depth.
e) Dispose of subsoil removed from landscape excavations. Do not mix with planting soil or use as backfill. Fill excavations for trees and shrubs with water and allow to percolate out before planting.

19) PLANTING TREES, PALMS AND SHRUBS
a) Lay out individual trees, palm and shrub locations and areas for multiple plantings where required. Stake locations and outline areas and secure Landscape Architect's acceptance before start of planting work. Make adjustments as may be required upon approval.
b) Set balled and burlapped (B&B) stock on layer of compacted planting soil mixture, plumb and center of pit or trench with top of ball at same elevation as adjacent finished landscape grades. Remove burlap from sides of balls; retain on bottoms. When set, place additional backfill free from rocks and debris around base and sides of ball and work each layer to settle backfill and eliminate voids and air pockets. When excavation is approximately 2/3 full, water thoroughly before placing remainder of backfill. Repeat watering until no more is absorbed. Water again after placing final layer of backfill.
c) Balled and burlapped trees with natural burlap: pull back or remove at a minimum, the top 1/3 of the burlap from the root ball. Synthetic/plastic burlap and all other non-biodegradable materials must be removed completely from the root ball and disposed of.
d) Trees in baskets: Remove wire baskets to a depth of 18" min. All synthetic strapping and other non-biodegradable materials must be completely removed and disposed of. Any burlap must be pulled back or removed from the top of the rootball.
e) If trees are to be containerized, root ball will be shaved at the periphery to remove all circling roots.
f) Set container grown stock as specified for balled and burlapped stock, except cut cans on 2 sides with an approved can cutter; remove bottoms of wooden boxes after partial backfilling so as not to damage root balls.
g) Top-most root shall be visible within the top 2" of the root ball.
h) All proposed trees shall be installed either entirely in or entirely out of planting beds. Planting bed outlines shall not be obstructed and shall be smooth and flowing. If trees are located outside planting beds in grass areas, maintain a minimum three feet 3' wide offset to allow for mowers to maneuver.
i) Face of trees and palms to be located a minimum of 2'-0" off all sidewalks/bike paths or other paved surfaces, unless otherwise notated on plans.
j) Groundcover and shrubs to be laid out in a uniform and consistent pattern.
k) Dish top of backfill to allow for mulching.
l) Mulch pits, trenches and planting areas. Provide not less than 3" thickness of mulch and work into top of backfill and finish level with adjacent finish grades. Not more than 2" mulch shall be placed over the rootball of the trees. At the base of the plant, 2" must be maintained free of mulch.
m) Guy and stake trees immediately after planting, as indicated.
n) The landscape contractor shall install plant materials using the best horticultural practices:
o) Protect plant material from damage during delivery, staging and installation. Do not begin installation of shrub and groundcover materials prior to completion of irrigation installation and finish grading.
p) Do not install plant materials in winds in excess of 30 miles per hour.
q) Do not install plant material if deemed site conditions will impede the ability of plant material to thrive without notifying the Landscape Architect of concerns prior to installation.
r) Perform all work in accordance with all applicable laws, codes and regulations inclusive of all permits and inspections required by federal, state and local jurisdictions.
s) The use of cables and chains for the lifting of trees is prohibited. Trees are to be lifted using nylon straps a minimum of 4" in width. Wrap trunks to protect from scraping and scarring.
t) The 'choke' strapping method for lifting trees is prohibited.
u) Do not drop plant material.
v) Limit the amount of plants to be installed per day to those that can adequately be watered in the same day.
w) Carefully remove containerized plants from their cans to avoid breaking the rootball. Containers should only be removed immediately prior to installation and plants should be immediately watered after placement.
x) Remove burlap and cut steel baskets from at least the top third of the rootball for all B&B material. Remove wire baskets to a minimum depth of 18".
y) Plant material must be installed at correct elevation in relation to finish grade as indicated on the planting details after settling. Plants set at incorrect elevations will need to be raised or lowered accordingly at no additional cost to the owner.
z) Planting pits for trees and shrubs must be excavated to the dimensions specified on the planting details. Following planting area immediately surrounding plant is to be tamped firm and use water jet technique to remove all air pockets repeating as required.
aa) Apply re-wetting agent to the surface of all plant pits for trees and shrubs per manufacturer's recommendations.
bb) Apply shredded hardwood mulch in even layer to a 3" depth. Mulch must be pulled off the base of all plant material.
cc) Continuously monitor status of installed materials and make modifications, clean-ups and replacements as required.

20) PRESERVED PLANT MATERIALS
a) The contractor is responsible for protecting and maintaining all plant material to remain within the limits of construction as indicated on the plans. Existing trees to remain shall be undisturbed and protected by barricades. Barricades are to be installed prior to any construction or earthwork takes place on the site. Barricades shall remain in place through the duration of all construction activity and not removed until authorization has been received by the Landscape Architect and governing municipality.
b) No vehicle shall traverse this area nor shall any storage of materials or equipment be permitted within this protected area.
c) The contractor shall bear the sole responsibility of replacement for any damage to protected materials caused by construction activity without additional costs to the owner.

21) TRANSPLANTED PLANT MATERIALS
a) Root prune all large canopy trees to be relocated prior relocation one half of the root system at a time and allow of adequate harden off time.
b) Transplanted Sabal Palms shall be hurricane cut and rootballs shall be wrapped in burlap or plastic if not being planted within a 24 hour period.
c) Palms of other species shall have their fronds tied together to prevent leaf damage and facilitate handling.
d) Planting hole for transplanted material should measure two times the diameter of the root ball.
e) Trees shall be planted at the same depth as it was in the field.
f) The landscape contractor shall be responsible for providing supplemental irrigation through hand watering or other means (including temporary drip, water wands and soaker hoses) to help establish all transplanted trees. The contractor should continue to monitor the moisture content for all transplanted trees and adjust supplemental irrigation as needed.
g) All relocated trees shall be staked accordingly.
h) The contractor shall bear the sole responsibility of replacement for any damage to transplanted materials caused by construction activity, deficient irrigation, or poor transplant procedure without additional costs to the owner.

22) PRUNING
a) All pruning shall be done on the site before planting as directed by Landscape Architect. Pruning shall follow modern horticultural practices (Grades and Standards for Nursery Plants) and shall be done with approved tools designed for the purpose intended. Lopping, topping, or shearing of trees or shrubs will be grounds for rejecting the plants as unsuitable and not meeting requirements. Damaged, scarred, frayed, split, or skinned branches, limbs or roots shall be pruned back to line wood nearest to the next sound outside lateral bud, branch, limb or root. The terminal leader or bud in all trees or shrubs shall be left intact and not removed unless damaged.
b) Prune, thin out and shape trees and shrubs. Prune trees to retain required height and spread. Unless otherwise directed by Landscape Architect, do not cut tree leaders, and remove only injured or dead branches from flowering trees, if any. Prune shrubs to retain natural character.

23) SODDING NEW LAWNS
a) Lay sod within 24 hours from time of stripping.
b) Lay sod to form a solid mass with tightly fitted joints. Butt ends and sides of sod strips; do not overlap. Stagger strips to offset joints in adjacent courses. Work from boards to avoid damage to subgrade or sod. Tamp or roll tightly to ensure contact with subgrade. Work sifted soil into minor cracks between pieces to sod; remove excess to avoid smothering of adjacent grass.
c) There shall be no gaps greater than ½" between pieces of sod.
d) Water sod thoroughly with a fine spray immediately after planting. Newly sodded areas shall be kept moist for the first week after planting after which a minimum watering rate of 2" per week, including rainfall shall be applied.
e) No muck-grown sod shall be utilized in detention areas.
f) Landscape Contractor is responsible for replacing any damaged sod.

24) MAINTENANCE
a) The landscape contractor shall be responsible for the maintenance of all plant materials and the planting areas immediately after planting and until final acceptance but the owner, Landscape Architect, and governing municipality.
b) Maintain trees, palms, shrubs and other plants until final acceptance but in no case less than following period: 30 days after substantial completion of planting.
c) Maintain trees, palms, shrubs and other plants by pruning, cultivating and weeding as required for healthy growth. Restore planting saucers. Tighten and repair stake and guy supports and reset trees and shrubs to proper grades or vertical position as required. Restore or replace damaged wrappings. Spray as required to keep trees and shrubs free of insects and diseases.
d) Remove and replace excessively pruned or malformed stock resulting from improper pruning.
e) Maintain lawns for not less than the period stated below, and longer as required to establish an acceptable lawn.
f) Sodded lawns, not less than 30 days after substantial completion.
g) Seeded lawns, not less than 60 days after substantial completion.
h) Maintain lawns by watering fertilizing, weeding, mowing, trimming, and other operations such as rolling, regrading and replanting as required to establish a smooth, acceptable lawn, free of eroded or bare areas.
i) Landscape Contractor is responsible for watering all sod and plant materials from day of installation through final acceptance even if irrigation is not in place, unless this responsibility is assumed in writing by another party.
j) Contractor is responsible for returning to the site after a period of (1) one year to remove the staking from the trees and palms.

25) CLEANUP AND PROTECTION
a) During landscape work, keep pavement clean and work area in an orderly condition.
b) Protect landscape work and materials from damage due to landscape operations, operations by other contractors and trades and trespassers. Maintain protection during installation and maintenance periods. Treat, repair or replace damaged landscape work as directed.

26) INSPECTION AND ACCEPTANCE
a) When landscape work is completed, including maintenance, Landscape Architect will, upon request, make an inspection to determine acceptability. Landscape work may be inspected for acceptance in parts agreeable to Landscape Architect, provided work offered for inspection is complete, including maintenance.
b) Seeded lawns will be acceptable provided requirements, including maintenance, have been complied with, and healthy, uniform close stand of specified grass established, free of weeds, bare spots and surface irregularities (95% coverage required for acceptance).
c) Sodded lawns will be acceptable provided requirements, including maintenance, have been complied with, and healthy, well-rooted, even-colored, viable lawn is established, free of weeds, open joints and bare areas (95% coverage required for acceptance). Where inspected landscape work does not comply with requirements, replace rejected work and continue specified maintenance until re-inspected by Landscape Architect and found to be acceptable. Remove rejected plants and materials promptly from project site.

27) IRRIGATION
a) An automatic irrigation system providing 100% coverage with 50% minimum overlap is to be designed and installed to maintain an established landscape.
b) Bubblers shall be provided on all trees.
c) The landscape contractor shall be responsible for providing supplemental irrigation through hand watering or other means (including temporary drip, water wands and soaker hoses) to help establish the new and salvaged material. The contractor should continue to monitor the moisture content for all trees and shrubs.
d) The landscape contractor is responsible for obtaining all necessary permits prior to installation.
e) Provide an as built drawing of the irrigation system to the Landscape Architect.
f) A rain sensor is required on all irrigation systems.

CONTACT 811 BEFORE YOU DIG
811
www.sunshine811.com

Morton
PLANNING | LANDSCAPE ARCHITECTURE
3910 RCA Blvd, Suite 1015 | Palm Beach Gardens, FL 33410
(561) 500-5960 | Office@mortonla.com

Heritage Park

Indiantown, Florida

Michelle L. Duchene LA 6667416

Revisions

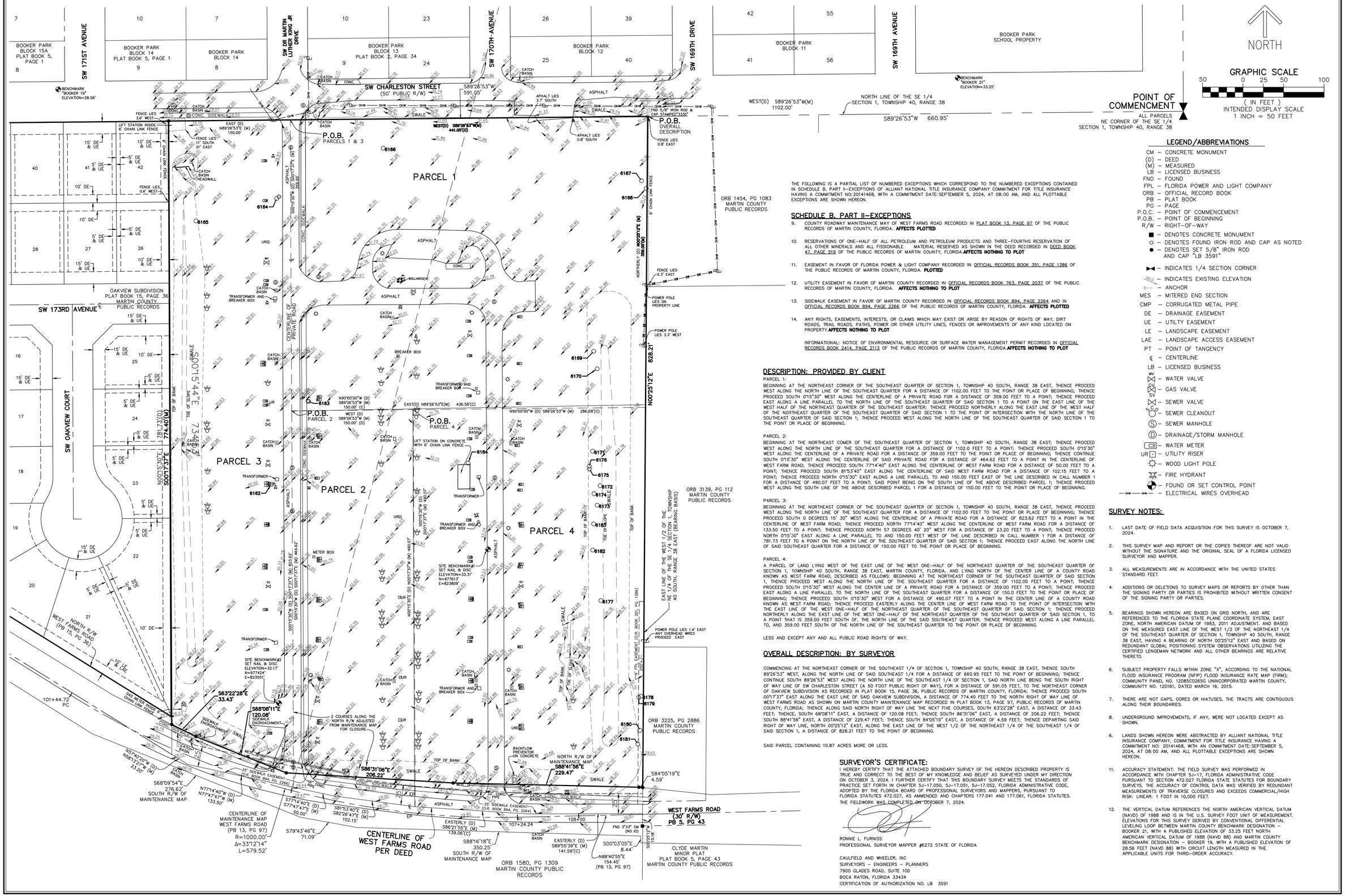
Submittal	03/05/2025
Re-Submittal	06/23/2025
Re-Submittal	10/14/2025

Landscape Specifications

Scale	As Shown
Drawn By	TLC
Checked By	MLD
Date	2025-06-05
File	LP-184.07A3

LP

Sheet 10 of 11



LEGEND/ABBREVIATIONS

- CM – CONCRETE MONUMENT
- (D) – DEED
- (M) – MEASURED
- LB – LICENSED BUSINESS
- FND – FOUND
- FPL – FLORIDA POWER AND LIGHT COMPANY
- ORB – OFFICIAL RECORD BOOK
- PB – PLAT BOOK
- PG – PAGE
- P.O.C. – POINT OF COMMENCEMENT
- P.O.B. – POINT OF BEGINNING
- R/W – RIGHT–OF–WAY
- ■ – DENOTES CONCRETE MONUMENT
- ○ – DENOTES FOUND IRON ROD AND CAP AS NOTED
- ● – DENOTES SET 5/8" IRON ROD AND CAP "LB 3591"
- ⧓ – INDICATES 1/4 SECTION CORNER
- 100.0 – INDICATES EXISTING ELEVATION
- ⟵ – ANCHOR
- MES – MITERED END SECTION
- CMP – CORRUGATED METAL PIPE
- DE – DRAINAGE EASEMENT
- UE – UTILITY EASEMENT
- LE – LANDSCAPE EASEMENT
- LAE – LANDSCAPE ACCESS EASEMENT
- PT – POINT OF TANGENCY
- ℄ – CENTERLINE
- LB – LICENSED BUSINESS
- W – WATER VALVE
- GV – GAS VALVE
- SV – SEWER VALVE
- SC – SEWER CLEANOUT
- Ⓢ – SEWER MANHOLE
- Ⓓ – DRAINAGE/STORM MANHOLE
- WM – WATER METER
- UR – UTILITY RISER
- WOOD LIGHT POLE
- FIRE HYDRANT
- FOUND OR SET CONTROL POINT
- ELECTRICAL WIRES OVERHEAD

THE FOLLOWING IS A PARTIAL LIST OF NUMBERED EXCEPTIONS WHICH CORRESPOND TO THE NUMBERED EXCEPTIONS CONTAINED IN SCHEDULE B, PART II–EXCEPTIONS OF ALLIANT NATIONAL TITLE INSURANCE COMPANY COMMITMENT FOR TITLE INSURANCE HAVING A COMMITMENT NO:20141468, WITH A COMMITMENT DATE:SEPTEMBER 5, 2024, AT 08:00 AM, AND ALL PLOTTABLE EXCEPTIONS ARE SHOWN HEREON.

SCHEDULE B, PART II–EXCEPTIONS

9. COUNTY ROADWAY MAINTENANCE MAY OF WEST FARMS ROAD RECORDED IN PLAT BOOK 13, PAGE 97 OF THE PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA. **AFFECTS PLOTTED**

10. RESERVATIONS OF ONE–HALF OF ALL PETROLEUM AND PETROLEUM PRODUCTS AND THREE–FOURTHS RESERVATION OF ALL OTHER MINERALS AND ALL FISSIONABLE MATERIAL RESERVED AS SHOWN IN THE DEED RECORDED IN DEED BOOK 47, PAGE 519 OF THE PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA.**AFFECTS NOTHING TO PLOT**

11. EASEMENT IN FAVOR OF FLORIDA POWER & LIGHT COMPANY RECORDED IN OFFICIAL RECORDS BOOK 351, PAGE 1386 OF THE PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA. **PLOTTED**

12. UTILITY EASEMENT IN FAVOR OF MARTIN COUNTY RECORDED IN OFFICIAL RECORDS BOOK 763, PAGE 2037 OF THE PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA. **AFFECTS NOTHING TO PLOT**

13. SIDEWALK EASEMENT IN FAVOR OF MARTIN COUNTY RECORDED IN OFFICIAL RECORDS BOOK 894, PAGE 2264 AND IN OFFICIAL RECORDS BOOK 894, PAGE 2266 OF THE PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA. **AFFECTS PLOTTED**

14. ANY RIGHTS, EASEMENTS, INTERESTS, OR CLAIMS WHICH MAY EXIST OR ARISE BY REASON OF RIGHTS OF WAY, DIRT ROADS, TRAIL ROADS, PATHS, POWER OR OTHER UTILITY LINES, FENCES OR IMPROVEMENTS OF ANY KIND LOCATED ON PROPERTY.**AFFECTS NOTHING TO PLOT**

INFORMATIONAL: NOTICE OF ENVIRONMENTAL RESOURCE OR SURFACE WATER MANAGEMENT PERMIT RECORDED IN OFFICIAL RECORDS BOOK 2414, PAGE 2113 OF THE PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA.**AFFECTS NOTHING TO PLOT**

DESCRIPTION: PROVIDED BY CLIENT

PARCEL 1:

BEGINNING AT THE NORTHEAST CORNER OF THE SOUTHEAST QUARTER OF SECTION 1, TOWNSHIP 40 SOUTH, RANGE 38 EAST, THENCE PROCEED WEST ALONG THE NORTH LINE OF THE SOUTHEAST QUARTER FOR A DISTANCE OF 1102.00 FEET TO THE POINT OR PLACE OF BEGINNING; THENCE PROCEED SOUTH 0°15'30" WEST ALONG THE CENTERLINE OF A PRIVATE ROAD FOR A DISTANCE OF 359.00 FEET TO A POINT; THENCE PROCEED EAST ALONG A LINE PARALLEL TO THE NORTH LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 1 TO A POINT ON THE EAST LINE OF THE WEST HALF OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER; THENCE PROCEED NORTHERLY ALONG THE EAST LINE OF THE WEST HALF OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 1 TO THE POINT OF INTERSECTION WITH THE NORTH LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 1; THENCE PROCEED WEST ALONG THE NORTH LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 1 TO THE POINT OR PLACE OF BEGINNING.

PARCEL 2:

BEGINNING AT THE NORTHEAST COMER OF THE SOUTHEAST QUARTER OF SECTION 1, TOWNSHIP 40 SOUTH, RANGE 38 EAST; THENCE PROCEED WEST ALONG THE NORTH LINE OF THE SOUTHEAST QUARTER FOR A DISTANCE OF 1102.0 FEET TO A POINT; THENCE PROCEED SOUTH 0°15'30" WEST ALONG THE CENTERLINE OF A PRIVATE ROAD FOR A DISTANCE OF 359.00 FEET TO THE POINT OR PLACE OF BEGINNING; THENCE CONTINUE SOUTH 0°15'30" WEST ALONG THE CENTERLINE OF SAID PRIVATE ROAD FOR A DISTANCE OF 464.62 FEET TO A POINT IN THE CENTERLINE OF WEST FARM ROAD; THENCE PROCEED SOUTH 77°14'40" EAST ALONG THE CENTERLINE OF WEST FARM ROAD FOR A DISTANCE OF 50.00 FEET TO A POINT; THENCE PROCEED SOUTH 81°53'40" EAST ALONG THE CENTERLINE OF SAID WEST FARM ROAD FOR A DISTANCE OF 102.15 FEET TO A POINT; THENCE PROCEED NORTH 0°15'30" EAST ALONG A LINE PARALLEL TO AND 150.00 FEET EAST OF THE LINE DESCRIBED IN CALL NUMBER 1 FOR A DISTANCE OF 490.07 FEET TO A POINT; SAID POINT BEING ON THE SOUTH LINE OF THE ABOVE DESCRIBED PARCEL 1; THENCE PROCEED WEST ALONG THE SOUTH LINE OF THE ABOVE DESCRIBED PARCEL 1 FOR A DISTANCE OF 150.00 FEET TO THE POINT OR PLACE OF BEGINNING.

PARCEL 3:

BEGINNING AT THE NORTHEAST CORNER OF THE SOUTHEAST QUARTER OF SECTION 1, TOWNSHIP 40 SOUTH, RANGE 38 EAST, THENCE PROCEED WEST ALONG THE NORTH LINE OF THE SOUTHEAST QUARTER FOR A DISTANCE OF 1102.00 FEET TO THE POINT OR PLACE OF BEGINNING; THENCE PROCEED SOUTH 0 DEGREES 15' 30" WEST ALONG THE CENTERLINE OF A PRIVATE ROAD FOR A DISTANCE OF 823.62 FEET TO A POINT IN THE CENTERLINE OF WEST FARM ROAD; THENCE PROCEED NORTH 77°14'40" WEST ALONG THE CENTERLINE OF WEST FARM ROAD FOR A DISTANCE OF 133.50 FEET TO A POINT; THENCE PROCEED NORTH 57 DEGREES 40' 20" WEST FOR A DISTANCE OF 23.20 FEET TO A POINT; THENCE PROCEED NORTH 0°15'30" EAST ALONG A LINE PARALLEL TO AND 150.00 FEET WEST OF THE LINE DESCRIBED IN CALL NUMBER 1 FOR A DISTANCE OF 781.73 FEET TO A POINT ON THE NORTH LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 1; THENCE PROCEED EAST ALONG THE NORTH LINE OF SAID SOUTHEAST QUARTER FOR A DISTANCE OF 150.00 FEET TO THE POINT OR PLACE OF BEGINNING.

PARCEL 4:

A PARCEL OF LAND LYING WEST OF THE EAST LINE OF THE WEST ONE–HALF OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 1, TOWNSHIP 40 SOUTH, RANGE 38 EAST, MARTIN COUNTY, FLORIDA, AND LYING NORTH OF THE CENTER LINE OF A COUNTY ROAD KNOWN AS WEST FARM ROAD, DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHEAST CORNER OF THE SOUTHEAST QUARTER OF SAID SECTION 1, THENCE PROCEED WEST ALONG THE NORTH LINE OF THE SOUTHEAST QUARTER FOR A DISTANCE OF 1102.00 FEET TO A POINT; THENCE PROCEED SOUTH 0°15'30" WEST ALONG THE CENTER LINE OF A PRIVATE ROAD FOR A DISTANCE OF 359.00 FEET TO A POINT; THENCE PROCEED EAST ALONG A LINE PARALLEL TO THE NORTH LINE OF THE SOUTHEAST QUARTER FOR A DISTANCE OF 150.0 FEET TO THE POINT OR PLACE OF BEGINNING; THENCE PROCEED SOUTH 0°15'30" WEST FOR A DISTANCE OF 490.07 FEET TO A POINT IN THE CENTER LINE OF A COUNTY ROAD KNOWN AS WEST FARM ROAD; THENCE PROCEED EASTERLY ALONG THE CENTER LINE OF WEST FARM ROAD TO THE POINT OF INTERSECTION WITH THE EAST LINE OF THE WEST ONE–HALF OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 1; THENCE PROCEED NORTHERLY ALONG THE EAST LINE OF THE WEST ONE–HALF OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 1, TO A POINT THAT IS 359.00 FEET SOUTH OF, THE NORTH LINE OF THE SAID SOUTHEAST QUARTER; THENCE PROCEED WEST ALONG A LINE PARALLEL TO, AND 359.00 FEET SOUTH OF THE NORTH LINE OF THE SOUTHEAST QUARTER TO THE POINT OR PLACE OF BEGINNING.

LESS AND EXCEPT ANY AND ALL PUBLIC ROAD RIGHTS OF WAY.

OVERALL DESCRIPTION: BY SURVEYOR

COMMENCING AT THE NORTHEAST CORNER OF THE SOUTHEAST 1/4 OF SECTION 1, TOWNSHIP 40 SOUTH, RANGE 38 EAST, THENCE SOUTH 89°26'53" WEST, ALONG THE NORTH LINE OF SAID SOUTHEAST 1/4 FOR A DISTANCE OF 660.95 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE SOUTH 89°26'53" WEST ALONG THE NORTH LINE OF THE SOUTHEAST 1/4 OF SECTION 1, SAID NORTH LINE BEING THE SOUTH RIGHT OF WAY LINE OF SW CHARLESTON STREET (A 50 FOOT PUBLIC RIGHT OF WAY), FOR A DISTANCE OF 591.05 FEET, TO THE NORTHEAST CORNER OF OAKVIEW SUBDIVISION AS RECORDED IN PLAT BOOK 15, PAGE 36, PUBLIC RECORDS OF MARTIN COUNTY; FLORIDA; THENCE PROCEED SOUTH 00°17'37" EAST ALONG THE EAST LINE OF SAID OAKVIEW SUBDIVISION, A DISTANCE OF 774.40 FEET TO THE NORTH RIGHT OF WAY LINE OF WEST FARMS ROAD AS SHOWN ON MARTIN COUNTY MAINTENANCE MAP RECORDED IN PLAT BOOK 13, PAGE 97, PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA; THENCE ALONG SAID NORTH RIGHT OF WAY LINE THE NEXT FIVE COURSES, SOUTH 63°22'28" EAST, A DISTANCE OF 33.43 FEET; THENCE, SOUTH 68°08'11" EAST, A DISTANCE OF 120.08 FEET; THENCE SOUTH 86°31'06" EAST, A DISTANCE OF 206.22 FEET; THENCE SOUTH 88°41'56" EAST, A DISTANCE OF 229.47 FEET; THENCE SOUTH 84°05'19" EAST, A DISTANCE OF 4.59 FEET; THENCE DEPARTING SAID RIGHT OF WAY LINE, NORTH 00°25'12" EAST, ALONG THE EAST LINE OF THE WEST 1/2 OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SAID SECTION 1, A DISTANCE OF 828.21 FEET TO THE POINT OF BEGINNING.

SAID PARCEL CONTAINING 10.87 ACRES MORE OR LESS.

SURVEYOR'S CERTIFICATE:

I HEREBY CERTIFY THAT THE ATTACHED BOUNDARY SURVEY OF THE HEREON DESCRIBED PROPERTY IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF AS SURVEYED UNDER MY DIRECTION ON OCTOBER 7, 2024. I FURTHER CERTIFY THAT THIS BOUNDARY SURVEY MEETS THE STANDARDS OF PRACTICE SET FORTH IN CHAPTER 5J–17.050, 5J–17.051, 5J–17.052, FLORIDA ADMINISTRATIVE CODE, ADOPTED BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS, PURSUANT TO FLORIDA STATUTES 472.027, AS AMMENDED AND CHAPTERS 177.041 AND 177.061, FLORIDA STATUTES. THE FIELDWORK WAS COMPLETED ON OCTOBER 7, 2024.

RONNIE L. FURNISS
PROFESSIONAL SURVEYOR MAPPER #6272 STATE OF FLORIDA

CAULFIELD AND WHEELER, INC
SURVEYORS – ENGINEERS – PLANNERS
7900 GLADES ROAD, SUITE 100
BOCA RATON, FLORIDA 33434
CERTIFICATION OF AUTHORIZATION NO. LB 3591

SURVEY NOTES:

1. LAST DATE OF FIELD DATA ACQUISITION FOR THIS SURVEY IS OCTOBER 7, 2024.
2. THIS SURVEY MAP AND REPORT OR THE COPIES THEREOF ARE NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
3. ALL MEASUREMENTS ARE IN ACCORDANCE WITH THE UNITED STATES STANDARD FEET.
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. 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 ADJUSTMENT. AND BASED ON THE MEASURED EAST LINE OF THE WEST 1/2 OF THE NORTHEAST 1/4 OF THE SOUTHEAST QUARTER OF SECTION 1, TOWNSHIP 40 SOUTH, RANGE 38 EAST, HAVING A BEARING OF NORTH 00°25'12" EAST AND BASED ON REDUNDANT GLOBAL POSITIONING SYSTEM OBSERVATIONS UTILIZING THE CERTIFIED LENGEMAN NETWORK AND ALL OTHER BEARINGS ARE RELATIVE THERETO.
6. SUBJECT PROPERTY FALLS WITHIN ZONE "X", ACCORDING TO THE NATIONAL FLOOD INSURANCE PROGRAM (NFIP) FLOOD INSURANCE RATE MAP (FIRM); COMMUNITY PANEL NO. 12085C0265G UNINCORPORATED MARTIN COUNTY, COMMUNITY NO. 120161, DATED MARCH 16, 2015.
7. THERE ARE NOT GAPS, GORES OR HIATUSES, THE TRACTS ARE CONTIGUOUS ALONG THEIR BOUNDARIES.
8. UNDERGROUND IMPROVEMENTS, IF ANY, WERE NOT LOCATED EXCEPT AS SHOWN.
6. LANDS SHOWN HEREON WERE ABSTRACTED BY ALLIANT NATIONAL TITLE INSURANCE COMPANY, COMMITMENT FOR TITLE INSURANCE HAVING A COMMITMENT NO: 20141468, WITH AN COMMITMENT DATE:SEPTEMBER 5, 2024, AT 08:00 AM, AND ALL PLOTTABLE EXCEPTIONS ARE SHOWN HEREON.
11. ACCURACY STATEMENT: THE FIELD SURVEY WAS PERFORMED IN ACCORDANCE WITH CHAPTER 5J–17, FLORIDA ADMINISTRATIVE CODE PURSUANT TO SECTION 472.027 FLORIDA STATE STATUTES FOR BOUNDARY SURVEYS. THE ACCURACY OF CONTROL DATA WAS VERIFIED BY REDUNDANT MEASUREMENTS OF TRAVERSE CLOSURES AND EXCEEDS COMMERCIAL/HIGH RISK: LINEAR: 1 FOOT IN 10,000 FEET.
12. THE VERTICAL DATUM REFERENCES THE NORTH AMERICAN VERTICAL DATUM (NAVD) OF 1988 AND IS IN THE U.S. SURVEY FOOT UNIT OF MEASUREMENT. ELEVATIONS FOR THIS SURVEY DERIVED BY CONVENTIONAL DIFFERENTIAL LEVELING LOOP BETWEEN MARTIN COUNTY BENCHMARK DESIGNATION – BOOKER 21, WITH A PUBLISHED ELEVATION OF 33.25 FEET NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD 88) AND MARTIN COUNTY BENCHMARK DESIGNATION – BOOKER 19, WITH A PUBLISHED ELEVATION OF 28.56 FEET (NAVD 88) WITH CIRCUIT LENGTH MEASURED IN THE APPLICABLE UNITS FOR THIRD–ORDER ACCURACY.

	LEGAL DESCRIPTION BY SURVEYOR	11/4/24 MC
	REVISIONS	DATE BY
	FILE NAME: 11077	

CAULFIELD & WHEELER, INC.
CIVIL ENGINEERING, SURVEYING
LANDSCAPE ARCHITECTURE
7900 GLADES ROAD – SUITE 100
BOCA RATON, FLORIDA 33434
PHONE (561)-392-1991 / FAX (561)-750-1452

ALTA BOUNDARY AND TOPOGRAPHIC SURVEY IN SECTION 1, TOWNSHIP 40 SOUTH, RANGE 38 EAST MARTIN COUNTY, FLORIDA

DATE	10/18/24
DRAWN BY	MC
F.B./ PG.	PSL1/71
SCALE	NOTED

JOB #	11077
SHT.NO.	1
OF	1 SHEETS

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

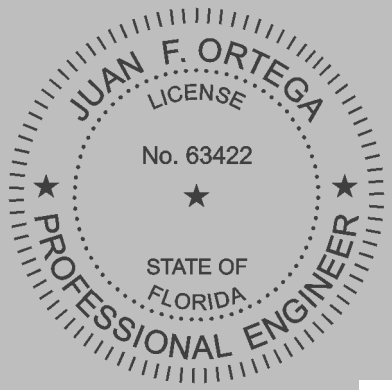
16986 SW CHARLESTON ST
VILLAGE OF INDIANTOWN, FLORIDA

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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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.

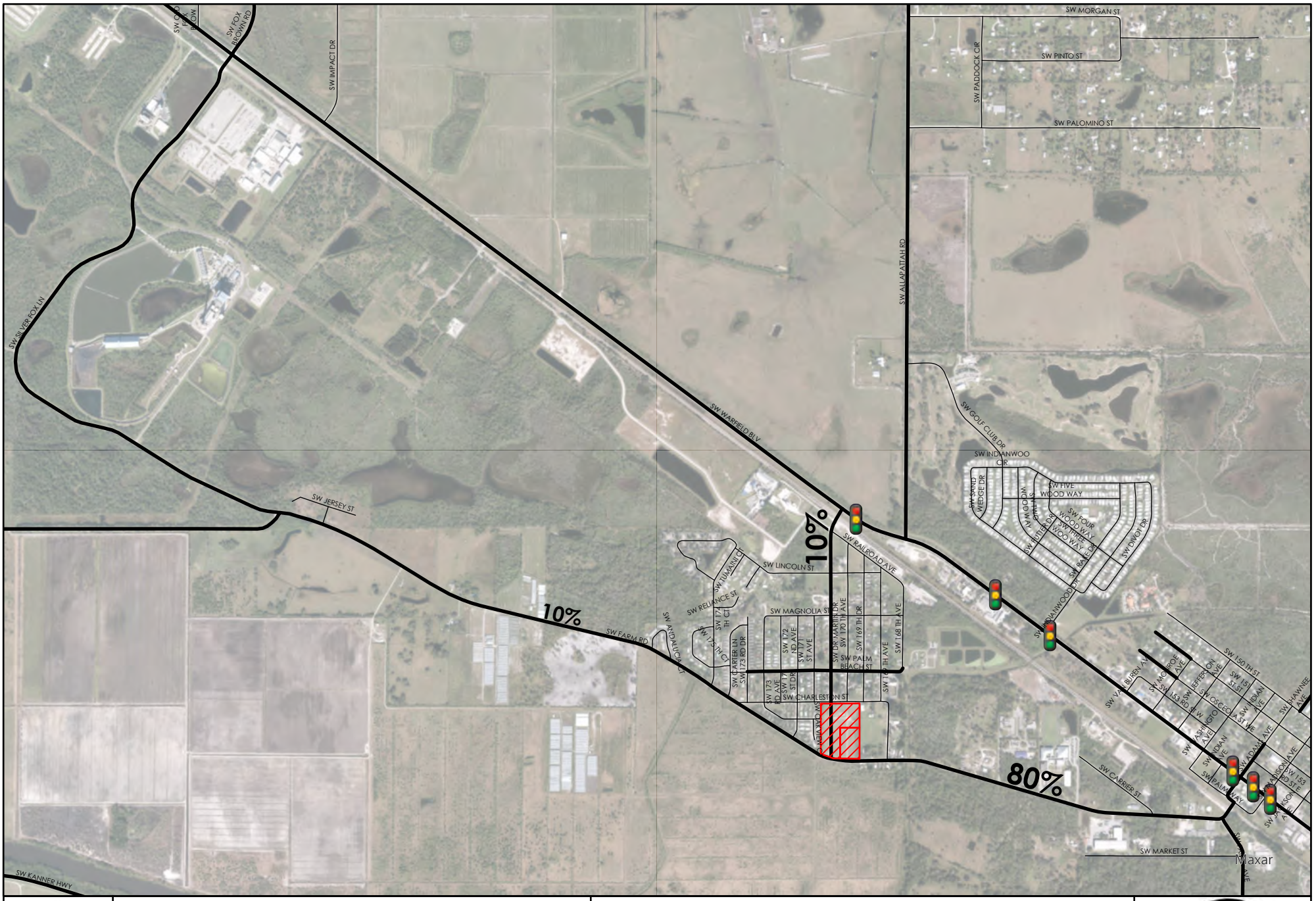
4. TRIP DISTRIBUTION AND ASSIGNMENT

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.



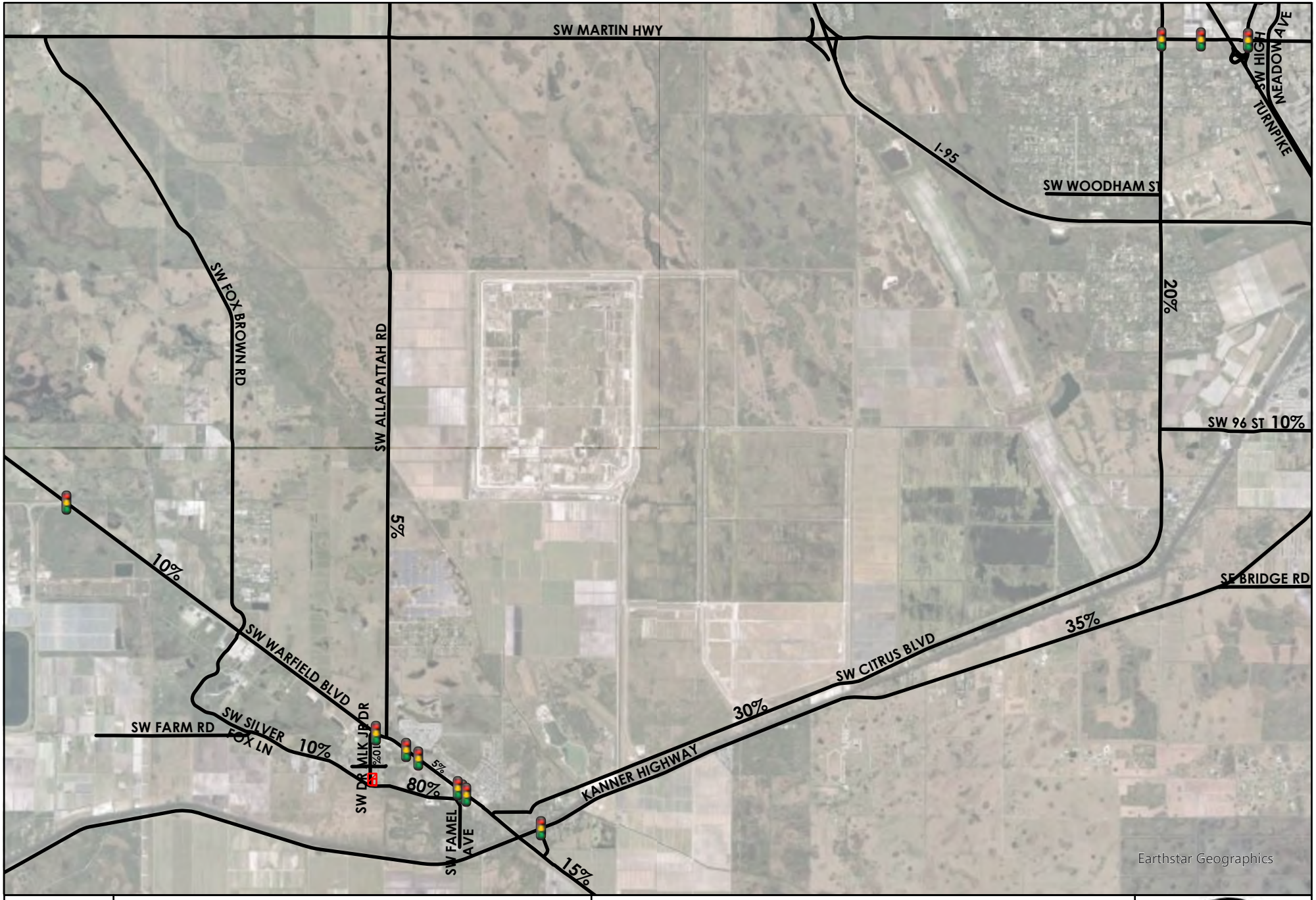
Project Site

0.25 0.13 0 0.25 0.5 0.75 1 Miles

FIGURE 2:
TRAFFIC ASSIGNMENT
HERITAGE PARK

JFO GROUP INC

1198



Project Site

1 0.5 0 1 2 3 4 Miles

FIGURE 3:
TRAFFIC ASSIGNMENT
HERITAGE PARK

1199

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*.

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EXHIBIT 1: PROPERTY APPRAISER

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MARTIN COUNTY
PROPERTY APPRAISER
Jenny Fields, CFA

Basic Info

PIN	AIN	Situs Address	Website Updated
01-40-38-000-000-00090-5	62804	16986 SW CHARLESTON ST INDIANTOWN FL	11/4/24

General Information

CHANGE MAILING ADDRESS SIGN UP FOR PROPERTY FRAUD ALERT

Property Owners
INDIANTOWN NONPROFIT HOUSING INC

Mailing Address
PO BOX 343529
FLORIDA CITY FL 33034

Tax District
VILLAGE OF INDIANTOWN

Parcel ID
01-40-38-000-000-00090-5

Account Number
62804

Property Address
16986 SW CHARLESTON ST INDIANTOWN FL

Legal Description
BEG NE COR OF W1/2 OF NE1/4 OF SE1/4 W A...

Use Code/Property Class
9900 - 9900 Vacant Acreage

Neighborhood
M6 M6-ITOWN

Legal Acres
7.647

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

Current Value

Year	Land Value	Improvement Value	Market Value	Value Not Taxed	Assessed Value	Total County Exemptions	County Taxable Value
2024	$ 227,840	$ 0	$ 227,840	$ 108,618	$ 119,222	$ 0	$ 119,222

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
5/28/10	INDIANTOWN REVITALIZATION PARTNERSHIP	2213617
Sale Price	**Deed Type**	**Book & Page**
$ 224,300	Wd Full Covenant and Warranty Deed	2457 0568

Legal Description

BEG NE COR OF W1/2 OF NE1/4 OF SE1/4 W ALG N/LN 592';, S 781.73', S 57 DEG 40' 20" E 23.20' TO C/LN OF W FARM RD SELY ALG C/LN 283.5' TO LN 292'; W OF E/LN OF W1/2 OF NE1/4 OF SE1/4, N 470.07', E 292'; TO SD E/LN & N 359' TO P O B (LESS 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.

MARTIN COUNTY
PROPERTY APPRAISER
Jenny Fields, CFA

Basic Info

PIN	AIN	Situs Address	Website Updated
01-40-38-000-000-00092-3	62806	16991 SW FARM RD INDIANTOWN FL	11/4/24

General Information

CHANGE MAILING ADDRESS SIGN UP FOR PROPERTY FRAUD ALERT

Property Owners
INDIANTOWN NONPROFIT HOUSING INC

Mailing Address
PO BOX 343529
FLORIDA CITY FL 33034

Tax District
VILLAGE OF INDIANTOWN

Parcel ID
01-40-38-000-000-00092-3

Account Number
62806

Property Address
16991 SW FARM RD INDIANTOWN FL

Legal Description
E 292'; OF W1/2 OF NE1/4 OF SE1/4 N OF W...

Use Code/Property Class
9900 - 9900 Vacant Acreage

Neighborhood
M6 M6-ITOWN

Legal Acres
3

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

Current Value

Year	Land Value	Improvement Value	Market Value	Value Not Taxed	Assessed Value	Total County Exemptions	County Taxable Value
2024	$ 96,000	$ 0	$ 96,000	$ 49,233	$ 46,767	$ 0	$ 46,767

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
5/28/10	INDIANTOWN REVITALIZATION PARTNERSHIP	2213617
Sale Price	**Deed Type**	**Book & Page**
$ 224,300	Wd Full Covenant and Warranty Deed	2457 0568

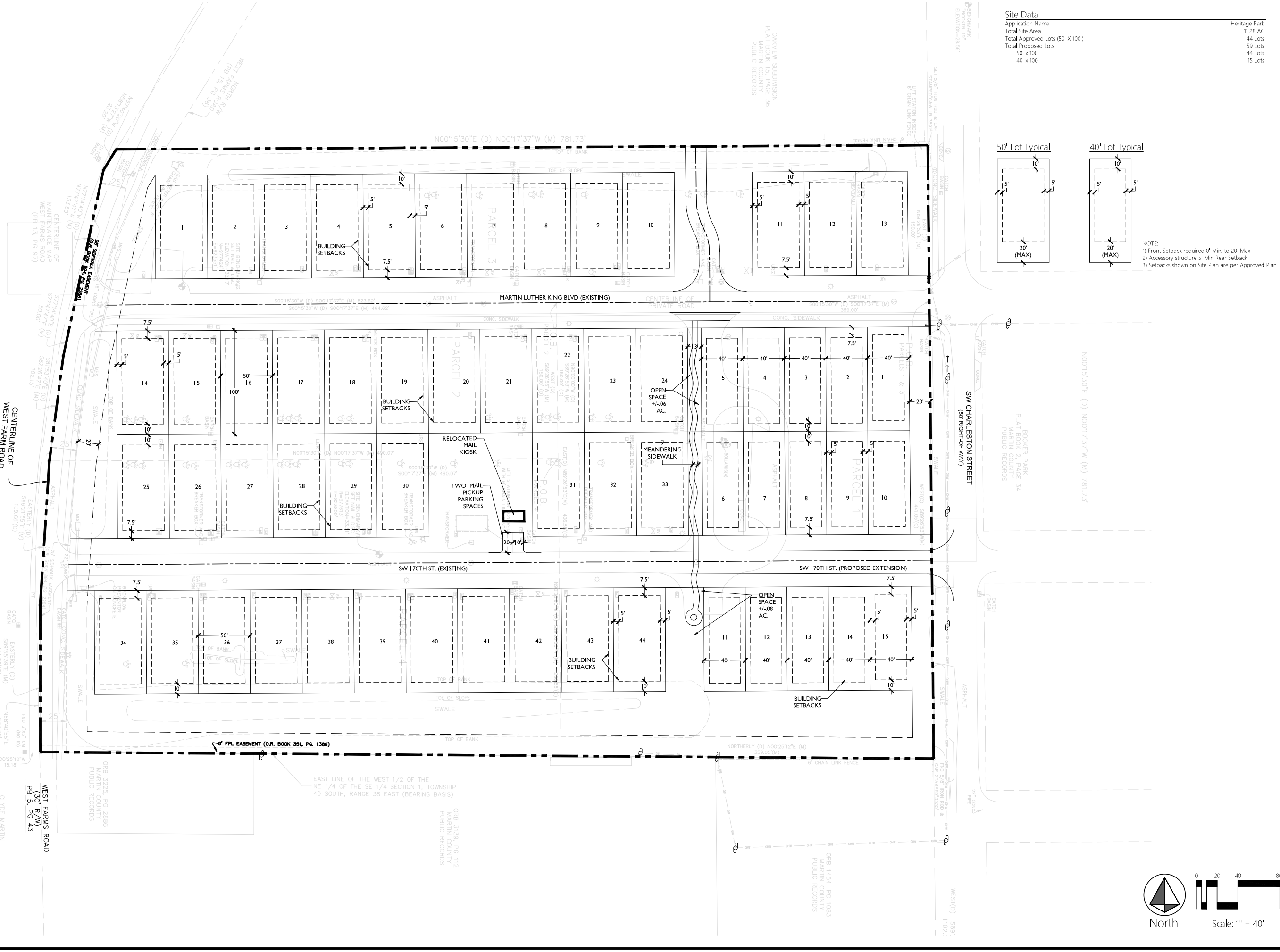
Legal Description

E 292'; OF W1/2 OF NE1/4 OF SE1/4 N OF WEST FARM RD (LESS N 359')

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

EXHIBIT 2: PROPOSED SITE PLAN

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Morton
PLANNING | LANDSCAPE ARCHITECTURE
3910 RCA Blvd. Suite 1015 | Palm Beach Gardens, FL 33410
(561) 500-0860 | Office@mortonplla.com

Heritage Park - Additional Lots

Indiantown, Florida

Revisions

For Client	10/28/24

Scale	As Shown
Drawn By	JZ
Checked By	LM
Date	2024-08-29
File	2024-10-27_Heritage Park-CSP 4 W Survey

Sheet 1211

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EXHIBIT 3: ITE TRIP GENERATION RATES

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Land Use: 210
Single-Family Detached Housing

Description

A single-family detached housing site includes any single-family detached home on an individual lot. A typical site surveyed is a suburban subdivision.

Specialized Land Use

Data have been submitted for several single-family detached housing developments with homes that are commonly referred to as patio homes. A patio home is a detached housing unit that is located on a small lot with little (or no) front or back yard. In some subdivisions, communal maintenance of outside grounds is provided for the patio homes. The three patio home sites total 299 dwelling units with overall weighted average trip generation rates of 5.35 vehicle trips per dwelling unit for weekday, 0.26 for the AM adjacent street peak hour, and 0.47 for the PM adjacent street peak hour. These patio home rates based on a small sample of sites are lower than those for single-family detached housing (Land Use 210), lower than those for single-family attached housing (Land Use 251), and higher than those for senior adult housing -- single-family (Land Use 251). Further analysis of this housing type will be conducted in a future edition of *Trip Generation Manual*.

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/).

For 30 of the study sites, data on the number of residents and number of household vehicles are available. The overall averages for the 30 sites are 3.6 residents per dwelling unit and 1.5 vehicles per dwelling unit.

The sites were surveyed in the 1980s, the 1990s, the 2000s, and the 2010s in Arizona, California, Connecticut, Delaware, Illinois, Indiana, Kentucky, Maryland, Massachusetts, Minnesota, Montana, New Jersey, North Carolina, Ohio, Ontario (CAN), Oregon, Pennsylvania, South Carolina, South Dakota, Tennessee, Vermont, Virginia, and West Virginia.

Source Numbers

100, 105, 114, 126, 157, 167, 177, 197, 207, 211, 217, 267, 275, 293, 300, 319, 320, 356, 357, 367, 384, 387, 407, 435, 522, 550, 552, 579, 598, 601, 603, 614, 637, 711, 716, 720, 728, 735, 868, 869, 903, 925, 936, 1005, 1007, 1008, 1010, 1033, 1066, 1077,1078, 1079

Single-Family Detached Housing
(210)

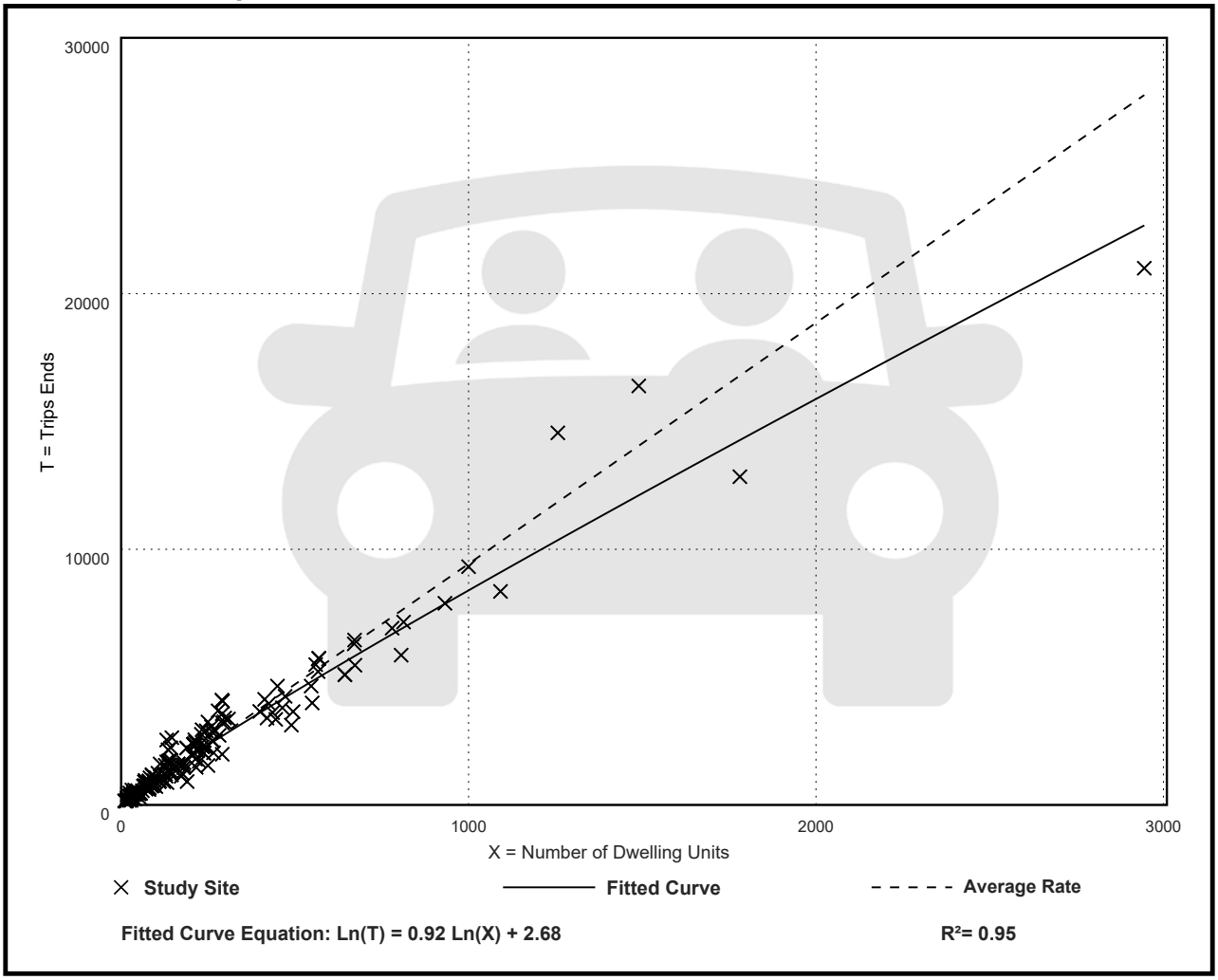
Vehicle Trip Ends vs: Dwelling Units
On a: Weekday

Setting/Location: General Urban/Suburban
Number of Studies: 174
Avg. Num. of Dwelling Units: 246
Directional Distribution: 50% entering, 50% exiting

Vehicle Trip Generation per Dwelling Unit

Average Rate	Range of Rates	Standard Deviation
9.43	4.45 - 22.61	2.13

Data Plot and Equation



Fitted Curve Equation: Ln(T) = 0.92 Ln(X) + 2.68

R^2= 0.95

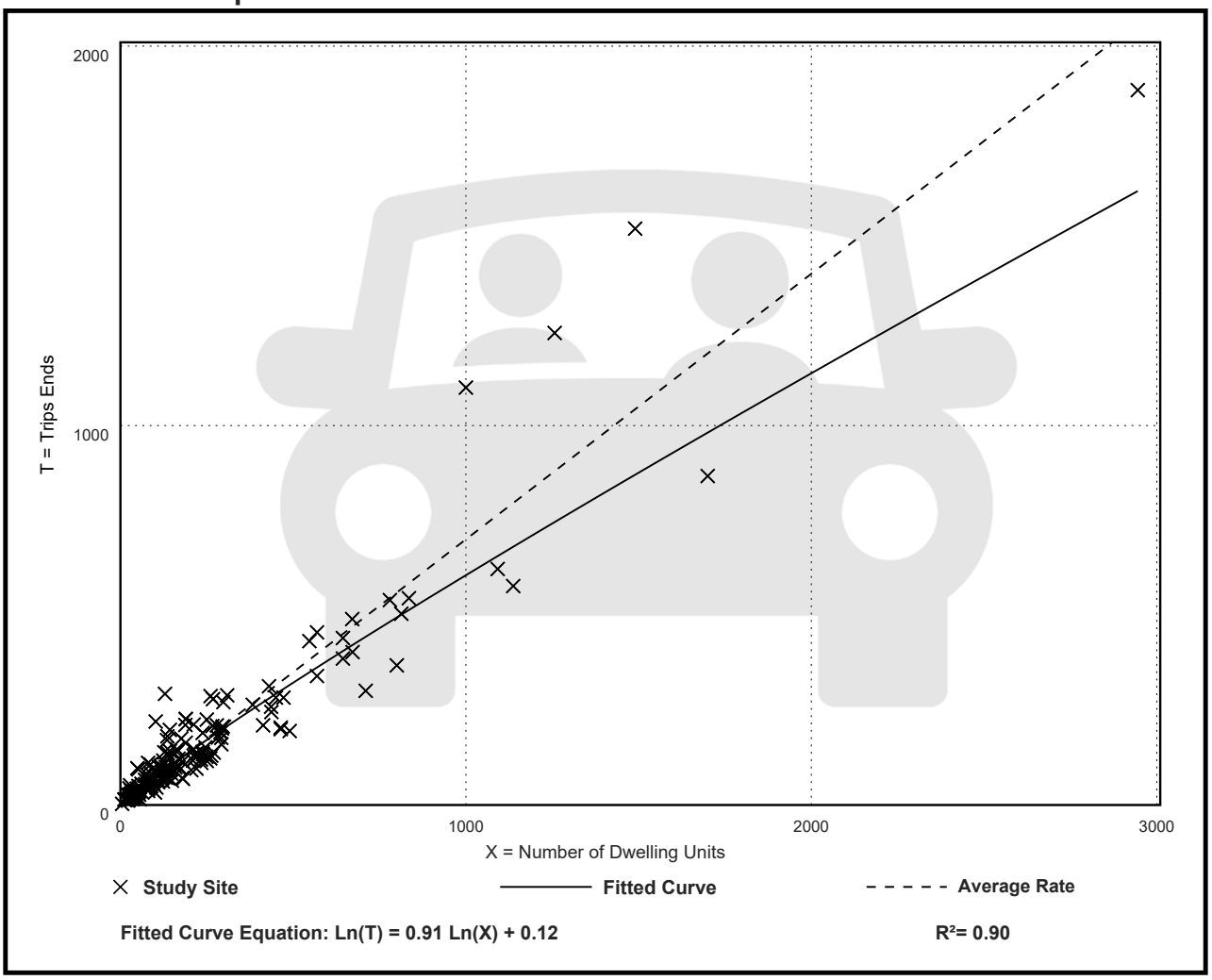
Single-Family Detached Housing
(210)

Vehicle Trip Ends vs: Dwelling Units
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: 192
Avg. Num. of Dwelling Units: 226
Directional Distribution: 26% entering, 74% exiting

Vehicle Trip Generation per Dwelling Unit

Average Rate	Range of Rates	Standard Deviation
0.70	0.27 - 2.27	0.24

Data Plot and Equation



Single-Family Detached Housing
(210)

Vehicle Trip Ends vs: Dwelling Units
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: 208
Avg. Num. of Dwelling Units: 248
Directional Distribution: 63% entering, 37% exiting

Vehicle Trip Generation per Dwelling Unit

Average Rate	Range of Rates	Standard Deviation
0.94	0.35 - 2.98	0.31

Data Plot and Equation

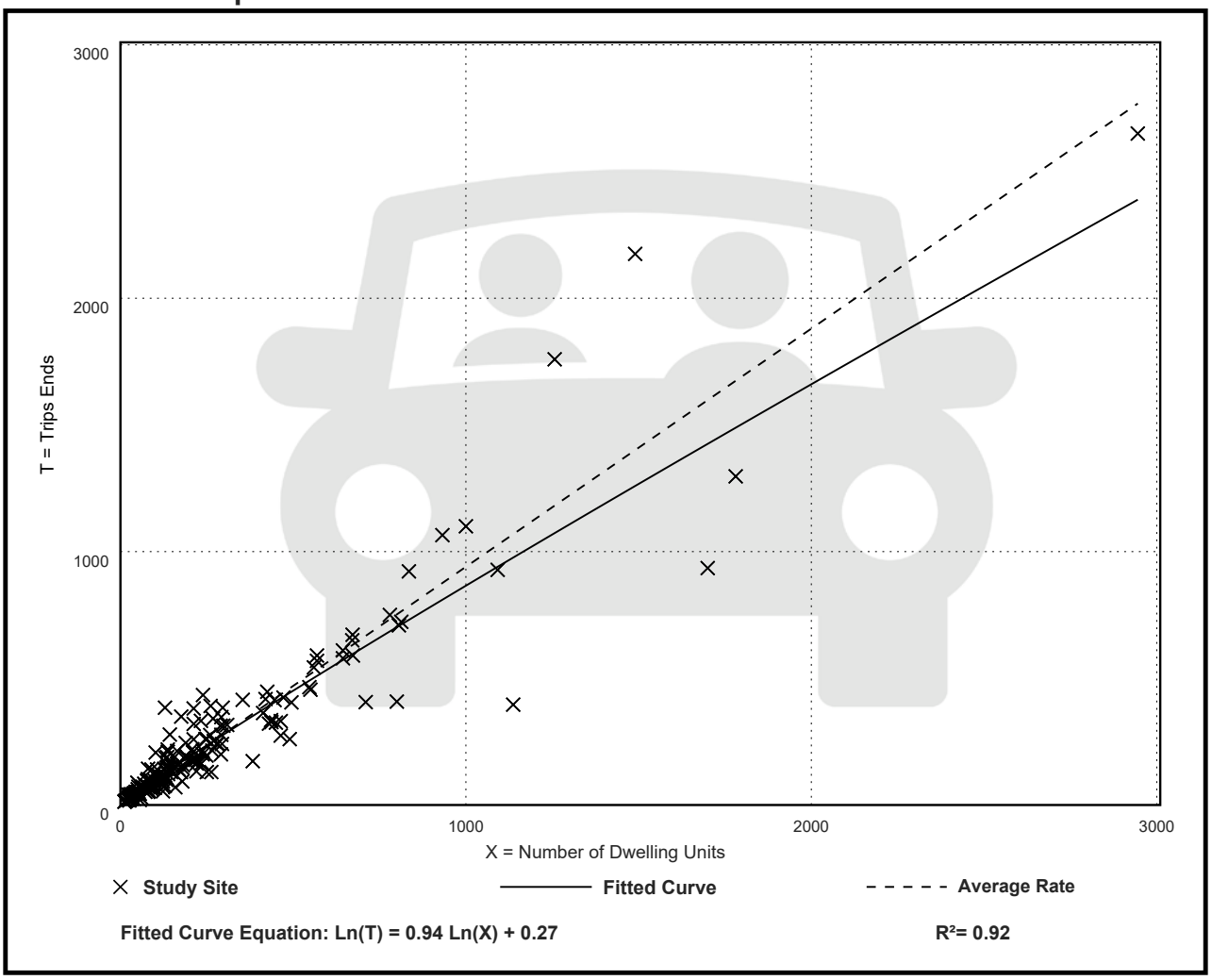


EXHIBIT 4: 2023 MARTIN COUNTY LOS INVENTORY REPORT

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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%

1221

ments 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-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%

ments 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%

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nents 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-76 (Kanner Hwy)	Jack James	Cove Rd	C3C	2815	50,473	2,651	D	3.6%
SR-76 (Kanner Hwy)	Cove Rd	Salerno Rd	C3C	2815	41,471	2,117	C	4.7%
SR-76 (Kanner Hwy)	Salerno Rd	Indian St	C3R	2865	37,689	1,634	C	5.1%
SR-76 (Kanner Hwy)	Indian St	SR-714	C3C	2815	25,896	1,071	C	5.2%
SR-76 (Kanner Hwy)	SR-714	SR-5	C3C	2815	27,309	1,092	C	2.1%
SR-A1A (Ocean Blvd)	SR-714	St Lucie Blvd	C3C	1900	20,956	1,111	C	1.9%
SR-A1A (Ocean Blvd)	St Lucie Blvd	Sewalls Point Rd	C3R	1945	23,666	1,135	C	0.7%
SR-A1A (Ocean Blvd)	Sewalls Point Rd	Macarthur Blvd	C3R	1165	14,409	676	C	1.5%
SR-A1A (Ocean Blvd)	MacArthur Blvd	SR-732	C3R	1165	8,439	410	C	0.5%
SR-A1A (Ocean Blvd)	SR-732	St Lucie County	C3R	1165	14,790	880	C	0.5%
St Lucie Blvd	CR-A1A	Indian St	C3R	1110	3,899	194	C	4.2%
St Lucie Blvd	Indian St	SR-A1A	C3R	1110	7,602	379	C	0.5%
Westmoreland Blvd	St Lucie County	SR-5	C3C	1125	11,299	550	C	0.5%
Willoughby Blvd	Cove Rd	Salerno Rd	C3C	1125	3,669	305	C	0.5%
Willoughby Blvd	Salerno Rd	Pomeroy St	C3R	1165	8,977	488	C	0.5%
Willoughby Blvd	Pomeroy St	Indian St	C3R	1945	10,277	517	C	0.5%
Willoughby Blvd	Indian St	SR-714	C3C	1900	10,792	522	C	0.5%
Wright Blvd	SR-5	Dixie Highway	C4	915	10,602	525	D	0.5%

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nents with shaded LOS require additional analysis.
The peaks are: CR-713 (PM/NB), US-1 (PM/NB) and SR-714 (AM/EB)

EXHIBIT 5: DRIVEWAY ANALYSES – TURN LANES

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Figure 2 - 5. Guideline for determining the need for a major-road left-turn bay at a two-way stop-controlled intersection.

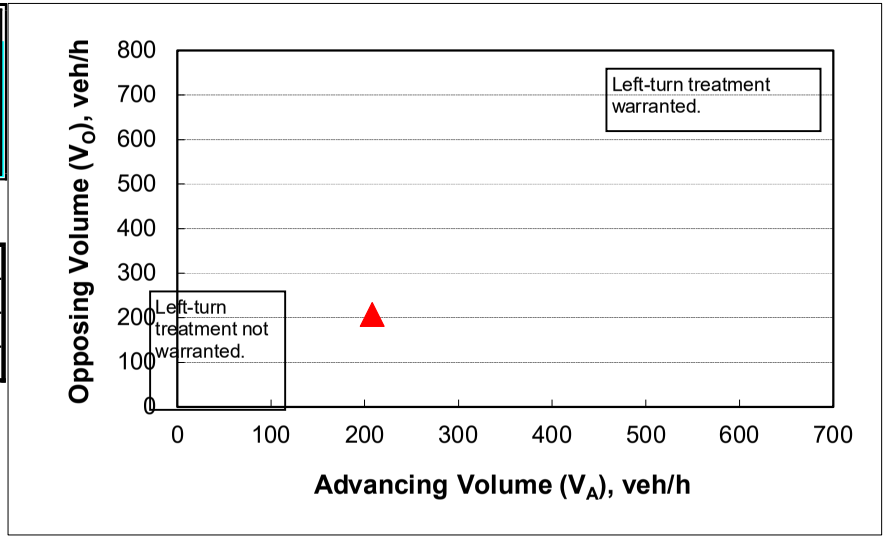
2-lane roadway (English)

INPUT

Variable	Value
85th percentile speed, mph:	35
Percent of left-turns in advancing volume (V_A), %:	1%
Advancing volume (V_A), veh/h:	208
Opposing volume (V_O), veh/h:	208

OUTPUT

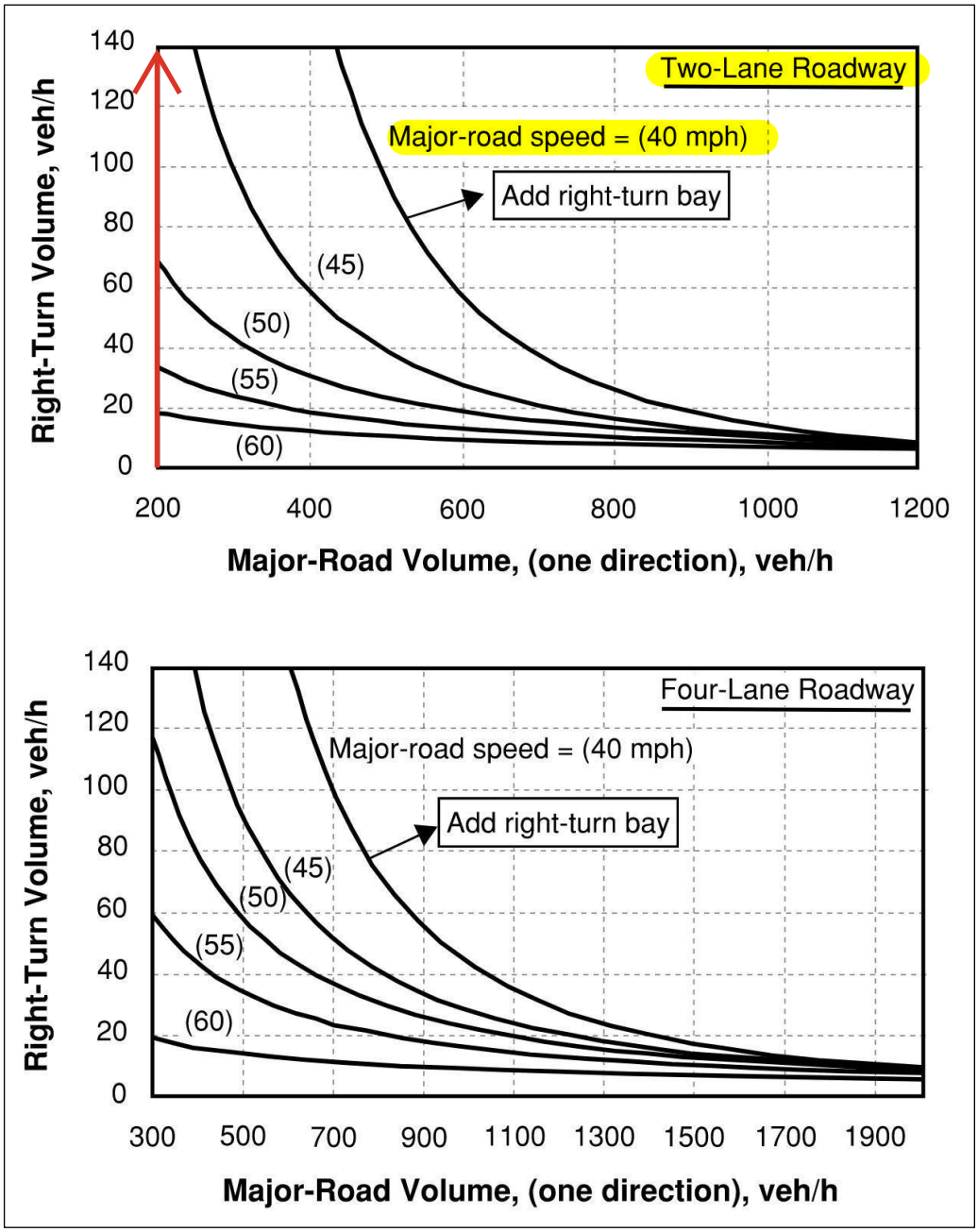
Variable	Value
Limiting advancing volume (V_A), veh/h:	1479
Guidance for determining the need for a major-road left-turn bay:	
Left-turn treatment NOT warranted.	



CALIBRATION CONSTANTS

Variable	Value
Average time for making left-turn, s:	3.0
Critical headway, s:	5.0
Average time for left-turn vehicle to clear the advancing lane, s:	1.9

Figure 74 | Recommended Guidelines for Exclusive Right-Turn Lanes to Unsignalized Driveway/Intersection



Source: NCHRP Report 457, TDOT Highway System Access Manual

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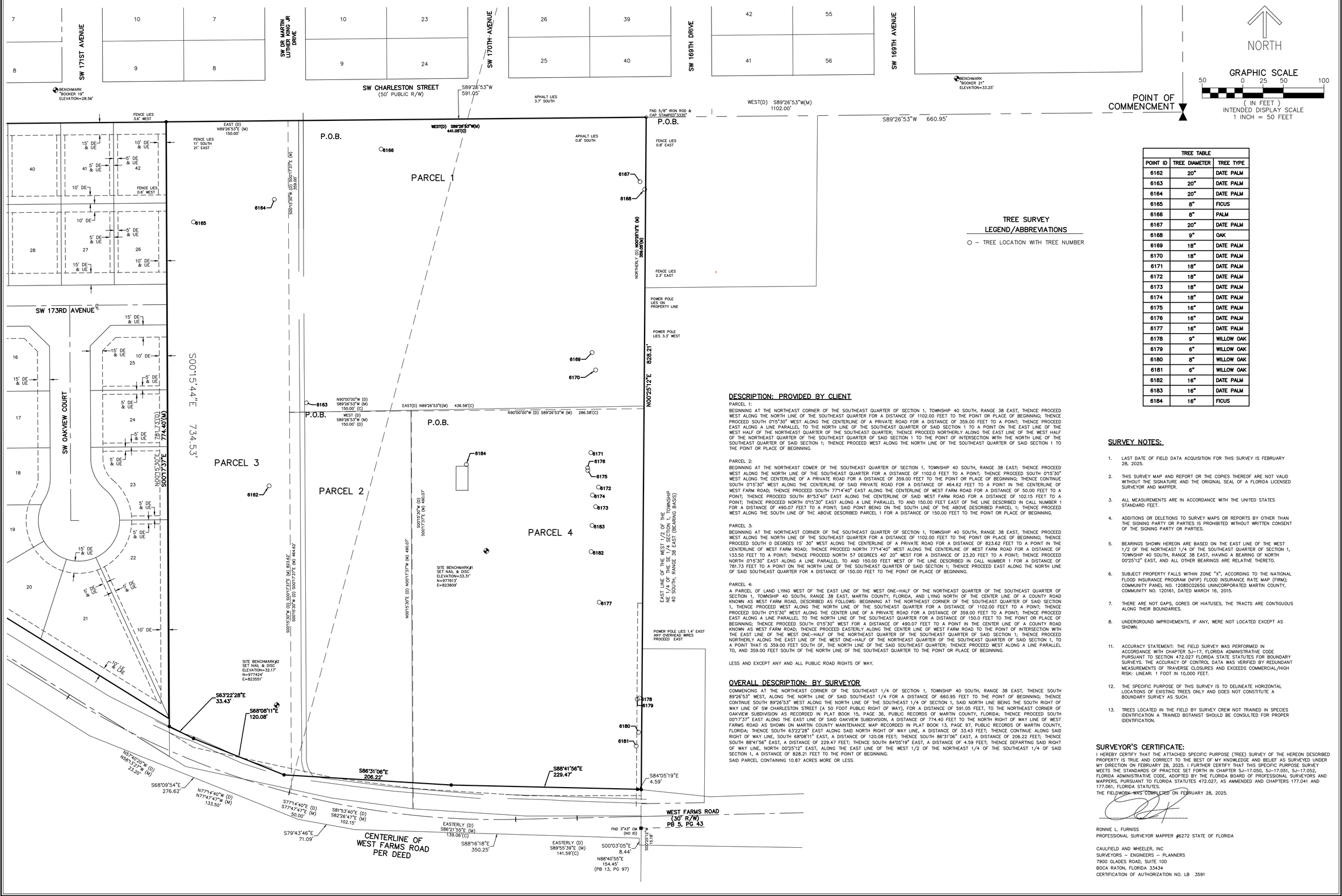


JFO GROUP INC

Traffic Engineering & Transportation Planning

We specialize in **Traffic Engineering** and **Transportation Planning** solutions in the context of **Land Development** for both public and private clients. In addition to representing our clients and projects in municipalities and counties where our expertise is required, and in front of any applicable agencies such as Departments of Transportation, we have also worked on behalf of several agencies and municipalities. **JFO GROUP INC** holds Certificates of Authorization (COA) to practice Professional Engineering in the States of **Florida, Georgia, South Carolina** and **Alabama.**

6671 W Indiantown Rd • Suite 50-324 • Jupiter, Florida • 33 1230
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TREE TABLE		
POINT ID	TREE DIAMETER	TREE TYPE
6162	20"	DATE PALM
6163	20"	DATE PALM
6164	20"	DATE PALM
6165	8"	FICUS
6166	8"	PALM
6167	20"	DATE PALM
6168	9"	OAK
6169	18"	DATE PALM
6170	18"	DATE PALM
6171	18"	DATE PALM
6172	18"	DATE PALM
6173	18"	DATE PALM
6174	18"	DATE PALM
6175	16"	DATE PALM
6176	16"	DATE PALM
6177	16"	DATE PALM
6178	9"	WILLOW OAK
6179	6"	WILLOW OAK
6180	8"	WILLOW OAK
6181	6"	WILLOW OAK
6182	16"	DATE PALM
6183	16"	DATE PALM
6184	16"	FICUS

TREE SURVEY
LEGEND/ABBREVIATIONS

○ – TREE LOCATION WITH TREE NUMBER

DESCRIPTION: PROVIDED BY CLIENT

PARCEL 1:

BEGINNING AT THE NORTHEAST CORNER OF THE SOUTHEAST QUARTER OF SECTION 1, TOWNSHIP 40 SOUTH, RANGE 38 EAST, THENCE PROCEED WEST ALONG THE NORTH LINE OF THE SOUTHEAST QUARTER FOR A DISTANCE OF 1102.00 FEET TO THE POINT OR PLACE OF BEGINNING; THENCE PROCEED SOUTH 0°15'30" WEST ALONG THE CENTERLINE OF A PRIVATE ROAD FOR A DISTANCE OF 359.00 FEET TO A POINT; THENCE PROCEED EAST ALONG A LINE PARALLEL TO THE NORTH LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 1 TO A POINT ON THE EAST LINE OF THE WEST HALF OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER; THENCE PROCEED NORTHERLY ALONG THE EAST LINE OF THE WEST HALF OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 1 TO THE POINT OF INTERSECTION WITH THE NORTH LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 1; THENCE PROCEED WEST ALONG THE NORTH LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 1 TO THE POINT OR PLACE OF BEGINNING.

PARCEL 2:

BEGINNING AT THE NORTHEAST COMER OF THE SOUTHEAST QUARTER OF SECTION 1, TOWNSHIP 40 SOUTH, RANGE 38 EAST; THENCE PROCEED WEST ALONG THE NORTH LINE OF THE SOUTHEAST QUARTER FOR A DISTANCE OF 1102.0 FEET TO A POINT; THENCE PROCEED SOUTH 0°15'30" WEST ALONG THE CENTERLINE OF A PRIVATE ROAD FOR A DISTANCE OF 359.00 FEET TO THE POINT OR PLACE OF BEGINNING; THENCE CONTINUE SOUTH 0°15'30" WEST ALONG THE CENTERLINE OF SAID PRIVATE ROAD FOR A DISTANCE OF 464.62 FEET TO A POINT IN THE CENTERLINE OF WEST FARM ROAD; THENCE PROCEED SOUTH 77°14'40" EAST ALONG THE CENTERLINE OF WEST FARM ROAD FOR A DISTANCE OF 50.00 FEET TO A POINT; THENCE PROCEED SOUTH 81°53'40" EAST ALONG THE CENTERLINE OF SAID WEST FARM ROAD FOR A DISTANCE OF 102.15 FEET TO A POINT; THENCE PROCEED NORTH 0°15'30" EAST ALONG A LINE PARALLEL TO AND 150.00 FEET EAST OF THE LINE DESCRIBED IN CALL NUMBER 1 FOR A DISTANCE OF 490.07 FEET TO A POINT; SAID POINT BEING ON THE SOUTH LINE OF THE ABOVE DESCRIBED PARCEL 1; THENCE PROCEED WEST ALONG THE SOUTH LINE OF THE ABOVE DESCRIBED PARCEL 1 FOR A DISTANCE OF 150.00 FEET TO THE POINT OR PLACE OF BEGINNING.

PARCEL 3:

BEGINNING AT THE NORTHEAST CORNER OF THE SOUTHEAST QUARTER OF SECTION 1, TOWNSHIP 40 SOUTH, RANGE 38 EAST, THENCE PROCEED WEST ALONG THE NORTH LINE OF THE SOUTHEAST QUARTER FOR A DISTANCE OF 1102.00 FEET TO THE POINT OR PLACE OF BEGINNING; THENCE PROCEED SOUTH 0 DEGREES 15' 30" WEST ALONG THE CENTERLINE OF A PRIVATE ROAD FOR A DISTANCE OF 823.62 FEET TO A POINT IN THE CENTERLINE OF WEST FARM ROAD; THENCE PROCEED NORTH 77°14'40" WEST ALONG THE CENTERLINE OF WEST FARM ROAD FOR A DISTANCE OF 133.50 FEET TO A POINT; THENCE PROCEED NORTH 57 DEGREES 40' 20" WEST FOR A DISTANCE OF 23.20 FEET TO A POINT; THENCE PROCEED NORTH 0°15'30" EAST ALONG A LINE PARALLEL TO AND 150.00 FEET WEST OF THE LINE DESCRIBED IN CALL NUMBER 1 FOR A DISTANCE OF 781.73 FEET TO A POINT ON THE NORTH LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 1; THENCE PROCEED EAST ALONG THE NORTH LINE OF SAID SOUTHEAST QUARTER FOR A DISTANCE OF 150.00 FEET TO THE POINT OR PLACE OF BEGINNING.

PARCEL 4:

A PARCEL OF LAND LYING WEST OF THE EAST LINE OF THE WEST ONE–HALF OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 1, TOWNSHIP 40 SOUTH, RANGE 38 EAST, MARTIN COUNTY, FLORIDA, AND LYING NORTH OF THE CENTER LINE OF A COUNTY ROAD KNOWN AS WEST FARM ROAD; DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHEAST CORNER OF THE SOUTHEAST QUARTER OF SAID SECTION 1, THENCE PROCEED WEST ALONG THE NORTH LINE OF THE SOUTHEAST QUARTER FOR A DISTANCE OF 1102.00 FEET TO A POINT; THENCE PROCEED SOUTH 0°15'30" WEST ALONG THE CENTER LINE OF A PRIVATE ROAD FOR A DISTANCE OF 359.00 FEET TO A POINT; THENCE PROCEED EAST ALONG A LINE PARALLEL TO THE NORTH LINE OF THE SOUTHEAST QUARTER FOR A DISTANCE OF 150.0 FEET TO THE POINT OR PLACE OF BEGINNING; THENCE PROCEED SOUTH 0°15'30" WEST FOR A DISTANCE OF 490.07 FEET TO A POINT IN THE CENTER LINE OF A COUNTY ROAD KNOWN AS WEST FARM ROAD; THENCE PROCEED EASTERLY ALONG THE CENTER LINE OF WEST FARM ROAD TO THE POINT OF INTERSECTION WITH THE EAST LINE OF THE WEST ONE–HALF OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 1; THENCE PROCEED NORTHERLY ALONG THE EAST LINE OF THE WEST ONE–HALF OF THE NORTHEAST QUARTER OF SAID SECTION 1, TO A POINT THAT IS 359.00 FEET SOUTH OF, THE NORTH LINE OF THE SAID SOUTHEAST QUARTER; THENCE PROCEED WEST ALONG A LINE PARALLEL TO, AND 359.00 FEET SOUTH OF THE NORTH LINE OF THE SOUTHEAST QUARTER TO THE POINT OR PLACE OF BEGINNING.

LESS AND EXCEPT ANY AND ALL PUBLIC ROAD RIGHTS OF WAY.

OVERALL DESCRIPTION: BY SURVEYOR

COMMENCING AT THE NORTHEAST CORNER OF THE SOUTHEAST 1/4 OF SECTION 1, TOWNSHIP 40 SOUTH, RANGE 38 EAST, THENCE SOUTH 89°26'53" WEST, ALONG THE NORTH LINE OF SAID SOUTHEAST 1/4 FOR A DISTANCE OF 660.95 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE SOUTH 89°26'53" WEST ALONG THE NORTH LINE OF THE SOUTHEAST 1/4 OF SECTION 1, SAID NORTH LINE BEING THE SOUTH RIGHT OF WAY LINE OF SW CHARLESTON STREET (A 50 FOOT PUBLIC RIGHT OF WAY), FOR A DISTANCE OF 591.05 FEET, TO THE NORTHEAST CORNER OF OAKVIEW SUBDIVISION AS RECORDED IN PLAT BOOK 15, PAGE 36, PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA; THENCE PROCEED SOUTH 00°17'37" EAST ALONG THE EAST LINE OF SAID OAKVIEW SUBDIVISION, A DISTANCE OF 774.40 FEET TO THE NORTH RIGHT OF WAY LINE OF WEST FARMS ROAD AS SHOWN ON MARTIN COUNTY MAINTENANCE MAP RECORDED IN PLAT BOOK 13, PAGE 97, PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA; THENCE SOUTH 63°22'28" EAST ALONG SAID NORTH RIGHT OF WAY LINE, A DISTANCE OF 33.43 FEET; THENCE CONTINUE ALONG SAID RIGHT OF WAY LINE, SOUTH 68°08'11" EAST, A DISTANCE OF 120.08 FEET; THENCE SOUTH 86°31'06" EAST, A DISTANCE OF 206.22 FEET; THENCE SOUTH 88°41'56" EAST, A DISTANCE OF 229.47 FEET; THENCE SOUTH 84°05'19" EAST, A DISTANCE OF 4.59 FEET; THENCE DEPARTING SAID RIGHT OF WAY LINE, NORTH 00°25'12" EAST, ALONG THE EAST LINE OF THE WEST 1/2 OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SAID SECTION 1, A DISTANCE OF 828.21 FEET TO THE POINT OF BEGINNING.

SAID PARCEL CONTAINING 10.87 ACRES MORE OR LESS.

SURVEY NOTES:

1. LAST DATE OF FIELD DATA ACQUISITION FOR THIS SURVEY IS FEBRUARY 28, 2025.
2. THIS SURVEY MAP AND REPORT OR THE COPIES THEREOF ARE NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
3. ALL MEASUREMENTS ARE IN ACCORDANCE WITH THE UNITED STATES STANDARD FEET.
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. BEARINGS SHOWN HEREON ARE BASED ON THE EAST LINE OF THE WEST 1/2 OF THE NORTHEAST 1/4 OF THE SOUTHEAST QUARTER OF SECTION 1, TOWNSHIP 40 SOUTH, RANGE 38 EAST, HAVING A BEARING OF NORTH 00°25'12" EAST, AND ALL OTHER BEARINGS ARE RELATIVE THERETO.
6. SUBJECT PROPERTY FALLS WITHIN ZONE "X", ACCORDING TO THE NATIONAL FLOOD INSURANCE PROGRAM (NFIP) FLOOD INSURANCE RATE MAP (FIRM); COMMUNITY PANEL NO. 12085C0265D UNINCORPORATED MARTIN COUNTY, COMMUNITY NO. 120161, DATED MARCH 16, 2015.
7. THERE ARE NOT GAPS, GORES OR HIATUSES, THE TRACTS ARE CONTIGUOUS ALONG THEIR BOUNDARIES.
8. UNDERGROUND IMPROVEMENTS, IF ANY, WERE NOT LOCATED EXCEPT AS SHOWN.
11. ACCURACY STATEMENT: THE FIELD SURVEY WAS PERFORMED IN ACCORDANCE WITH CHAPTER 5J–17, FLORIDA ADMINISTRATIVE CODE PURSUANT TO SECTION 472.027 FLORIDA STATE STATUTES FOR BOUNDARY SURVEYS. THE ACCURACY OF CONTROL DATA WAS VERIFIED BY REDUNDANT MEASUREMENTS OF TRAVERSE CLOSURES AND EXCEEDS COMMERCIAL/HIGH RISK: LINEAR: 1 FOOT IN 10,000 FEET.
12. THE SPECIFIC PURPOSE OF THIS SURVEY IS TO DELINEATE HORIZONTAL LOCATIONS OF EXISTING TREES ONLY AND DOES NOT CONSTITUTE A BOUNDARY SURVEY AS SUCH.
13. TREES LOCATED IN THE FIELD BY SURVEY CREW NOT TRAINED IN SPECIES IDENTIFICATION A TRAINED BOTANIST SHOULD BE CONSULTED FOR PROPER IDENTIFICATION.

SURVEYOR'S CERTIFICATE:

I HEREBY CERTIFY THAT THE ATTACHED SPECIFIC PURPOSE (TREE) SURVEY OF THE HEREON DESCRIBED PROPERTY IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF AS SURVEYED UNDER MY DIRECTION ON FEBRUARY 28, 2025. I FURTHER CERTIFY THAT THIS SPECIFIC PURPOSE SURVEY MEETS THE STANDARDS OF PRACTICE SET FORTH IN CHAPTER 5J–17.050, 5J–17.051, 5J–17.052, FLORIDA ADMINISTRATIVE CODE, ADOPTED BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS, PURSUANT TO FLORIDA STATUTES 472.027, AS AMMENDED AND CHAPTERS 177.041 AND 177.061, FLORIDA STATUTES.

THE FIELDWORK WAS COMPLETED ON FEBRUARY 28, 2025.

RONNIE L. FURNISS
PROFESSIONAL SURVEYOR MAPPER #6272 STATE OF FLORIDA

CAULFIELD AND WHEELER, INC
SURVEYORS – ENGINEERS – PLANNERS
7900 GLADES ROAD, SUITE 100
BOCA RATON, FLORIDA 33434
CERTIFICATION OF AUTHORIZATION NO. LB 3591

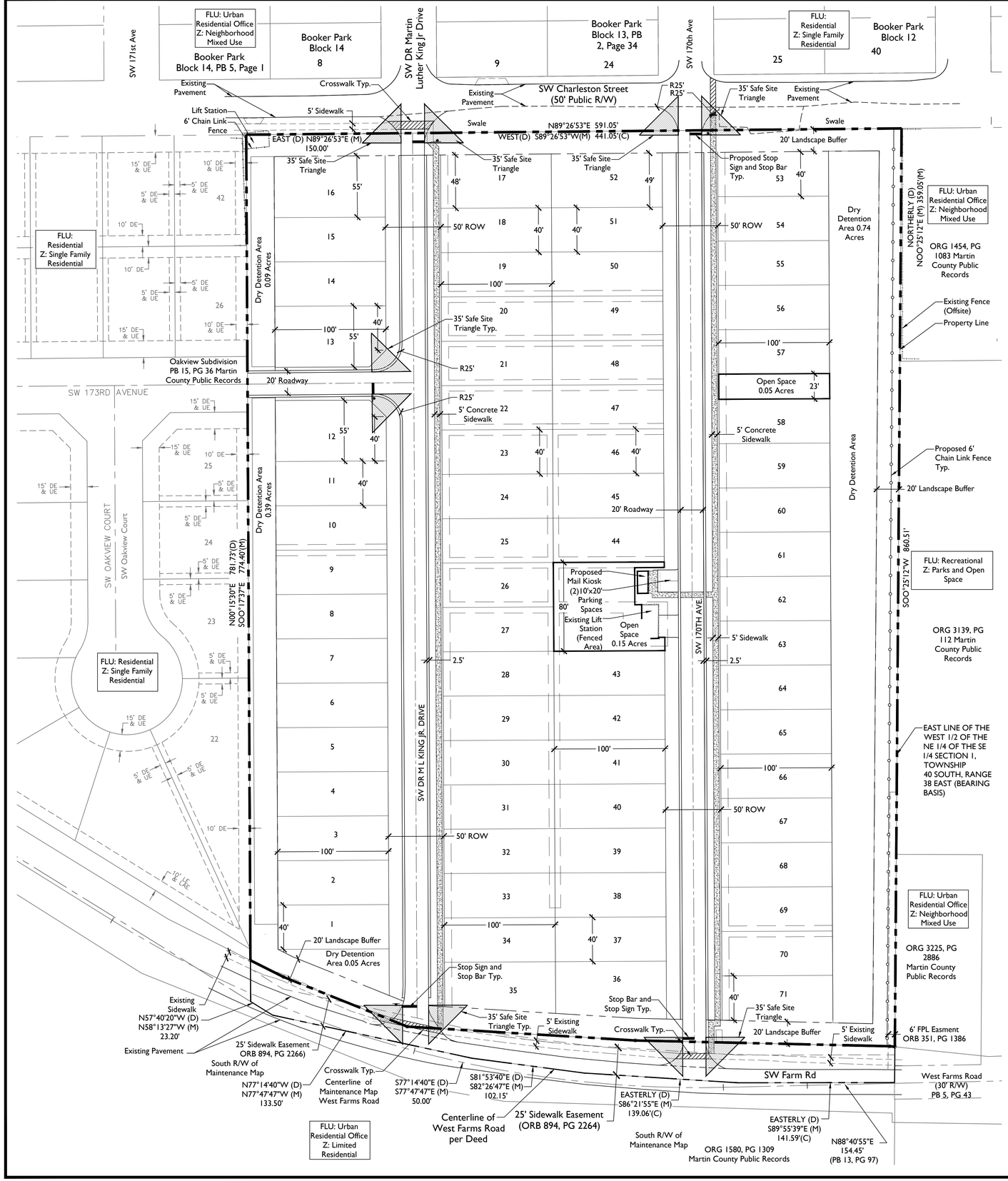
		DATE	BY
REVISIONS			
FILE NAME: 11077			

CAULFIELD & WHEELER, INC.
CIVIL ENGINEERING SURVEYING
LANDSCAPE ARCHITECTURE PLANNING
7900 GLADES ROAD – SUITE 100
BOCA RATON, FLORIDA 33434
PHONE (561)-392-1991 / FAX (561)-750-1452

SPECIFIC PURPOSE (TREE) SURVEY
IN SECTION 1, TOWNSHIP 40 SOUTH, RANGE 38 EAST
MARTIN COUNTY, FLORIDA

DATE	03/04/25
DRAWN BY	RLF
F.B./ PG.	
SCALE:	NOTED

JOB #	11077
SHT.NO.	1
OF	1 SHEETS



Development Team	
Developer	DR Horton
	6123 Lyons Road, Suite 100
	Coconut Creek, FL 33073
Civil Engineer	Civil Design, Inc.
	1400 Centrepark Blvd, #905
	West Palm Beach, FL 33401
Site Plan/ Land Planner	JMorton Planning and Landscape Architecture
	3910 RCA Blvd #1015
	Palm Beach Gardens, FL 33410
Surveyor	Caulfield & Wheeler, Inc
	7900 Glades Rd, Suite 100
	Boca Raton, FL 33434
Landscape Architect	JMorton Planning and Landscape Architecture
	3910 RCA Blvd #1015
	Palm Beach Gardens, FL 33410

Site Data

Project Address	16991 SW Farm Street Indiantown, FL 34956
Total Site Area	10.87 Acres
Future Land Use Designation	Urban Residential Office
Zoning District	Neighborhood Mixed Use (NM)

Building and Lot Data

Proposed Total Single Family Dwelling Units (40'X100')	71 DU
Maximum Density	15 DU/AC
Proposed Density	6.53 DU/AC
*Max Height	28' Allowed (Actual not to exceed)'

*Maximum Height may be exceeded by Variance.

Parking Data

Total Required Parking (2 Spaces Per Lot)	150 Spaces
Total Parking Provided	152 Spaces
Dry Detention	1.27 AC
Open Space/Recreation Proposed	0.68 AC

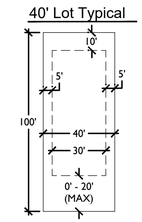
Sign Requirements

A signage plan shall be provided as a seperate application in accordance with Sec. 3-4.15 Signage.

Property Development Regulations

	Minimum Lot Dimensions			Lot Coverage	Minimum Setbacks			
	Size	Width	Depth		Front	Side	Street	Rear
Required	4,000 SF	40'	100'	67%	0' - 20' Max	5'	5'	10'
Proposed	4,000 SF	40'	100'	67%	0' - 20' Max	5'	5'	10'

40' Lot Typical



NOTE:
1) Front Setback required 0' Min. to 20' Max
2) Accessory structure 5' Min Rear Setback
3) 13'x13' Sight Triangle to be provided for lot typicals at driveway and street intersection

Morton
PLANNING | LANDSCAPE ARCHITECTURE
3910 RCA Blvd | Suite 1015 | Palm Beach Gardens, FL 33410
(561) 500-5900 | Office@jmorton.com

Heritage Park
Major Site Plan
Indiantown, Florida

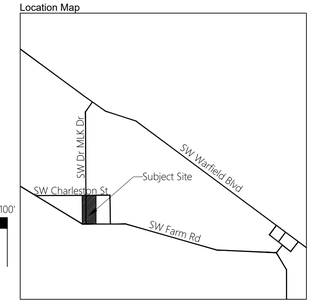
Revisions	
Submittal 1	03/05/2025
Submittal 2	06/17/2025
Submittal 3	10/09/2025

Scale	As Shown
Drawn By	JZ
Checked By	LM
Date	2025-03-05
File	2025-11-12_Submittal 3_187.07

SP

Sheet 1 of 1

Location Map



North

0' 25' 50' 100'

Scale: 1" = 50'



Elevation - “A”



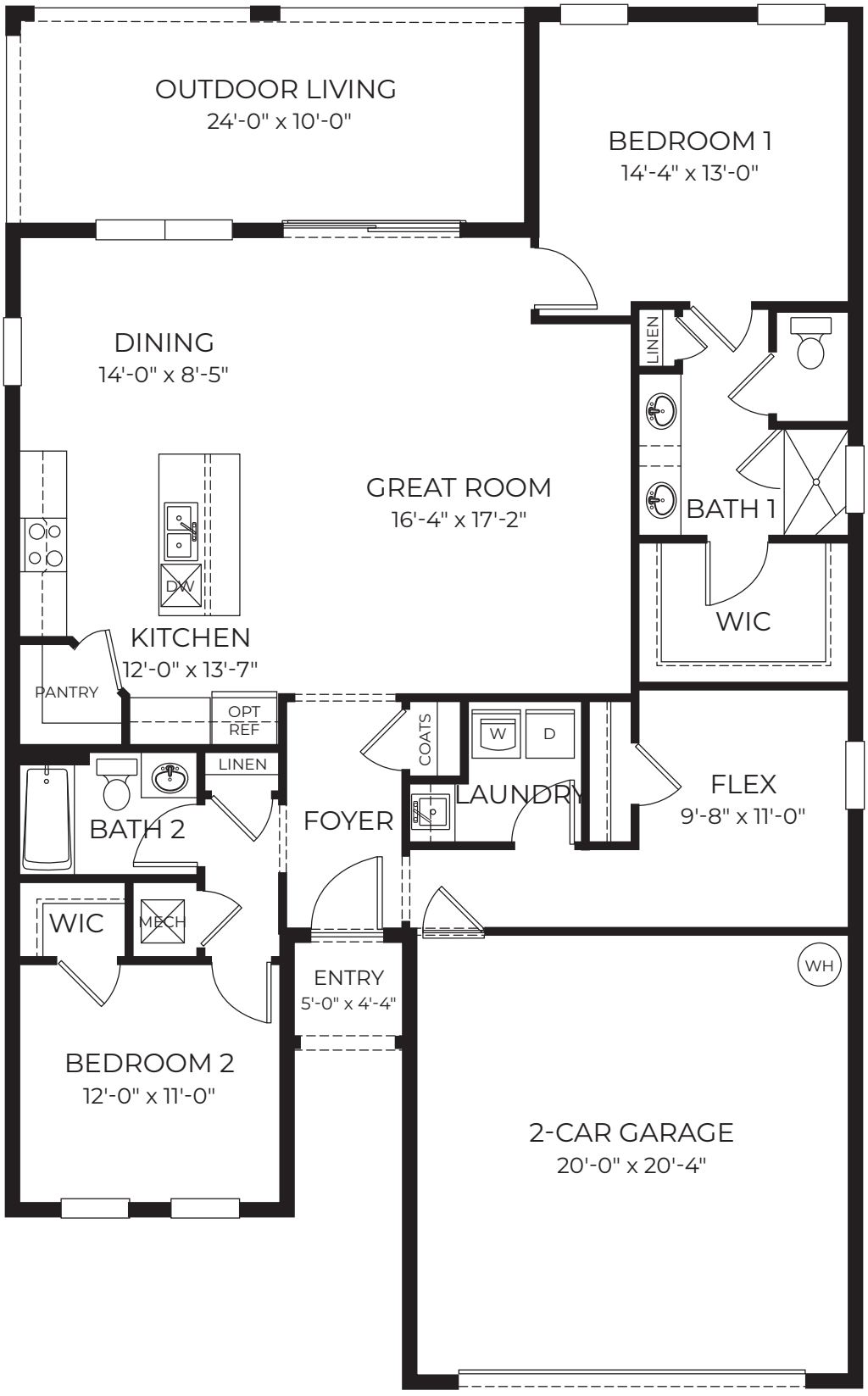
Elevation - “B”

Avon

2 Bedrooms, 2 Bathrooms, Flex Room, 2-Car Garage, 1,639 Sq. Ft.

D.R. Horton is equal housing opportunity builder. Floorplans and elevations are artist’s renderings for illustration purposes only. Features, sizes and details are approximate and will vary from the homes as built. Square footage dimensions are approximate. Builder reserves the right to change and/or alter materials, specifications, features, dimensions, designs and price without prior notice or obligation. Certified Builder Contractor License # CBC1265174

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Elevation - “C”

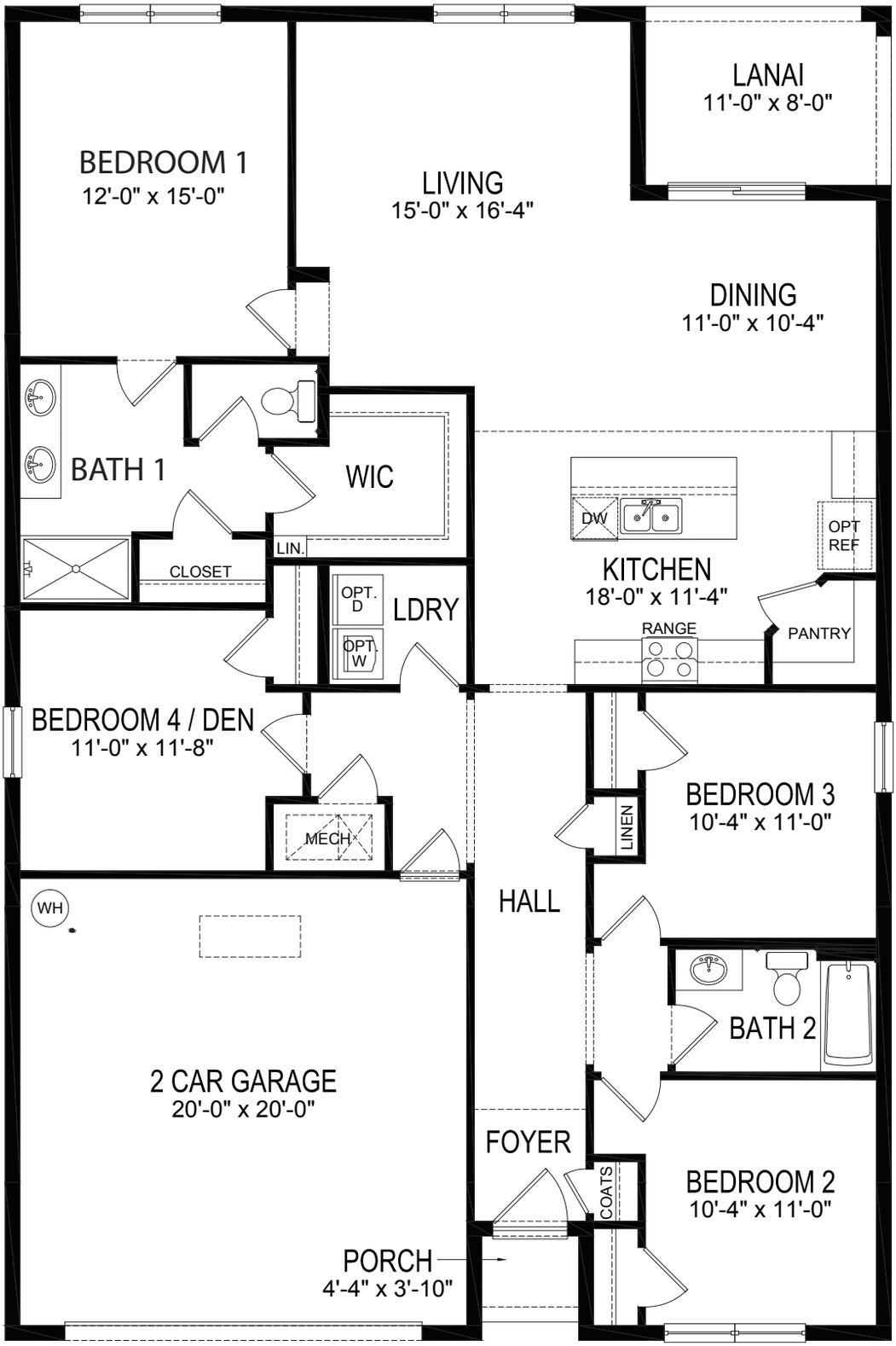

Elevation - “H”

Cali

4 Bedrooms, 2 Baths, 2-Car Garage, 1,828 Sq. Ft.

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D·R·HORTON
America's Builder

CAMERON | 1502 SF



Elevation A

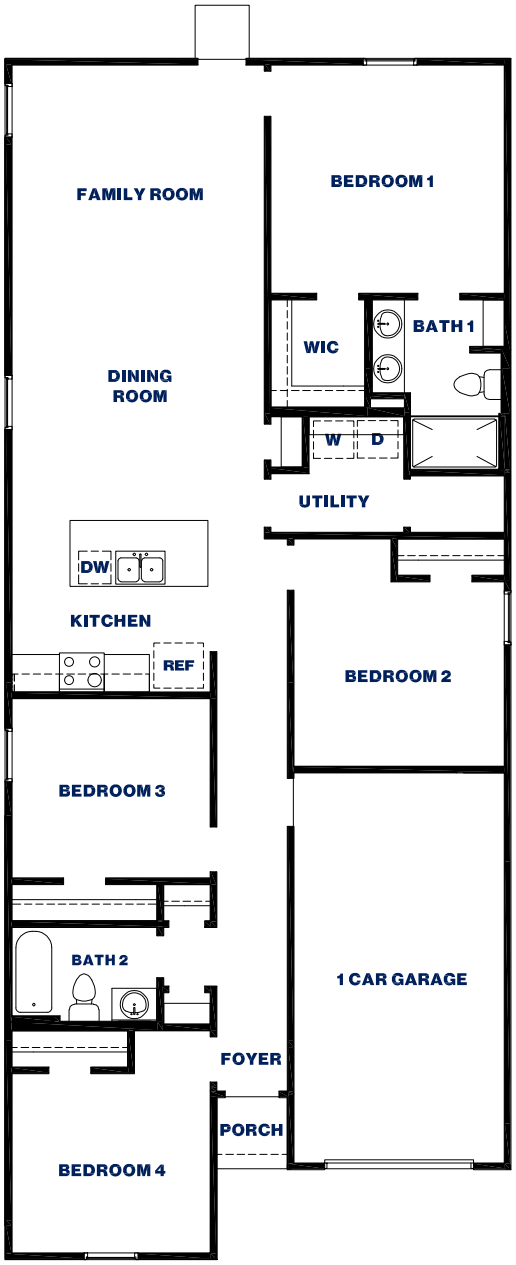


Elevation B

CAMERON | 1502

drhorton.com/houston

D.R. Horton is an Equal Housing Opportunity Builder. Home and community information, including pricing, included features, terms, availability and amenities, are subject to change and prior sale at any time without notice or obligation. Pictures, photographs, colors, features, and sizes are for illustration purposes only and will vary from the homes as built. Square footage dimensions are approximate.



First Floor Plan

4 BED | 2 BATH | 1 CAR GARAGE | 1502 SF

D·R·HORTON
America's Builder



Elevation A

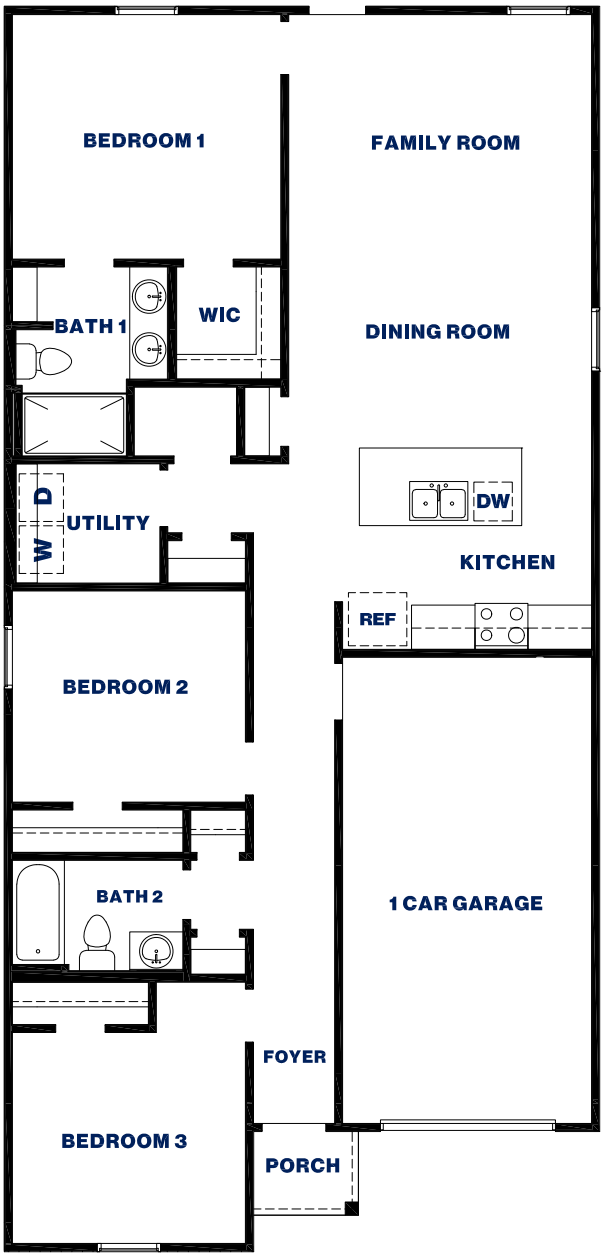


Elevation B

DEVON | 1279

drhorton.com/houston

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First Floor Plan

3 BED | 2 BATH | 1 CAR GARAGE | 1279 SF

MAILING/POSTING
PUBLIC NOTICE AFFIDAVIT

Application No. : **Heritage Park (SP-25-016)**

Date of Planning, Zoning, and Appeals Board / Village Council Meeting:
Planning Zoning and Appeals Board-January 7, 2026 & Village Council January 8, 2026

Mailing Date: prior to the Public Hearing/Meeting: **December 22, 2025.**

In accordance with the requirements of Section 12-2 – General Requirements for Applications, of the Village of Indiantown, Florida, I Lauren McClellan hereby certify that I have posted or caused to be posted zoning change notification sign(s) on the property subject to zoning change, in accordance with the attached exhibit. Posting of said sign(s) was accomplished on **December 22, 2025**.

The sign(s) meet the criteria in Section 12-2 and was placed on SW Farm Road and SW Charleston St.

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 December 22, 20 25.

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 22nd day of December, 20 25.

Lauren L. McClellan

Signature of Applicant or Authorized Agent

STATE OF FLORIDA:

COUNTY OF:

BEFORE ME, a Notary Public, on this day personally appeared Lauren McClellan (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 22nd day of December, 20 25.

Deborah E Biggs

Deborah E Biggs

Notary Public in and for the State of Florida

DEBORAH BIGGS NOTARY PUBLIC MY COMMISSION EXPIRES 7-8-2029 STATE OF FLORIDA COMMISSION NUMBER HH 695440

STAFF USE:

Date/Time submitted: 12/22/25 @ 4:52pm Verified by: L. Mendoza

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.

RECEIVED

DEC 22 2025

VILLAGE OF INDIANTOWN

Attachments: 1 Close-up Photo of Posted Notice
1 Distant Photo Showing Location of Notice (i.e. from nearest road)


Village of Indiantown
NOTICE OF PUBLIC HEARING
For Application: Heritage Park (SP-25-016)
Planning, Zoning and Appeals Board
Date: January 7, 2026 Time: 6:00 PM
Village Council
Date: January 8, 2026 Time: 6:00 PM
at 15516 SW Osceola Street Suite C
FOR QUESTIONS CONCERNING THIS APPLICATION
Please call Indiantown Community & Economic
Development Department at 772-597-8269


Village of Indiantown
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For Application: Heritage Park (SP-25-016)
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VILLAGE OF INDIANTOWN, FLORIDA
AGENDA MEMORANDUM

MEETING DATE: January 7, 2026

MEETING TYPE: Planning, Zoning, and Appeals Board

AGENDA ITEM TITLE: Development Report

SUMMARY OF ITEM: Informational presentation, no action required.

FISCAL IMAPCT STATEMENT: NA

RECOMMENDATION: Informational presentation, no action required.

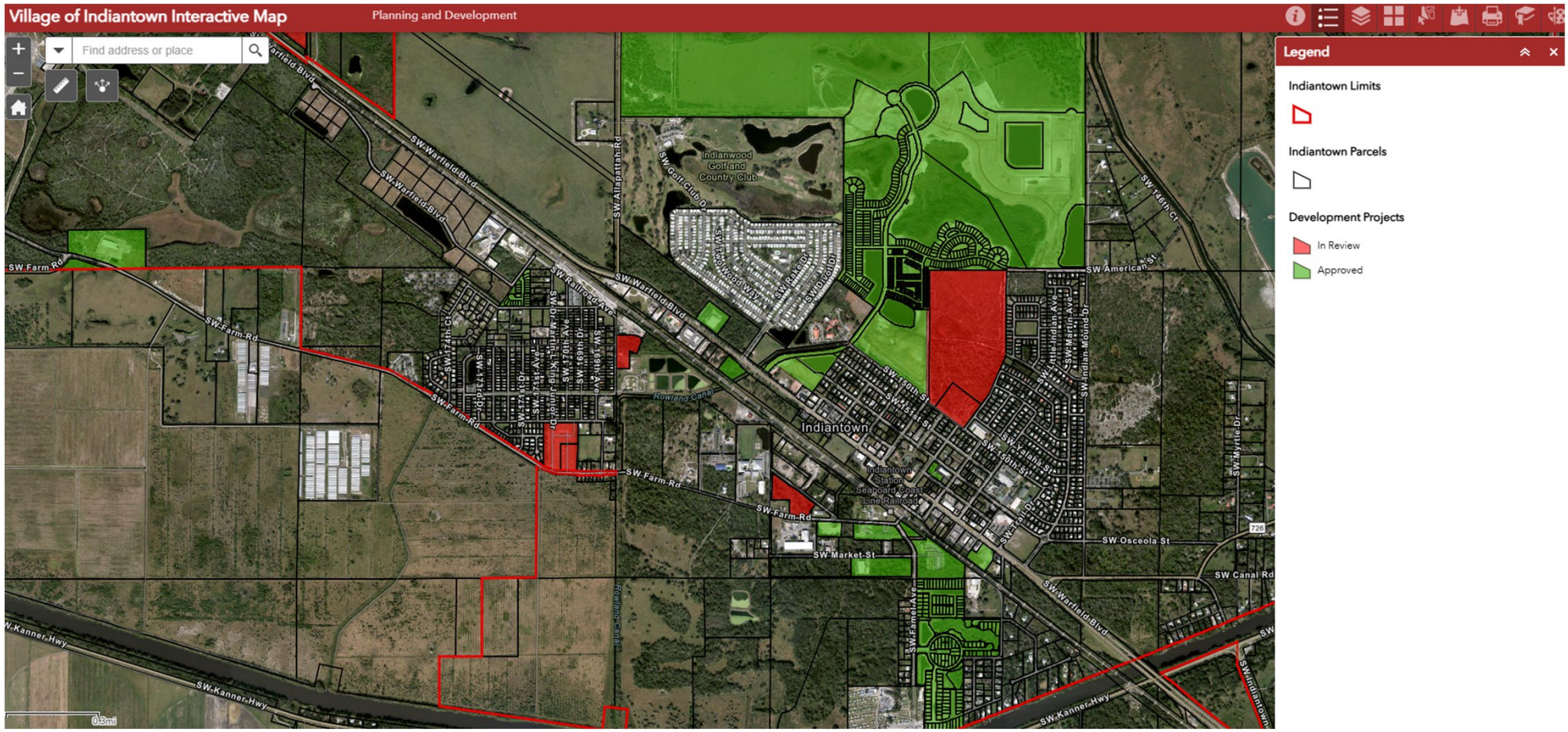
PREPARED BY: Lucia Mendoza DATE:

ATTACHMENTS:
Description
Development Update 01-2026.pptx

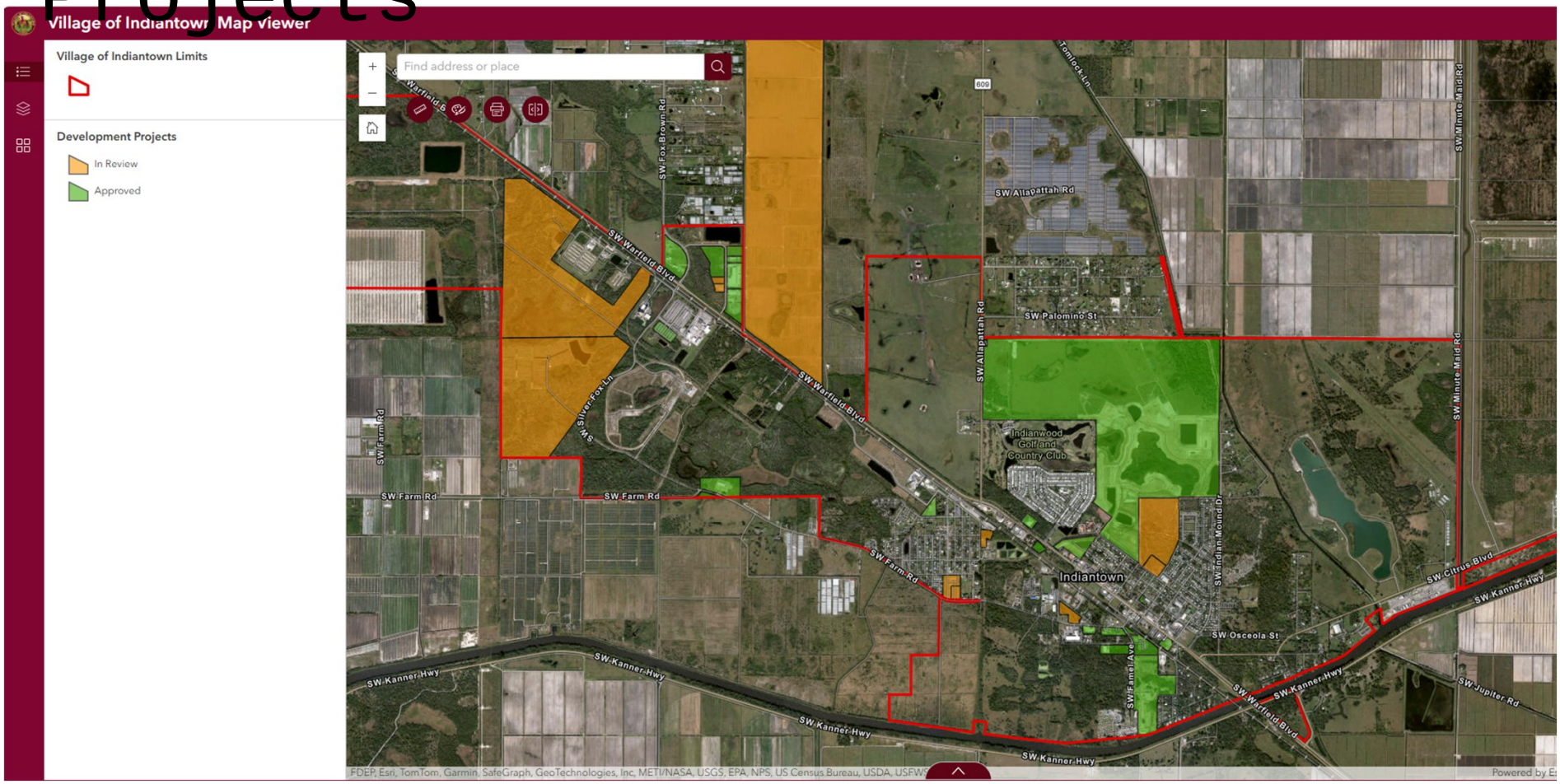


January 2026
Development Activity

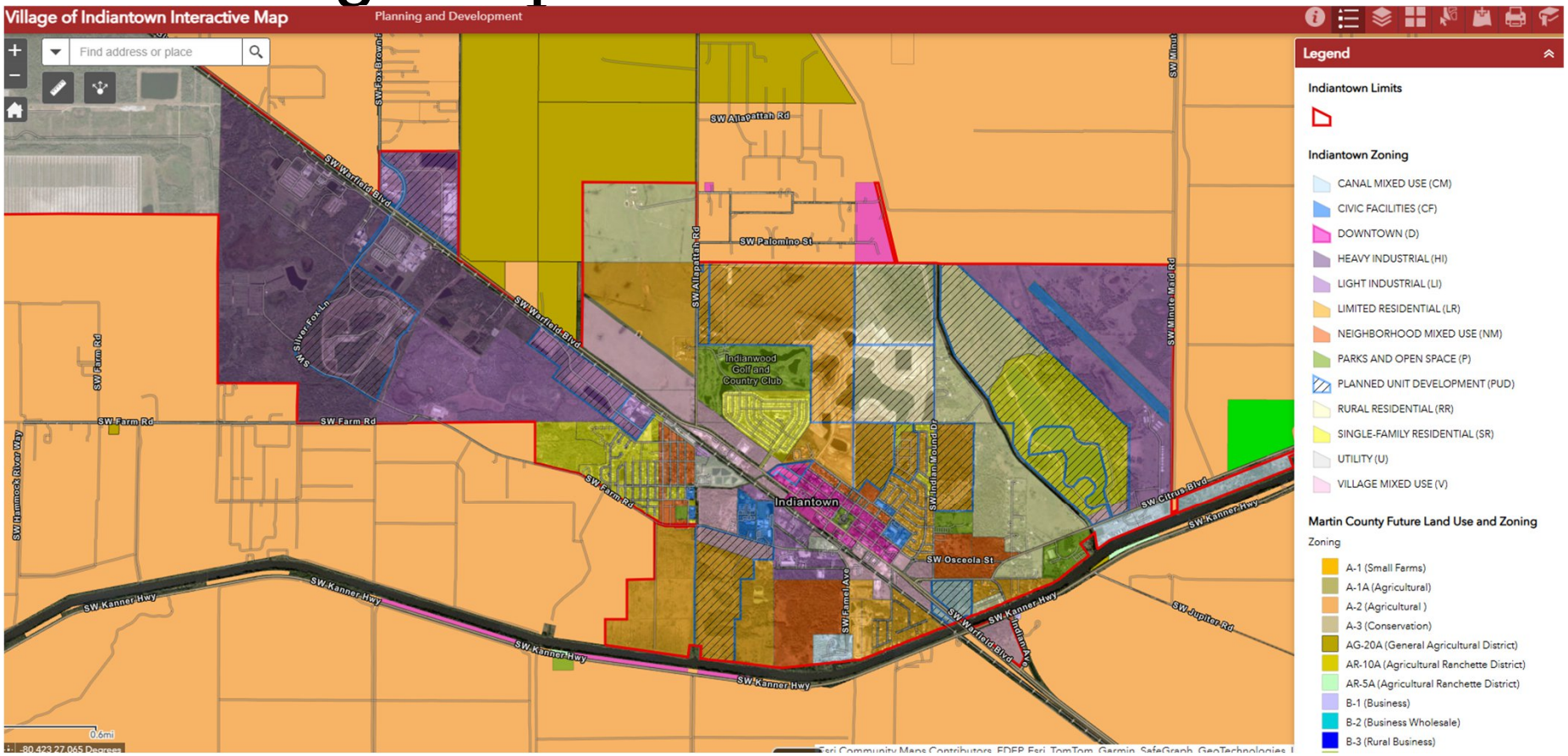
Existing GIS: Development Projects



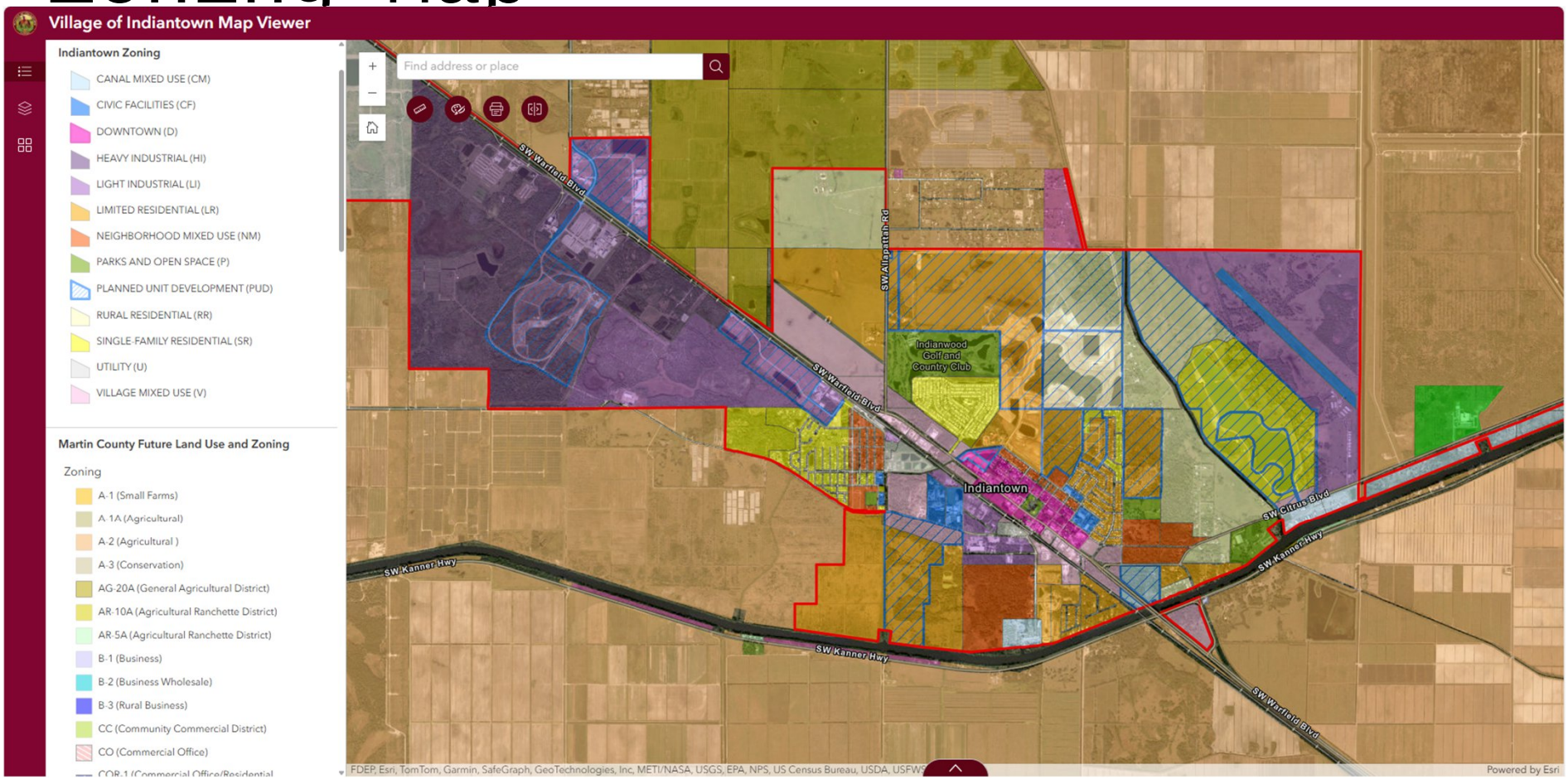
Proposed GIS: Development Projects



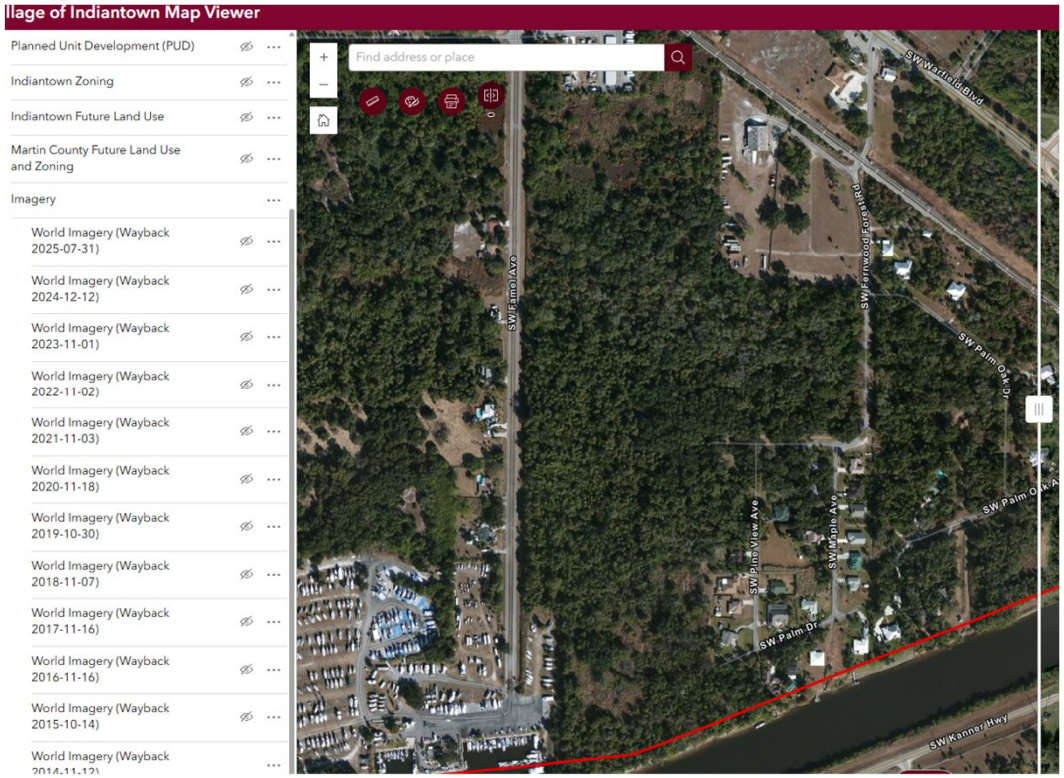
GIS: Existing Village & County Zoning Map

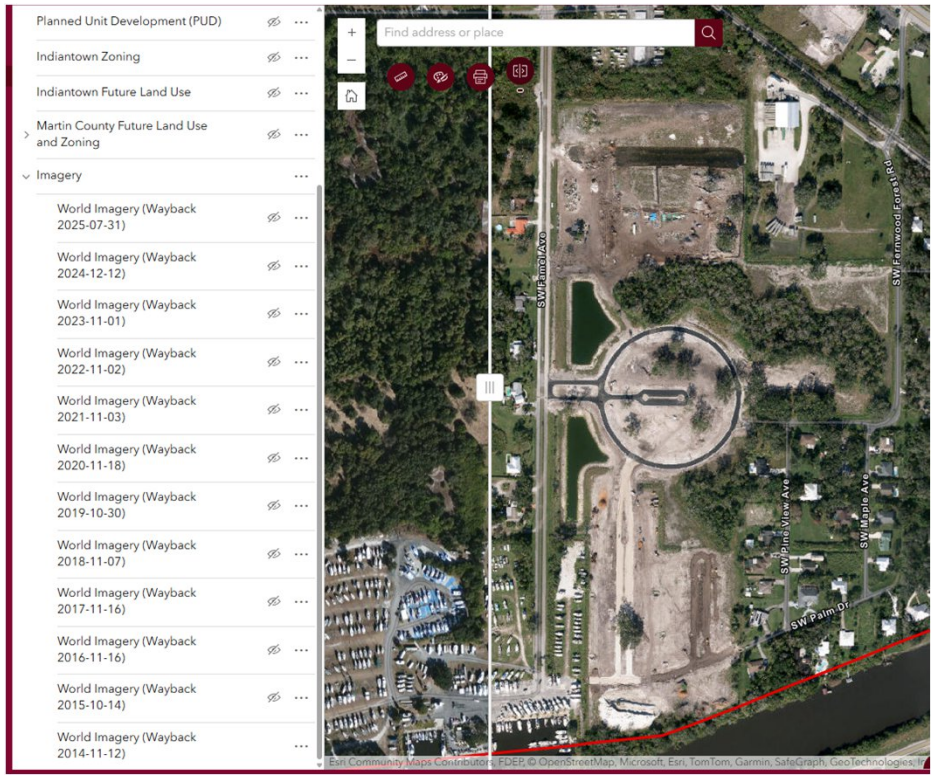


Proposed GIS: Village & County Zoning Map



Proposed GIS Map: Imagery (Wayback)





NON-RESIDENTIAL PROJECTS

Project Name	Location	Square footage	Proposal	Project Status
Dollar Tree	15388 SW Warfield Blvd.	10,000	Commercial building	Approved and pending opening.
Stor-A-Way	15501 SW Famel Ave.	11,650	Addition storage building	Approved site plan & Under Construction/Building Permit stage.
Performance Power Boats	Lot 8 Venture Park, SW Impact Dr	13,442	Marine manufacturing service & repair	Approved site plan & Under Construction/Building Permit stage.
T.A. Estates	SW Farm Road	22,600	Office & warehouse buildings	Approved site plan & Under Construction/Building Permit stage.
	SW Farm Road &		25,000 sf manufacturing building	Approved site plan & Under Construction/Building

NON-RESIDENTIAL PROJECTS

Project Name	Location	Square footage	Proposal	Project Status
RCC Construction	Venture Park PUD, SW Impact Dr, Lots 9-14	22,500	Manufacturing building facility	Approved site plan. Building Permit Stage.
Indiantown Upcycling Facility (Sedron)	I-Town Commerce Park	62,990	Processing Facility	Currently under review by DRC.
Yellowpine Truss Company	SW Silverfox Lane – former Juice Plant property	86,165	Pump Testing Facility	Approved site plan & Under Construction/Building Permit stage.
P3 Technologies	Venture Park, Lot 9 SW Impact Drive	1,500	Truss Company Manufacturing Facility	Approved site plan & Under Construction/Building Permit stage.

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.
US Advance Transportation	Venture Park Lot 15	120	Truck parking and office facility	Currently under review by DRC.
Silver Fox	13820 SW Silver Fox Lane	2 million	Data processing center	Pre-application meeting held 5-2025. Pending major site plan application submission.
Venture Park Lot 24	Venture Park Lot 24	0 sf	Outdoor storage	DRC review ongoing.

RESIDENTIAL DEVELOPMENT

Project Name	Location	Residential #'s	Residential Type	Project Status
Terra Lago Master Site Plan	SW Warfield Boulevard, SW Allapattah Road SW Indian Mound Drive	2,488	SF, MF, & TH	5th Amendment to PUD Final approved 2-27-2025
Terra Lago Phase 1A	SW Warfield Boulevard, SW Allapattah Road SW Indian Mound Drive	224	SF	Approved & at Building Permit/Construction stage.
Terra Lago Phase 1B	SW Warfield Boulevard, SW Allapattah Road SW Indian Mound Drive	584	SF & TH	Approved & at Building Permit/Construction stage.
Terra Lago Phase 1C	SW Warfield Boulevard, SW Allapattah Road SW Indian Mound Drive	300	MF	Pending Final Site Plan submission
Terra Lago	SW Warfield Boulevard, SW Allapattah Road SW Indian			Pending Final Site Plan

RESIDENTIAL DEVELOPMENT

Project Name	Location	Residential #'s	Residential Type	Project Status
Terra Lago Phase 3	SW Warfield Boulevard, SW Allapattah Road SW Indian Mound Drive	484	SF	Pending Final Site Plan submission
Terra Lago Phase 4	SW Warfield Boulevard, SW Allapattah Road SW Indian Mound Drive	364	SF	Pending Final Site Plan submission
Terra Lago Phase 5	SW Warfield Boulevard, SW Allapattah Road SW Indian Mound Drive	280	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

RESIDENTIAL DEVELOPMENT

Project Name	Location	Residential #'s	Residential Type	Project Status
River Oak Major Site Plan & Plat	SW Famel Street	131	SF	Approved & at Building Permit/Construction stage
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	57	TH	Pre-app held. Pending Site Plan Submission
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
	16986 SW Charleston Street and 16991			1-7-2026 PZAB & 1-8-

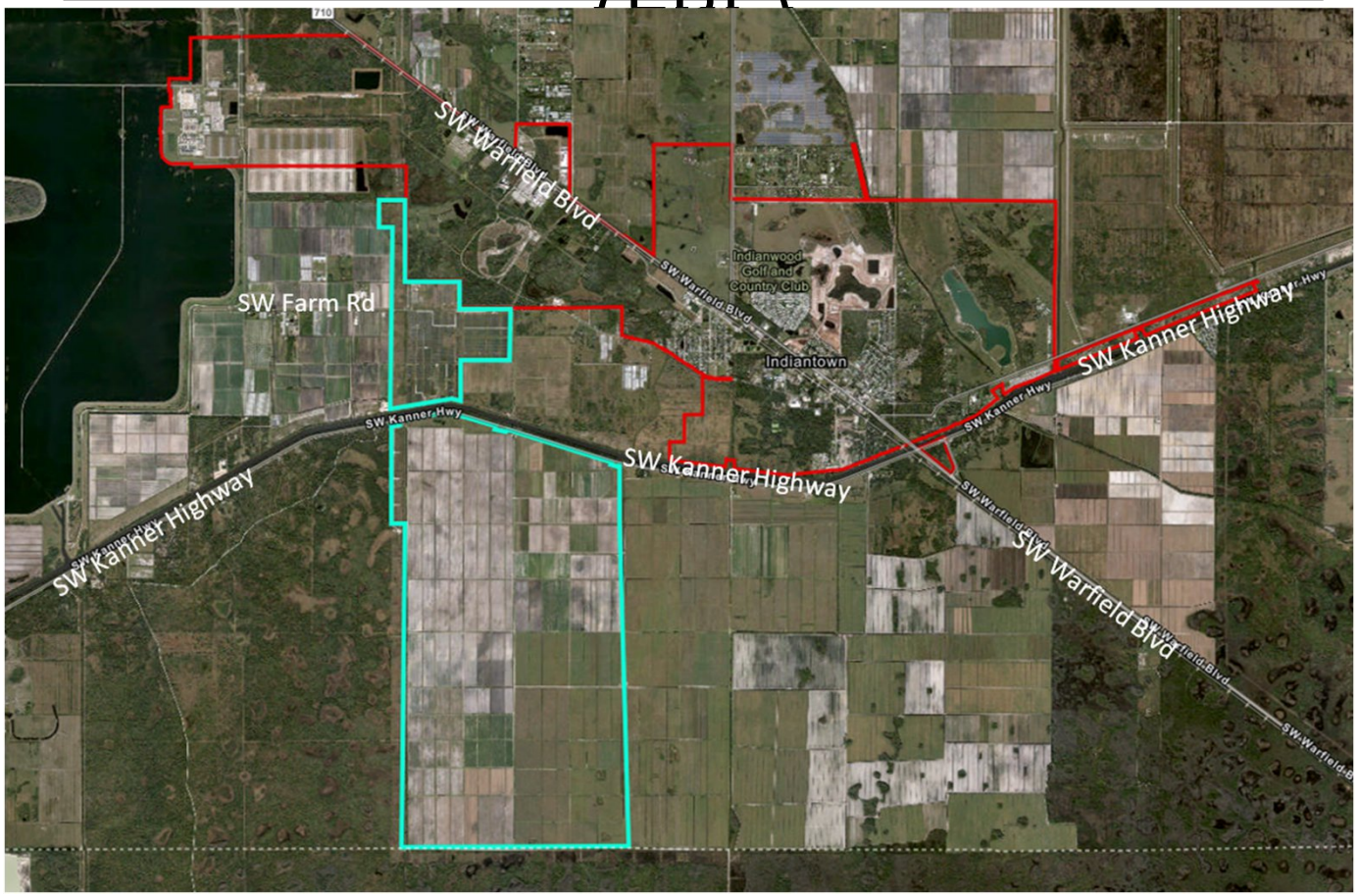
RESIDENTIAL DEVELOPMENT

Project Name	Location	Residential #'s	Residential Type	Project Status
Heritage Park Plat	16986 SW Charleston Street and 16991 SW Farm Street	71	SF	Under DRC review.
JPI Indiantown	Corner of SW 150th St & SW Shawnee Ave	40	SF	Approved. Pending recordation of development order.
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. Under DRC staff review.

Application for Annexation, Comprehensive Plan Amendment, & Rezoning

Plan Amendment	Application Location	Acres	Previous FLU	Proposed FLU	Final Action
Beskar Investments, LLC	North side of SW Warfield Blvd between SW Fox Brown Road & SW Allapattah Road.	1,289.71-acres	Martin County Unincorporated Agricultural	Light Industrial	Under Review
Project Parrot	Voluntary Annexation	5,722.30 acres	Agricultural, Public Utilities - Major Power Generation Facilities, and Institutional	Light Industrial	PZAB 1-7-26 VC 1-8-26

Application for Annexation & Comprehensive Plan Amendment – Project Parrot (FPL)



Application for Annexation, Comprehensive Plan Amendment, & Rezoning (Beskar Investments)

