



**VILLAGE OF INDIANTOWN  
AGENDA  
PLANNING, ZONING, AND APPEALS BOARD MEETING**

February 19, 2025  
6:00 PM  
at the 15516 SW Osceola St Suite C, Indiantown, Florida 34956  
Indiantown, FL 34956

**PZAB MEMBERS**  
CHRISTA MILEY, CHAIR  
MILTON WILLIAMS  
SCOTT WATSON  
CIRESSA THOMPSON  
MOLLY DEMARCELLUS  
JANNIE WOODY  
MARK SECHRIST  
DANIELLE WILLIAMSON

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

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

**Special Needs:** If anyone attending this meeting requires a reasonable accommodation, please contact LaRhonda McBride, Village Clerk, by telephone at (772) 597-9900 or by email at [lmcbride@indiantownfl.gov](mailto: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. However, the public is permitted to comment, without being sworn. Unsworn comment will be given its appropriate weight by the Village Council.

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

### **CALL TO ORDER**

### **ROLL CALL**

### **INVOCATION**

### **PLEDGE OF ALLEGIANCE**

### **APPROVAL OF AGENDA**

### **APPROVAL OF MINUTES**

1. Minutes July 16, 2024
2. Minutes November 20, 2024

### **REGULAR AGENDA**

3. **APPLICATION NO. PD-24-075** TERRA LAGO PUD (FORMERLY KNOWN AS INDIANTOWN DRI PUD) FIFTH AMENDMENT TO THE PLANNED UNIT DEVELOPMENT ZONING AGREEMENT, LOCATED NORTH OF SW WARFIELD BOULEVARD (SR-710), FRONTING GARCIA DRIVE, INDIANTOWN.
4. **APPLICATION NO. PLT-24-076** A REQUEST FOR APPROVAL OF PHASE 1A & 1B, TERRA LAGO PLAT, FOR THE TERRA LAGO PUD PROJECT LOCATED NORTH OF SW WARFIELD BOULEVARD (SR-710), FRONTING GARCIA DRIVE ON PARCELS TOTALING 340.808 ACRES.

### **DIRECTOR'S REPORT**

### **ADJOURN**

**VILLAGE OF INDIANTOWN, FLORIDA  
AGENDA MEMORANDUM**

MEETING DATE: February 19, 2025

MEETING TYPE: Regular Meeting

AGENDA ITEM TITLE: Minutes July 16, 2024

SUMMARY OF ITEM: Minutes July 16, 2024

FISCAL IMPACT STATEMENT: na

RECOMMENDATION: Minutes July 16, 2024

PREPARED BY: LaRhonda McBride, Village Clerk

DATE: 2/12/2025

**ATTACHMENTS:**

Description

Minutes July 16, 2024



**VILLAGE OF INDIANTOWN  
PLANNING, ZONING, AND APPEALS BOARD MEETING MINUTES  
July 16, 2024  
6:00 PM**

**15516 SW Osceola Street, Suite C  
Indiantown, FL 34956**

**CALL TO ORDER:** 6:00 p.m.

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

**PRESENT:** *PZAB Members:* Chair Christa Miley and Board Members Renita Presler, Milton Williams, Scott Watson, and Karen Onsager. *Staff:* Board Attorney Wade C. Vose, Community Development Director Deanna Freeman, Planning Assistant Lucia Mendoza, Village Clerk LaRhonda McBride, and Administrative Assistant Renae Cherry.

**INVOCATION:** Board Member Milton Williams

**PLEDGE OF ALLEGIANCE:** Board Member Williams led the Pledge of Allegiance.

**APPROVAL OF AGENDA:**

**Motion was made to approve the agenda by Board Member Onsager. Motion was duly seconded by Board Member Watson and approved unanimously.**

**APPROVAL OF MINUTES:**

**Motion was made to approve the minutes by Board Member Onsager. Motion was duly seconded by Board Member Watson and approved unanimously.**

1. Minutes of the PZAB Meeting of March 7, 2024

**REGULAR AGENDA/ACTION ITEMS:**

2. Election of Chair

Board Attorney Vose provided an overview of the item and opened the floor for nominations for a Chairperson.



Board Member Williams nominated Renita Presler.

Board Member Presler declined.

Board Member Watson nominated Christa Miley.

Board Member Presler seconded the nomination of Christa Miley.

**Motion was made to elect Christa Miley as Chair by Board Member Watson. Motion was duly seconded by Board Member Onsager and approved unanimously.**

Board Attorney Vose recommended holding an election for Vice Chair.

Chair Miley asked whether it would be appropriate to wait for the newly appointed Board members to begin their tenure before electing a Vice Chair.

Board Attorney Vose replied that it would be acceptable to wait.

Consensus was reached to delay the election of a Vice Chair until the full Board convenes at the next meeting.

3. **Application No.'s V-24-036; V-24-037; V-24-038; V-24-039; V-24-040; and V-24-041**: Order granting Variance approval for six (6) variances for a proposed commercial development comprising a Dollar Tree convenience store located on the south side of SW Warfield Boulevard.

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

Those offering testimony were sworn in by Village Clerk McBride.

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

No conflicts of interest were declared by the Board Members.

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

The Board Attorney warned all that there had been some issues with microphone feedback disrupting the sound quality for Zoom participants.

Community Development Director Deanna Freeman provided an overview of the application.

Board Member Presler spoke regarding language in the Variances stating that “the character of the district will not be changed.” She argued that the purpose of the Land Development Regulations (LDRs) is to change the character of a district.

Community Development Director Freeman clarified the relevant language in the LDRs and noted that the Village has made provisions for Staff to apply variance

requests on a case-by-case basis.

Board Member Presler reiterated that the point of the LDRs is to change the character of the district. She stated that if a variance is granted at one location, it must in the interest of fairness be granted at other locations as well, and that this would result in a dissolution of the Village's standards.

Board Member Watson approved of the drawings for the new building. He stated that it is difficult to build right next to the road when there is a four-lane highway and that he prefers a building to be set further back with parking to the front or the side.

Board Member Onsager stated that building plans in the Village had not historically allowed for adequate ingress and egress from the road and that future developments should have plenty of parking and lighting in the front of the buildings.

Board Member Presler stated that she was not arguing for or against the Variance and that her qualm was strictly with the statement that the Variance would not change the character of the district. She asked why it is important to align the driveways at the Shell station.

Charles Patterson, engineer of record for Patterson Engineering, explained that the driveways should be aligned to prevent conflicting lefthand turning movements between vehicles exiting the two nearby properties. He also stated that although theoretically the building should be closer to the road, moving it closer would not leave enough land to develop in the front.

Board Member Presler noted that Patterson Engineering had misspelled Warfield Boulevard on all its paperwork.

Community Development Director Freeman confirmed these corrections had been noted and would be applied in the final draft.

Board Attorney Vose pointed out (from the Staff report) that the parcel is odd shaped and its sharp angle prohibits the ability of a building to be closer to the street, coupled with why aligning the roads this way was for safety and ensuring the design was compliant.

**Motion was made to approve Variances V-24-036, V-24-037, V-24-038, V-24-039, V-24-040, and V-24-041 by Board Member Watson. Motion was duly seconded by Board Member Onsager and approved unanimously.**

4. AN ORDINANCE OF THE VILLAGE OF INDIANTOWN, FLORIDA, AMENDING SECTION 3-5.7 "TEMPORARY USES AND SPECIAL EVENTS" OF THE VILLAGE OF INDIANTOWN LAND DEVELOPMENT REGULATIONS; CREATING SECTION 3-5.10 "SPECIAL EVENTS," OF THE VILLAGE OF INDIANTOWN LAND DEVELOPMENT REGULATIONS; PROVIDING FOR THE REVIEW AND ISSUANCE OF SPECIAL EVENT PERMITS BY THE VILLAGE MANAGER; PROVIDING FOR REGULATION OF SPECIAL EVENTS;

PROVIDING FOR APPEAL PROCEDURES, PROVIDING DUTIES OF PERMITTEES; PROVIDING FOR REGULATION OF PUBLIC CONDUCT DURING SPECIAL EVENTS; PROVIDING DEFINITIONS; AND PROVIDING FOR FINDINGS, CODIFICATION, CONFLICTS, SEVERABILITY, AND AN EFFECTIVE DATE.

Board Attorney Vose provided an overview of the ordinance.

Discussion ensued regarding permitting using the case example of an outdoor event for customers at the marina and for events on public versus private property.

Chair Miley and Board Member Presler inquired as to whether changes had been made to the agenda package after its initial publication.

Board Attorney Vose stated, other than Board Member name changes, that no other changes had been made to the agenda.

Discussion ensued regarding changes to the agenda that Board Member Presler had noticed.

Chair Miley read a statement endorsing the proposed amendments but opposing giving the Village Manager unilateral oversight.

Board Member Onsager spoke in support of the proposed changes, stating that they had been informed by feedback from the public.

Board Member Watson stated that giving the Village Manager sole oversight would depoliticize the application review process.

Chair Miley concurred with Board Member Watson.

Nikki Parker spoke in opposition to giving the Village Manager sole oversight.

Daryl Holmes expressed concerns regarding how certain members of the Village Council handled its discussion of Swampfest at the last meeting. He felt that two members of the Council were condescending toward the residents of Booker Park. He spoke in support of having clear criteria in place for making special event permit application decisions.

Vice President of Concerned Citizens for Booker Park Kimberly Jackson Brown spoke in opposition to giving the Village Manager oversight, as she felt it would reduce the diversity of perspectives on fair representation for each application. She expressed concerns with how Swampfest had been handled by the Village.

Board Member Watson asked whether an applicant would be able to appeal to the Village Council if the Village Manager were to deny an application.

Board Attorney Vose stated that under the current ordinance, an appeal would go before the Village Manager, not the Council.

Board Member Onsager supported establishing clear criteria but argued that any appeals should go before the Council.

Discussion ensued regarding how early applications would need to be submitted to allow for an appeals process.

Board Member Onsager noted that insurance and law enforcement fees should not need to be paid up front if there is the chance of an application being denied.

Board Attorney Vose explained the difficulty with allowing applicants to provide proof of insurance after applying.

Discussion ensued regarding insurance and the possibility of holding pre-application meetings to make sure that everything is in order.

Kimberly Jackson Brown stated that the Swampfest organizers did not mind purchasing insurance in advance of their application being reviewed but that problems arose because the Village Staff had interfered with their venue.

Discussion ensued regarding what kinds of changes should be made to the language of the Ordinance.

Board Attorney Vose clarified that currently the decision to approve or deny an application rests with the Village Manager. An application only goes before the Council under certain circumstances, such as for an event with projected attendance of over 1,500 people or with street closures.

Nikki Parker requested clarification on what differentiates a “special event” from a “major special event.”

Board Attorney Vose explained the criteria for the “major special event” designation.

Board Member Onsager recommended approving the proposed changes but allowing for verbiage for (i) appeals before the Council and (ii) prequalification meetings with Staff before requiring applicants to pay for insurance and law enforcement.

Discussion continued regarding the language of the Ordinance and the timeline of the application and appeals process.

Daryl Holmes requested a thorough review of the language for the special event designation. He expressed concern that the Village Manager should have the power to determine the number of expected attendees.

Board Attorney Vose clarified that once an event passes a certain threshold, for instance in the number of attendees, it requires the presence of law enforcement and fire rescue.

Board Member Watson agreed with Mr. Holmes that the Village Manager should not be able to determine the number of attendees.

Board Attorney Vose added that in many municipalities there is a threshold for the number of attendees and clarified that the determination made by Village Staff is based on available information, not political whim.

Board Member Watson stated again that applicants should be able to appeal a denial.

**Motion was made to direct the Village Staff to make revisions to the Ordinance by Board Member Watson. Motion was duly seconded by Board Member Williams and approved unanimously.**

## **DIRECTOR'S REPORT**

5. **Monthly Director's Report** – The Director will provide a brief summary of active development projects in the Village.

Community Development Director Freeman provided a summary of developments under review, including Indiantown Go Kart, 2830 Holdings, LLC, Stor-A-Way, Dollar Tree, the Indiantown wastewater treatment plant, RCC Construction, and DeMarcellus. She then provided a list of approved developments.

**NEXT REGULAR MEETING:** July 25, 2024

**ADJOURNMENT:** 8:03 p.m.

**ATTEST:**

**VILLAGE OF INDIANTOWN, FLORIDA**

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LaRhonda McBride  
Village Clerk

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Christa Miley,  
Chair

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Date

**VILLAGE OF INDIANTOWN, FLORIDA  
AGENDA MEMORANDUM**

MEETING DATE: February 19, 2025

MEETING TYPE: Regular Meeting

AGENDA ITEM TITLE: Minutes November 20, 2024

SUMMARY OF ITEM: Minutes November 20, 2024

FISCAL IMPACT        na  
STATEMENT:

RECOMMENDATION: Minutes November 20, 2024

PREPARED BY: LaRhonda McBride, Village Clerk

DATE: 2/12/2025

**ATTACHMENTS:**

Description

Minutes November 20, 2024



**VILLAGE OF INDIANTOWN  
PLANNING, ZONING, AND APPEALS BOARD MEETING MINUTES  
November 20, 2024  
6:00 PM**

**15516 SW Osceola Street, Suite C  
Indiantown, FL 34956**

**CALL TO ORDER:** 6:00 PM

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

**PRESENT:** *PZAB Members:* Chair Christa Miley and Board Members Milton Williams, Scott Watson, Ciressa Thompson, and Jannie Woody. Molly Demarcellus was absent. *Staff:* Village Manager Taryn Kryzda, Board Attorney Chloe Berryman, Community and Economic Development Director Deanna Freeman, Village Clerk LaRhonda McBride and Administrative Assistant Renae Cherry.

**INVOCATION:** Board Member Milton Williams

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

**APPROVAL OF AGENDA:**

**Motion was made to approve the agenda by Board Member Watson. Motion was duly seconded by Board Member Woody and approved 5–1, with Board Member Demarcellus absent.**

**APPROVAL OF MINUTES:** None

**REGULAR AGENDA:**

1. Proposed 2025 PZAB Meeting Dates

Village Clerk McBride provided an overview of the application.

**Motion was made to approve the proposed schedule by Board Member Watson. Motion was duly seconded by Board Member Williams and approved 5–1, with**

**Board Member Demarcellus absent.**

2. **PLT-24-054 River Oak Fernwood Holdings, LLC (Plat)**: Request for a recommendation of plat approval from the Planning, Zoning & Appeals Board concerning real property totaling 55.1907 acres, located on the east side of S.W. Famel Boulevard, west of Fernwood Forrest Road, and north of the St. Lucie Canal.

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

Community and Economic Development Director Freeman provided an overview of the item.

No conflicts of interest were declared by the Board Members.

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

Discussion ensued regarding revisions to the original site plan.

**Motion was made to approve PLT-24-054 by Board Member Watson. Motion was duly seconded by Board Member Williams and approved 5–1, with Board Member Demarcellus absent.**

3. **Application No. ANX-24-046** – Request for approval of annexing by voluntary petition certain real property totaling 0.19 acres in size, south of S.W. Citrus Boulevard, north of S.W. Kanner Highway, and contiguous to the existing boundaries of the Village of Indiantown.

The Board Attorney stated for the record the quasi-judicial nature of the proceedings of Items 3, 4, and 5.

No conflicts of interest were declared by the Board Members.

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

Those offering testimony were sworn in by Village Clerk McBride.

Community and Economic Development Director Freeman provided an overview of Items 3, 4, and 5.

**Motion was made to approve Application No. ANX-24-045 by Board Member Watson. Motion was duly seconded by Board Member Williams and approved 5–1, with Board Member Demarcellus absent.**

4. **Application No. CPA-24-046**: Request for approval of a small-scale comprehensive plan amendment concerning real property totaling 0.19 +/- acres in size, located south



of S.W. Citrus Boulevard and north of S.W. Kanner Highway, from Martin County Rural Density land use designation to Village Commercial Waterfront for Joseph W. Walsh & Indiantown Property Holdings, LLC.

**Motion was made to approve Application No. CPA-24-046 by Board Member Watson. Motion was duly seconded by Board Member Williams and approved 5–1, with Board Member Demarcellus absent.**

5. **Application No. RZ-24-047:** Request to Rezone real property totaling 0.19+/- acres in size, south of S.W. Citrus Boulevard, north of S.W. Kanner Highway, from A-2 Agricultural zoning district to Canal Mixed Use zoning district for Joseph W. Walsh & Indiantown Property Holdings, LLC.

**Motion was made to approve Application No. RZ-24-047 by Board Member Watson. Motion was duly seconded by Board Member Williams and approved 5–1, with Board Member Demarcellus absent.**

**DIRECTOR’S REPORT:** None

**NEXT REGULAR MEETING:** December 12, 2024

**ADJOURNMENT:** 6:23 p.m.

**ATTEST:**

**VILLAGE OF INDIANTOWN, FLORIDA**

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LaRhonda McBride  
Village Clerk

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Christa Miley,  
Chair

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Date

## VILLAGE OF INDIANTOWN, FLORIDA AGENDA MEMORANDUM

MEETING DATE: February 19, 2025

MEETING TYPE: Regular Meeting

AGENDA ITEM TITLE: **APPLICATION NO. PD-24-075** TERRA LAGO PUD (FORMERLY KNOWN AS INDIANTOWN DRI PUD) FIFTH AMENDMENT TO THE PLANNED UNIT DEVELOPMENT ZONING AGREEMENT, LOCATED NORTH OF SW WARFIELD BOULEVARD (SR-710), FRONTING GARCIA DRIVE, INDIANTOWN.

SUMMARY OF ITEM: The applicant is seeking approval for a fifth amendment to the Terra Lago PUD, pursuant to LDR Subsection 12-10. – Planned Unit Developments (PUD) of the Indiantown Land Development Regulations (LDRs). The subject property is located 16205 SW Warfield Blvd., Indiantown.

FISCAL IMPACT STATEMENT: N/A

RECOMMENDATION: Village Staff recommend approval of application PD-24-075.

PREPARED BY: Deanna Freeman, Community & Economic Development Director

DATE:  
2/11/2025

### ATTACHMENTS:

#### Description

PZAB Staff Report

Presentation

Fifth Amendment to PUD Zoning Agreement

Redline - Exhibits E and F to Fifth Amendment to PUD Zoning Agreement

Resolution XX-2025

Public Notice Affidavit

Mailing Notice

Newspaper Advertisement

Revised Ownership Certificate for PUD Agreement Fifth Amendment - Terra Lago



## Village of Indiantown Village Council Staff Report

<b><u>Application Number</u></b>	PD-24-075 Terra Lago PUD
<b><u>Hearing Date</u></b>	February 19, 2025
<b><u>Property Owner &amp; Applicant</u></b>	Terra Lago, LLC
<b><u>Applicant</u></b>	Erika Beitler, HJA Design Studio, Project Management & Landscape Architect.
<b><u>Representatives</u></b>	Dennis J. Scholl, GeoPoint Surveying, Inc. Darrin Lockwood, Meridian Consulting Engineers. LLC T. Spencer Crowley III, Akerman LLP
<b><u>Village Coordinator</u></b>	Deanna Freeman, Community & Economic Development Director
<b><u>Village Reviewers</u></b>	Deanna Freeman, Community & Economic Development Director Tom Jensen, P.E., Kimley-Horn, Inc. Patrick Nolan, Public Works & Utilities Director Chief Doug Killane – Martin County Fire Department Wade Vose, Village Attorney

### **Applicant Request**

APPLICATION NO. PD-24-075 TERRA LAGO PUD (FORMERLY KNOWN AS INDIANTOWN DRI PUD) FIFTH AMENDMENT TO THE PLANNED UNIT DEVELOPMENT ZONING AGREEMENT, LOCATED NORTH OF SW WARFIELD BOULEVARD (SR-710), FRONTING GARCIA DRIVE, INDIANTOWN.

Terra Lago, LLC is seeking a recommendation of approval from the Planning, Zoning and Appeals Board (PZAB) for the Fifth Amendment to the Terra Lago PUD

Zoning Agreement, pursuant to Subsection LDR Subsection 12-10. – Planned Unit Developments (PUD) of the Indiantown Land Development Regulations (LDRs).

### **Property Information**

**Location:** 16205 SW Warfield Blvd., Indiantown

**Parcel Size:** 803.58-acres

**Legal Description:** Attached.

**JURISDICTION:** INDIANTOWN, FLORIDA

**Parcel Numbers:**

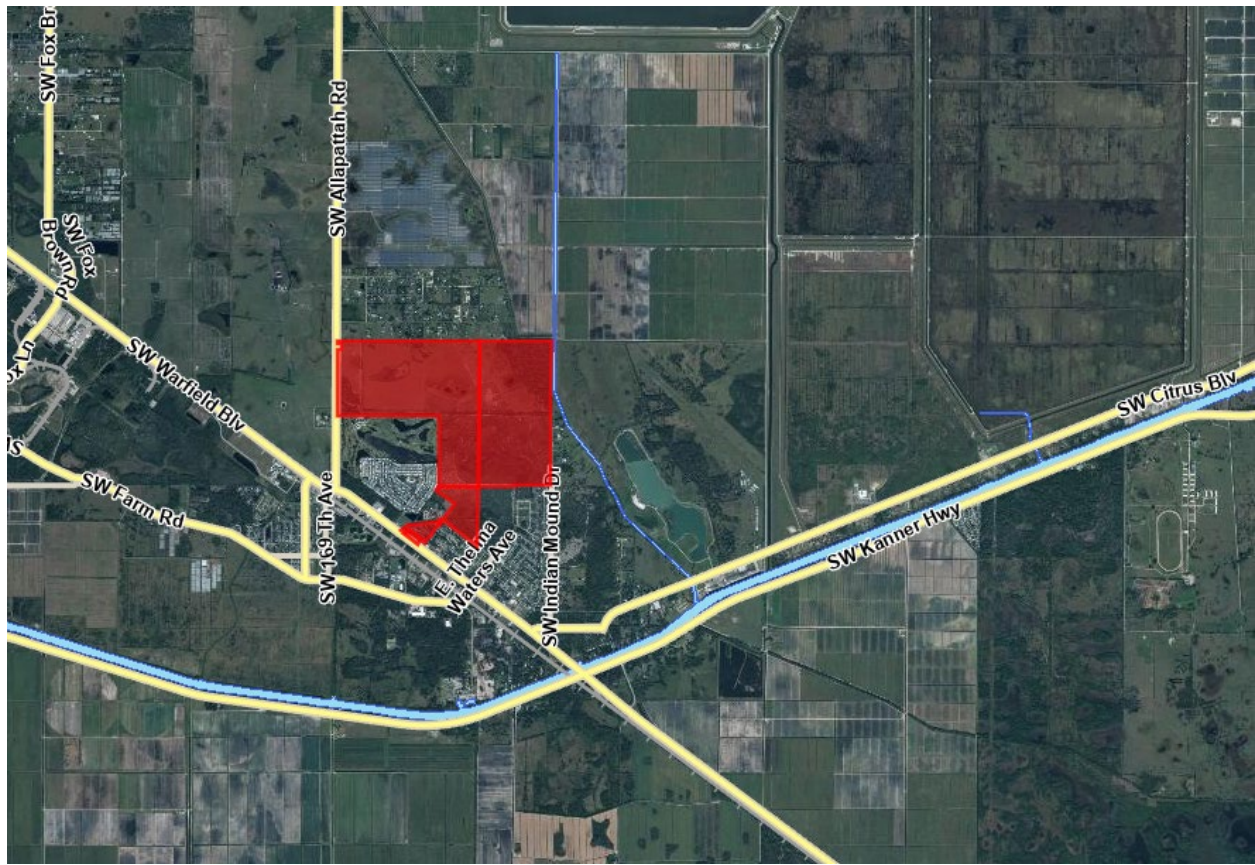
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32-39-39-000-000-00020-5

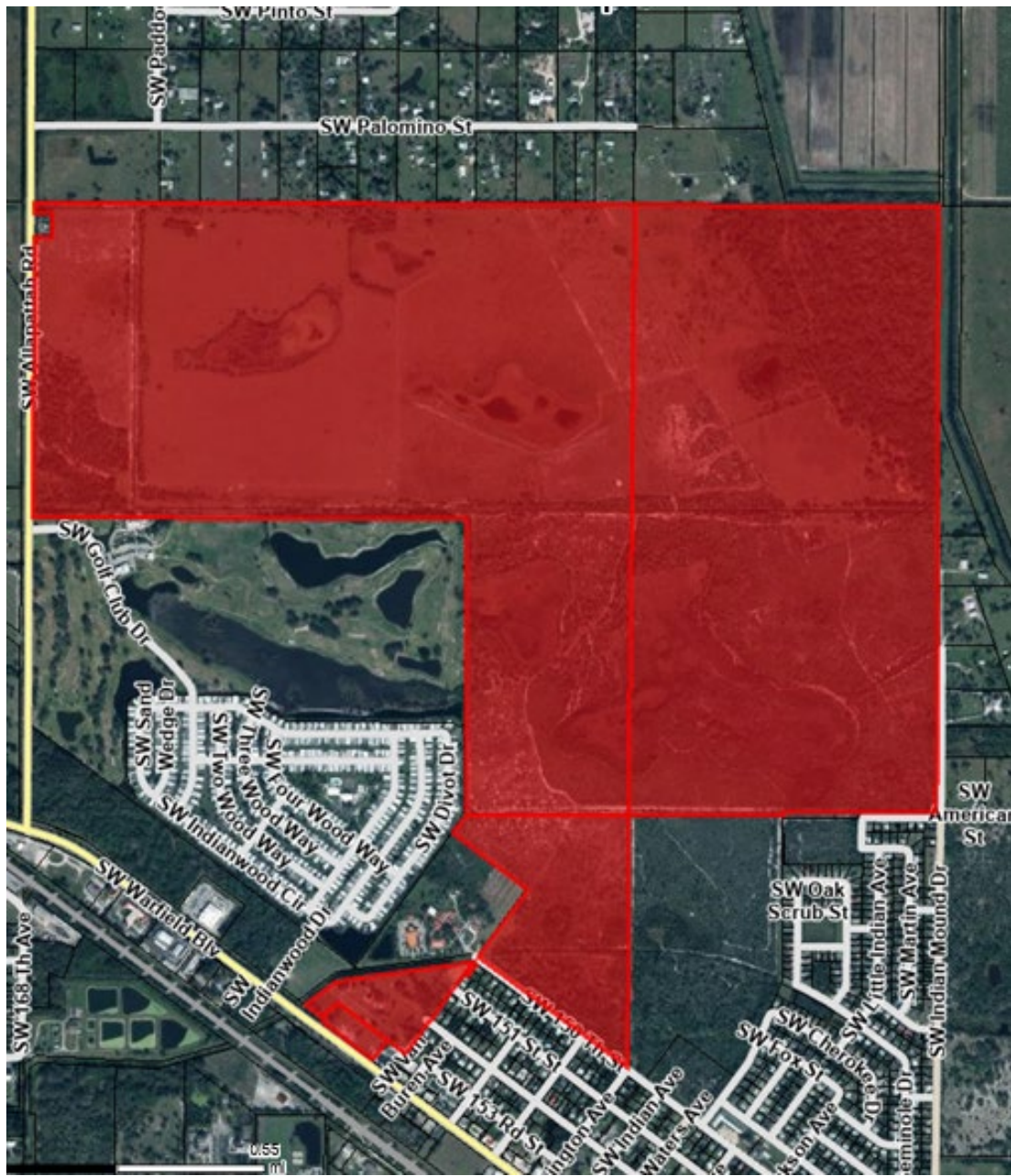
06-40-39-000-000-00010-9

06-40-39-000-000-00015-4

### **Location Map**







### **Land Use and Zoning**

Land Use: Suburban Residential and Rural Community

Zoning: Planned Unit Development

### **Background:**

The Indiantown DRI PUD was approved by Martin County prior to the incorporation of the Village of Indiantown in 2017. After incorporation, the Village became the jurisdictional government responsible for regulating development on the properties located within the Project and administering the PUD Agreement.

The former Indiantown DRI PUD is now known as the Terra Lago PUD and was approved by the Village Council on December 9, 2021. Master Site Plan approval and approval of Phase 1A Major Site Plan was received May 12, 2022. Phase 1B was later approved February 23, 2023.

The intent of Terra Lago, LLC is to commence vertical construction for Phase 1A & 1B following Plat approval and a concurrent 5<sup>th</sup> Amendment to the PUD zoning agreement. An amendment to the PUD, Exhibit F, Special Conditions, has been requested to address design standards and does not impact the overall layout of the previously approved Master Plan or Site Plans for Phases 1A & 1B. The main changes may be summarized but not limited to as follows:

- Warfield Investments, LLC is now Terra Lago, LLC – ownership details updated throughout the PUD as applicable.
- Acknowledgement of previous PUD Amendments described and removed reference to Martin County jurisdiction and elements no longer applicable.
- Certificate of Ownership to reflect Terra Lago, LLC, updated.
- Exhibit F – PUD Revised Special Conditions Design Standards including a reduction in minimum floor space, frontage build to line, building placement (setbacks) are reduced to accommodate housebuilder housing products and placement.

A concurrent Plat application has been submitted and is included as a separate agenda item with a request that the PZAB review and make a recommendation to Village Council. The PUD amendment application materials have been reviewed in accordance with Sec., Land development regulations (LDR). The application and public advertising and noticing have been deemed to be consistent and in compliance with the submission and approval criteria.

### **Approval Evaluation Criteria**

Pursuant to Sec. 12-8. – Major Site Plan, the Applicant has filed an application for Major Site Plan in accordance with this Section.

Subsection 12-8. (5) outlines the approval criteria for Major Site Plan review.

- (5) Approval Criteria. The Village Council and Planning, Zoning and Appeals Board shall use the following criteria in making their decision regarding approval or disapproval, or recommendation of approval or disapproval in the case of the Planning, Zoning and Appeals Board, of a site plan review application:

- a. The development permitted by the application, if granted, conforms to the growth management plan [Comprehensive Plan], is consistent with applicable area or neighborhood studies or plans, and would serve a public benefit warranting the granting of the application at the time it is considered.

**Staff Response:** The PUD Master Site Plan Exhibit remains unchanged. The changes proposed to Exhibit F. Special Conditions Revised Design Standards will allow smaller building footprints, and reduced setbacks on residential lots. Such a change will not diminish from ensuring the Terra Lago project remains consistent with the intended character of these future land use categories, is compatible with the immediate area, and would provide additional housing choices to the community.

- b. The development permitted by the application, if granted, will have a favorable impact on the environmental and natural resources the Village, including consideration of the means and estimated cost necessary to minimize the adverse impacts, the extent to which alternatives to alleviate adverse impacts may have a substantial impact on the natural and human environment, and whether any irreversible or irretrievable commitment of natural resources will occur as a result of the proposed development.

**Staff Response:** The 5<sup>th</sup> amendment to the PUD Zoning Agreement will not remove previous commitments regarding mitigation impacts on the natural environment and will continue to maximize habitat preservation to protect the site's natural assets and create amenities to support community health. The Master Plan includes 188.5 acres of preserved upland habitat, 115.8 acres of wetlands and buffers, and 89.3 acres of lakes. The Project will reserve 1.9 acres of recreation space in the form of pocket parks, plus nearly 15 acres of walking trails. None of this will be changed as a result of the approval of the 5<sup>th</sup> Amendment to the PUD Zoning Agreement.

- c. The development permitted by the application, if granted, will have a favorable impact on the economy of the Village.

**Staff Response:** The development will continue to have a favorable impact on the economy of the Village by increasing housing options that will be attractive to a variety of households, increasing tax revenues to the Village, and enhancing the communities' ability to attract new businesses. The Village will also benefit from direct and indirect impacts of construction activity such as permit fees, impact fees, utility fees, etc.; new construction jobs; increased economic activity in development support industries (lending, service providers, etc.)

- d. The development permitted by the application, if granted, will efficiently use or not unduly burden water, sewer, solid waste disposal, recreation, education or other necessary public facilities which have been constructed planned and budgeted for construction.

**Staff Response:** The proposed development will not unduly burden public facilities and services.

- e. The development permitted by the application, if granted, will efficiently use or not unduly burden or affect public transportation facilities, including mass transit, roads, streets and highways which have been constructed or planned and budgeted for construction, and if the development is or will be accessible by public or private roads, streets or highways.

**Staff Response:** The proposed development will not unduly burden public transportation facilities. The Phasing plan previously approved remains unchanged as part of the fifth amendment to the PUD zoning agreement with surrounding roadways projected to continue to meet level of service (LOS) standard.

Proposed modifications to the design standards included in Exhibit F: Special Conditions offer the opportunity to reduce the minimum square footage of residential unit sizes, and setbacks to reduce distances from property boundaries. While not bound by the underlying zoning districts, as established in the Land Development Code, the proposed modifications are generally consistent with the intent and character of those zoning districts, including:

Sec. 3-2.1. - Rural Residential Zoning District.

- Scenic character
- Low-density
- Cluster development
- Detached single-family dwellings

Sec. 3-2.2. – Limited Residential Zoning District (LR).

- Residential neighborhoods with a mix of community facilities.
- All housing types and residential accessory uses and complementary community services, recreational facilities and light infrastructure serving the residential uses.



Staff find the proposed amendments to the PUD Zoning Agreement to be in compliance with the Village's Land Development Regulations subject to the recommended conditions of approval.

### **STAFF RECOMMENDATION**

Village staff have reviewed the fifth amendment to the PUD zoning agreement for compliance with the Village Land Development Regulations and found it to comply. Village Staff recommend approval of Application PD-24-075, subject to the following conditions.

### **CONDITIONS:**

1. This approval pertains to the Fifth Amendment to the PUD Zoning Agreement and exhibits.
2. All conditions previously attached to PUD Zoning Agreements remain applicable unless removed or superseded by the fifth amendment to the PUD.

### **ATTACHMENTS**

Staff Report.  
Staff Presentation.  
PUD Zoning Agreement (fifth amendment)  
Public Notice Ad.  
Signage & Notice Applicant Affidavit.  
Draft Resolution.  
Application Materials.



# Terra Lago

## PUD Amendment

Village of Indiantown, Florida

PZAB Meeting 2-19-2025

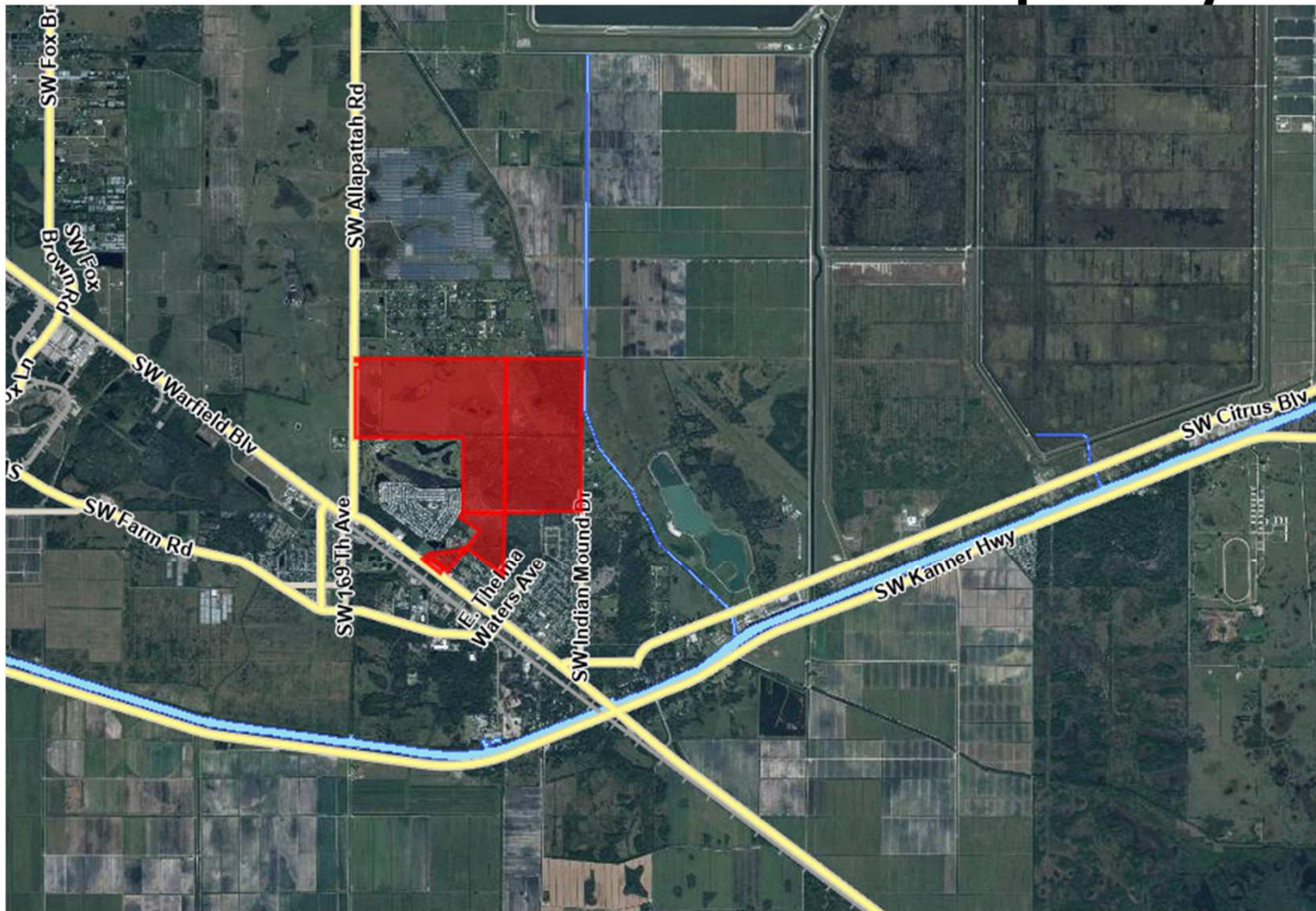
# Applicant Request

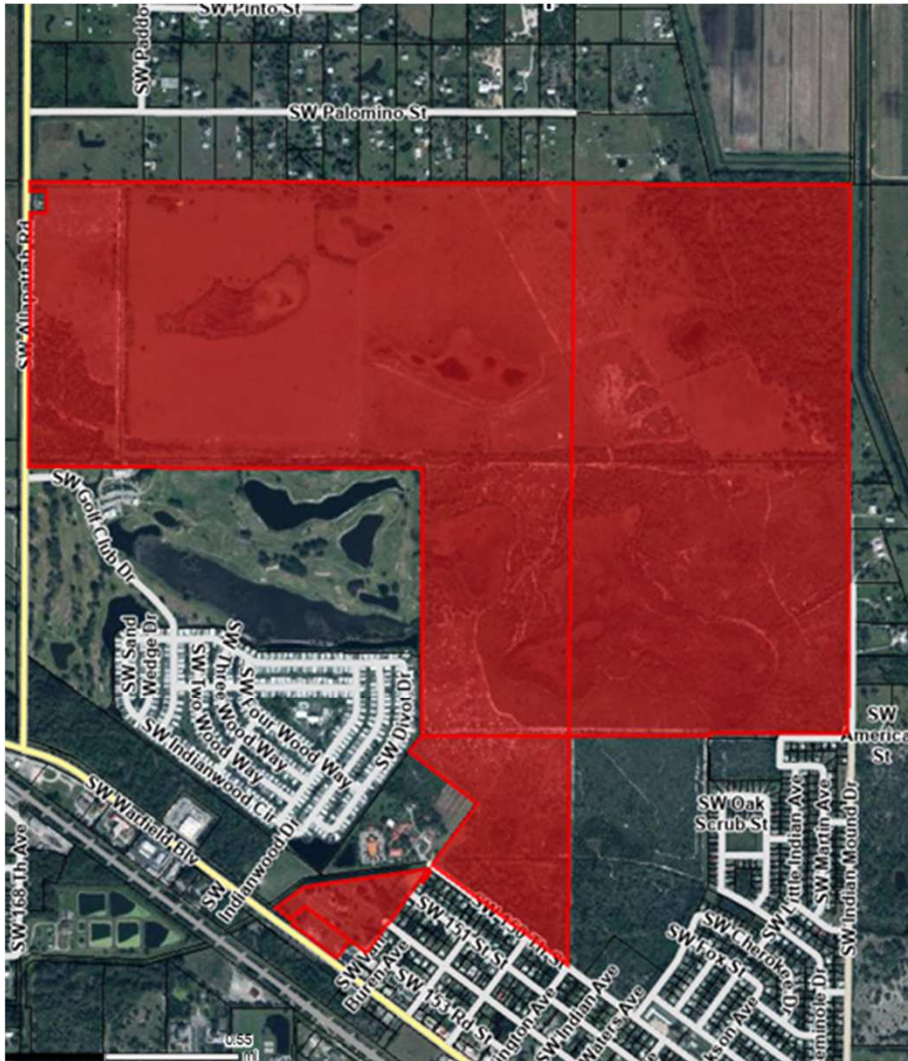
Terra Lago, LLC is seeking a recommendation of approval from the Planning, Zoning and Appeals Board for the 5<sup>th</sup> amendment to the Terra Lago PUD Agreement, pursuant to 12Subsection LDR Sec.12-10. – Planned Unit Developments (PUD) of the Indiantown Land Development Regulations (LDRs).

Application Number: PD-24-075 Terra Lago PUD Amendment



# Property Location

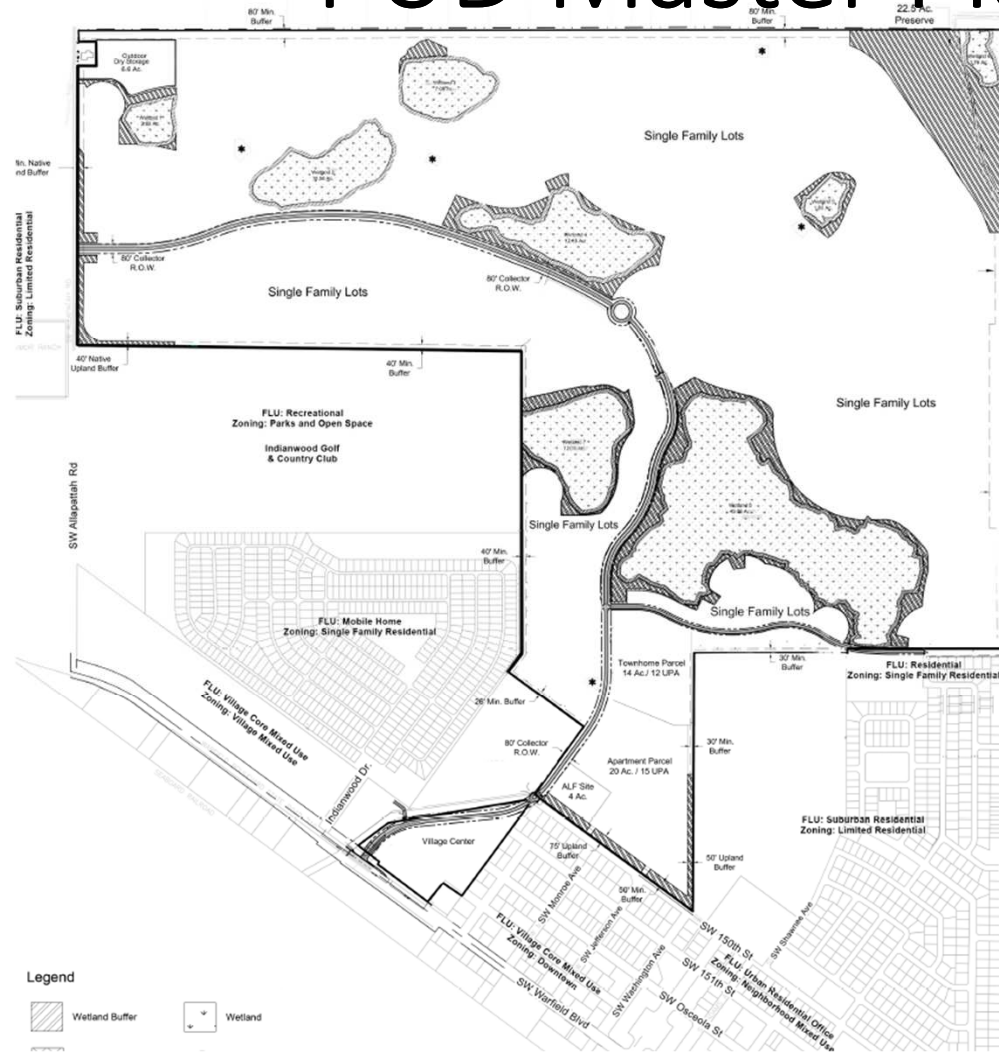


[illegible]





# PUD Master Plan



## Site Data

Total Site Area	803.58 Ac.
Gross Site Density	± 3.1 DUPA
Max. Dwelling Units Allowed	2,500 Dwellings
Total Proposed Dwellings	2,488 Dwellings

## Master Development Program

USE	± Acreage	Units	Phase(s)
Commercial	8.2 Ac. / 100,000 SF		1C
Adult Living Facility	3.8 Ac.		1C
Single Family	329.9 Ac.	2,014	1A   1B   2   3   4   5
Townhomes	14 Ac.	174	1B
Apartments	20 Ac.	300	1C
Community Center	11.2 Ac.		1B
Dry Storage	6.6 Ac.		5
Wetlands & Buffers	115.8 Ac.		All
Lakes	89.3 Ac.		All
Green / Open Space & Native Planting Areas	188.5 Ac.		All
Pocket Parks	1.9 Ac.		All
Walking Trails	14.78 Ac.		All
<b>Total</b>	<b>803.58 Ac.</b>	<b>2,488 Units</b>	

\*Refer to the civil plans and drainage reports for supporting details.

## Master Environmental Data

Phase	± Lakes	Wetlands & Buffers
1 A	6.4 Ac.	70.2 Ac.
1 B	23.6 Ac.	-
1 C	5.8 Ac.	-
2	19.2 Ac.	5.4 Ac.
3	11.4 Ac.	23.7 Ac.
4	11.7 Ac.	-
5	11.2 Ac.	16.5 Ac.
<b>Total</b>	<b>89.3 Ac.</b>	<b>115.8 Ac.</b>

## Terra Lago Phasing Schedule

Phase	± Acreage	Uses Included	Approx. Submittal
1 A	162.80 Ac.	224 Single Family	June 2021
1 B	135.05 Ac.	400 Single Family Clubhouse w/ Catering Kitchen 174 Townhomes	November 2021
1 C	41.60 Ac.	300 Apartment Units 100,000 SF Commercial (includes ALF & open space)	January 2022
2	120.60 Ac.	262 Single Family	April 2022
3	163.03 Ac.	484 Single Family	April 2023
4	90.82 Ac.	364 Single Family	April 2024
5	88.70 Ac.	280 Single Family Dry Storage	April 2025
<b>Total</b>	<b>803.58 Ac.</b>		

**HJA DESIGN STUDIO**  
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LA 0000905

**Terra Lago**  
Village of Indiantown  
Master Plan

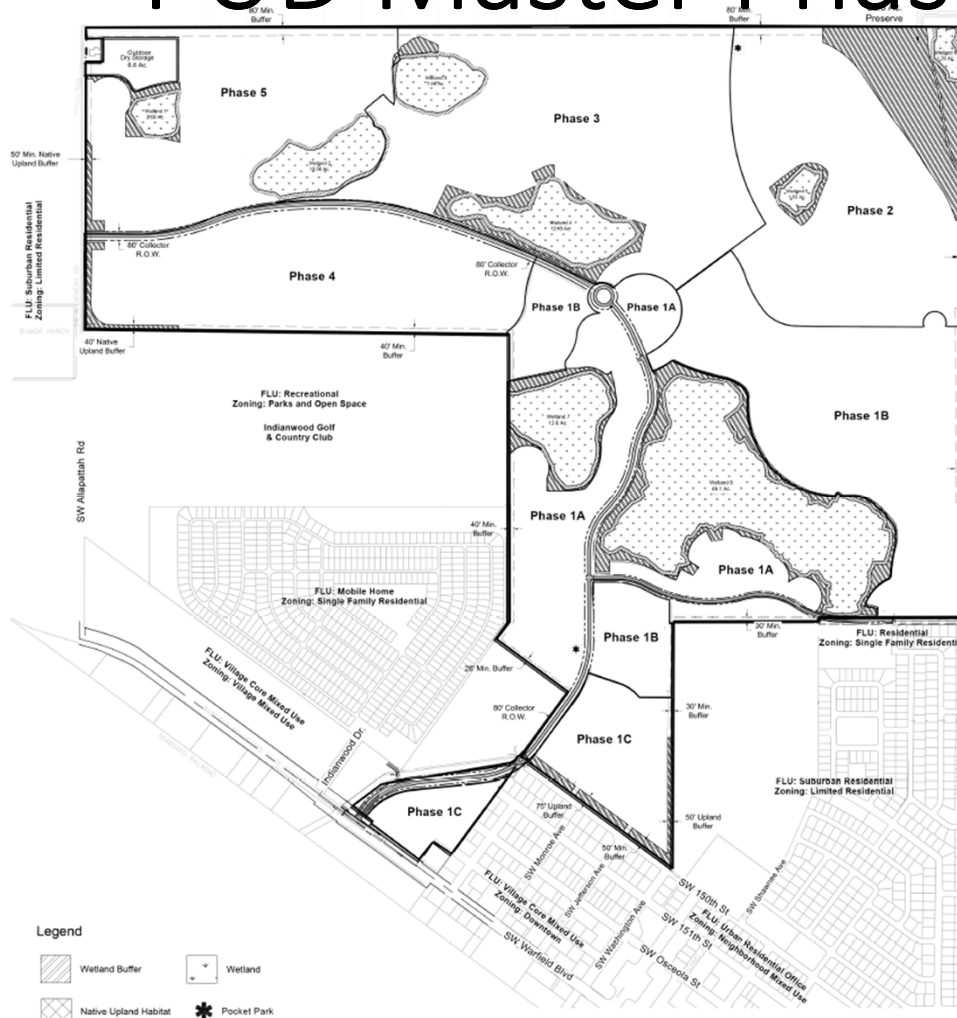
**Legend**  
Wetland Buffer  
Wetland

Job No. 2020-05  
Drawn By: EB  
Checked By: MH  
Approved By: MH  
Submittal Date: 6/22/21  
Revision Date: 9/15/21

**MP-1**  
MSP-21-622



# PUD Master Phasing Plan



Phase 1A	803.58 Ac.
Gross Site Density	± 3.1 DUPA
Max. Dwelling Units Allowed	2,500 Dwellings
Total Proposed Dwellings	2,488 Dwellings

Master Development Program			
USE	± Acreage	Units	Phase(s)
Commercial	8.2 Ac. / 100,000 SF	1C	1C
Adult Living Facility	3.8 Ac.	1C	1C
Single Family	329.9 Ac.	2,014	1A   B   2   3   4   5
Townhomes	14 Ac.	174	1B
Apartments	20 Ac.	300	1C
Community Center	11.2 Ac.	1B	1B
Dry Storage	6.6 Ac.	5	5
Wetlands & Buffers	115.8 Ac.	All	All
Lakes	89.3 Ac.	All	All
Green / Open Space & Native Planting Areas	188.5 Ac.	All	All
Pocket Parks	1.9 Ac.	All	All
Walking Trails	14.79 Ac.	All	All
Total	803.58 Ac.	2,488 Units	

\*Refer to the civil plans and drainage reports for supporting details.

Master Environmental Data		
Phase	± Lakes	Wetlands & Buffers
1 A	6.4 Ac.	70.2 Ac.
1 B	23.6 Ac.	-
1 C	5.8 Ac.	-
2	19.2 Ac.	5.4 Ac.
3	11.4 Ac.	23.7 Ac.
4	11.7 Ac.	-
5	11.2 Ac.	16.5 Ac.
Total	89.3 Ac.	115.8 Ac.

Terra Lago Phasing Schedule		
Phase	± Acreage	Uses Included
1 A	182.80 Ac.	224 Single Family
1 B	135.03 Ac.	400 Single Family Clubhouse w/ Catering Kitchen 174 Townhomes
1 C	41.80 Ac.	300 Apartment Units 100,000 SF Commercial (includes ALF & open space)
2	120.60 Ac.	262 Single Family
3	183.03 Ac.	484 Single Family
4	90.82 Ac.	364 Single Family
5	89.70 Ac.	280 Single Family Dry Storage
Total	803.58 Ac.	



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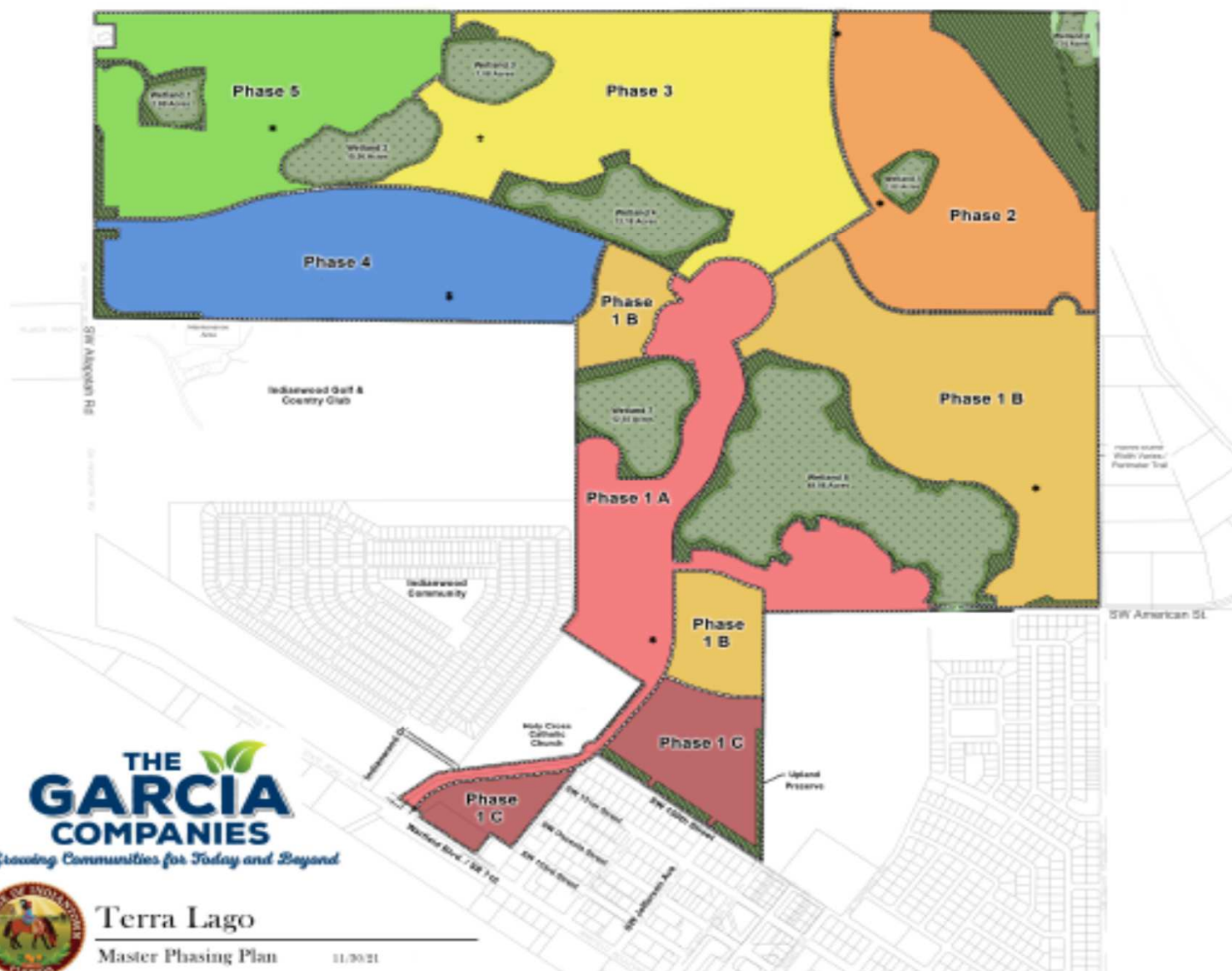
Terra Lago  
Village of Indiantown  
Master Phasing Plan

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Job No. 2020-31  
Drawn By: EB  
Checked By: MH  
Approved By: MH  
Submitted Date: 5/22/21  
Revision Date: 9/15/21

PH-1

VOI Proj. # MSP-21-622



Phase	Acres
1 A	1163 Ac.
1 B	1136 Ac.
2	1121 Ac.
3	1163 Ac.
4	1181 Ac.
5	1190 Ac.
<b>Total</b>	<b>11,915 Ac.</b>

\* Pocket Park

**THE GARCIA COMPANIES**  
Growing Communities for Today and Beyond



**Terra Lago**  
Master Phasing Plan

11/30/21

**HJA DESIGN STUDIO**



**TERRA LAGO PUD  
REVISED EXHIBIT B  
REVISED OWNERSHIP CERTIFICATE**

I, [INSERT TRANSACTIONAL ATTORNEY], a member of the Florida Bar, pursuant to my review of [INSERT TITLE POLICY INFORMATION] dated \_\_\_\_\_, ~~2021~~2025, hereby certify that the fee simple title to the property described in Exhibit "A" to that Planned Unit Development Zoning Agreement dated the \_\_\_\_ day of \_\_\_\_\_ ~~2021~~2025 and recorded on [DATE] at Official Records Book [] Page [], public records of Martin County, Florida, by and between ~~Warfield Investments~~Terra Lago, LLC and the Village of Indiantown, as amended from time to time, is vested in ~~WARFIELD INVESTMENTS~~TERRA LAGO, LLC, a Delaware limited liability company.

Date this \_\_ day of \_\_\_\_\_, ~~2021~~2025.

\_\_\_\_\_  
[INSERT TRANSACTIONAL ATTORNEY]

**Terra Lago  
PUD Phasing Plan**

<u>Phase</u>	<u>Approximate Density/Uses</u>	<u>Approximate submittal</u>
Conceptual / Ph 1a	228 single family	June <del>2021</del> <u>2022</u>
Ph 1b	399 single family Clubhouse with catering kitchen only 174 townhomes	December <del>2021</del> <u>2023</u>
Ph 1c	300 apartment units 100,000 square feet of Commercial, including ALF	February <del>2022</del> <u>2026</u>
Ph 2	259 single family	April <del>2022</del> <u>2027</u>
Ph 3	484 single family	April <del>2023</del> <u>2028</u>
Ph 4	364 single family	April <del>2024</del> <u>2030</u>
Ph 5	280 single family	April <del>2025</del> <u>2032</u>

1). Product Types

a) Single-family detached homes: Minimum 40' frontage at building line with a minimum 110' depth and an average of 120' – 125'. At minimum, a one-car garage is required, plus a setback which provides two additional off-street parking spaces in a driveway; minimum floor space: ~~1,500~~1,400 sq.ft. net (air conditioned) interior required.

b) Single-family detached homes: 50' frontage at building line with a minimum 110' depth and an average of 120' – 125'. At minimum, a two-car garage is required, plus a setback, which provides two additional off street parking, spaces in a driveway; minimum floor space: ~~1,900~~1,800 sq.ft. net (air conditioned) interior required.

c) Single-family detached homes: 60' frontage at building line with a minimum 110' depth and an average of 120' – 125'. At minimum, a two-car garage is required, plus a setback, which provides two additional off street parking, spaces in a driveway; minimum floor space: 1,900 sq.ft. net (air conditioned) interior required.

d) Single-family detached homes: ~~75~~70' frontage at building line with a minimum ~~110~~150' depth ~~and an average of 120' – 125'~~. At minimum, a two car garage is required, plus a setback which provides two additional off street parking spaces in a driveway; minimum floor space: 2,100 sq.ft. net (air conditioned) interior required.

<b>S.F. Development Standards</b>	40'	50'	60'	<del>75</del> <u>70</u> '
<b>LOT DIMENSIONS:</b>				
Lot Size, Min (square feet)	4,400	5,500	6,600	<del>11,250</del> <u>10,500</u>
Lot Width, (feet)	40	50	60	<del>75</del> <u>70</u>

<b>BUILDING PLACEMENT:</b>				
Front Setback, Min-Max (feet)	25	25	25	25
Side Setback, Min (feet) Principal	5	5	<del>10</del> <u>5</u>	<del>15</del> <u>5</u>
Corner Side Setback, Min (feet) Principal	<del>15</del> <u>10</u>	<del>15</del> <u>10</u>	<del>20</del> <u>10</u>	<del>25</del> <u>10</u>
Side Setback, Min (feet) Accessory	5	5	<del>10</del> <u>5</u>	<del>15</del> <u>5</u>
Rear Setback, Min (feet) Principal	20	20	20	25
Rear Setback, Min (feet) Accessory	10	10	<del>15</del> <u>10</u>	<del>25</del> <u>10</u>

BUILDING PLACEMENT:		
Front Setback, Min (feet)	25	20

~~79051392.4~~ 78906048.4

Side Setback, Min (feet) Principal	<del>10</del> <u>5</u>	5
Internal Side Setback, Min (feet) Principal	n/a	0
Side Setback, Min (feet) Accessory	8	<del>5</del> <u>2</u>
Rear Setback, Min (feet) Principal	20	10
Rear Setback, Min (feet) Accessory	8	5



# PUD Review Criteria

Subsection 12-8. (5) outlines the approval criteria for Major Site Plan review.

Approval Criteria. The Village Council and Planning, Zoning and Appeals Board shall use the following criteria in making their decision regarding approval or disapproval, or recommendation of approval or disapproval in the case of the Planning, Zoning and Appeals Board, of a site plan review application:



# PUD Review Criteria

- a. The development permitted by the application, if granted, conforms to the growth management plan [Comprehensive Plan], is consistent with applicable area or neighborhood studies or plans, and would serve a public benefit warranting the granting of the application at the time it is considered.

**Staff Response:** The PUD Master Site Plan Exhibit remains unchanged. The changes proposed to Exhibit F. Special Conditions Revised Design Standards will allow smaller building footprints, and reduced setbacks on residential lots. Such a change will not diminish from ensuring the Terra Lago project remains consistent with the intended character of these future land use categories, is compatible with the immediate area, and would provide additional housing choices to the community.



# PUD Review Criteria

- b. The development permitted by the application, if granted, will have a favorable impact on the environmental and natural resources the Village, including consideration of the means and estimated cost necessary to minimize the adverse impacts, the extent to which alternatives to alleviate adverse impacts may have a substantial impact on the natural and human environment, and whether any irreversible or irretrievable commitment of natural resources will occur as a result of the proposed development.

**Staff Response:** The 5<sup>th</sup> amendment to the PUD Zoning Agreement will not remove previous commitments regarding mitigation impacts on the natural environment and will continue to maximize habitat preservation to protect the site's natural assets and create amenities to support community health. The Master Plan includes 188.5 acres of preserved upland habitat, 115.8 acres of wetlands and buffers, and 89.3 acres of lakes. The Project will reserve 1.9 acres of recreation space in the form of pocket parks, plus nearly 15 acres of walking trails. None of this will be changed as a result of the approval of the 5<sup>th</sup> Amendment to the PUD Zoning Agreement.





# PUD Review Criteria

- c. The development permitted by the application, if granted, will have a favorable impact on the economy of the Village.

**Staff Response:** The development will continue to have a favorable impact on the economy of the Village by increasing housing options that will be attractive to a variety of households, increasing tax revenues to the Village, and enhancing the communities' ability to attract new businesses. The Village will also benefit from direct and indirect impacts of construction activity such as permit fees, impact fees, utility fees, etc.; new construction jobs; increased economic activity in development support industries (lending, service providers, etc.)



# PUD Review Criteria

- d. The development permitted by the application, if granted, will efficiently use or not unduly burden water, sewer, solid waste disposal, recreation, education or other necessary public facilities which have been constructed planned and budgeted for construction.

**Staff Response:** The proposed development will not unduly burden public facilities and services.

- e. The development permitted by the application, if granted, will efficiently use or not unduly burden or affect public transportation facilities, including mass transit, roads, streets and highways which have been constructed or planned and budgeted for construction, and if the development is or will be accessible by public or private roads, streets or highways.

**Staff Response:** The proposed development will not unduly burden public transportation facilities. The Phasing plan previously approved remains unchanged as part of the fifth amendment to the PUD zoning agreement with surrounding roadways projected to continue to meet level of service (LOS) standard.



# PUD Recommendations

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

The proposal satisfies criteria included in Pursuant to Sec. 12-8. – Major Site Plan, Village Land Development Regulations.

Village Staff recommends **approval** to the PZAB of Application PD-24-075 Fifth Amendment to the Terra Lago PUD .



QUESTIONS?

THIS INSTRUMENT PREPARED BY:

T. Spencer Crowley, Esq.  
Akerman LLP  
98 SE 7<sup>th</sup> Street, Suite 1100  
Miami, FL 33131

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**TERRA LAGO PUD (FORMERLY INDIANTOWN DRI PUD)  
FIFTH AMENDMENT TO  
PLANNED UNIT DEVELOPMENT ZONING AGREEMENT**

THIS FIFTH AMENDMENT TO PLANNED UNIT DEVELOPMENT ZONING AGREEMENT (this "**Amendment**") is made and entered into this \_\_\_\_ day of \_\_\_\_\_, 2025, by and between TERRA LAGO LLC (fka WARFIELD INVESTMENTS, LLC), a Delaware limited liability company ("**Owner**"), and the VILLAGE OF INDIANTOWN, a political subdivision of the State of Florida ("**Village**").

**WITNESSETH:**

WHEREAS, on or about February 12, 2008, after appropriate notice, public hearing and approval, Irongate Indiantown Investors, LLC, a Delaware limited liability company ("**Irongate**"), and Martin County, a political subdivision of the State of Florida ("**County**"), entered into a Planned Unit Development Zoning Agreement for the development of a project in the County then-known as the "Indiantown DRI PUD" (the "**Project**"), recorded on October 16, 2008 at Official Records Book 2355, Page 2722, public records of Martin County, Florida, which, as amended from time to time, is hereinafter referred to as the "**PUD Agreement**"; and

WHEREAS, the PUD Agreement was previously amended by a First Amendment recorded on December 12, 2008 at Official Records Book 2364, Page 441, public records of Martin County, Florida ("**First PUD Amendment**"), a Second Amendment recorded on June 2, 2010 at Official Records Book 2457, Page 852, public records of Martin County, Florida ("**Second PUD**

Amendment"), a Third Amendment recorded on September 14, 2012 at Official Records Book 2601, Page 313, public records of Martin County, Florida ("Third PUD Amendment"), and a Fourth Amendment recorded on January 14, 2022 at Official Records Book 3286, Page 518, public records of Martin County, Florida ("Fourth PUD Amendment"); and

WHEREAS, as set forth more fully in the Fourth PUD Amendment, Owner is successor in interest to Irongate, and Village is successor in interest to County under the PUD Agreement, as amended; and

WHEREAS, Owner has proposed changes to the Project, acceptable to the Village, such that the Project land development regulations shall be modified in the manner set forth on the enclosed Revised Special Conditions at Exhibit F hereto; and

WHEREAS, to reflect the proposed changes to the Project described in the foregoing recitals, Owner and Village mutually desire to amend the PUD Agreement on the terms and conditions hereinafter set forth.

NOW, THEREFORE, in consideration of the mutual covenants and agreements hereinafter contained, Owner and Village do hereby agree as follows:

1. The above recitals are true and correct and incorporated herein by reference.
2. Exhibit "B" of the PUD Agreement, Ownership Certificate, is hereby amended and replaced as attached hereto and made a part hereof as Revised Exhibit "B", Revised Ownership Certificate, reflecting the Owner as the fee simple owner of the real property comprising the Project.
3. Exhibit "E" of the PUD Agreement, Timetable for Development, is hereby amended and replaced as attached hereto and made a part hereof as Revised Exhibit "E", Revised Timetable for Development.

4. Exhibit "F" of the PUD Agreement, Special Conditions, is hereby amended and replaced as attached hereto and made a part hereof as Revised Exhibit "F", Revised Special Conditions.
5. All terms and conditions of the PUD Agreement that are not amended or revised by this Amendment shall remain in full force and effect as stated therein.

IN WITNESS WHEREOF, the parties hereto have executed this Amendment on the dates indicated below. The date of this Amendment shall be the date on which the Amendment was approved by the Village of Indiantown Council.

[Signature pages follow.]

**OWNER**

Witnesses:

**TERRA LAGO, LLC**, a Delaware limited liability company

\_\_\_\_\_  
Print Name: \_\_\_\_\_

By: \_\_\_\_\_

Name: \_\_\_\_\_

\_\_\_\_\_  
Print Name: \_\_\_\_\_

Title: \_\_\_\_\_

STATE OF \_\_\_\_\_

COUNTY OF \_\_\_\_\_

The foregoing was acknowledged before me before me by means of [ ] physical presence or [ ] online notarization this \_\_\_\_ day of \_\_\_\_\_, 2025 by \_\_\_\_\_, as \_\_\_\_\_ of Terra Lago, LLC.

This person is personally known to me or produced \_\_\_\_\_ as identification and did not take an oath.

\_\_\_\_\_  
Notary Public

Printed Name: \_\_\_\_\_

Commission No: \_\_\_\_\_

Commission Expires: \_\_\_\_\_



**VILLAGE OF INDIANTOWN  
COUNCIL**

ATTEST:  
Witnesses

VILLAGE OF INDIANTOWN,  
MARTIN COUNTY, FLORIDA

\_\_\_\_\_  
LaRhonda McBride  
Village Clerk

Title: \_\_\_\_\_

By: \_\_\_\_\_  
Name: \_\_\_\_\_

\_\_\_\_\_  
Print Name: \_\_\_\_\_

APPROVED AS TO FORM AND LEGAL  
SUFFICIENCY:

\_\_\_\_\_  
Village Attorney

STATE OF \_\_\_\_\_  
COUNTY OF \_\_\_\_\_

The foregoing was acknowledged before me before me by means of [ ] physical presence  
or [ ] online notarization this \_\_\_\_ day of \_\_\_\_\_, 2025 by  
\_\_\_\_\_, as \_\_\_\_\_ of the Village of  
Indiantown. This person is personally known to me or produced \_\_\_\_\_  
as identification and did not take an oath.

\_\_\_\_\_  
Notary Public  
Printed Name: \_\_\_\_\_  
Commission No: \_\_\_\_\_  
Commission Expires: \_\_\_\_\_

**TERRA LAGO PUD  
REVISED EXHIBIT A  
REVISED LEGAL DESCRIPTION**

PARCEL 1:

PROPERTY WITHIN SECTIONS 31 AND 32, TOWNSHIP 39 SOUTH, RANGE 39 EAST AND THE NORTHEAST ONE QUARTER OF SECTION 6, TOWNSHIP 40 SOUTH, RANGE 39 EAST, MARTIN COUNTY, FLORIDA, DESCRIBED AS FOLLOWS:

COMMENCE AT A 4" X 4" CONCRETE MONUMENT MARKING THE NORTHWEST CORNER OF SECTION 31; THENCE NORTH 89°49'20" EAST ALONG THE NORTH LINE OF SAID SECTION 31, A DISTANCE OF 49.90 FEET TO A POINT ON THE EAST RIGHT OF WAY OF STATE ROAD 609 (100 FEET WIDE) (ALSO KNOWN AS ALLAPATTAH ROAD) AS NOW LAID OUT AND IN USE, AND THE POINT OF BEGINNING:

THENCE NORTH 89°49'20" EAST, CONTINUING ALONG SAID NORTH LINE A DISTANCE OF 2,608.60 FEET TO A 4" X 4" CONCRETE MONUMENT MARKING THE NORTH QUARTER CORNER OF SAID SECTION 31; THENCE NORTH 89°48'26" EAST, CONTINUING ALONG SAID NORTH LINE, A DISTANCE OF 2,643.62 FEET TO A 4" X 4" CONCRETE MONUMENT MARKING THE NORTHWEST CORNER OF SAID SECTION 32; THENCE SOUTH 89°42'23" EAST, ALONG THE NORTH LINE OF SAID SECTION 32, A DISTANCE OF 2,658.97 FEET TO A 4" X 4" CONCRETE MONUMENT MARKING THE NORTH QUARTER CORNER OF SAID SECTION 32; THENCE SOUTH 00°06'47" EAST, ALONG THE EAST LINE OF THE WEST ONE-HALF (1/2) OF SAID SECTION 32, A DISTANCE OF 5,285.06 FEET TO A POINT ON THE NORTH LINE OF THE PLAT OF "THIRD ADDITION TO INDIANTOWN PARK" AS RECORDED IN PLAT BOOK 5, PAGE 21, OF THE PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA; THENCE ALONG THE BOUNDARY LINES OF SAID PLAT, SOUTH 89°53'34" WEST, A DISTANCE OF 681.49 FEET; THENCE SOUTH 00°06'26" EAST, A DISTANCE OF 35.02 FEET TO A POINT ON THE SOUTH LINE OF SAID SECTION 32; THENCE SOUTH 89°53'29" WEST ALONG SAID SOUTH LINE, DEPARTING SAID PLAT BOUNDARY, A DISTANCE OF 1,963.72 FEET TO A 2 INCH IRON PIPE MARKING THE SOUTHEAST CORNER OF THE AFOREMENTIONED SECTION 31; THENCE SOUTH 00°15'22" WEST DEPARTING SAID SOUTH LINE, ALONG THE EAST LINE OF SECTION 6, TOWNSHIP 40 SOUTH, RANGE 39 EAST A DISTANCE OF 2,210.97 FEET TO A POINT ON THE NORTH RIGHT OF WAY LINE OF NORTH 150TH AVENUE (65 FEET WIDE)(ALSO KNOWN AS FOURTH STREET) AS NOW LAID OUT AND IN USE, ALSO BEING THE NORTH LINE OF THE "ST LUCIE VILLAS" AS SHOWN ON THE PLAT THEREOF, AND RECORDED IN PLAT BOOK 3, PAGE 133, AND ALSO BEING THE NORTH LINE OF THE "FIRST ADDITION TO ST. LUCIE VILLAS" AS SHOWN ON THE PLAT THEREOF, AND RECORDED IN PLAT BOOK

4, PAGE 1, OF SAID PUBLIC RECORDS; THENCE NORTH 53°40'16" WEST ALONG SAID NORTH LINE AND THE WESTERLY EXTENSION THEREOF, A DISTANCE OF 1,693.87 FEET TO A POINT ON THE EASTERLY LINE OF THAT PARCEL OF LAND DESCRIBED IN OFFICIAL RECORDS BOOK 622, PAGE 2070, OF THE PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA; THENCE ALONG SAID EAST LINE AND THE NORTH LINE OF SAID OFFICIAL RECORDS BOOK 622, PAGE 2070, THE FOLLOWING TWO COURSES; NORTH 36°18'12" EAST, A DISTANCE OF 716.74 FEET; THENCE NORTH 53°42'05" WEST, A DISTANCE OF 800.20 FEET TO A POINT ON THE EASTERLY LINE OF OFFICIAL RECORDS BOOK 1444, PAGE 500, PARCEL "A", OF SAID PUBLIC RECORDS, BEING THE EASTERLY LINE OF INDIANWOOD MOBILE HOME COMMUNITY AND GOLF COURSE; THENCE NORTH 36°21'21" EAST ALONG SAID EASTERLY LINE, A DISTANCE OF 193.92 FEET; THENCE NORTH 00°00'56" EAST CONTINUING ALONG SAID EAST LINE OF OFFICIAL RECORDS BOOK 1444, PAGE 500, AND THE NORTHERLY PROJECTION THEREOF A DISTANCE OF 2,574.47 FEET; THENCE NORTH 89°15'25" WEST, ALONG THE NORTH LINE OF INDIANWOOD GOLF COURSE, A DISTANCE OF 3,801.55 FEET TO A POINT ON THE EAST RIGHT OF WAY LINE OF SAID STATE ROAD 609 (100 FEET WIDE) AS NOW LAID OUT AND IN USE; THENCE NORTH 00°05'26" EAST ALONG SAID EAST RIGHT OF WAY LINE, A DISTANCE OF 2,389.88 FEET TO THE SOUTHWEST CORNER OF THAT PARCEL OF LAND DESCRIBED IN OFFICIAL RECORDS BOOK 170, PAGE 577, OF SAID PUBLIC RECORDS; THENCE ALONG THE SOUTH, EAST AND NORTH BOUNDARY LINES OF SAID OFFICIAL RECORDS BOOK 170, PAGE 577, THE FOLLOWING THREE COURSES, NORTH 89°49'20" EAST, A DISTANCE OF 158.00 FEET; THENCE NORTH 00°05'26" EAST, A DISTANCE OF 208.00 FEET; THENCE SOUTH 89°49'20" WEST, A DISTANCE OF 158.00 FEET, TO A POINT ON THE EAST RIGHT OF WAY OF SAID STATE ROAD 609; THENCE NORTH 00°05'26" EAST, ALONG SAID EAST LINE, A DISTANCE OF 100.00 FEET TO THE POINT OF BEGINNING.

LESS AND EXCEPT THAT 35 FOOT STRIP OF LAND CONVEYED TO ILICO LLC, A FLORIDA LIMITED LIABILITY COMPANY, BY QUIT-CLAIM DEED RECORDED MARCH 21, 2005 IN OFFICIAL RECORDS BOOK 1993, PAGE 361, OF THE PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

THE NORTH 35.00 FEET OF THE FOLLOWING DESCRIBED REAL PROPERTY:

A PARCEL OF LAND LOCATED IN THE NORTHWEST ONE-QUARTER (NW 1/4) OF SECTION 5, TOWNSHIP 40 SOUTH, RANGE 39 EAST, AND IN THE SOUTHWEST ONE-QUARTER (SW 1/4) OF SECTION 32, TOWNSHIP 39 SOUTH, RANGE 39 EAST, MARTIN COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FROM THE NORTHEAST CORNER OF SAID NORTHWEST ONE-QUARTER, BEAR SOUTH 89°20'20" WEST, ALONG THE NORTH LINE OF SAID NORTHWEST ONE-

QUARTER OF SECTION 5, A DISTANCE OF 681.63 FEET TO THE INTERSECTION WITH THE WEST LINE OF THE THIRD ADDITION TO INDIANTOWN PARK AS RECORDED IN PLAT BOOK 5, PAGE 21, MARTIN COUNTY, FLORIDA, PUBLIC RECORDS, AND THE POINT OF BEGINNING; THENCE SOUTH 00°39'40" EAST, ALONG SAID WEST LINE OF THE THIRD ADDITION TO INDIANTOWN PARK, A DISTANCE OF 305.00 FEET; THENCE NORTH 89°20'20" EAST, ALONG THE SOUTH LINE OF SAID THIRD ADDITION TO INDIANTOWN PARK, A DISTANCE OF 148.19 FEET; THENCE SOUTH 00°01'20" EAST, ALONG THE WEST LINE OF SAID THIRD ADDITION TO INDIANTOWN PARK, A DISTANCE OF 1227.44 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE TO THE NORTHWEST, SAID CURVE HAVING A CENTRAL ANGLE OF 35°48'20" AND A RADIUS OF 125.00 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 78.12 FEET TO THE POINT OF TANGENCY; THENCE SOUTH 35°47'00" WEST, ALONG THE TANGENT LINE OF SAID CURVE, A DISTANCE OF 231.80 FEET TO THE INTERSECTION WITH A CURVE CONCAVE TO THE SOUTHWEST, HAVING A RADIUS OF 3115.00 FEET, AND WHOSE CENTER BEARS SOUTH 35°47'00" WEST; THENCE NORTHWESTERLY, ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 13°12'52.4", A DISTANCE OF 718.44 FEET; THENCE NORTH 78°43'03.7" WEST, A DISTANCE OF 25.49 FEET; THENCE NORTH 00°01'20" WEST, A DISTANCE OF 1464.85 FEET; THENCE NORTH 89°20'20" EAST, A DISTANCE OF 658.07 FEET; THENCE SOUTH 00°39'40" EAST, A DISTANCE OF 35.00 FEET TO THE POINT OF BEGINNING

PARCEL 2:

BEING A PARCEL OF LAND LYING WITHIN SECTION 6, TOWNSHIP 40 SOUTH, RANGE 39 EAST, MARTIN COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT, SAID POINT BEING THE INTERSECTION OF THE SOUTH RIGHT OF WAY LINE OF THE ROWLAND CANAL AND THE WEST LINE OF THE FIRST ADDITION TO ST. LUCIE VILLAS; THENCE SOUTH 36°20'04" WEST, ALONG SAID WEST LINE AND THE WEST LINE OF PLAT A, A DISTANCE OF 1,021.33 FEET; THENCE, DEPARTING SAID WEST LINES, NORTH 53°40'13" WEST, A DISTANCE OF 739.94 FEET; THENCE SOUTH 50°30'10" WEST, A DISTANCE OF 185.48 FEET TO A POINT ON THE NORTH RIGHT OF WAY LINE OF STATE ROAD 710 A/K/A WARFIELD BOULEVARD; THENCE NORTH 53°40'00" WEST, ALONG SAID NORTH LINE, A DISTANCE OF 184.59 FEET TO THE SOUTH RIGHT OF WAY LINE OF THE ROWLAND CANAL; THE FOLLOWING FOUR (4) COURSES BEING ALONG SAID SOUTH RIGHT OF WAY LINE; THENCE, DEPARTING THE AFOREMENTIONED NORTH RIGHT OF WAY LINE, NORTH 53°06'07" EAST, A DISTANCE OF 355.51 FEET; THENCE NORTH 76°36'51" EAST, A DISTANCE OF 116.05 FEET; THENCE NORTH 82°39'00" EAST, A DISTANCE OF 860.88 FEET; THENCE NORTH 80°01'43" EAST, A DISTANCE OF 245.79 FEET TO THE POINT OF BEGINNING.

PARCEL 3:

ALL OF TRACT "A", OF THE FIRST ADDITION TO ST. LUCIE VILLAS, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 4, PAGE 1, OF THE PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA.

PARCEL 4: - INTENTIONALLY DELETED.

AND

BEING IN SECTION 6, TOWNSHIP 40 SOUTH, RANGE 39 EAST, MARTIN COUNTY, FLORIDA; BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE MOST WESTERLY CORNER OF LOT 6, BLOCK 11, PLAT "A" A SUBDIVISION OF PARTS OF SECTIONS 5 & 6 ALSO KNOW AS PLAT OF INDIANTOWN, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT 1, PAGE 68, PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA; THENCE ALONG A LINE PERPENDICULAR TO THE CENTERLINE OF SAID STATE ROAD NO. 710, SOUTH 36°20' 07" WEST FOR 19.00 FEET TO ITS INTERSECTION WITH THAT CERTAIN EXISTING RIGHT-OF-WAY LINE AS SHOWN ON FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT-OF-WAY MAP SECTION 89070-2509 AT PAGES 3 & 4, THAT DENOTE THE LIMITS OF MAINTENANCE AS PER MAINTENANCE MAP FOR SAID STATE ROAD NO. 710 AS RECORDED IN PLAT BOOK 7, PAGE 4, PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA, THENCE ALONG SAID RIGHT-OF-WAY LINE NORTH 53° 49' 54", WEST, FOR 200.00 FEET TO THE POINT OF BEGINNING OF THE HEREINAFTER DESCRIBED PARCEL; THENCE CONTINUE ALONG SAID RIGHT-OF-WAY LINE NORTH 53°49'54", WEST, FOR 143.00 FEET THENCE CONTINUING ALONG SAID RIGHT-OF-WAY LINE NORTH 52° 51' 46", WEST, FOR 457.05 FEET, THENCE NORTH 50°27' 03", EAST, FOR 246.03 FEET; THENCE SOUTH 53° 39' 53", EAST, FOR 540.00 FEET; THENCE SOUTH 36° 20' 07", WEST, FOR 244.68 FEET TO THE POINT OF BEGINNING.

LESS RIGHT-OF-WAY MAPPED IN FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT-OF-WAY MAP, SECTION NO.: 89070-2517, DATED JUNE 16, 1992.

TOTAL AREA OF PARCEL DESCRIBED IS 806.342 ACRES, MORE OR LESS.

**TERRA LAGO PUD  
REVISED EXHIBIT B  
REVISED OWNERSHIP CERTIFICATE**

I, [INSERT TRANSACTIONAL ATTORNEY], a member of the Florida Bar, pursuant to my review of [INSERT TITLE POLICY INFORMATION] dated \_\_\_\_\_, 2025, hereby certify that the fee simple title to the property described in Exhibit "A" to that Planned Unit Development Zoning Agreement dated the \_\_\_\_ day of \_\_\_\_\_ 2025 and recorded on [DATE] at Official Records Book [] Page [], public records of Martin County, Florida, by and between Terra Lago, LLC and the Village of Indiantown, as amended from time to time, is vested in TERRA LAGO, LLC, a Delaware limited liability company.

Date this \_\_ day of \_\_\_\_\_, 2025.

\_\_\_\_\_  
[INSERT TRANSACTIONAL ATTORNEY]

**TERRA LAGO PUD  
REVISED EXHIBIT E  
REVISED TIMETABLE OF DEVELOPMENT**

- A. This development shall be constructed in accordance with this timetable of development. This development shall be constructed in phases in accordance with the phasing plan, included as part of this Exhibit E. Each phase may be divided into subphases for the purposes of construction and issuance of certificates of occupancy; however, the subphases must be shown on the final site plan.
- B. Each phase of the development of Terra Lago PUD shall be self-supportive. Infrastructure improvements must be substantially completed before the issuance of any certificate of occupancy. All required improvements and recreational amenities identified on the final site plan for the applicable phase must be completed prior to the issuance of any certificate of occupancy.
- C. PUD Phases may be developed out of sequence and may not necessarily proceed in the sequential order presented on the following Table:

**Terra Lago  
PUD Phasing Plan**

<b><u>Phase</u></b>	<b><u>Approximate Density/Uses</u></b>	<b><u>Approximate submittal</u></b>
Conceptual / Ph 1a	228 single family	June 2022
Ph 1b	399 single family Clubhouse with catering kitchen only 174 townhomes	December 2023
Ph 1c	300 apartment units 100,000 square feet of Commercial, including ALF	February 2026
Ph 2	259 single family	April 2027
Ph 3	484 single family	April 2028
Ph 4	364 single family	April 2030
Ph 5	280 single family	April 2032



**TERRA LAGO PUD  
REVISED EXHIBIT F  
REVISED SPECIAL CONDITIONS**

1. Clearing, Soil Erosion and Reduction of Clearing Impacts

Clearing of native vegetation shall be as limited by the Village Land Development Regulations. Requirements for tree removal including tree surveys and tree mitigation are included in Section 12 of this Exhibit F, below. Construction practices such as seeding, wetting, and mulching which minimize airborne dust and particulate emission generated by construction activity shall be undertaken within 7 days upon completion of clearing work. The slopes of constructed lakes from the top of the bank to the control water elevation (landward edge of littoral zone) shall be immediately stabilized and/or sodded upon completion of the lake construction. If construction on a parcel will not begin within thirty days of clearing, the soil shall be stabilized until construction of the parcel begins. Cleared areas may be sodded, seeded, landscaped, mulched, or stabilized by other means as may be permitted by the Village. Minimal clearing for access roads, survey lines, fence installation, or construction trailers and equipment staging areas is allowed without the need for soil stabilization. The purpose of this condition is to minimize dust production and soil erosion during land clearing and to prevent soil particulates from becoming airborne between the time of clearing and construction. The development shall comply with all National Pollutant Discharge Elimination System requirements. Burning of cleared vegetation is a permitted practice in accordance with Florida Division of Forestry regulations and guidance.

2. Drainage

- A. It shall be the Owner's responsibility to obtain the necessary drainage/stormwater management permits from the South Florida Water Management District (SFWMD). At a minimum, all discharged water from the surface water management system shall meet the water quality standards of Florida Administrative Code Rule 62-302. In no event shall the Village bear the responsibility for aiding the Owner in obtaining permits from the SFWMD or funding the improvements necessary to develop the PUD.
- B. All other state and outside agency permits are required to be provided to the Village prior to construction and scheduling a pre-construction meeting.
- C. Owner shall provide a pro-rata share of stormwater facilities in each phase to allow for said phase to stand alone or together with previous phases and not rely on future phased improvements to satisfy required stormwater quality treatment and attenuation.
- D. Owner shall construct proposed stormwater improvements such that existing facilities, including but not limited to canals, swales, and culverts, shall remain active and operational until such time that proposed stormwater facilities necessary to maintain the existing drainage level of service are constructed, certified, and released for operation by authorities having jurisdiction.

- E. Notwithstanding anything to the contrary in subparagraphs A. – D. above, The Village shall be responsible for maintaining the stormwater system located within road rights of way after the Owner conveys such roadways to the Village. Drainage providing private conveyance within public road rights of way (SW American Street) shall be approved by the Village and incorporated into this Agreement as to maintenance responsibility.
- F. In order to ensure that the PUD's drainage/stormwater management system functions as designed and permitted in perpetuity, the Association, the community development district, or other similar entity (not to include the Village) shall maintain the PUD's drainage/stormwater management system (outside of the Village-owned right-of-way) according to the Stormwater Management System Maintenance Plan submitted to the SFWMD. Neither the Village nor the SFWMD shall have any responsibility for maintaining the system.
- G. The Owner shall establish drainage easements over all existing or proposed internal drainage facilities which will service off-site properties. The final location will be determined with the final site plan submittal. These easements shall be dedicated to the public for drainage purposes. Ownership and maintenance responsibilities shall be borne by the Owner, the Association, or a community development district.
- H. All road crossings over the main conveyance ditch that presently exists through the Indiantown DRI site shall be accomplished via culverts of sufficient size to maintain the required conveyance at the crossing points. The maintenance responsibility associated with this ditch shall reside with the Association, the community development district, or other similar entity (not to include the Village). The Village shall have the right, but not the obligation, to perform, at the Owner's or Association's expense, any routine or emergency maintenance operations on the ditch if on site or upstream conveyance or drainage is negatively affected. Exercise of this right will not give rise to an obligation on the part of the Village to continue any such maintenance operations.
- I. All elements of the stormwater management system shall be designed to prevent material or significant negative impacts to adjacent areas and to the receiving bodies of water.
- J. The Owner shall work with the Village to minimize the amount of impervious surface constructed for automobile parking on the project site. The Owner and the Village should consider the use of pervious parking lot materials where feasible.
- K. The surface water management system shall utilize Best Management Practices to minimize the impact of chemical runoff associated with lawn and landscape maintenance. The Owner shall coordinate with the South Florida Water Management District to formulate and implement Best Management Practices to reduce the use of pesticides and fertilizers throughout the project.

3. Endangered Species

- A. In the event that it is determined that any representative of any other protected plant or animal species pursuant to the federal, state, regional or local law, is resident on or otherwise is significantly dependent upon the Property, Owner shall comply with applicable regulations administered by the Florida Fish and Wildlife Conservation Commission, the U.S. Fish and Wildlife Service, or other responsible agency. Anything herein to the contrary notwithstanding, at all times Owner will comply with the then current local, state and federal regulations regarding all protected plant and animal species.
- B. Gopher Tortoises.
1. In Florida, gopher tortoises are protected as Threatened by the Florida Fish and Wildlife Conservation Commission. Under Florida law, no person may take, possess, transport or sell a Threatened species. No land clearing or construction shall occur until all tortoises within the development footprint are relocated to upland preservation areas or off-site. A certified environmental professional will supervise clearing in the areas of the gopher tortoise burrows. Tortoises inhabiting burrows in areas to be developed will be captured and relocated using methodology approved by the Florida Fish and Wildlife Conservation Commission and conducted by an environmental professional possessing a valid relocation permit. During clearing and grubbing operations, equipment operators will be notified of the occurrence of gopher tortoises on-site and instructed to observe for roaming and foraging individuals. Should gopher tortoises be seen during the clearing and grubbing, all equipment operations will be stopped and the gopher tortoises will be captured and relocated. Once the tortoise(s) have been safely relocated, equipment operation can resume.
  2. All gopher tortoise relocation efforts will be completed in accordance with regulations administered by the Florida Fish and Wildlife Conservation Commission.
  3. In order to protect the gopher tortoise population on the project site, the Owner shall comply with the Florida Fish and Wildlife Conservation Commission gopher tortoise protection guidelines that provide for the protection and relocation of gopher tortoises into authorized preserve areas.
  4. On-site relocation of gopher tortoises is preferred over off-site relocation; provided however, that relocation shall proceed as authorized by the regulations and programs for gopher tortoise protection administered by the Florida Fish and Wildlife Conservation Commission.
- E. Florida Sandhill Cranes. In order to protect Florida Sandhill Cranes on the project site, the Owner shall maintain foraging habitat around wetlands preserved on the project site. The Owner shall comply with all Florida Fish and Wildlife

Conservation Commission recommendations regarding the maintenance and management of foraging habitat for this State listed threatened species.

- F. Sherman's Fox Squirrel. In order to protect the Sherman's fox squirrel habitat on the project site, the Owner shall protect the existing pine-xeric oak, pine flatwoods and palmetto prairie, and live oak/cabbage palm communities. Additionally, live oak, slash pine, and cabbage palm trees shall be planted in landscape areas to provide additional habitat for the Sherman's fox squirrel.
- G. Wood Stork. The Owner shall maintain Wood Stork foraging habitat on site by ensuring no additional net loss of wetland function and value. All surface waters created on the site, where appropriate, shall include features specifically designed to provide preferred foraging habitat for this species. The features should include areas designed to concentrate prey during dry down periods. The Owner shall comply with all recommendations regarding the design and creation of foraging habitat for this federally endangered species contained in the U.S. Fish and Wildlife Service Habitat Management Guidelines for the Wood Stork in the Southeastern Region.

#### 4. Fire Protection

- A. The minimum fire flow and flow duration requirements for one- and two-family dwellings having a fire flow area that does not exceed 5000 ft<sup>2</sup> (334.5 m<sup>2</sup>) shall be 1000 gpm (3785 L/min) for 1 hour.
- B. All structures, other than detached one and two family residences, which are in excess of 5,000 square feet or greater than two stories in height shall be provided with a sprinkler system installed in accordance with applicable NFPA and FFPC standards, specifically N.F.P.A. 1, Chapter 18.4.5 (latest adopted edition). Anything herein to the contrary notwithstanding, compliance with all of the then current provisions of the National Fire Protection Association and Florida Fire Prevention Code (or other local, state or federal requirements relating to fire protection) is required.
- C. Hydrants spacing shall not exceed 250 feet linear separation for commercial properties (to also include apartment buildings, condominiums, townhouses, etc.) and 500 feet linear separation for residential one and two family dwellings.

#### 5. Irrigation

With each final site plan application, Owner shall ensure enough irrigation capacity to meet the demands. The Owner agrees to accept reclaimed water ("irrigation quality") for irrigation, when available in sufficient quality and quantity in accordance with the South Florida Water Management District and Department of Environmental Protection rules, at such market rates (which may not exceed bulk potable rate) and charges as may then be charged by the utility.

The Owner shall design the reuse line to the project. The Owner shall prepare all permit applications for the construction of the reuse line, and the Village shall assist the Owner in

obtaining permits and shall act as permittee for the construction of the reuse line. Owner shall construct the reuse line to the Project, once permitted. Owner shall design and construct the irrigation system within this project to accommodate spray irrigation with reclaimed water and every individual lot shall have access to reclaimed water. Owner shall provide adequate area for storage of required irrigation quality water. Any Irrigation Ponds for the storage of water shall be built according to all FDEP and SFWMD Guidelines for receiving reuse water. Irrigation quality water will be billed to the Homeowners Association (HOA) in bulk and will not be billed directly to lot owners through individual meters. The HOA shall own and be responsible for the maintenance of the irrigation system, up to the Village's point of delivery (bulk meter). The Village may in the future determine whether to provide reuse services/reclaimed water supplied by Village's utility system to the Project utilizing the irrigation system constructed by the Owner. Until such time as the Village provides reclaimed water to the site supplied by the Village's utility system, the Owner may utilize recharge well or, as a last resort, potable water for irrigation using the on-site irrigation system.

6. Models

- A. No more than twelve (12) model units per phase with interim septic tanks, necessary access road, parking and utilities will be allowed on-site for purposes of sales presentation. Model units must be consistent with the approved master plan and may be approved prior to final site plan approval. Although no more than twelve (12) models per phase may be in place at any given time, models may be moved from time to time to locations approved by the Village. The Owner agrees that the septic tanks will be removed at the time of completion of the wastewater system for that phase, but no later than the date 75% of the residences for that phase have received certificates of occupancy. In no event shall any model (or former model) be used as a residence until the septic tank has been removed and the residence has been tied into the wastewater system. Models may be used for the sale of residential units within the phase until such time as all of the residential units have been issued certificates of occupancy.
- B. Each model shall include an irrigation system for the front yard. The reclaimed water shall provide the source to each home so the proposed plant material can get established and continues to thrive and be maintained. Applicable Re-use utility rates will be charged to the Homeowners Association (HOA). All front yards shall be sodded with St. Augustine "Floritam" and side yards may be sodded with "Bahia".
- C. Planting and irrigation plans shall be provided for each model unit.

7. Preserve Areas

- A. No construction or alteration shall be permitted within any preserve areas, as delineated and labeled on the PUD Master Plan.

- B. Lake littoral zones and lake upland transition zones, if applicable, shall be maintained in accordance with a Lake Area Maintenance Plan approved by the Village.
- C. Upland Preservation
  - 1. The Owner shall preserve and enhance upland plant communities which may be designated for preservation on the PUD Master Plan. The intent of this condition is to provide protection of upland natural communities, to provide habitat for wildlife, and to assist in improving water quality by buffering wetlands and water bodies. The continued viability and maintenance of the preserve areas shall be assured through Conservation Easements in favor of the Village that have been approved in form and substance by the Village Attorney. Such easements shall be properly executed and recorded prior to issuance of building permits for an affected phase of the project.
  - 2. The Owner shall install temporary fencing around the preserve areas prior to commencing site clearing adjacent to the preserve areas. The fencing shall clearly identify and designate the boundaries of the preserve areas and minimize the potential disturbance of the preserve areas during land clearing and construction. The temporary fencing shall be installed and remain in place until the completion of the finish grading on the area adjacent to the fencing.
- D. Wetlands.
  - 1. The Owner shall preserve and enhance wetlands which may be designated for preservation on the PUD Master Plan. The preserved and enhanced wetlands shall be protected through Conservation Easements in favor of the Village that have been approved in form and substance by the Village Attorney. Such conservation easements shall permit recreation facilities and boardwalks and activities which do not have significant adverse effect on the natural function of the conservation easement, such as pruning, planting of suitable vegetation, and removal of exotic or nuisance pioneer and plant species. The Village shall have the right to enforce any terms of the conservation easements as a third party beneficiary, and the recorded conservation easement shall reflect the Village's right to enforce. Such easements shall be properly executed and recorded prior to issuance of building permits for an affected phase of the project.
  - 2. The Owner shall preserve or create a buffer zone with an average width of 25 feet of native upland edge vegetation around all preserved wetlands on site. No grading or filling shall occur within the root zone of trees that are located within 5 feet of preserve area. The upland buffers shall be restored to a natural condition if invaded by exotic vegetation or impacted by agricultural activities, at the expense of the Association. The buffer zones

shall include canopy, understory, and ground cover of native upland species. During construction, the upland buffers adjacent to preserved wetlands shall be clearly marked prior to the commencement of construction activities to ensure those areas are protected.

3. Consistent with the Conservation Element of the Village's Comprehensive Plan, the final delineation of wetlands approved by SFWMD and/or FDEP shall be provided as part of the building permit submittal. This determination will include the identification of wetland types, values, functions, size, conditions and specific location of the wetlands on the site. Environmentally sensitive areas shall be surveyed and staked and shown on the final construction plans. An environmental impact assessment has been performed for significant or ecologically fragile areas and submitted to the Village for review and approval prior to the final construction plan submittal process.

#### 8. Schools

No residential building permit shall be approved for any development phase unless and until 1) Owner has obtained a Letter of No Objection, which may be conditional, from the Martin County School Board with respect to such phase, and 2) the applicable home builder that has taken title to a given platted subdivision within the PUD has paid the then applicable School Impact Fees at the time such fees are due and payable. For the avoidance of doubt the restrictions on building permit issuance in this Section do not apply to site civil work, including but not limited to clearing, grading, excavating, roadway construction and stormwater construction.

#### 9. Temporary Construction Office

Owner may establish and maintain on the property temporary construction offices in each phase in a location approved by the Village during the period that the property in that phase is being developed and until ten (10) months following the issuance of the last certificate of occupancy for a unit.

#### 10. Sales Offices

Owner may establish and maintain on the property:

- A. temporary sales offices in each phase in a location approved by the Village during the period that the property in that phase is being developed and until three (3) months following the closing of the last sale of the last residential unit.
- B. one permanent sales office for the Terra Lago PUD in a mutually agreeable location to be determined by Owner and Village.

#### 11. Traffic/Pedestrian/Inter-Modal Pathways

- A. The roads within the Terra Lago PUD shall be designed, permitted and constructed by the Owner in full compliance with the then current specifications and



requirements of the Village, and shall be dedicated to the public at the time of plat approval for each phase within which the roads are located. When complete, Owner's engineer shall furnish a certificate of satisfactory completion to the Village for approval. See Sec. 27 below regarding required bonding. Owner shall receive credits against the collection of Village-imposed transportation-related impact fees for Owner's expenditures for the cost of the design, permitting, and construction of traffic signalization, and transportation-related proportionate share payments, at the time such expenditures are made by Owner.

- B. Upon the expiration of the two (2) year maintenance bond period as provided in Sec. 27 below and the correction of all deficiencies, and the Village's acceptance of the roadways into the Village's road maintenance system, the Village shall assume maintenance of the roadways. However, the Village shall not accept the alleys into the Village's road maintenance system or be responsible for the maintenance of such alleys. The Terra Lago Community Development District ("Terra Lago CDD") /Association shall be responsible for the repair, replacement and maintenance of 1) landscaping and irrigation within roadway medians, 2) landscape buffers and general landscape areas in and adjacent to roads right of way, 3) electrical service to the streetlights, and 4) surface roadway drainage system located within the road right of way. The Village's maintenance responsibility includes the maintenance of the pavement, curbs, gutters, sidewalks and subsurface roadway drainage system located within the road rights of way. The Village shall have no responsibility for maintaining any of the streetlights or any part of the stormwater management system located outside of road rights of way. The Village reserves the right, however, but not the obligation, to enter upon and perform maintenance within private drainage easements, at the Association's expense, if the non-performance of stormwater facilities located within those easements prevents the roadways' drainage system from functioning as required. Exercise of this right will not give rise to an obligation on the part of the Village to continue any such maintenance operations
- C. Owner shall be bound by all legally enacted and applicable impact fees, assessments, and mobility fees, then in effect with respect to the particular improvement, at the rates as of the date applications for building permits are submitted.
- D. The Owner and Village shall work together in an effort to encourage FDOT and other applicable governmental entities to construct the widening of SR 710 (SW Warfield Boulevard) between County Road 609 and SW Van Buren Avenue to a four-lane divided section. This provision does not in any way negate the obligations of Owner as set forth in the subsections below.

### **Access Driveways**

- E. Owner shall provide the following improvements as part of the first final site plan:

1. Entry Road connecting to SR 710 (Warfield Boulevard) as generally depicted on the PUD Master Site Plan, and
  2. Connection to Indianwood Drive (only if owner of property adjacent to and west of Terra Lago PUD consents).
- F. At a minimum, Owner shall provide the following connections to the external roadway network consistent with the Master Development Plan:
1. One connection to CR 609 (Allapattah Road)
  2. One connection to SW American Street
  3. Two connections to 150th Street
  4. One connection to Osceola Street (subject to coordination with the site plan for the Commercial Parcel)
  5. One connection to 153rd Street (subject to coordination with the site plan for the Commercial Parcel)
  6. One connection to SR 710 (Warfield Boulevard)
  7. One connection to Indian Mound Drive
  8. Prior to issuance of Certificate of Occupancy for 228th single-family house, connection to SW American Street shall be provided and shall provide continuous public vehicular access through the site to main internal roadway between Warfield Boulevard and SW Allapattah Road.
  9. Prior to issuance of a Certificate of Occupancy for the 1,250th single family home, a connection to SW Allapattah Road shall be provided and shall provide continuous public vehicular access through the site to Warfield Boulevard.

### **Other Issues**

- G. Concurrent with each application for final site plan approval, a trip generation analysis shall be prepared by the Owner and submitted to Village. The trip generation analysis shall present calculations for both a.m. and p.m. peak hour and shall be performed using trip generation rates included in the latest available Institute of Transportation Engineers Trip Generation Report as well as land uses included in the application for development approval. The trip generation analysis shall include internal capture and passer-by, if appropriate, to determine net trips generated by the development. The trip generation shall be cumulative and include all previous site plan approvals. Development order conditions shall be evaluated using the trip generation analysis to determine triggering of any transportation conditions.

- H. Concurrent with each application for final site plan approval, Owner shall submit a traffic study to the Village which will set forth, at a minimum:
1. lane geometry for internal roadways and their intersections;
  2. timing of signalization improvements, if appropriate.
- I. To the extent dedications are required, right-of-way within the project along CR 609 (Allapattah Road), SR 710 (Warfield Boulevard), and all intersections thereof, must be dedicated free and clear of all liens and encumbrances to the applicable governmental jurisdiction as necessary and consistent with applicable laws.
- J. The following conditions shall apply to development of the Project:
1. No building permits for development generating more than 502 AM peak hour directional trips shall be issued until the Owner conducts a signal warrant study at the intersection of SR 710 & Indiantown Avenue (Connector road). If the signal warrant analysis concludes that a signal is warranted, the Owner shall install a fully functional traffic signal at this location at Owner's expense prior to issuance of building permits for development generating more than 502 PM peak hour trips.
  2. No building permits for development generating more than 551 PM peak hour directional trips shall be issued until the Owner conducts a signal warrant study at the intersection of SR 710 & Project Driveway. If the signal warrant analysis concludes that a signal is warranted, the Owner shall install a fully functional traffic signal at this location, including enhanced pedestrian features, an internal vehicular connection to the Indianwood Community, and the removal of the existing mid-block signalized crosswalk on SR 710, at Owner's expense prior to issuance of building permits for development generating more than 551 PM peak hour trips.
  3. No building permits for development generating more than 620 PM peak hour directional trips shall be issued until the Owner conducts a signal warrant study at the intersection of SR 710 & Citrus Boulevard. If the signal warrant analysis concludes that a signal is warranted, the Owner shall install a fully functional traffic signal at this location at Owner's expense prior to issuance of building permits for development generating more than 620 PM peak hour trips.
  4. No building permits for development generating more than 1,239 PM peak hour directional trips shall be issued until the Property Owner makes a proportionate share payment in the amount of \$213,845, which will be further memorialized through a proportionate share agreement executed between the Village and the Owner, pursuant to Section 163.3180(5)(h), Florida Statutes (2021). Because the proportionate share payment represents Owner's share of the cost to widen State Road 710 from two to four lanes between Allapatah Road and the Project entrance ("SR 710

Widening"), the proportionate share payment shall not be required if the SR 710 Widening is complete prior to the issuance of building permits for development generating more than 1,239 PM peak hour directional trips.

5. When the Project Driveway makes the initial connection to SR 710, the Owner shall install: eastbound left turn lane, westbound right turn lane, southbound left turn lane and southbound right turn lane, or as approved by FDOT.
6. When the Project Driveway makes the initial connection to Allapattah Road, the Owner shall install: northbound right turn lane, southbound left turn lane, westbound left turn lane and westbound right turn lane.
7. The Owner shall submit an annual monitoring report which includes a status of previous and current approvals, a review of trips generated and trips remaining, and a review of the phasing conditions included in this Agreement to determine if improvements associated with the phasing conditions have been or are required to be implemented.

## 12. Uses and Development Standards

The requirements of the Village Land Development Regulations shall be modified as follows for the Terra Lago PUD:

**TERRA LAGO PUD STANDARDS.** In conjunction with the Terra Lago Master Development Plan, the following development standards are intended to facilitate the creation of an aesthetically pleasing, pedestrian-friendly, and sustainable development for the residents and visitors of the Terra Lago PUD community. Where not defined in these development standards, all underlying regulations of the Village of Indiantown Land Development Regulations shall apply.

### **General Requirements**

#### **1. Residential**

Maximum Number of Units: **2,488 Maximum**

##### **(a) Permitted Uses**

- 1). Single-family dwelling,
- 2). Multiple-family dwellings,
- 3). Park, Playground, or other public or private Recreation or Cultural Facility,
- 4). Townhouse dwelling,

**(b) Single-Family** - Two to three single-family lot size types will be provided. Each single-family residential village may contain any of the following three product types:

- 1). Product Types

a) Single-family detached homes: Minimum 40' frontage at building line with a minimum 110' depth and an average of 120' – 125'. At minimum, a one-car garage is required, plus a setback which provides two additional off-street parking spaces in a driveway; minimum floor space: 1,400 sq.ft. net (air conditioned) interior required.

b) Single-family detached homes: 50' frontage at building line with a minimum 110' depth and an average of 120' – 125'. At minimum, a two-car garage is required, plus a setback, which provides two additional off street parking, spaces in a driveway; minimum floor space: 1,800 sq.ft. net (air conditioned) interior required.

c) Single-family detached homes: 60' frontage at building line with a minimum 110' depth and an average of 120' – 125'. At minimum, a two-car garage is required, plus a setback, which provides two additional off street parking, spaces in a driveway; minimum floor space: 1,900 sq.ft. net (air conditioned) interior required.

d) Single-family detached homes: 70' frontage at building line with a minimum 150' depth. At minimum, a two car garage is required, plus a setback which provides two additional off street parking spaces in a driveway: minimum floor space: 2,100 sq.ft. net (air conditioned) interior required.

2). Model Homes or Model Homes Sales Areas will be allowed in each neighborhood as indicated on Final site Plan Applications. The Model Homes Sales Area may include construction trailers, sales and design centers, parking, and an office. A temporary road to the sales center and model homes may be provided. Each of the typical lot sizes and corresponding home model types may be constructed in each neighborhood, with temporary water, sewer/septic, or holding tank at sales and design center subject to approval by County Health Department.

<b>S.F. Development Standards</b>	40'	50'	60'	70'
<b>LOT DIMENSIONS:</b>				
Lot Size, Min (square feet)	4,400	5,500	6,600	10,500
Lot Width, (feet)	40	50	60	70

Lot Depth, Min (feet)	110	110	110	150
Gross Area per Floor, Max (square feet)	n/a	n/a	n/a	n/a
<b>LOT COVERAGE:</b>				
Impervious Coverage, Max (percent)	75	65	65	55
<b>BUILDING HEIGHT:</b>				
Building Height, Max (feet)	40	40	40	40
Building Height, Max (stories)	3	3	3	3
<b>DENSITY/INTENSITY:</b>				
Density (units per acre)	5	5	5	2
Floor Area Ratio (FAR)	n/a	n/a	n/a	n/a
<b>BUILDING PLACEMENT:</b>				
Front Setback, Min-Max (feet)	25	25	25	25
Side Setback, Min (feet) Principal	5	5	5	5
Corner Side Setback, Min (feet) Principal	10	10	10	10
Side Setback, Min (feet) Accessory	5	5	5	5
Rear Setback, Min (feet) Principal	20	20	20	25
Rear Setback, Min (feet) Accessory	10	10	10	10

<b>Single Family Attached &amp; Multi- Family Development Standards</b>	<b>Multi- Family- Apartments</b>	<b>Single Family Attached</b>
<b>LOT DIMENSIONS:</b>		
Lot Size, Min (square feet)	4,000	1,600
Lot Width, Min per Chapter 2 (feet)	40	20
Lot Depth, Min (feet)	100	80
Gross Area per Floor, Max (square feet)	5,000	n/a
<b>LOT COVERAGE:</b>		
Impervious Coverage, Max (percent)	65	75
<b>BUILDING HEIGHT:</b>		
Building Height, Max (feet)	40	40
Building Height, Max (stories)	3	3
<b>DENSITY/INTENSITY:</b>		
Density (units per acre)	15	10
Floor Area Ratio (FAR)		
<b>BUILDING PLACEMENT:</b>		
Front Setback, Min (feet)	25	20



Side Setback, Min (feet) Principal	5	5
Internal Side Setback, Min (feet) Principal	n/a	0
Side Setback, Min (feet) Accessory	8	2
Rear Setback, Min (feet) Principal	20	10
Rear Setback, Min (feet) Accessory	8	5

## 2. Commercial – Office – Institutional – ACLF

### (a) Permitted Uses

1). **Commercial, Office, Institutional Uses** - All permitted principal uses for the Downtown (D) and Civic Facilities (CF) zoning districts, set forth in the Village Land Development Regulations (LDRs), shall be allowed. All conditional uses and special exception uses relating to such districts shall be subject to the conditional use and special exception approval processes as provided in the LDRs.

Development Standards	Commercial (includes office, retail, dining & employment)
<b>LOT DIMENSIONS:</b>	
Lot Size, Min (square feet)	10,000
Lot Width, Min per Chapter 2 (feet)	25
Lot Depth, Min (feet)	85
Gross Area per Floor, Max (square feet)	n/a

<b>LOT COVERAGE:</b>	
Lot Coverage, Max (percent)	80
<b>BUILDING HEIGHT</b>	
Building Height, Max (feet)	35
Building Height, Max (stories)	3
<b>DENSITY/INTENSITY:</b>	
Density (units per acre)	n/a
Floor Area Ratio (FAR)	2.5
<b>BUILDING PLACEMENT:</b>	
Front Setback, Min-Max (feet)	10-35
Side Setback, Min (feet) Principal	0
Internal Side Setback, Min (feet) Principal	n/a
Side Setback, Min (feet) Accessory	5
Rear Setback, Min (feet) Principal	5
Rear Setback, Min (feet) Accessory	5

### 3. Mixed Use

Development Standards	Mixed-Use Development	Multi-family Residential
<b>Lot Size, Min (square feet)</b>	10,000	4,500
<b>Lot Frontage, Min on ROW (feet)</b>	25	20
<b>Lot Depth, Min (feet)</b>	85	80
<b>Lot Coverage Max (percent)</b>	90	80
<b>Building Height Max (feet)</b>	35	35
<b>Building Height Max (stories)</b>	3	3
<b>Density (Units Per Acre)</b>	5-20	5-20
<b>Floor Area Ratio (FAR)</b>	2.5	n/a
<b>Front Setback, Min (feet)</b>	10	10
<b>Front Setback, Max (feet)</b>	35	35
<b>Side Setback, Min (feet) Principal</b>	0	5
<b>Side Setback Min (feet) Accessory</b>	5	5
<b>Rear Setback, Min (feet) Principal</b>	5	10
<b>Rear Setback, Min (feet) Accessory</b>	5	5

#### **4. Community Recreation Area**

**(a) Permitted Uses:**

- 1). Clubhouse
- 2). Swimming Pool
- 3). Park, Playground, Tot Lot
- 4). Tennis Courts
- 5). Trails
- 6). Parking Lot
- 7). Maintenance facility for park use
- 8). Public or private special events
- 9). Passive recreation uses
- 10). Other recreation uses as determined by the Owner or property owners association (POA) as appropriate.

**(b) Building Coverage, Impervious Area, Building Height**

- 1). Maximum Building Height: 35 feet
- 2). Maximum Building Coverage: 30%
- 3). Maximum Impervious Area: 50%

**(c) Minimum Setbacks**

<u><b>Front</b></u>	<u><b>Rear</b></u>	<u><b>Side Yard</b></u>
20' 5' (pools/decks/patio)	25' 5' (pools/decks/patio)	15' 5' (pools/decks/patio)

#### **5. Parking and Roadways**

- (a) Parking Requirements** Handicap parking shall be provided in accordance with The Village of Indiantown's Land Development Regulations, Chapter 3 - Zoning Districts - Section 3-4.11. Parking, Loading and Driveways.

Refer to Table 18 – Minimum Parking Requirements for parking calculations.

#### **6. Accessory Structures or Uses Permitted**

- (a)** Swimming pools and related decks, patios, screen enclosures, lanais and outdoor cooking facilities.

- (b) Children's Playground Equipment.
- (c) Information Center.
- (d) Other accessory structures authorized under the Village of Indiantown Land Development Regulations.

## **7. Walkways and Pedestrian Connections**

The Terra Lago PUD will have an extensive system of sidewalks and trails connecting the various internal community uses as well as the adjacent Indiantown community together in a safe and convenient fashion. The backbone pedestrian and bicycle connection will be an 8' wide multi-modal walkway along the main boulevard running from the Warfield Boulevard entrance to the SW Allapattah Road entrance. Within each neighborhood a 6' wide sidewalk will be provided on one side of each road and will connect to the main walkway.

## **8. Bus Stops**

While many children will walk to school, school bus stop locations will be coordinated with the Martin County School Board. Public transit stops will be coordinated with Martin County Transit.

## **9. Storage Areas and Site Utilities**

All service areas shall be designed and located so as to be unobtrusive and architecturally integrated into the building's overall design. All infrastructure, pipes, equipment, and other mechanical equipment shall be disguised or camouflaged to the extent practicable to ensure unique and visually appealing buildings and projects. Planting and irrigation plans to (i) screen storage areas and site utilities and (ii) provide irrigation to these areas, shall be provided to the Village for review.

## **10. Landscaping Requirements**

Landscaping shall be provided in accordance with The Village of Indiantown's Land Development Regulations, Chapter 4 – Landscaping and Natural Resource Protection - Section 4-3. Landscaping. Planting and irrigation plans shall be provided to the Village for all lots and recreational areas. All front yards shall be sodded with St. Augustine "Floritam". All rear and side yards may be sodded with "Bahia".

**(a) Perimeter Buffers** – For each Phase of the Project, Owner shall install an irrigated perimeter buffer between the property located within the Terra Lago PUD and the property located outside of the Terra Lago PUD, as is more specifically delineated on the PUD Master Plan. The buffer shall be installed prior to the final CO for that Phase of construction. One native tree every 30 feet and a native continuous hedge shall be provided as a minimum requirement along each perimeter buffer.

**(b) Street Tree Requirements**

All street trees within a collector road and a local road shall be specified at a minimum of 10' - 12' Height, 2" Cal. with 4' Clear Trunk. This will ensure that pedestrians can walk along the sidewalk and have canopy clearance above their heads.

The following number of trees or palms applies based on the street type.

Street Type	Spacing between Trees or Palms
Collector	50 feet or a grouping of three native tree clusters every 100 feet along the preserve frontage
Commercial and Industrial Local Street	50 feet
Residential Local Street	40 feet or one per single-family residential lot frontage

**(c) Tree Survey and Mitigation and Tree Protection Requirements**

**Tree Survey.** An aerial map and drawing, provided by a surveyor or environmental consultant, prepared to an appropriate scale, which provides the location, with each tree numbered, the dripline shown on the survey, the DBH, common name, scientific name and Tree Disposition that notes which trees are to be removed, relocated and preserved for all trees that are greater than twelve inches (12") DBH. Areas identified as wetlands, wetland buffers, parks, roads, canals/ditches and upland preserve on the master plan shall be exempt from this provision. However, the location and limits of such wetlands, wetland buffers, parks, roads, canals/ditches and upland preserves shall be designated on the survey.

There shall be a tree preservation plan sheet or sheets included with the Tree Survey which outlines the specifications for typical Tree Barricades.

**No Separate Permit Required.** Issuance of a Final Site Plan Approval by the Village shall constitute authorization by the Village to remove, alter or relocate trees.

**Pre-construction Self Certification.** Prior to removal, alternation or relocation of any trees listed on the Tree Survey, (i) Owner shall document compliance with the tree preservation plan sheet(s) regarding barricades and (ii) the Village may inspect the site to ensure that trees slated for preservation, as indicated on the approved site plan, are barricaded in accordance with this section.

**Historic Trees.** The Designated Official shall be authorized to designate certain trees as historic trees, based on their size (36" DBH or greater), age, historic association, species or unique characteristics. Trees so designated shall be protected or relocated, unless the applicant/Owner can demonstrate that such protection will inordinately burden the Phase of development in which the tree is located.

Protected trees under this section which die or are killed during development or within two years after development completion shall be removed and replaced by no fewer than two equal DBH replacements, with trees at a minimum of 10' - 12' Height, 2" Cal. with 4' Clear Trunk. Florida Fancy as determined by the Village, based on available space left within the site and the species of tree.

**Tree Replacement.** Any tree that is required through the site development process shall be replaced in accordance with the following:

(1) Replacement trees shall be replaced by the same species with the potential for comparable size and quality. replacement with trees at a minimum of 10' - 12' Height, 2" Cal. with 4' Clear Trunk. Florida no.1. in lieu of tree replacement, a Tree Mitigation Fund may be established and utilized.

**Tree Protection and viability.** The process for protecting trees and maintaining viability is as follows:

(a) Minimum Measures to Protect Trees During Development. Minimum Setback to Protect Trees - No material, machinery, temporary soil deposits, equipment, chemicals, parking of construction vehicles or employee vehicles, construction of buildings, structures, paving surfaces, compaction of soil, cut-way, digging or trenching shall be allowed within twelve feet of any large tree(s) to be preserved. A tree with a diameter of 36" DBH or more shall require additional space as may be determined by the Village.

(b) Permitted activities within the protected area:

1. Sidewalks which are laid on top of the existing grade with fill placed at the sides, rather than cut into the ground.
2. Utility lines which are tunneled beneath tree roots in order to protect feeder roots, rather than trenched and supervised by an ISA Certified Arborist.

3. Placement of sod or other ground covers, and the preparation of the ground surface for such covers. Landscape preparation in the undisturbed area shall be limited to shallow disking of the area

(c) Protective Barrier Required – The tree preservation plan sheet or sheets included with the Tree Survey may include the following details regarding protective barriers generally:

1. Protective posts two inches by four inches or larger wooden post, two inches outer diameter or larger galvanized pipe, or other post material of equivalent size and strength, implanted deep enough in the ground to be stable and with at least four feet of the post visible above the ground.

2. Posts placed at points not closer than the drip line of the protected tree, with the posts being not further than six feet apart, except that access may be allowed within this line as specified on site plans, but in no case, shall heavy equipment be permitted access with the protective barrier zone.

3. All protective posts shall be linked together (fencing at least four feet high, chain link fencing or mesh not less than two inch in diameter of comparable visibility). Each section shall be clearly flagged with yellow plastic tapes or other markers.

4. Protective barriers shall remain in place and intact until construction is complete.

5. The Village may inspect the site prior to removal, alternation or relocation of any trees listed on the Tree Survey. Prior to issuance of a certificate of occupancy, the Village may inspect the site to determine the site's compliance with the tree protection requirements and the landscaping provisions of the land development code.

(d) No grade changes shall be made within the upland preserve area without prior approval of the Village.

(e) Pruning - Pruning of the protected tree(s) to compensate for the additional stress placed on the preserved tree(s) shall be conducted in the following manner:

1. Pruning shall be by an ISA Certified Arborist and be proportionate to the amount of the reduction allowed in the undisturbed area, and the crown must be pruned by removing lateral branches and thinning rather than topping. Roots greater than one inch in diameter shall be cut cleanly by a sharp pruning tool.



2. Exposed roots, if cut or broken shall be pruned back to healthy tissue and covered to prevent drying.

3. Broken limbs and broken or stripped tree bark shall be promptly pruned and treated. Low hanging branches that could be injured by vehicles shall be carefully pruned by an ISA Certified Arborist.

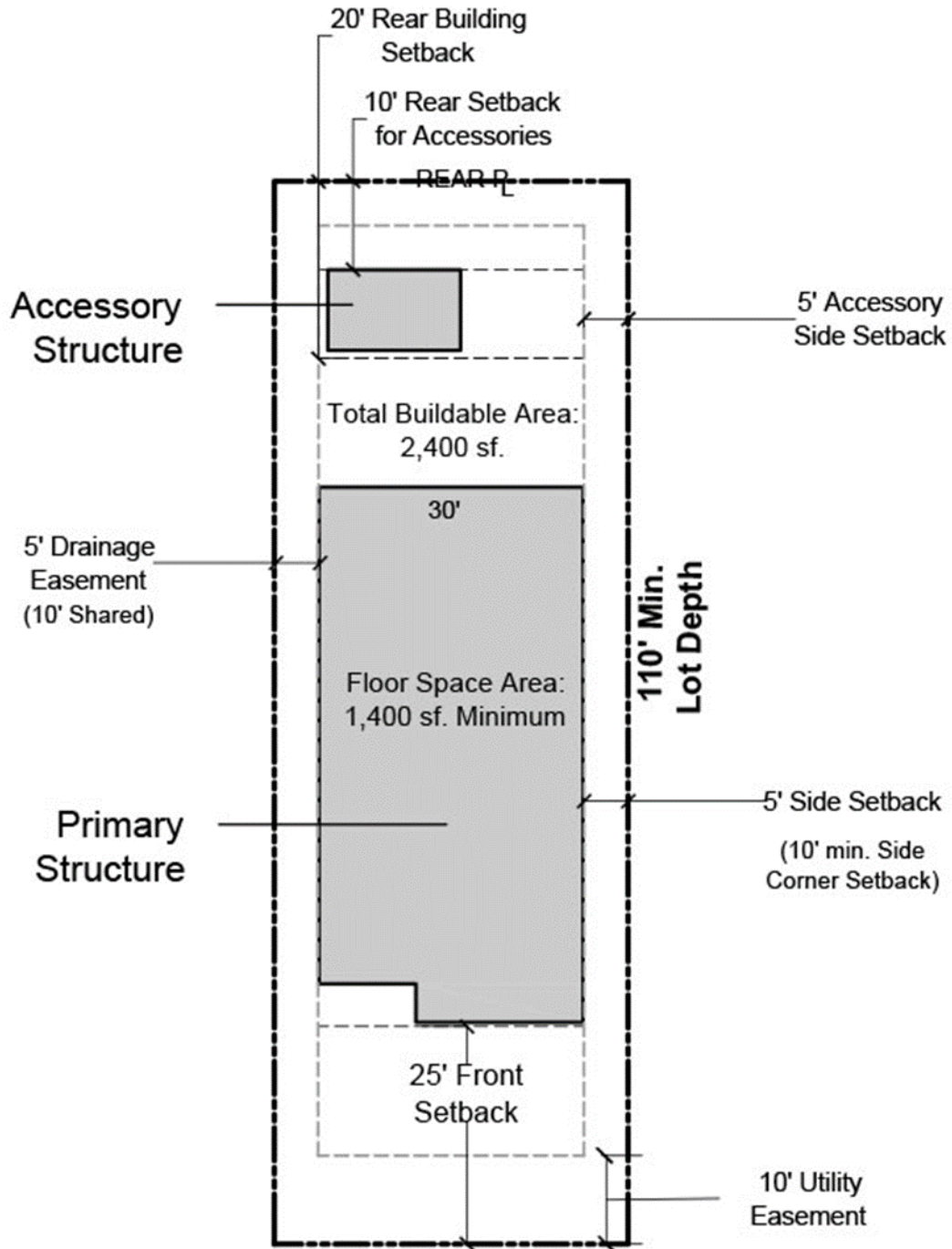
#### **Violations and Enforcement.**

(1) General Requirements. Any tree removal or alteration in violation of this part and any failure to maintain or protect trees in accordance with the requirements of this part, shall be deemed to be a violation of this section and subject to enforcement by the Village of Indiantown. The property owner, occupant and/or agent shall be responsible in all enforcement matters.

(2) Compliance. To ensure compliance, all appropriate development sites may be inspected by the Village prior to issuance of the Certificate of Occupancy. If the site does not comply with the approved development plan, then the Village may institute code enforcement action(s) against the Owner.

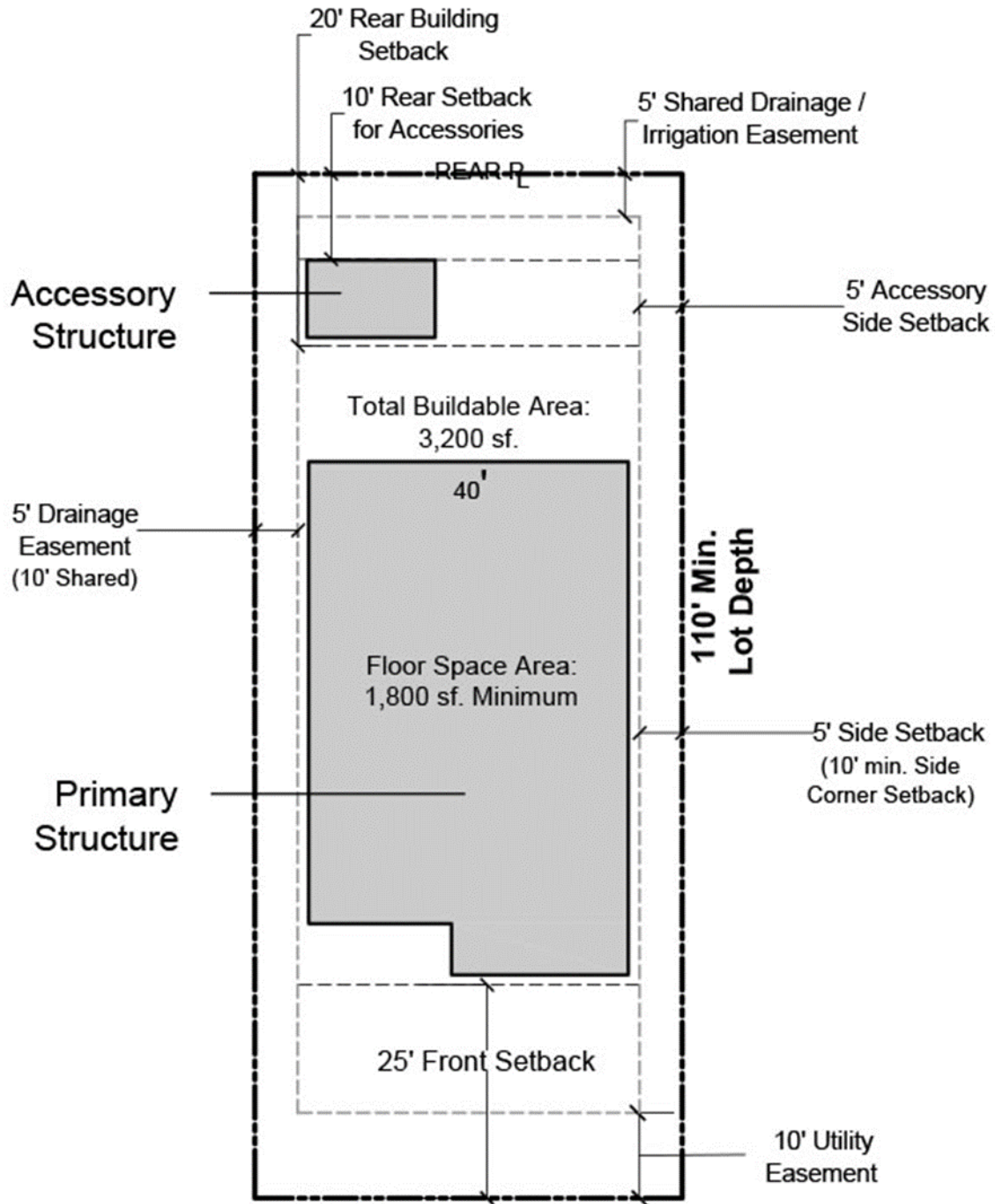
#### ***Figure 1.1 – Single Family Lot: 40' x 110' Typical***

**(Average lot depth of 120' – 125')**



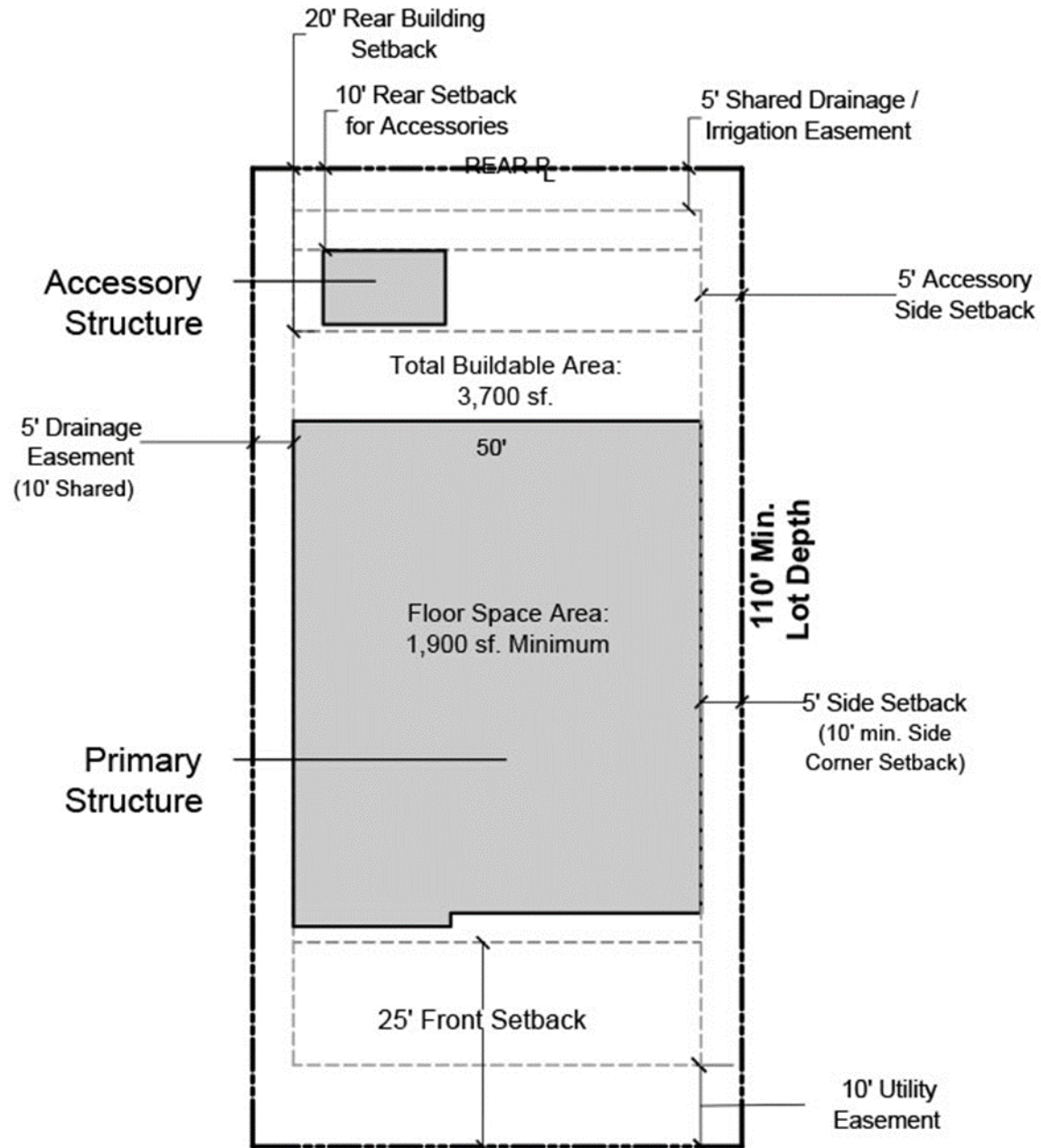
**Figure 1.2 – Single Family Lot: 50' x 110' Typical**

**(Average lot depth of 120' – 125')**



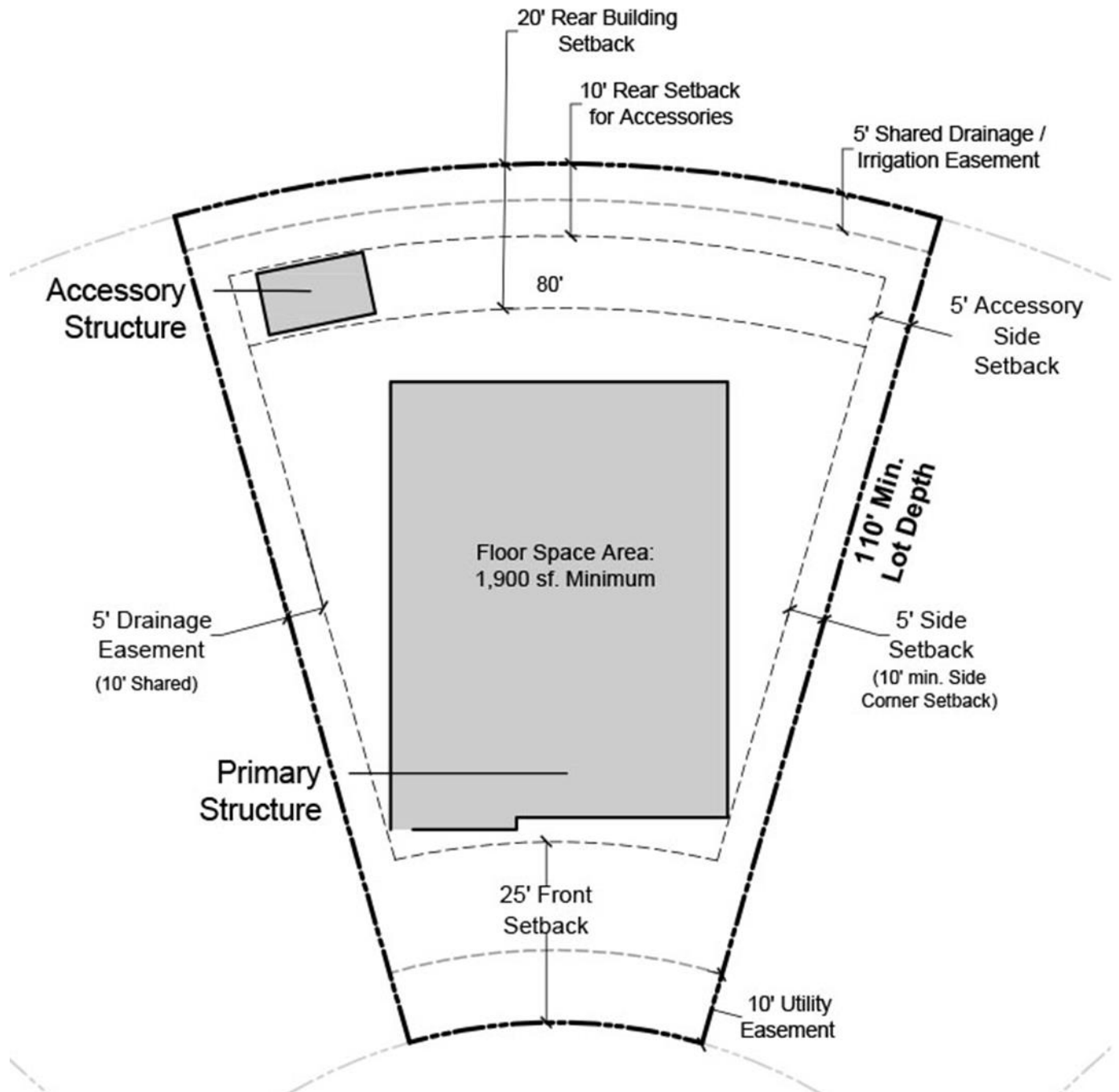
**Figure 1.3 – Single Family Lot: 60' x 110' Typical**

**(Average lot depth of 120' – 125')**

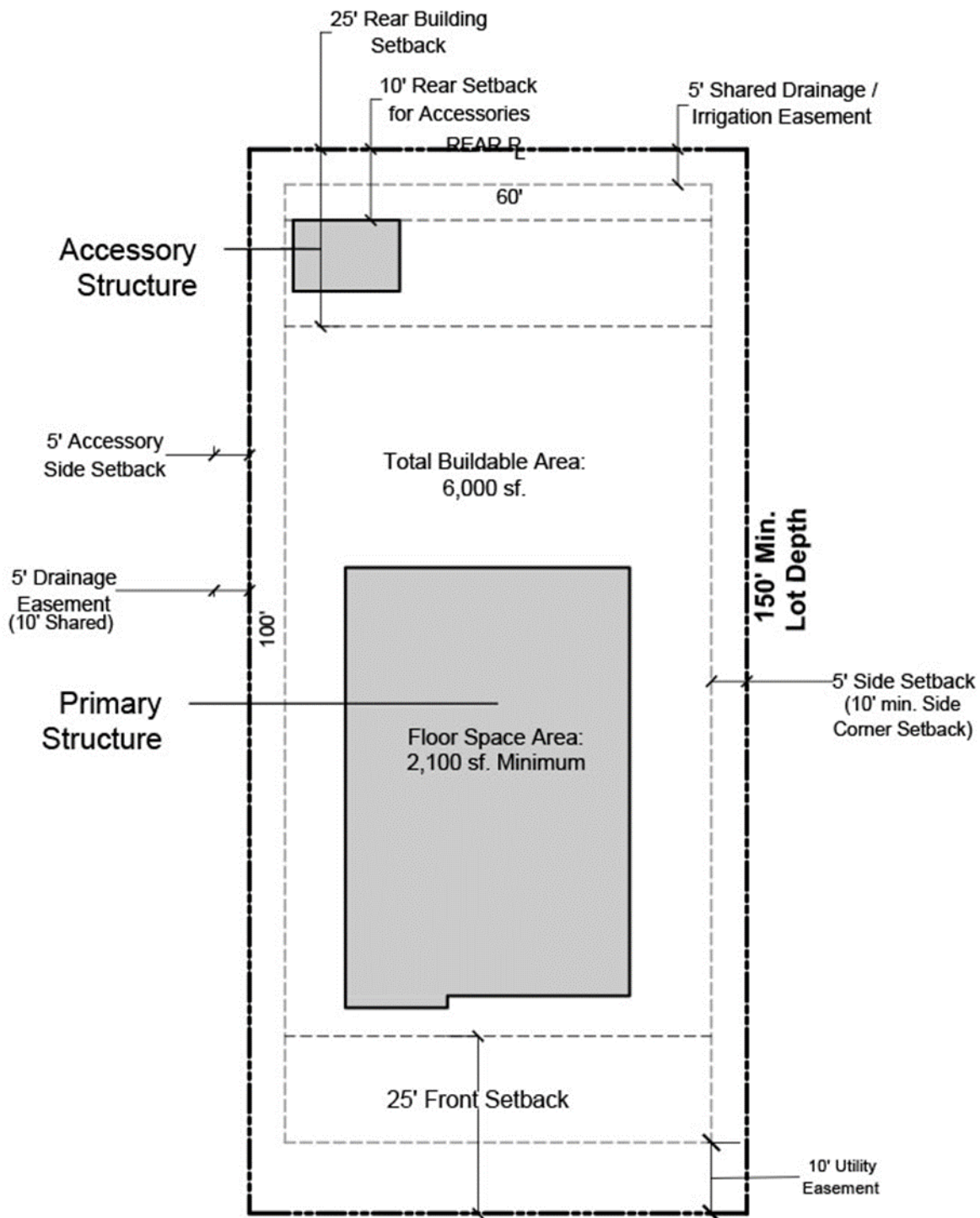


**Figure 1.4 – Single Family Cul-de-sac Lot: 60' x 110' Typical**

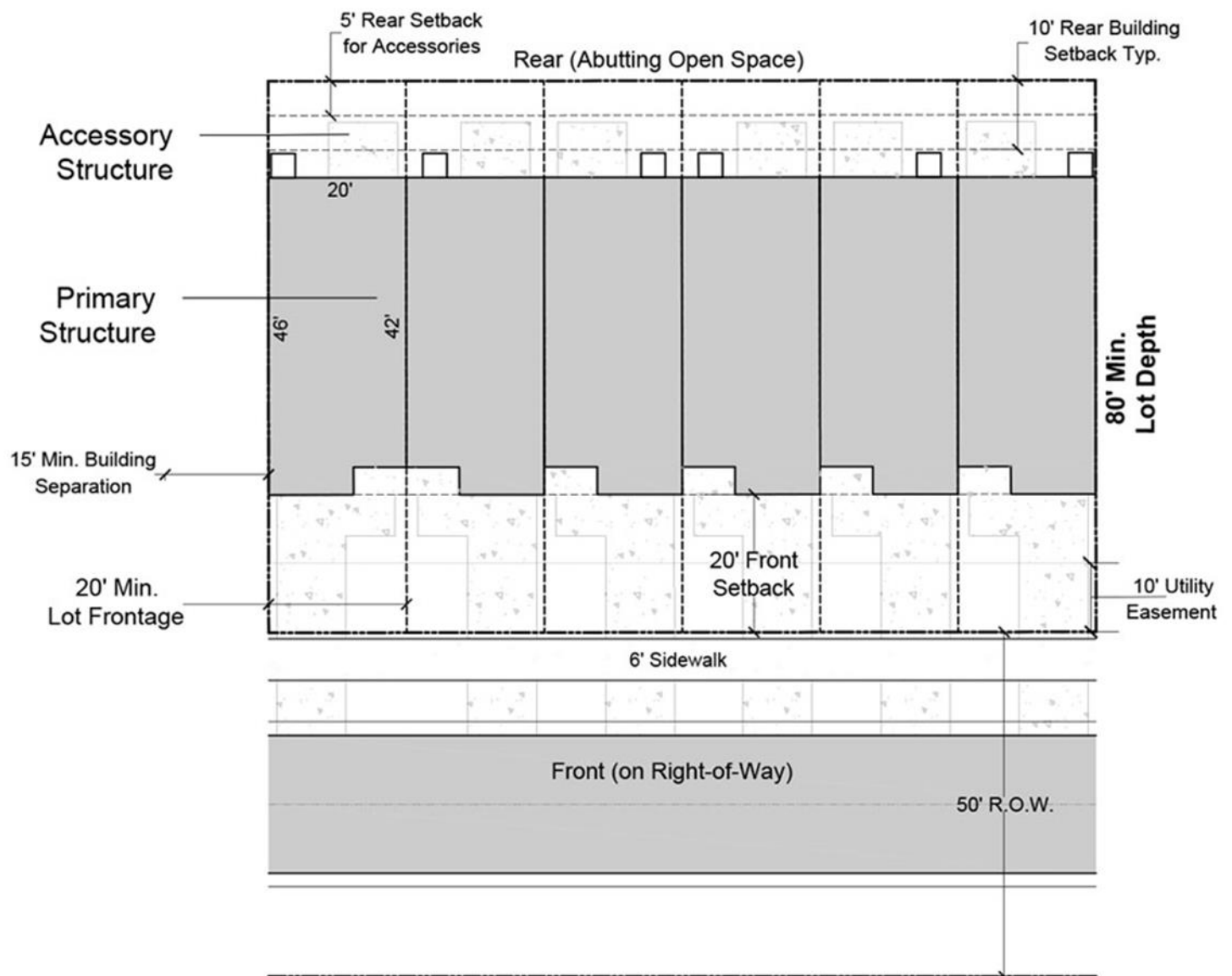
**(Average lot depth of 120' – 125')**



**Figure 1.5 – Single Family Lot: 70' x 150' Typical**

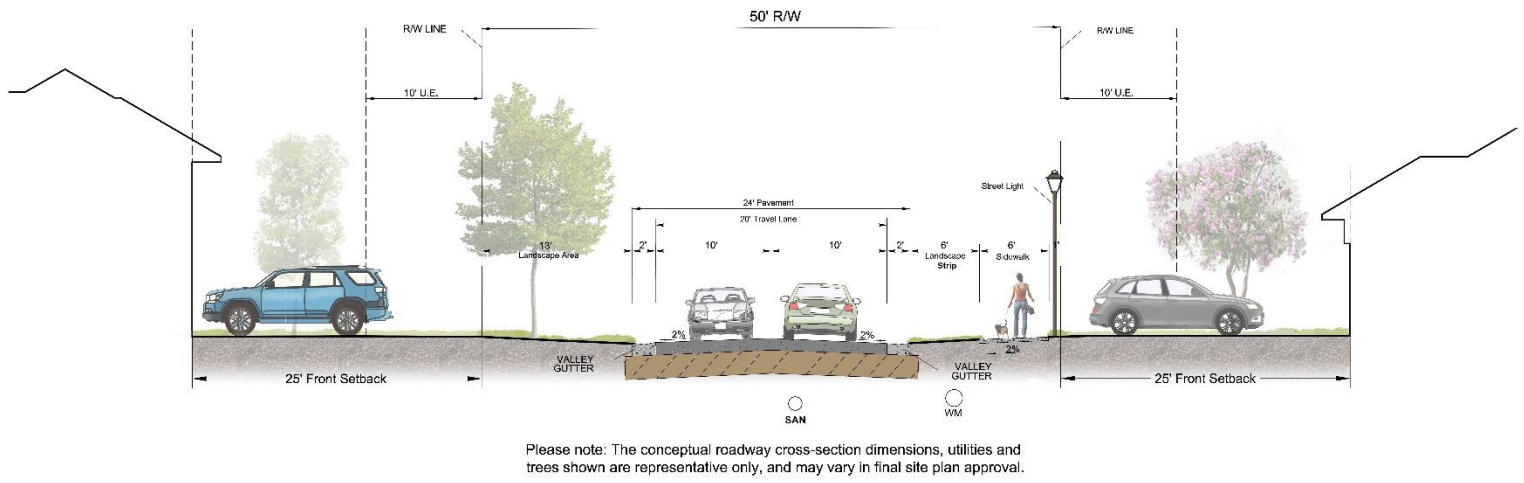


**Figure 1.6 – Single Family Attached Lot Typical**

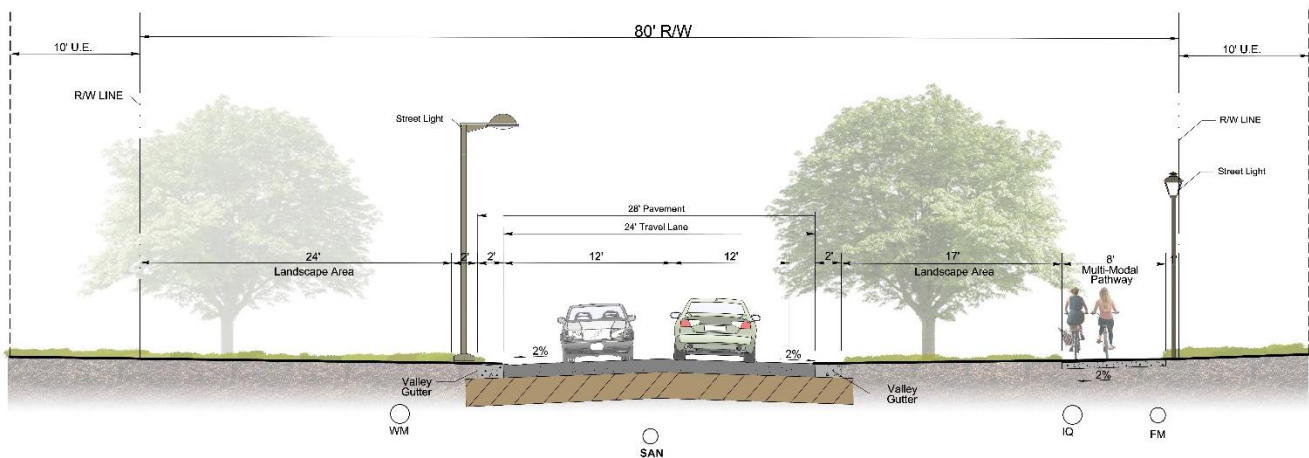
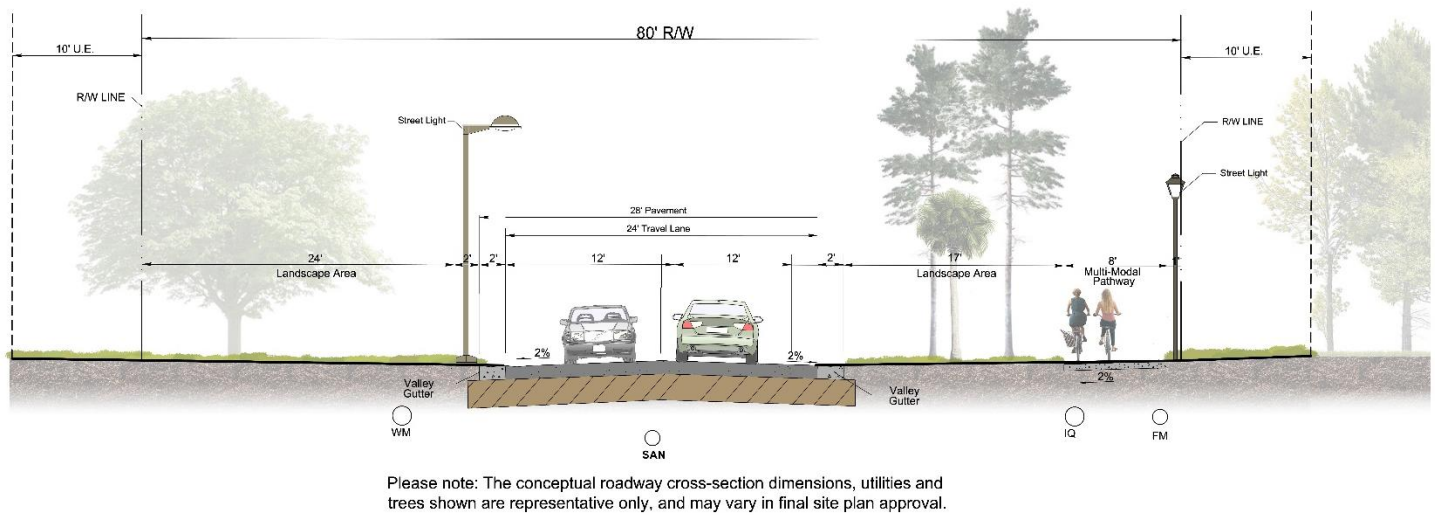




**Figure 2.1 – Local Street Section: 50' Right-of-Way Typical**



**Figure 2.2 – Collector Street Section: 80' Right-of-Way Typical**





13. Water/Wastewater/Reuse

A. Water and wastewater services for each phase of the Project shall be provided by the Village, subject to available capacity, and subject to a water/wastewater developer's agreement with the Village in its capacity as water and wastewater service provider. The water/wastewater developer's agreement shall identify all new infrastructure including transmission and distribution line and other facilities needed for servicing Project, as well as costs and fees such as connection and impact fees related to the development of the Project. The Village may in the future determine whether it will provide reuse services/reclaimed water supplied by Village's utility system to the Project.

B. Water Supply.

1. No residential subdivision plat shall be recorded nor final site plan approved for any development parcel until the Owner has provided written confirmation from the Village that: 1) adequate capacity of treated potable water is available to serve the development parcel; and 2) the Owner will provide the necessary water system extensions to serve the project when needed.
2. The preferred source of irrigation water shall be reclaimed water at such time as this source is made available to the site. The project shall be equipped with an irrigation water distribution system to provide reclaimed water to all areas requiring irrigation when it becomes available. No individual home wells shall be constructed on the project site, however until the Village provides reclaimed water to the site supplied by the Village's utility system, the Project may utilize recharge well or, as a last resort, potable water for irrigation utilizing the on-site irrigation system.
3. In order to reduce irrigation water demand, xeriscape landscaping techniques shall be implemented, where feasible. At a minimum, the xeriscape landscaping shall meet the requirements of the Village.
4. The project shall utilize ultra-low volume water use plumbing fixtures, self-closing and/or metered water faucets, xeriscape landscape techniques, and other water conserving devices and/or methods specified in the Water Conservation Act, Section 553.14, Florida Statutes. These devices and methods shall meet the criteria outlined in the water conservation plan of the public water supply permit issued to the Village by the South Florida Water Management District.

C. Wastewater Management.

1. No residential subdivision plat shall be recorded nor final site plan approved for any development parcel until the Owner has provided written confirmation from the Village that: 1) adequate capacity for wastewater treatment is available to serve the development parcel; 2) the Owner has

provided the necessary internal reuse water infrastructure to serve the project; and 3) the Owner will provide the necessary wastewater system extensions to serve the project when needed.

D. Reuse.

1. The Owner shall design the reuse line to the project. The Owner shall prepare all permit applications for the construction of the reuse line, and the Village shall assist the Owner in obtaining permits and shall act as permittee for the construction of the reuse line. Owner shall construct the reuse line to the Project, once permitted. The intent of this condition is for the Owner and the Village to coordinate and cooperate in order to construct the reuse line as part of the initial phase. The Owner shall extend the reuse line to all other phases as developed. The Village shall bill the Terra Lago HOA in bulk for irrigation quality water, when and if provided by the Village, and shall not directly bill individual homeowners.
2. Each single family unit shall include an irrigation system for the front yard. The reclaimed water shall provide the source to each home so the proposed plant material can get established and continues to thrive and be maintained. Applicable Re-use utility rates will be charged to the Homeowners Association (HOA). All front yards shall be sodded with St. Augustine "Floritam" and side yards may be sodded with "Bahia". Planting and irrigation plans shall be provided for each Phase or Sub-Phase.

14. Parks

- A. Any Parks depicted on the Terra Lago PUD Master Plan will be dedicated to the Village at the conclusion of each Phase of development. By virtue of its approval of this Agreement, the Village has determined that the amount of park space provided, inclusive of landscape, furniture, fixtures and facilities, is sufficient to meet the demand for park space that is created by residential development within the Project. Neighborhood parks should serve as prominent visual and social focal points of each neighborhood, and provide for informal, non-programmed recreational activities.
- B. No residential subdivision plat shall be recorded nor final site plan approved for any development parcel until the Owner has demonstrated that the subdivision plat or final site plan is consistent with the Terra Lago PUD Master Plan as related to parks.
- C. After conveyance and acceptance the Village will maintain the parks in a standard that is commensurate with other parks in the Village of Indiantown. Owner shall retain the right but not the obligation to maintain or improve the parks upon review and approval by the Village.

15. Additional Requirements

Terra Lago PUD shall comply with all requirements of the Village Comprehensive Growth Management Plan. Unless specifically provided for within this Agreement or set forth on the master site plan, the Terra Lago PUD shall comply with all requirements of the Village Land Development Regulations and General Ordinances.

16. Master Site Plan

The Master Site Plan for the Terra Lago PUD includes a mix of all housing ranges and types, and an interconnected network of streets, sidewalks and greenways; ingress/egress points in and out of the proposed development, and a neighborhood center that allows for a mix of uses such as retail office, residential, civic, and recreational uses which may be developed around a central green or plaza.

The Master Site Plan for the Terra Lago PUD strives to establish a better-integrated and well-planned mix of land uses that: 1) establishes the neighborhood and district as the fundamental units of development for creating the plan; 2) provides for a predictable network of streets and blocks; 3) reduces land consumed for development; 4) minimizes the public cost for providing services; 5) reduces dependency on the automobile; 6) encourages and accommodates public transit; 7) where feasible, addresses the special needs of children and the elderly; 8) incorporates a well-located system of parks, greens and civic sites; 9) reduces impacts on the natural environment; 10) where feasible, creates linkages and connections between Conservation Areas; 11) where feasible, reduces the need to consume energy; 12) provides for a variety of housing types to support residents of diverse ages, incomes, family sizes, and lifestyles; 13) provides for a highly interconnected network of walkable streets; and 14) demonstrates complementary and compatible land use relationships to adjacent properties related to scale, use, street networks, water management systems, and public open space and park systems.

17. Town Planning

To assure a mixed-use, compact, and pedestrian/bicycle-friendly environment, ready to accommodate various modes of public transportation, the Owner will provide the following to the Village prior to approval of the final site plan for each phase of development within the Terra Lago PUD:

- A. Appropriate Street Sections to guide allowable shapes and sizes of streets; placement of parking, street trees, street lights and furniture, buildings and utilities, and pavement and sidewalk widths; in order to ensure that streets do not become physical barriers between neighborhoods.
- B. Detailed neighborhood plans depicting the location of the building types required in the Indiantown Design Guidelines including: commercial, office, mixed use, apartment/condominium house, single family rear and side yard, and row houses.
- C. A detailed plan for each of the building types proposed in each neighborhood and district consistent with the Indiantown Design Guidelines including: building type,

placement, height, parking quantity and placement, and appropriate and authentic architectural style.

- D. The applicant, subject to local government approval, can make modifications such as the location, size, arrangement and design of neighborhoods and districts, squares, parks, greens, civic sites and uses, trails, local streets and driveways, aesthetic features, edge treatments, water bodies, and other design components that: 1) do not substantially change the character or impacts of the project; and 2) are consistent with town planning and urban design principles.
- E. The placement and type of residential units and other buildings, roadways and pedestrian connections, park and open space, and other amenities that the new phase of the development appropriately interacts and builds a well integrated and interrelated, overall community. This would include, but not be limited to such conditions as connectivity of roadways across phases, access to park and open spaces across phases, clear identification of type, size and mix of residential units to provide for residents of various lifestyles.

To the extent that the foregoing provisions are included in any applicable Village Regulations for the property, such additional plans are not required.

#### 18. Exotic Species

Prior to obtaining a certificate of occupancy for any permanent structure located within a sub-Phase, the Owner shall remove from that sub-Phase all Melaleuca, Brazilian pepper, Old World climbing fern, Australian pine, downy rose-myrtle, and any other nuisance and invasive exotic vegetation listed under Category I and II of the Florida Exotic Pest Plant Council. Removal shall be in a manner that minimizes seed dispersal by any of these species. There shall be no planting of these species on site. Methods and a schedule for the removal of exotic and nuisance species should be guided by techniques developed by the University of Florida Institute of Food and Agricultural Sciences, the Florida Chapter of the American Society of Landscape Architects, or other similar entity. The entire site, including wetlands and conservation areas, shall be maintained free of these species in perpetuity. The Homeowners Association (HOA) shall provide an Exotic Control Monitoring Report on an annual basis to the Village beginning within one year after site plan approval of the first Phase.

#### 19. Solid Waste and Hazardous Materials

No residential subdivision plat shall be recorded nor final site plan approved for any development parcel until the Owner has been provided written confirmation from the Village that adequate solid waste disposal services and facilities will be available when needed. Development shall only occur concurrently with the provision of adequate solid waste disposal services and facilities.

#### 20. Hurricane Preparedness

The Owner shall mitigate emergency public shelter impacts through providing a combination of safe spaces within each home to encourage sheltering-in-place by residents and/or identifying community hurricane shelter spaces or dual use of a facility constructed or retrofitted to State of Florida hurricane code.

21. Historic and Archaeological Sites

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

22. Police and Fire Protection

- A. No building permit shall be issued with respect to an improvement until any and all applicable law enforcement impact fees then in effect with respect to the improvement have been paid at the then applicable rates.
- B. No building permit shall be issued with respect to an improvement until any and all applicable fire/emergency medical service impact fees then in effect with respect to the improvement have been paid at the then applicable rates.

23. Impact Fees Generally

No building permit shall be issued with respect to an improvement until any and all legally enacted and applicable impact fees, assessments, and mobility fees, then in effect with respect to the improvement, have been paid at the then applicable rates.

24. Construction Buffering

Unless otherwise required by the State, and if the State requirements are the same, or less restrictive, upon commencement of construction, Owner shall immediately install the downslope silt fencing necessary to prevent sediment from moving to wetlands or adjacent properties and will remove said fence upon receiving a certificate of occupancy.

25. Conditions of Approval

- A. Payment of Costs and Fees. The Owner shall pay all fees, costs, attorney fees, and consultants' fees incurred by the Village for processing of this or subsequent related applications for development of the Project in accordance with the Village's Land Development Regulations.
- B. Regulatory Agency Approvals. Development of the Project as described herein is conditioned upon the Owner obtaining all necessary permits and approvals from the regulatory agencies, which may include the Florida Department of Environmental Protection ("FDEP"), South Florida Water Management District

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

26. Concurrency and Vested Rights

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

27. Performance and Maintenance Bonds for Infrastructure. Platting for the Project shall be subject to the condition that all required utilities and their appurtenances, all roadway sidewalks and their appurtenances, storm drainage facilities, and all other required public improvements will be constructed in a manner that is consistent with the approved final construction plans. This consistency will be assured in one of the following two manners, at the election of Owner:

- A. Construction of infrastructure prior to Final Plat. Performance bonds will not be required for any on-site infrastructure that is constructed prior to final plat approval.
- B. Performance Bond. Performance bonds will be required for any on-site infrastructure that is not constructed prior to final plat approval. Such performance bond or bonds must be executed by a security company qualified and registered to conduct business in the state of Florida and having a A.M. Best Policyholder's Rating of Excellent or better and a "financial size category" of Class VII or higher. Bonding requirements may also be met by the following, but not limited to: escrow deposits, or irrevocable letters of credit ("performance guarantees").
  - 1. The performance guarantees shall be in an amount equal to one hundred twenty percent (120%) of the cost to install the public improvements that have not been constructed for the applicable Phase. The amount of the performance guarantees shall be based on the Project engineer of record's certified estimate of the cost of remaining improvements or upon actual contract costs for engineering and installing the improvements as referenced by a signed contract between the Owner and the contractor. This performance guarantee will be reviewed and approved by both the Village Engineer and the Village Attorney.

2. Upon satisfactory completion of all public improvements and acceptance by the Village, the performance guarantees shall be promptly released. Any inspection fees shall be paid by the Owner.
- C. **Maintenance Bonds.** When all the required public improvements have been installed, inspected and approved by the Village Manager or designee and Village Engineer, and when the Village is being requested to accept such subdivision improvements, the Owner shall provide a maintenance bond(s) payable to the Village. For each Phase, the Owner shall provide a surety bond issued by a bonding company or such other guarantee under the requirements of sub-paragraph A(1) above in an amount equal to ten per cent (10%) of the construction costs of the applicable public subdivision improvements. Said maintenance bonds shall guarantee that such public subdivision improvements have been properly constructed, free of design defects and all defects of material or workmanship and are guaranteed for a period of two (2) years. Upon correction of all deficiencies and at the end of the two (2)-year period, the maintenance bonds shall expire. At least sixty (60) days prior to the expiration of the maintenance period, the Owner shall notify the Village Engineer to schedule a final inspection. Prior to release of the maintenance bonds, which shall not be unreasonably withheld, the Owner will be required to correct any defects in material or workmanship which may have manifested themselves during the maintenance period.

28. Private Infrastructure

To the extent the Owner utilizes private infrastructure within the Project (i.e., private streets, private stormwater collection and retention systems, private recreational facilities) the Owner shall budget or present to the Village satisfactory evidence that the Association has budgeted sufficient reserves for the maintenance, improvement and repair of all such private infrastructure. Any subdivision plat shall include a note indicating that any private streets, drainage and retention facilities or other private infrastructure are the responsibility of the Association and that the Village shall not be responsible for such private infrastructure.

29. Maintenance Responsibilities

Generally speaking and subject to the specifications below, the Owner/Association shall be responsible for maintaining all property owned by the Owner/Association. Similarly, the Village shall be responsible for maintaining all property conveyed to and accepted by the Village.

- A. The Association shall maintain Association owned common areas outside of buildings including, at a minimum, stormwater ponds and stormwater drainage system, conservation easements, parks, the trail, the common grounds and landscaping within the Project and landscape areas within the right-of-way.
- B. The Association shall be responsible for maintaining the grass and landscaping of any Association owned property at the entrances to the Project and the grass and

landscaping of the unpaved portion of the right of way outside of the perimeter buffering.

- C. The Village shall be responsible for maintaining any Village owned property within the PUD, including but not limited to its utilities within any public or private right-of-way or common area. As part of every plat, the Owner shall grant blanket access easements to the Village and applicable utility companies for the purpose of maintaining facilities within the rights-of-way or common areas.
- D. The Association shall maintain, repair, and replace all storm drainage facilities within the Project boundaries, with the exception of stormwater facilities lying within roads rights-of-way that have been conveyed to the Village.
- E. As a condition of plat approval, the Owner shall give the Village the right, but not the obligation, to access, maintain, repair, replace, and otherwise care for or cause to be cared for any and all stormwater ponds, stormwater drainage systems, and conservation easements within the right-of-way. In the event the Association does not maintain said stormwater ponds and stormwater drainage system, and conservation easements within the right-of-way, when such has become a nuisance and in the event the Village exercises this right, the Association and each of the lot owners in the subdivision Phase shall be responsible for payment of the cost of maintenance, repair, replacement and care provided by the Village and its agents, plus administrative costs and attorney fees incurred by or for the Village. Said costs and fees shall be a lien or assessment on each lot within the subdivision and on the common property. The Village of Indiantown shall be held harmless from any liability if it makes any repairs or replaces any private improvements.
- F. An emergency access easement to the private storm drainage system and over all private drainage easements shall be shown on all plats and shall be dedicated to the Village for emergency maintenance purposes in the event of inadequate maintenance of the private storm drainage system, when such inadequate maintenance becomes a hazard to the public health, safety, and general welfare. This emergency access does not impose any obligation upon the Village to maintain the private storm drainage system, and the Village shall be held harmless from any liability if it must enter onto an access easement and repair the system.

30. Declaration of Covenants, Conditions, and Restrictions

- A. Prior to the sale of any platted and developed lot, the Owner shall record in the Public Records of Martin County, Florida, as a covenant running with the land of the Property, the Declaration.
- B. The Association, through its Declaration shall, among other matters, assess costs upon the properties of its members at least sufficient to pay:



1. The annual cost of maintaining and irrigating the entryways to the Project as well as any land dedicated to common use by the members of the Association;
2. The cost of maintaining the trail and parks; and
3. The cost associated with maintaining, repairing, or replacing any facilities in common areas.
4. The cost associated with treating and maintaining all invasive exotic vegetation in all of the wetland and upland preserve areas within the common areas of the Project.

31. Inactive Association

In the event the Association never exists, or becomes inactive and ceases to exist, or in the event the Owner fails to turn control over to the Association, the Village shall have the right to exercise one or more of the following options:

- A. Responsibility of adjacent property owners. Perimeter berms where adjacent to roadways, common areas, common irrigation system, landscaping, signs, the stormwater system, rights of way, or other common responsibilities for the premises which would otherwise be maintained, repaired, replaced, or cared for by the Association pursuant to this Agreement shall be the responsibility of each owner whose property is adjacent to, touches, abuts, or is the most proximate to said perimeter berm, common area, stormwater system or part thereof, rights of way, or other common responsibility for the premises. This subsection may be enforced through code enforcement proceedings under the Village's Code or by any other legal action in law or equity.
- B. Imposition of special assessments. Pursuant to Florida law, the Village may impose ongoing special assessments upon each owner of property within the Project for maintenance, repair, and replacement of perimeter berms, common areas, common irrigation system, landscaping, signs, the stormwater system or parts thereof, and/or rights of way or other common responsibilities for the premises which would otherwise be maintained, repaired, replaced, and cared for by the Association pursuant to this Agreement. Any special assessments imposed on properties in the Project shall include and not be limited to fees for consultants and attorneys, engineering costs, and special assessment rate studies.
- C. Ordinance imposing obligations absent property or homeowners' associations. If the Village Council adopts an ordinance imposing obligations on property owners when property or homeowners' associations never exist, become inactive, or cease to exist, the ordinance requirements may be imposed on the owners of property within the Project.

32. Subdivision/Platting.

The Applicant may seek site plan approval for a Phase or Sub-Phase prior to final plat approval, in order to allow for site work including clearing, grading, filling and infrastructure improvements ("Site Work"). Additionally, Owner may undertake Site Work anywhere in a given Phase, once the Village has approved final site plan for a Sub-Phase. For example, Owner may undertake Site Work in Sub-Phase 1B and 1C, once the Village approves final site plan for Sub-Phase 1A. No further development applications shall be requested prior to the approval of the final plat for that Phase. As final site plans for the other Sub-Phases will not yet have been approved, such Site Work shall be at Owner's own risk, and all completed Site Work in such Sub-Phases shall be required to be consistent with final site plans subsequently approved for such Sub-Phases. Site Work within a Sub-Phase that does not have an approved final site plan shall be limited to work in support of fill balance activities within the applicable Phase, and such infrastructure as necessary for the functionality of the Phase. Site Work within a Sub-Phase that does not have an approved final site plan shall not include tree removal, unless permitted by the Village in writing.

**TERRA LAGO PUD  
REVISED EXHIBIT E  
REVISED TIMETABLE OF DEVELOPMENT**

- A. This development shall be constructed in accordance with this timetable of development. This development shall be constructed in phases in accordance with the phasing plan, included as part of this Exhibit E. Each phase may be divided into subphases for the purposes of construction and issuance of certificates of occupancy; however, the subphases must be shown on the final site plan.
- B. Each phase of the development of Terra Lago PUD shall be self-supportive. Infrastructure improvements must be substantially completed before the issuance of any certificate of occupancy. All required improvements and recreational amenities identified on the final site plan for the applicable phase must be completed prior to the issuance of any certificate of occupancy.
- C. PUD Phases may be developed out of sequence and may not necessarily proceed in the sequential order presented on the following Table:

**Terra Lago  
PUD Phasing Plan**

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<b>Phase</b>	<b>Approximate Density/Uses</b>	<b>Approximate submittal</b>
Conceptual / Ph 1a	228 single family	June <del>2021</del> <u>2022</u>
Ph 1b	399 single family Clubhouse with catering kitchen only 174 townhomes	December <del>2021</del> <u>2023</u>
Ph 1c	300 apartment units 100,000 square feet of Commercial, including ALF	February <del>2022</del> <u>2026</u>
Ph 2	259 single family	April <del>2022</del> <u>2027</u>
Ph 3	484 single family	April <del>2023</del> <u>2028</u>
Ph 4	364 single family	April <del>2024</del> <u>2030</u>
Ph 5	280 single family	April <del>2025</del> <u>2032</u>

**TERRA LAGO PUD  
REVISED EXHIBIT F  
REVISED SPECIAL CONDITIONS**

1. Clearing, Soil Erosion and Reduction of Clearing Impacts

Clearing of native vegetation shall be as limited by the Village Land Development Regulations. Requirements for tree removal including tree surveys and tree mitigation are included in Section 12 of this Exhibit F, below. Construction practices such as seeding, wetting, and mulching which minimize airborne dust and particulate emission generated by construction activity shall be undertaken within 7 days upon completion of clearing work. The slopes of constructed lakes from the top of the bank to the control water elevation (landward edge of littoral zone) shall be immediately stabilized and/or sodded upon completion of the lake construction. If construction on a parcel will not begin within thirty days of clearing, the soil shall be stabilized until construction of the parcel begins. Cleared areas may be sodded, seeded, landscaped, mulched, or stabilized by other means as may be permitted by the Village. Minimal clearing for access roads, survey lines, fence installation, or construction trailers and equipment staging areas is allowed without the need for soil stabilization. The purpose of this condition is to minimize dust production and soil erosion during land clearing and to prevent soil particulates from becoming airborne between the time of clearing and construction. The development shall comply with all National Pollutant Discharge Elimination System requirements. Burning of cleared vegetation is a permitted practice in accordance with Florida Division of Forestry regulations and guidance.

2. Drainage

- A. It shall be the Owner's responsibility to obtain the necessary drainage/stormwater management permits from the South Florida Water Management District (SFWMD). At a minimum, all discharged water from the surface water management system shall meet the water quality standards of Florida Administrative Code Rule 62-302. In no event shall the Village bear the responsibility for aiding the Owner in obtaining permits from the SFWMD or funding the improvements necessary to develop the PUD.
- B. All other state and outside agency permits are required to be provided to the Village prior to construction and scheduling a pre-construction meeting.
- C. Owner shall provide a pro-rata share of stormwater facilities in each phase to allow for said phase to stand alone or together with previous phases and not rely on future phased improvements to satisfy required stormwater quality treatment and attenuation.
- D. Owner shall construct proposed stormwater improvements such that existing facilities, including but not limited to canals, swales, and culverts, shall remain active and operational until such time that proposed stormwater facilities

necessary to maintain the existing drainage level of service are constructed, certified, and released for operation by authorities having jurisdiction.

- E. Notwithstanding anything to the contrary in subparagraphs A. – D. above, The Village shall be responsible for maintaining the stormwater system located within road rights of way after the Owner conveys such roadways to the Village. Drainage providing private conveyance within public road rights of way (SW American Street) shall be approved by the Village and incorporated into this Agreement as to maintenance responsibility.
- F. In order to ensure that the PUD's drainage/stormwater management system functions as designed and permitted in perpetuity, the Association, the community development district, or other similar entity (not to include the Village) shall maintain the PUD's drainage/stormwater management system (outside of the Village-owned right-of-way) according to the Stormwater Management System Maintenance Plan submitted to the SFWMD. Neither the Village nor the SFWMD shall have any responsibility for maintaining the system.
- G. The Owner shall establish drainage easements over all existing or proposed internal drainage facilities which will service off-site properties. The final location will be determined with the final site plan submittal. These easements shall be dedicated to the public for drainage purposes. Ownership and maintenance responsibilities shall be borne by the Owner, the Association, or a community development district.
- H. All road crossings over the main conveyance ditch that presently exists through the Indiantown DRI site shall be accomplished via culverts of sufficient size to maintain the required conveyance at the crossing points. The maintenance responsibility associated with this ditch shall reside with the Association, the community development district, or other similar entity (not to include the Village). The Village shall have the right, but not the obligation, to perform, at the Owner's or Association's expense, any routine or emergency maintenance operations on the ditch if on site or upstream conveyance or drainage is negatively affected. Exercise of this right will not give rise to an obligation on the part of the Village to continue any such maintenance operations.
- I. All elements of the stormwater management system shall be designed to prevent material or significant negative impacts to adjacent areas and to the receiving bodies of water.
- J. The Owner shall work with the Village to minimize the amount of impervious surface constructed for automobile parking on the project site. The Owner and the Village should consider the use of pervious parking lot materials where feasible.
- K. The surface water management system shall utilize Best Management Practices to minimize the impact of chemical runoff associated with lawn and landscape

maintenance. The Owner shall coordinate with the South Florida Water Management District to formulate and implement Best Management Practices to reduce the use of pesticides and fertilizers throughout the project.

### 3. Endangered Species

- A. In the event that it is determined that any representative of any other protected plant or animal species pursuant to the federal, state, regional or local law, is resident on or otherwise is significantly dependent upon the Property, Owner shall comply with applicable regulations administered by the Florida Fish and Wildlife Conservation Commission, the U.S. Fish and Wildlife Service, or other responsible agency. Anything herein to the contrary notwithstanding, at all times Owner will comply with the then current local, state and federal regulations regarding all protected plant and animal species.
- B. Gopher Tortoises.
  - 1. In Florida, gopher tortoises are protected as Threatened by the Florida Fish and Wildlife Conservation Commission. Under Florida law, no person may take, possess, transport or sell a Threatened species. No land clearing or construction shall occur until all tortoises within the development footprint are relocated to upland preservation areas or off-site. A certified environmental professional will supervise clearing in the areas of the gopher tortoise burrows. Tortoises inhabiting burrows in areas to be developed will be captured and relocated using methodology approved by the Florida Fish and Wildlife Conservation Commission and conducted by an environmental professional possessing a valid relocation permit. During clearing and grubbing operations, equipment operators will be notified of the occurrence of gopher tortoises on-site and instructed to observe for roaming and foraging individuals. Should gopher tortoises be seen during the clearing and grubbing, all equipment operations will be stopped and the gopher tortoises will be captured and relocated. Once the tortoise(s) have been safely relocated, equipment operation can resume.
  - 2. All gopher tortoise relocation efforts will be completed in accordance with regulations administered by the Florida Fish and Wildlife Conservation Commission.
  - 3. In order to protect the gopher tortoise population on the project site, the Owner shall comply with the Florida Fish and Wildlife Conservation Commission gopher tortoise protection guidelines that provide for the protection and relocation of gopher tortoises into authorized preserve areas.
  - 4. On-site relocation of gopher tortoises is preferred over off-site relocation; provided however, that relocation shall proceed as authorized by the

regulations and programs for gopher tortoise protection administered by the Florida Fish and Wildlife Conservation Commission.

- E. Florida Sandhill Cranes. In order to protect Florida Sandhill Cranes on the project site, the Owner shall maintain foraging habitat around wetlands preserved on the project site. The Owner shall comply with all Florida Fish and Wildlife Conservation Commission recommendations regarding the maintenance and management of foraging habitat for this State listed threatened species.
- F. Sherman's Fox Squirrel. In order to protect the Sherman's fox squirrel habitat on the project site, the Owner shall protect the existing pine-xeric oak, pine flatwoods and palmetto prairie, and live oak/cabbage palm communities. Additionally, live oak, slash pine, and cabbage palm trees shall be planted in landscape areas to provide additional habitat for the Sherman's fox squirrel.
- G. Wood Stork. The Owner shall maintain Wood Stork foraging habitat on site by ensuring no additional net loss of wetland function and value. All surface waters created on the site, where appropriate, shall include features specifically designed to provide preferred foraging habitat for this species. The features should include areas designed to concentrate prey during dry down periods. The Owner shall comply with all recommendations regarding the design and creation of foraging habitat for this federally endangered species contained in the U.S. Fish and Wildlife Service Habitat Management Guidelines for the Wood Stork in the Southeastern Region.

#### 4. Fire Protection

- A. The minimum fire flow and flow duration requirements for one- and two-family dwellings having a fire flow area that does not exceed 5000 ft<sup>2</sup> (334.5 m<sup>2</sup>) shall be 1000 gpm (3785 L/min) for 1 hour.
- B. All structures, other than detached one and two family residences, which are in excess of 5,000 square feet or greater than two stories in height shall be provided with a sprinkler system installed in accordance with applicable NFPA and FFPC standards, specifically N.F.P.A. 1, Chapter 18.4.5 (latest adopted edition). Anything herein to the contrary notwithstanding, compliance with all of the then current provisions of the National Fire Protection Association and Florida Fire Prevention Code (or other local, state or federal requirements relating to fire protection) is required.
- C. Hydrants spacing shall not exceed 250 feet linear separation for commercial properties (to also include apartment buildings, condominiums, townhouses, etc.) and 500 feet linear separation for residential one and two family dwellings.

#### 5. Irrigation

With each final site plan application, Owner shall ensure enough irrigation capacity to meet the demands. The Owner agrees to accept reclaimed water ("irrigation quality") for irrigation, when



available in sufficient quality and quantity in accordance with the South Florida Water Management District and Department of Environmental Protection rules, at such market rates (which may not exceed bulk potable rate) and charges as may then be charged by the utility.

The Owner shall design the reuse line to the project. The Owner shall prepare all permit applications for the construction of the reuse line, and the Village shall assist the Owner in obtaining permits and shall act as permittee for the construction of the reuse line. Owner shall construct the reuse line to the Project, once permitted. Owner shall design and construct the irrigation system within this project to accommodate spray irrigation with reclaimed water and every individual lot shall have access to reclaimed water. Owner shall provide adequate area for storage of required irrigation quality water. Any Irrigation Ponds for the storage of water shall be built according to all FDEP and SFWMD Guidelines for receiving reuse water. Irrigation quality water will be billed to the Homeowners Association (HOA) in bulk and will not be billed directly to lot owners through individual meters. The [HOA shall own and be responsible for the maintenance of the irrigation system, up to the Village's point of delivery \(bulk meter\).](#) The Village may in the future determine whether to provide reuse services/reclaimed water supplied by Village's utility system to the Project utilizing the irrigation system constructed by the Owner. Until such time as the Village provides reclaimed water to the site supplied by the Village's utility system, the Owner may utilize recharge well or, as a last resort, potable water for irrigation using the on-site irrigation system.

#### 6. Models

- A. No more than twelve (12) model units per phase with interim septic tanks, necessary access road, parking and utilities will be allowed on-site for purposes of sales presentation. Model units must be consistent with the approved master plan and may be approved prior to final site plan approval. Although no more than twelve (12) models per phase may be in place at any given time, models may be moved from time to time to locations approved by the Village. The Owner agrees that the septic tanks will be removed at the time of completion of the wastewater system for that phase, but no later than the date 75% of the residences for that phase have received certificates of occupancy. In no event shall any model (or former model) be used as a residence until the septic tank has been removed and the residence has been tied into the wastewater system. Models may be used for the sale of residential units within the phase until such time as all of the residential units have been issued certificates of occupancy.
- B. Each model shall include an irrigation system for the front ~~and side yards~~[yard](#). The reclaimed water shall provide the source to each home so the proposed plant material can get established and continues to thrive and be maintained. Applicable Re-use utility rates will be charged to the Homeowners Association (HOA). All front yards shall be sodded with St. Augustine "Floritam" and side yards may be sodded with "Bahia".
- C. Planting and irrigation plans shall be provided for each model unit.

7. Preserve Areas

- A. No construction or alteration shall be permitted within any preserve areas, as delineated and labeled on the PUD Master Plan.
- B. Lake littoral zones and lake upland transition zones, if applicable, shall be maintained in accordance with a Lake Area Maintenance Plan approved by the Village.
- C. Upland Preservation

1. The Owner shall preserve and enhance upland plant communities which may be designated for preservation on the PUD Master Plan. The intent of this condition is to provide protection of upland natural communities, to provide habitat for wildlife, and to assist in improving water quality by buffering wetlands and water bodies. The continued viability and maintenance of the preserve areas shall be assured through Conservation Easements in favor of the Village that have been approved in form and substance by the Village Attorney. Such easements shall be properly executed and recorded prior to issuance of building permits for an affected phase of the project.
2. The Owner shall install temporary fencing around the preserve areas prior to commencing site clearing adjacent to the preserve areas. The fencing shall clearly identify and designate the boundaries of the preserve areas and minimize the potential disturbance of the preserve areas during land clearing and construction. The temporary fencing shall be installed and remain in place until the completion of the finish grading on the area adjacent to the fencing.

D. Wetlands.

1. The Owner shall preserve and enhance wetlands which may be designated for preservation on the PUD Master Plan. The preserved and enhanced wetlands shall be protected through Conservation Easements in favor of the Village that have been approved in form and substance by the Village Attorney. Such conservation easements shall permit recreation facilities and boardwalks and activities which do not have significant adverse effect on the natural function of the conservation easement, such as pruning, planting of suitable vegetation, and removal of exotic or nuisance pioneer and plant species. The Village shall have the right to enforce any terms of the conservation easements as a third party beneficiary, and the recorded conservation easement shall reflect the Village's right to enforce. Such easements shall be properly executed and recorded prior to issuance of building permits for an affected phase of the project.
2. The Owner shall preserve or create a buffer zone with an average width of 25 feet of native upland edge vegetation around all preserved wetlands on site. No grading or filling shall occur within the root zone of trees that are located within 5 feet of preserve area. The upland buffers shall be restored to a natural condition if invaded by exotic vegetation or impacted by agricultural activities, at the expense of the Association. The buffer zones shall include canopy, understory, and ground cover of native upland species. During construction, the upland buffers adjacent to preserved wetlands shall be clearly marked prior to the commencement of construction activities to ensure those areas are protected.

3. Consistent with the Conservation Element of the Village's Comprehensive Plan, the final delineation of wetlands approved by SFWMD and/or FDEP shall be provided as part of the building permit submittal. This determination will include the identification of wetland types, values, functions, size, conditions and specific location of the wetlands on the site. Environmentally sensitive areas shall be surveyed and staked and shown on the final construction plans. An environmental impact assessment has been performed for significant or ecologically fragile areas and submitted to the Village for review and approval prior to the final construction plan submittal process.

8. Schools

No residential building permit shall be approved for any development phase unless and until 1) Owner has obtained a Letter of No Objection, which may be conditional, from the Martin County School Board with respect to such phase, and 2) the applicable home builder that has taken title to a given platted subdivision within the PUD has paid the then applicable School Impact Fees at the time such fees are due and payable. For the avoidance of doubt the restrictions on building permit issuance in this Section do not apply to site civil work, including but not limited to clearing, grading, excavating, roadway construction and stormwater construction.

9. Temporary Construction Office

Owner may establish and maintain on the property temporary construction offices in each phase in a location approved by the Village during the period that the property in that phase is being developed and until ten (10) months following the issuance of the last certificate of occupancy for a unit.

10. Sales Offices

Owner may establish and maintain on the property:

- A. temporary sales offices in each phase in a location approved by the Village during the period that the property in that phase is being developed and until three (3) months following the closing of the last sale of the last residential unit.
- B. one permanent sales office for the Terra Lago PUD in a mutually agreeable location to be determined by Owner and Village.

11. Traffic/Pedestrian/Inter-Modal Pathways

- A. The roads within the Terra Lago PUD shall be designed, permitted and constructed by the Owner in full compliance with the then current specifications and requirements of the Village, and shall be dedicated to the public at the time of plat approval for each phase within which the roads are located. When complete, Owner's engineer shall furnish a certificate of satisfactory completion to the Village for approval. See Sec. 27 below regarding required bonding. Owner shall receive credits against the collection of Village-imposed transportation-related

impact fees for Owner's expenditures for the cost of the design, permitting, and construction of traffic signalization, and transportation-related proportionate share payments, at the time such expenditures are made by Owner.

- B. Upon the expiration of the two (2) year maintenance bond period as provided in Sec. 27 below and the correction of all deficiencies, and the Village's acceptance of the roadways into the Village's road maintenance system, the Village shall assume maintenance of the roadways. However, the Village shall not accept the alleys into the Village's road maintenance system or be responsible for the maintenance of such alleys. The ~~Owner~~Terra Lago Community Development District ("Terra Lago CDD") /Association shall be responsible for the repair, replacement and maintenance of 1) landscaping and irrigation within roadway medians, 2) landscape buffers and general landscape areas in and adjacent to roads right of way, 3) electrical service to the streetlights, and 4) surface roadway drainage system located within the road right of way. The Village's maintenance responsibility includes the maintenance of the pavement, curbs, gutters, sidewalks and subsurface roadway drainage system located within the road rights of way. The Village shall have no responsibility for maintaining any of the streetlights or any part of the stormwater management system located outside of road rights of way. The Village reserves the right, however, but not the obligation, to enter upon and perform maintenance within private drainage easements, at the Association's expense, if the non-performance of stormwater facilities located within those easements prevents the roadways' drainage system from functioning as required. Exercise of this right will not give rise to an obligation on the part of the Village to continue any such maintenance operations
- C. Owner shall be bound by all legally enacted and applicable impact fees, assessments, and mobility fees, then in effect with respect to the particular improvement, at the rates as of the date applications for building permits are submitted.
- D. The Owner and Village shall work together in an effort to encourage FDOT and other applicable governmental entities to construct the widening of SR 710 (SW Warfield Boulevard) between County Road 609 and SW Van Buren Avenue to a four-lane divided section. This provision does not in any way negate the obligations of Owner as set forth in the subsections below.

### **Access Driveways**

- E. Owner shall provide the following improvements as part of the first final site plan:
1. Entry Road connecting to SR 710 (Warfield Boulevard) as generally depicted on the PUD Master Site Plan, and
  2. Connection to Indianwood Drive (only if owner of property adjacent to and west of Terra Lago PUD consents).

- F. At a minimum, Owner shall provide the following connections to the external roadway network consistent with the Master Development Plan:
1. One connection to CR 609 (Allapattah Road)
  2. One connection to SW American Street
  3. Two connections to 150th Street
  4. One connection to Osceola Street (subject to coordination with the site plan for the Commercial Parcel)
  5. One connection to 153rd Street (subject to coordination with the site plan for the Commercial Parcel)
  6. One connection to SR 710 (Warfield Boulevard)
  7. One connection to Indian Mound Drive
  8. Prior to issuance of Certificate of Occupancy for 228th single-family house, connection to SW American Street shall be provided and shall provide continuous public vehicular access through the site to main internal roadway between Warfield Boulevard and SW Allapattah Road.
  9. Prior to issuance of a Certificate of Occupancy for the 1,250th single family home, a connection to SW Allapattah Road shall be provided and shall provide continuous public vehicular access through the site to Warfield Boulevard.

#### **Other Issues**

- G. Concurrent with each application for final site plan approval, a trip generation analysis shall be prepared by the Owner and submitted to Village. The trip generation analysis shall present calculations for both a.m. and p.m. peak hour and shall be performed using trip generation rates included in the latest available Institute of Transportation Engineers Trip Generation Report as well as land uses included in the application for development approval. The trip generation analysis shall include internal capture and passer-by, if appropriate, to determine net trips generated by the development. The trip generation shall be cumulative and include all previous site plan approvals. Development order conditions shall be evaluated using the trip generation analysis to determine triggering of any transportation conditions.
- H. Concurrent with each application for final site plan approval, Owner shall submit a traffic study to the Village which will set forth, at a minimum:

1. lane geometry for internal roadways and their intersections;
  2. timing of signalization improvements, if appropriate.
- I. To the extent dedications are required, right-of-way within the project along CR 609 (Allapattah Road), SR 710 (Warfield Boulevard), and all intersections thereof, must be dedicated free and clear of all liens and encumbrances to the applicable governmental jurisdiction as necessary and consistent with applicable laws.
- J. The following conditions shall apply to development of the Project:
1. No building permits for development generating more than 502 AM peak hour directional trips shall be issued until the Owner conducts a signal warrant study at the intersection of SR 710 & Indiantown Avenue (Connector road). If the signal warrant analysis concludes that a signal is warranted, the Owner shall install a fully functional traffic signal at this location at Owner's expense prior to issuance of building permits for development generating more than 502 PM peak hour trips.
  2. No building permits for development generating more than 551 PM peak hour directional trips shall be issued until the Owner conducts a signal warrant study at the intersection of SR 710 & Project Driveway. If the signal warrant analysis concludes that a signal is warranted, the Owner shall install a fully functional traffic signal at this location, including enhanced pedestrian features, an internal vehicular connection to the Indianwood Community, and the removal of the existing mid-block signalized crosswalk on SR 710, at Owner's expense prior to issuance of building permits for development generating more than 551 PM peak hour trips.
  3. No building permits for development generating more than 620 PM peak hour directional trips shall be issued until the Owner conducts a signal warrant study at the intersection of SR 710 & Citrus Boulevard. If the signal warrant analysis concludes that a signal is warranted, the Owner shall install a fully functional traffic signal at this location at Owner's expense prior to issuance of building permits for development generating more than 620 PM peak hour trips.
  4. No building permits for development generating more than 1,239 PM peak hour directional trips shall be issued until the Property Owner makes a proportionate share payment in the amount of \$213,845, which will be further memorialized through a proportionate share agreement executed between the Village and the Owner, pursuant to Section 163.3180(5)(h), Florida Statutes (2021). Because the proportionate share payment represents Owner's share of the cost to widen State Road 710 from two to four lanes between Allapattah Road and the Project entrance ("SR 710

Widening"), the proportionate share payment shall not be required if the SR 710 Widening is complete prior to the issuance of building permits for development generating more than 1,239 PM peak hour directional trips.

5. When the Project Driveway makes the initial connection to SR 710, the Owner shall install: eastbound left turn lane, westbound right turn lane, southbound left turn lane and southbound right turn lane, or as approved by FDOT.
6. When the Project Driveway makes the initial connection to Allapattah Road, the Owner shall install: northbound right turn lane, southbound left turn lane, westbound left turn lane and westbound right turn lane.
7. The Owner shall submit an annual monitoring report which includes a status of previous and current approvals, a review of trips generated and trips remaining, and a review of the phasing conditions included in this Agreement to determine if improvements associated with the phasing conditions have been or are required to be implemented.

## 12. Uses and Development Standards

The requirements of the Village Land Development Regulations shall be modified as follows for the Terra Lago PUD:

**TERRA LAGO PUD STANDARDS.** In conjunction with the Terra Lago Master Development Plan, the following development standards are intended to facilitate the creation of an aesthetically pleasing, pedestrian-friendly, and sustainable development for the residents and visitors of the Terra Lago PUD community. Where not defined in these development standards, all underlying regulations of the Village of Indiantown Land Development Regulations shall apply.

### **General Requirements**

#### **1. Residential**

Maximum Number of Units: **2,488 Maximum**

##### **(a) Permitted Uses**

- 1). Single-family dwelling,
- 2). Multiple-family dwellings,
- 3). Park, Playground, or other public or private Recreation or Cultural Facility,
- 4). Townhouse dwelling,

**(b) Single-Family** - Two to three single-family lot size types will be provided. Each single-family residential village may contain any of the following three product types:



1). Product Types

a) Single-family detached homes: Minimum 40' frontage at building line with a minimum 110' depth and an average of 120' – 125'. At minimum, a one-car garage is required, plus a setback which provides two additional off-street parking spaces in a driveway; minimum floor space: ~~1,500~~1,400 sq.ft. net (air conditioned) interior required.

b) Single-family detached homes: 50' frontage at building line with a minimum 110' depth and an average of 120' – 125'. At minimum, a two-car garage is required, plus a setback, which provides two additional off street parking, spaces in a driveway; minimum floor space: ~~1,900~~1,800 sq.ft. net (air conditioned) interior required.

c) Single-family detached homes: 60' frontage at building line with a minimum 110' depth and an average of 120' – 125'. At minimum, a two-car garage is required, plus a setback, which provides two additional off street parking, spaces in a driveway; minimum floor space: 1,900 sq.ft. net (air conditioned) interior required.

d) Single-family detached homes: ~~75~~70' frontage at building line with a minimum ~~110~~150' depth ~~and an average of 120' – 125'~~. At minimum, a two car garage is required, plus a setback which provides two additional off street parking spaces in a driveway; minimum floor space: 2,100 sq.ft. net (air conditioned) interior required.

2). Model Homes or Model Homes Sales Areas will be allowed in each neighborhood as indicated on Final site Plan Applications. The Model Homes Sales Area may include construction trailers, sales and design centers, parking, and an office. A temporary road to the sales center and model homes may be provided. Each of the typical lot sizes and corresponding home model types may be constructed in each neighborhood, with temporary water, sewer/septic, or holding tank at sales and design center subject to approval by County Health Department.

S.F. Development Standards	40'	50'	60'	<del>75</del> <u>70</u> '
<b>LOT DIMENSIONS:</b>				
Lot Size, Min (square feet)	4,400	5,500	6,600	<del>11,250</del> <u>10,500</u>
Lot Width, (feet)	40	50	60	<del>75</del> <u>70</u>

Lot Depth, Min (feet)	110	110	110	150
Gross Area per Floor, Max (square feet)	n/a	n/a	n/a	n/a
<b>LOT COVERAGE:</b>				
Impervious Coverage, Max (percent)	75	65	65	55
<b>BUILDING HEIGHT:</b>				
Building Height, Max (feet)	40	40	40	40
Building Height, Max (stories)	3	3	3	3
<b>DENSITY/INTENSITY:</b>				
Density (units per acre)	5	5	5	2
Floor Area Ratio (FAR)	n/a	n/a	n/a	n/a
<b>BUILDING PLACEMENT:</b>				
Front Setback, Min-Max (feet)	25	25	25	25
Side Setback, Min (feet) Principal	5	5	<del>10</del> <u>5</u>	<del>15</del> <u>5</u>
Corner Side Setback, Min (feet) Principal	<del>15</del> <u>10</u>	<del>15</del> <u>10</u>	<del>20</del> <u>10</u>	<del>25</del> <u>10</u>
Side Setback, Min (feet) Accessory	5	5	<del>10</del> <u>5</u>	<del>15</del> <u>5</u>
Rear Setback, Min (feet) Principal	20	20	20	25
Rear Setback, Min (feet) Accessory	10	10	<del>15</del> <u>10</u>	<del>25</del> <u>10</u>

<b>Single Family Attached &amp; Multi- Family Development Standards</b>	<b>Multi- Family- Apartments</b>	<b>Single Family Attached</b>
<b>LOT DIMENSIONS:</b>		
Lot Size, Min (square feet)	4,000	1,600
Lot Width, Min per Chapter 2 (feet)	40	20
Lot Depth, Min (feet)	100	80
Gross Area per Floor, Max (square feet)	5,000	n/a
<b>LOT COVERAGE:</b>		
Impervious Coverage, Max (percent)	65	75
<b>BUILDING HEIGHT:</b>		
Building Height, Max (feet)	40	40
Building Height, Max (stories)	3	3
<b>DENSITY/INTENSITY:</b>		
Density (units per acre)	15	10
Floor Area Ratio (FAR)		
<b>BUILDING PLACEMENT:</b>		
Front Setback, Min (feet)	25	20

Side Setback, Min (feet) Principal	<del>10</del> <u>5</u>	5
Internal Side Setback, Min (feet) Principal	n/a	0
Side Setback, Min (feet) Accessory	8	<del>5</del> <u>2</u>
Rear Setback, Min (feet) Principal	20	10
Rear Setback, Min (feet) Accessory	8	5

## 2. Commercial – Office – Institutional – ACLF

### (a) Permitted Uses

1). **Commercial, Office, Institutional Uses** - All permitted principal uses for the Downtown (D) and Civic Facilities (CF) zoning districts, set forth in the Village Land Development Regulations (LDRs), shall be allowed. All conditional uses and special exception uses relating to such districts shall be subject to the conditional use and special exception approval processes as provided in the LDRs.

Development Standards	Commercial (includes office, retail, dining & employment)
<b>LOT DIMENSIONS:</b>	
Lot Size, Min (square feet)	10,000
Lot Width, Min per Chapter 2 (feet)	25
Lot Depth, Min (feet)	85
Gross Area per Floor, Max (square feet)	n/a

<b>LOT COVERAGE:</b>	
Lot Coverage, Max (percent)	80
<b>BUILDING HEIGHT</b>	
Building Height, Max (feet)	35
Building Height, Max (stories)	3
<b>DENSITY/INTENSITY:</b>	
Density (units per acre)	n/a
Floor Area Ratio (FAR)	2.5
<b>BUILDING PLACEMENT:</b>	
Front Setback, Min-Max (feet)	10-35
Side Setback, Min (feet) Principal	0
Internal Side Setback, Min (feet) Principal	n/a
Side Setback, Min (feet) Accessory	5
Rear Setback, Min (feet) Principal	5
Rear Setback, Min (feet) Accessory	5

### 3. Mixed Use

Development Standards	Mixed-Use Development	Multi-family Residential
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<b>Lot Size, Min (square feet)</b>	10,000	4,500
<b>Lot Frontage, Min on ROW (feet)</b>	25	20
<b>Lot Depth, Min (feet)</b>	85	80
<b>Lot Coverage Max (percent)</b>	90	80
<b>Building Height Max (feet)</b>	35	35
<b>Building Height Max (stories)</b>	3	3
<b>Density (Units Per Acre)</b>	5-20	5-20
<b>Floor Area Ratio (FAR)</b>	2.5	n/a
<b>Front Setback, Min (feet)</b>	10	10
<b>Front Setback, Max (feet)</b>	35	35
<b>Side Setback, Min (feet) Principal</b>	0	5
<b>Side Setback Min (feet) Accessory</b>	5	5
<b>Rear Setback, Min (feet) Principal</b>	5	10
<b>Rear Setback, Min (feet) Accessory</b>	5	5

#### 4. Community Recreation Area

**(a) Permitted Uses:**

- 1). Clubhouse
- 2). Swimming Pool
- 3). Park, Playground, Tot Lot
- 4). Tennis Courts
- 5). Trails
- 6). Parking Lot
- 7). Maintenance facility for park use
- 8). Public or private special events
- 9). Passive recreation uses
- 10). Other recreation uses as determined by the Owner or property owners association (POA) as appropriate.

**(b) Building Coverage, Impervious Area, Building Height**

- 1). Maximum Building Height: 35 feet
- 2). Maximum Building Coverage: 30%
- 3). Maximum Impervious Area: 50%

**(c) Minimum Setbacks**

<u>Front</u>	<u>Rear</u>	<u>Side Yard</u>
20' 5' (pools/decks/patio)	25' 5' (pools/decks/patio)	15' 5' (pools/decks/patio)

**5. Parking and Roadways**

**(a) Parking Requirements** Handicap parking shall be provided in accordance with The Village of Indiantown's Land Development Regulations, Chapter 3 - Zoning Districts - Section 3-4.11. Parking, Loading and Driveways.

Refer to Table 18 – Minimum Parking Requirements for parking calculations.

**6. Accessory Structures or Uses Permitted**

- (a)** Swimming pools and related decks, patios, screen enclosures, [lanais](#) and outdoor cooking facilities.
- (b)** Children's Playground Equipment.
- (c)** Information Center.

(d) Other accessory structures authorized under the Village of Indiantown Land Development Regulations.

**7. Walkways and Pedestrian Connections**

The Terra Lago PUD will have an extensive system of sidewalks and trails connecting the various internal community uses as well as the adjacent Indiantown community together in a safe and convenient fashion. The backbone pedestrian and bicycle connection will be an 8' wide multi-modal walkway along the main boulevard running from the Warfield Boulevard entrance to the SW Allapattah Road entrance. Within each neighborhood a 6' wide sidewalk will be provided on one side of each road and will connect to the main walkway.

**8. Bus Stops**

While many children will walk to school, school bus stop locations will be coordinated with the Martin County School Board. Public transit stops will be coordinated with Martin County Transit.

**9. Storage Areas and Site Utilities**

All service areas shall be designed and located so as to be unobtrusive and architecturally integrated into the building's overall design. All infrastructure, pipes, equipment, and other mechanical equipment shall be disguised or camouflaged to the extent practicable to ensure unique and visually appealing buildings and projects. Planting and irrigation plans to (i) screen storage areas and site utilities and (ii) provide irrigation to these areas, shall be provided to the Village for review.

**10. Landscaping Requirements**

Landscaping shall be provided in accordance with The Village of Indiantown's Land Development Regulations, Chapter 4 – Landscaping and Natural Resource Protection - Section 4-3. Landscaping. Planting and irrigation plans shall be provided to the Village for all lots and recreational areas. All front yards shall be sodded with St. Augustine "Floratum". All rear and side yards may be sodded with "Bahia".

**(a) Perimeter Buffers** – For each Phase of the Project, Owner shall install an irrigated perimeter buffer between the property located within the Terra Lago PUD and the property located outside of the Terra Lago PUD, as is more specifically delineated on the PUD Master Plan. The buffer shall be installed prior to the final CO for that Phase of construction. ~~Planting and irrigation plans for a~~



~~300' plan view and a section of each perimeter buffer width shall be provided to the Village for review.~~ One native tree every 30 feet and a native continuous hedge shall be provided as a minimum requirement along each perimeter buffer.

**(b) Street Tree Requirements**

All street trees within a collector road ~~shall be specified at 14' Height, 3" Cal. with 4' Clear Trunk and all street trees within~~and a local road shall be specified at a minimum of 10' - 12' Height, 2" Cal. with 4' Clear Trunk. This will ensure that pedestrians can walk along the sidewalk and have canopy clearance above their heads.

The following number of trees or palms applies based on the street type.

Street Type	Spacing between Trees or Palms
Collector	50 feet or a grouping of three native tree clusters every 100 feet along the preserve frontage
Commercial and Industrial Local Street	50 feet
Residential Local Street	40 feet or one per single-family residential lot frontage

**(c) Tree Survey and Mitigation and Tree Protection Requirements**

**Tree Survey.** An aerial map and drawing, provided by a surveyor or environmental consultant, prepared to an appropriate scale, which provides the location, with each tree numbered, the dripline shown on the survey, the DBH, common name, scientific name and Tree Disposition that notes which trees are to be removed, relocated and preserved for all trees that are greater than twelve inches (12") DBH. Areas identified as wetlands, wetland buffers, parks, roads, canals/ditches and upland preserve on the master plan shall be exempt from this provision. However, the location and limits of such wetlands, wetland buffers, parks, roads, canals/ditches and upland preserves shall be designated on the survey.

There shall be a tree preservation plan sheet or sheets included with the Tree Survey which outlines the specifications for typical Tree Barricades.

**No Separate Permit Required.** Issuance of a Final Site Plan Approval by the Village shall constitute authorization by the Village to remove, alter or relocate trees.

**Pre-construction Self Certification.** Prior to removal, alternation or relocation of any trees listed on the Tree Survey, (i) Owner shall document compliance with the tree preservation plan sheet(s) regarding barricades and (ii) the Village may inspect the site to ensure that trees slated for preservation, as indicated on the approved site plan, are barricaded in accordance with this section.

**Historic Trees.** The Designated Official shall be authorized to designate certain trees as historic trees, based on their size (36" DBH or greater), age, historic association, species or unique characteristics. Trees so designated shall be protected or relocated, unless the applicant/Owner can demonstrate that such protection will inordinately burden the Phase of development in which the tree is located.

Protected trees under this section which die or are killed during development or within two years after development completion shall be removed and replaced by no fewer than two equal DBH replacements, with trees at a minimum ~~14' Ht.~~ of 10' - 12' Height, 2-1/2" DBH, Cal. with 4' Clear Trunk. Florida Fancy as determined by the Village, based on available space left within the site and the species of tree.

**Tree Replacement.** Any tree that is required through the site development process shall be replaced in accordance with the following:

(1) Replacement trees shall be replaced by the same species with the potential for comparable size and quality. replacement with trees at a minimum ~~14' Ht.~~ of 10' - 12' Height, 2-1/2" DBH, Cal. with 4' Clear Trunk. Florida no.1. in lieu of tree replacement, a Tree Mitigation Fund may be established and utilized.

**Tree Protection and viability.** The process for protecting trees and maintaining viability is as follows:

(a) Minimum Measures to Protect Trees During Development. Minimum Setback to Protect Trees - No material, machinery, temporary soil deposits, equipment, chemicals, parking of construction vehicles or employee vehicles, construction of buildings, structures, paving surfaces, compaction of soil, cut-way, digging or trenching shall be allowed within twelve feet of any large tree(s) to be preserved. A tree with a diameter of 36" DBH or more shall require additional space as may be determined by the Village.

(b) Permitted activities within the protected area:

1. Sidewalks which are laid on top of the existing grade with fill placed at the sides, rather than cut into the ground.

2. Utility lines which are tunneled beneath tree roots in order to protect feeder roots, rather than trenched and supervised by an ISA Certified Arborist.

3. Placement of sod or other ground covers, and the preparation of the ground surface for such covers. Landscape preparation in the undisturbed area shall be limited to shallow disking of the area

(c) Protective Barrier Required – The tree preservation plan sheet or sheets included with the Tree Survey may include the following details regarding protective barriers generally:

1. Protective posts two inches by four inches or larger wooden post, two inches outer diameter or larger galvanized pipe, or other post material of equivalent size and strength, implanted deep enough in the ground to be stable and with at least four feet of the post visible above the ground.

2. Posts placed at points not closer than the drip line of the protected tree, with the posts being not further than six feet apart, except that access may be allowed within this line as specified on site plans, but in no case, shall heavy equipment be permitted access with the protective barrier zone.

3. All protective posts shall be linked together (fencing at least four feet high, chain link fencing or mesh not less than two inch in diameter of comparable visibility). Each section shall be clearly flagged with yellow plastic tapes or other markers.

4. Protective barriers shall remain in place and intact until construction is complete.

5. The Village may inspect the site prior to removal, alternation or relocation of any trees listed on the Tree Survey. Prior to issuance of a certificate of occupancy, the Village may inspect the site to determine the site's compliance with the tree protection requirements and the landscaping provisions of the land development code.

(d) No grade changes shall be made within the upland preserve area without prior approval of the Village.

(e) Pruning - Pruning of the protected tree(s) to compensate for the additional stress placed on the preserved tree(s) shall be conducted in the following manner:

1. Pruning shall be by an ISA Certified Arborist and be proportionate to the amount of the reduction allowed in the undisturbed area, and the crown must be pruned by removing lateral branches and thinning rather

than topping. Roots greater than one inch in diameter shall be cut cleanly by a sharp pruning tool.

2. Exposed roots, if cut or broken shall be pruned back to healthy tissue and covered to prevent drying.

3. Broken limbs and broken or stripped tree bark shall be promptly pruned and treated. Low hanging branches that could be injured by vehicles shall be carefully pruned by an ISA Certified Arborist.

### **Violations and Enforcement.**

(1) General Requirements. Any tree removal or alteration in violation of this part and any failure to maintain or protect trees in accordance with the requirements of this part, shall be deemed to be a violation of this section and subject to enforcement by the Village of Indiantown. The property owner, occupant and/or agent shall be responsible in all enforcement matters.

(2) Compliance. To ensure compliance, all appropriate development sites may be inspected by the Village prior to issuance of the Certificate of Occupancy. If the site does not comply with the approved development plan, then the Village may institute code enforcement action(s) against the Owner.

***Figure 1.1 – Single Family Lot: 40' x 110' Typical***

**(Average lot depth of 120' – 125')**

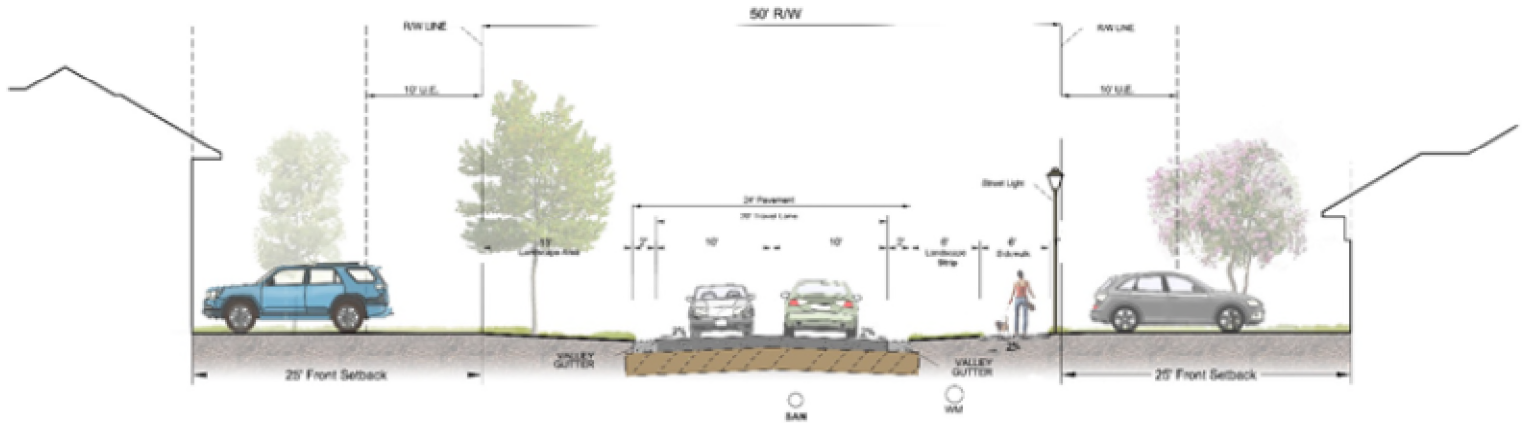
***Figure 1.2 – Single Family Lot: 50' x 110' Typical***

**(Average lot depth of 120' – 125')**

***Figure 1.3 – Single Family Lot: 60' x 110' Typical***

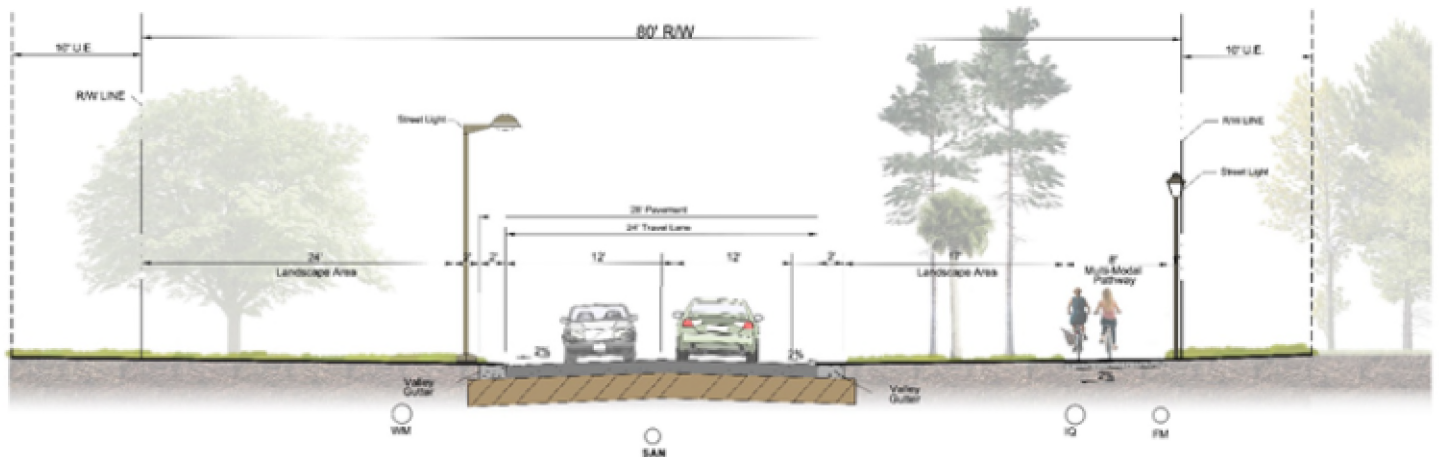
**(Average lot depth of 120' – 125')**

**Figure 2.1 – Local Street Section: 50' Right-of-Way Typical**

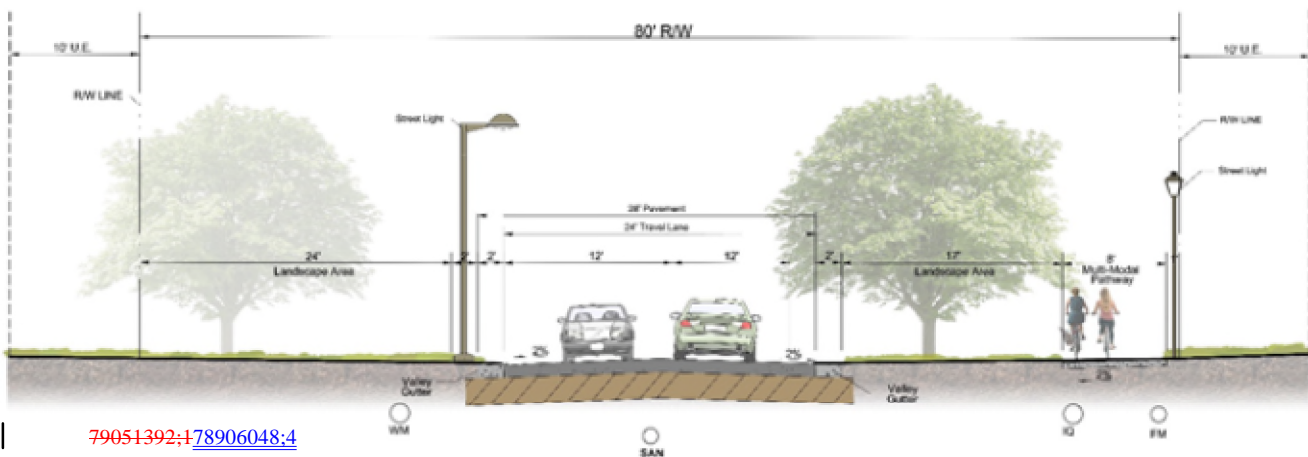


Please note: The conceptual roadway cross-section dimensions, utilities and trees shown are representative only, and may vary in final site plan approval.

**Figure 2.2 – Collector Street Section: 80' Right-of-Way Typical**



Please note: The conceptual roadway cross-section dimensions, utilities and trees shown are representative only, and may vary in final site plan approval.



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13. Water/Wastewater/Reuse

A. Water and wastewater services for each phase of the Project shall be provided by the Village, subject to available capacity, and subject to a water/wastewater developer's agreement with the Village in its capacity as water and wastewater service provider. The water/wastewater developer's agreement shall identify all new infrastructure including transmission and distribution line and other facilities needed for servicing Project, as well as costs and fees such as connection and impact fees related to the development of the Project. The Village may in the future determine whether it will provide reuse services/reclaimed water supplied by Village's utility system to the Project.

B. Water Supply.

1. No residential subdivision plat shall be recorded nor final site plan approved for any development parcel until the Owner has provided written confirmation from the Village that: 1) adequate capacity of treated potable water is available to serve the development parcel; and 2) the Owner will provide the necessary water system extensions to serve the project when needed.
2. The preferred source of irrigation water shall be reclaimed water at such time as this source is made available to the site. The project shall be equipped with an irrigation water distribution system to provide reclaimed water to all areas requiring irrigation when it becomes available. No individual home wells shall be constructed on the project site, however until the Village provides reclaimed water to the site supplied by the Village's utility system, the Project may utilize recharge well or, as a last resort, potable water for irrigation utilizing the on-site irrigation system.
3. In order to reduce irrigation water demand, xeriscape landscaping techniques shall be implemented, where feasible. At a minimum, the xeriscape landscaping shall meet the requirements of the Village.
4. The project shall utilize ultra-low volume water use plumbing fixtures, self-closing and/or metered water faucets, xeriscape landscape techniques, and other water conserving devices and/or methods specified in the Water Conservation Act, Section 553.14, Florida Statutes. These devices and methods shall meet the criteria outlined in the water conservation plan of the public water supply permit issued to the Village by the South Florida Water Management District.

C. Wastewater Management.

1. No residential subdivision plat shall be recorded nor final site plan approved for any development parcel until the Owner has provided written



confirmation from the Village that: 1) adequate capacity for wastewater treatment is available to serve the development parcel; 2) the Owner has provided the necessary internal reuse water infrastructure to serve the project; and 3) the Owner will provide the necessary wastewater system extensions to serve the project when needed.

D. Reuse.

1. The Owner shall design the reuse line to the project. The Owner shall prepare all permit applications for the construction of the reuse line, and the Village shall assist the Owner in obtaining permits and shall act as permittee for the construction of the reuse line. Owner shall construct the reuse line to the Project, once permitted. The intent of this condition is for the Owner and the Village to coordinate and cooperate in order to construct the reuse line as part of the initial phase. The Owner shall extend the reuse line to all other phases as developed. The Village shall bill the Terra Lago HOA in bulk for irrigation quality water, when and if provided by the Village, and shall not directly bill individual homeowners.
2. Each single family unit shall include an irrigation system for the front ~~and side yards~~yard. The reclaimed water shall provide the source to each home so the proposed plant material can get established and continues to thrive and be maintained. Applicable Re-use utility rates will be charged to the Homeowners Association (HOA). All front yards shall be sodded with St. Augustine "Floritam" and side yards may be sodded with "Bahia". Planting and irrigation plans shall be provided for each Phase or Sub-Phase.

14. Parks

- A. Any Parks depicted on the Terra Lago PUD Master Plan will be dedicated to the Village at the conclusion of each Phase of development. By virtue of its approval of this Agreement, the Village has determined that the amount of park space provided, inclusive of landscape, furniture, fixtures and facilities, is sufficient to meet the demand for park space that is created by residential development within the Project. Neighborhood parks should serve as prominent visual and social focal points of each neighborhood, and provide for informal, non-programmed recreational activities.
- B. No residential subdivision plat shall be recorded nor final site plan approved for any development parcel until the Owner has demonstrated that the subdivision plat or final site plan is consistent with the Terra Lago PUD Master Plan as related to parks.
- C. After conveyance and acceptance the Village will maintain the parks in a standard that is commensurate with other parks in the Village of Indiantown. Owner shall

retain the right but not the obligation to maintain or improve the parks upon review and approval by the Village.

15. Additional Requirements

Terra Lago PUD shall comply with all requirements of the Village Comprehensive Growth Management Plan. Unless specifically provided for within this Agreement or set forth on the master site plan, the Terra Lago PUD shall comply with all requirements of the Village Land Development Regulations and General Ordinances.

16. Master Site Plan

The Master Site Plan for the Terra Lago PUD includes a mix of all housing ranges and types, and an interconnected network of streets, sidewalks and greenways; ingress/egress points in and out of the proposed development, and a neighborhood center that allows for a mix of uses such as retail office, residential, civic, and recreational uses which may be developed around a central green or plaza.

The Master Site Plan for the Terra Lago PUD strives to establish a better-integrated and well-planned mix of land uses that: 1) establishes the neighborhood and district as the fundamental units of development for creating the plan; 2) provides for a predictable network of streets and blocks; 3) reduces land consumed for development; 4) minimizes the public cost for providing services; 5) reduces dependency on the automobile; 6) encourages and accommodates public transit; 7) where feasible, addresses the special needs of children and the elderly; 8) incorporates a well-located system of parks, greens and civic sites; 9) reduces impacts on the natural environment; 10) where feasible, creates linkages and connections between Conservation Areas; 11) where feasible, reduces the need to consume energy; 12) provides for a variety of housing types to support residents of diverse ages, incomes, family sizes, and lifestyles; 13) provides for a highly interconnected network of walkable streets; and 14) demonstrates complementary and compatible land use relationships to adjacent properties related to scale, use, street networks, water management systems, and public open space and park systems.

17. Town Planning

To assure a mixed-use, compact, and pedestrian/bicycle-friendly environment, ready to accommodate various modes of public transportation, the Owner will provide the following to the Village prior to approval of the final site plan for each phase of development within the Terra Lago PUD:

- A. Appropriate Street Sections to guide allowable shapes and sizes of streets; placement of parking, street trees, street lights and furniture, buildings and utilities, and pavement and sidewalk widths; in order to ensure that streets do not become physical barriers between neighborhoods.
- B. Detailed neighborhood plans depicting the location of the building types required in the Indiantown Design Guidelines including: commercial, office, mixed use, apartment/condominium house, single family rear and side yard, and row houses.

- C. A detailed plan for each of the building types proposed in each neighborhood and district consistent with the Indiantown Design Guidelines including: building type, placement, height, parking quantity and placement, and appropriate and authentic architectural style.
- D. The applicant, subject to local government approval, can make modifications such as the location, size, arrangement and design of neighborhoods and districts, squares, parks, greens, civic sites and uses, trails, local streets and driveways, aesthetic features, edge treatments, water bodies, and other design components that: 1) do not substantially change the character or impacts of the project; and 2) are consistent with town planning and urban design principles.
- E. The placement and type of residential units and other buildings, roadways and pedestrian connections, park and open space, and other amenities that the new phase of the development appropriately interacts and builds a well integrated and interrelated, overall community. This would include, but not be limited to such conditions as connectivity of roadways across phases, access to park and open spaces across phases, clear identification of type, size and mix of residential units to provide for residents of various lifestyles.

To the extent that the foregoing provisions are included in any applicable Village Regulations for the property, such additional plans are not required.

#### 18. Exotic Species

Prior to obtaining a certificate of occupancy for any permanent structure located within a sub-Phase, the Owner shall remove from that sub-Phase all Melaleuca, Brazilian pepper, Old World climbing fern, Australian pine, downy rose-myrtle, and any other nuisance and invasive exotic vegetation listed under Category I and II of the Florida Exotic Pest Plant Council. Removal shall be in a manner that minimizes seed dispersal by any of these species. There shall be no planting of these species on site. Methods and a schedule for the removal of exotic and nuisance species should be guided by techniques developed by the University of Florida Institute of Food and Agricultural Sciences, the Florida Chapter of the American Society of Landscape Architects, or other similar entity. The entire site, including wetlands and conservation areas, shall be maintained free of these species in perpetuity. The Homeowners Association (HOA) shall provide an Exotic Control Monitoring Report on an annual basis to the Village beginning within one year after site plan approval of the first Phase.

#### 19. Solid Waste and Hazardous Materials

No residential subdivision plat shall be recorded nor final site plan approved for any development parcel until the Owner has been provided written confirmation from the Village that adequate solid waste disposal services and facilities will be available when needed. Development shall only occur concurrently with the provision of adequate solid waste disposal services and facilities.

20. Hurricane Preparedness

The Owner shall mitigate emergency public shelter impacts through providing a combination of safe spaces within each home to encourage sheltering-in-place by residents and/or identifying community hurricane shelter spaces or dual use of a facility constructed or retrofitted to State of Florida hurricane code.

21. Historic and Archaeological Sites

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

22. Police and Fire Protection

- A. No building permit shall be issued with respect to an improvement until any and all applicable law enforcement impact fees then in effect with respect to the improvement have been paid at the then applicable rates.
- B. No building permit shall be issued with respect to an improvement until any and all applicable fire/emergency medical service impact fees then in effect with respect to the improvement have been paid at the then applicable rates.

23. Impact Fees Generally

No building permit shall be issued with respect to an improvement until any and all legally enacted and applicable impact fees, assessments, and mobility fees, then in effect with respect to the improvement, have been paid at the then applicable rates.

24. Construction Buffering

Unless otherwise required by the State, and if the State requirements are the same, or less restrictive, upon commencement of construction, Owner shall immediately install the downslope silt fencing necessary to prevent sediment from moving to wetlands or adjacent properties and will remove said fence upon receiving a certificate of occupancy.

25. Conditions of Approval

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

- B. Regulatory Agency Approvals. Development of the Project as described herein is conditioned upon the Owner obtaining all necessary permits and approvals from the regulatory agencies, which may include the Florida Department of Environmental Protection ("FDEP"), South Florida Water Management District ("SFWMD"), and/or U.S. Army Corp of Engineers ("USACOE"), Florida Fish and Wildlife Conservation Commission ("FFWCC"), or any other agency having jurisdiction to approve the Project. Approval of acreage calculations, building sizes and footprint locations, lot sizes, stormwater pond size and locations, wetlands, wetland buffers, and proposed structural data of the Project shall be subject to change and conditioned upon permits and approvals obtained by the Owner from the appropriate regulatory agencies. Upon submittal of the final construction plans application, and for each subsequent final construction plans submittal when applicable, Owner shall provide the Village with the regulatory agency permits for final, permitted locations, state-imposed conditions, mitigation requirements if any, design, and plans.

26. Concurrency and Vested Rights

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

27. Performance and Maintenance Bonds for Infrastructure. Platting for the Project shall be subject to the condition that all required utilities and their appurtenances, all roadway sidewalks and their appurtenances, storm drainage facilities, and all other required public improvements will be constructed in a manner that is consistent with the approved final construction plans. This consistency will be assured in one of the following two manners, at the election of Owner:

- A. Construction of infrastructure prior to Final Plat. Performance bonds will not be required for any on-site infrastructure that is constructed prior to final plat approval.
- B. Performance Bond. Performance bonds will be required for any on-site infrastructure that is not constructed prior to final plat approval. Such performance bond or bonds must be executed by a security company qualified and registered to conduct business in the state of Florida and having a A.M. Best Policyholder's Rating of Excellent or better and a "financial size category" of Class VII or higher. Bonding requirements may also be met by the following, but not limited to: escrow deposits, or irrevocable letters of credit ("performance guarantees").
1. The performance guarantees shall be in an amount equal to one hundred twenty percent (120%) of the cost to install the public improvements that have not been constructed for the applicable Phase. The amount of the

performance guarantees shall be based on the Project engineer of record's certified estimate of the cost of remaining improvements or upon actual contract costs for engineering and installing the improvements as referenced by a signed contract between the Owner and the contractor. This performance guarantee will be reviewed and approved by both the Village Engineer and the Village Attorney.

2. Upon satisfactory completion of all public improvements and acceptance by the Village, the performance guarantees shall be promptly released. Any inspection fees shall be paid by the Owner.

- C. **Maintenance Bonds.** When all the required public improvements have been installed, inspected and approved by the Village Manager or designee and Village Engineer, and when the Village is being requested to accept such subdivision improvements, the Owner shall provide a maintenance bond(s) payable to the Village. For each Phase, the Owner shall provide a surety bond issued by a bonding company or such other guarantee under the requirements of sub-paragraph A(1) above in an amount equal to ten per cent (10%) of the construction costs of the applicable public subdivision improvements. Said maintenance bonds shall guarantee that such public subdivision improvements have been properly constructed, free of design defects and all defects of material or workmanship and are guaranteed for a period of two (2) years. Upon correction of all deficiencies and at the end of the two (2)-year period, the maintenance bonds shall expire. At least sixty (60) days prior to the expiration of the maintenance period, the Owner shall notify the Village Engineer to schedule a final inspection. Prior to release of the maintenance bonds, which shall not be unreasonably withheld, the Owner will be required to correct any defects in material or workmanship which may have manifested themselves during the maintenance period.

## 28. Private Infrastructure

To the extent the Owner utilizes private infrastructure within the Project (i.e., private streets, private stormwater collection and retention systems, private recreational facilities) the Owner shall budget or present to the Village satisfactory evidence that the Association has budgeted sufficient reserves for the maintenance, improvement and repair of all such private infrastructure. Any subdivision plat shall include a note indicating that any private streets, drainage and retention facilities or other private infrastructure are the responsibility of the Association and that the Village shall not be responsible for such private infrastructure.

## 29. Maintenance Responsibilities

Generally speaking and subject to the specifications below, the Owner/Association shall be responsible for maintaining all property owned by the Owner/Association. Similarly, the Village shall be responsible for maintaining all property conveyed to and accepted by the Village.

- A. The Association shall maintain Association owned common areas outside of buildings including, at a minimum, stormwater ponds and stormwater drainage system, conservation easements, parks, the trail, the common grounds and landscaping within the Project and landscape areas within the right-of-way.
- B. The Association shall be responsible for maintaining the grass and landscaping of any Association owned property at the entrances to the Project and the grass and landscaping of the unpaved portion of the right of way outside of the perimeter buffering.
- C. The Village shall be responsible for maintaining any Village owned property within the PUD, including but not limited to its utilities within any public or private right-of-way or common area. As part of every plat, the Owner shall grant blanket access easements to the Village and applicable utility companies for the purpose of maintaining facilities within the rights-of-way or common areas.
- D. The Association shall maintain, repair, and replace all storm drainage facilities within the Project boundaries, with the exception of stormwater facilities lying within roads rights-of-way that have been conveyed to the Village.
- E. As a condition of plat approval, the Owner shall give the Village the right, but not the obligation, to access, maintain, repair, replace, and otherwise care for or cause to be cared for any and all stormwater ponds, stormwater drainage systems, and conservation easements within the right-of-way. In the event the Association does not maintain said stormwater ponds and stormwater drainage system, and conservation easements within the right-of-way, when such has become a nuisance and in the event the Village exercises this right, the Association and each of the lot owners in the subdivision Phase shall be responsible for payment of the cost of maintenance, repair, replacement and care provided by the Village and its agents, plus administrative costs and attorney fees incurred by or for the Village. Said costs and fees shall be a lien or assessment on each lot within the subdivision and on the common property. The Village of Indiantown shall be held harmless from any liability if it makes any repairs or replaces any private improvements.
- F. An emergency access easement to the private storm drainage system and over all private drainage easements shall be shown on all plats and shall be dedicated to the Village for emergency maintenance purposes in the event of inadequate maintenance of the private storm drainage system, when such inadequate maintenance becomes a hazard to the public health, safety, and general welfare. This emergency access does not impose any obligation upon the Village to maintain the private storm drainage system, and the Village shall be held harmless from any liability if it must enter onto an access easement and repair the system.

30. Declaration of Covenants, Conditions, and Restrictions



- A. Prior to the sale of any platted and developed lot, the Owner shall record in the Public Records of Martin County, Florida, as a covenant running with the land of the Property, the Declaration.
- B. The Association, through its Declaration shall, among other matters, assess costs upon the properties of its members at least sufficient to pay:
  - 1. The annual cost of maintaining and irrigating the entryways to the Project as well as any land dedicated to common use by the members of the Association;
  - 2. The cost of maintaining the trail and parks; and
  - 3. The cost associated with maintaining, repairing, or replacing any facilities in common areas.
  - 4. The cost associated with treating and maintaining all invasive exotic vegetation in all of the wetland and upland preserve areas within the common areas of the Project.

### 31. Inactive Association

In the event the Association never exists, or becomes inactive and ceases to exist, or in the event the Owner fails to turn control over to the Association, the Village shall have the right to exercise one or more of the following options:

- A. Responsibility of adjacent property owners. Perimeter berms where adjacent to roadways, common areas, common irrigation system, landscaping, signs, the stormwater system, rights of way, or other common responsibilities for the premises which would otherwise be maintained, repaired, replaced, or cared for by the Association pursuant to this Agreement shall be the responsibility of each owner whose property is adjacent to, touches, abuts, or is the most proximate to said perimeter berm, common area, stormwater system or part thereof, rights of way, or other common responsibility for the premises. This subsection may be enforced through code enforcement proceedings under the Village's Code or by any other legal action in law or equity.
- B. Imposition of special assessments. Pursuant to Florida law, the Village may impose ongoing special assessments upon each owner of property within the Project for maintenance, repair, and replacement of perimeter berms, common areas, common irrigation system, landscaping, signs, the stormwater system or parts thereof, and/or rights of way or other common responsibilities for the premises which would otherwise be maintained, repaired, replaced, and cared for by the Association pursuant to this Agreement. Any special assessments imposed on properties in the Project shall include and not be limited to fees for consultants and attorneys, engineering costs, and special assessment rate studies.



- C. Ordinance imposing obligations absent property or homeowners' associations. If the Village Council adopts an ordinance imposing obligations on property owners when property or homeowners' associations never exist, become inactive, or cease to exist, the ordinance requirements may be imposed on the owners of property within the Project.

32. Subdivision/Platting.

The Applicant may seek site plan approval for a Phase or Sub-Phase prior to final plat approval, in order to allow for site work including clearing, grading, filling and infrastructure improvements ("Site Work"). Additionally, Owner may undertake Site Work anywhere in a given Phase, once the Village has approved final site plan for a Sub-Phase. For example, Owner may undertake Site Work in Sub-Phase 1B and 1C, once the Village approves final site plan for Sub-Phase 1A. No further development applications shall be requested prior to the approval of the final plat for that Phase. As final site plans for the other Sub-Phases will not yet have been approved, such Site Work shall be at Owner's own risk, and all completed Site Work in such Sub-Phases shall be required to be consistent with final site plans subsequently approved for such Sub-Phases. Site Work within a Sub-Phase that does not have an approved final site plan shall be limited to work in support of fill balance activities within the applicable Phase, and such infrastructure as necessary for the functionality of the Phase. Site Work within a Sub-Phase that does not have an approved final site plan shall not include tree removal, unless permitted by the Village in writing.

<b>Summary report:</b> <b>Litera Compare for Word 11.9.1.1 Document comparison done on 2/7/2025</b> <b>1:40:52 PM</b>	
<b>Style name:</b> Akerman 2	
<b>Intelligent Table Comparison:</b> Active	
<b>Original filename:</b> Terra Lago PUD Fourth Amendment Agreement (Formerly Indiantown DRI PUD).docx	
<b>Modified filename:</b> Terra Lago PUD Amendment Agreement (Fifth Amendment 2024).docx	
<b>Changes:</b>	
Add	78
Delete	150
Move From	0
Move To	0
Table Insert	0
Table Delete	1
Table moves to	0
Table moves from	0
Embedded Graphics (Visio, ChemDraw, Images etc.)	6
Embedded Excel	0
Format changes	0
<b>Total Changes:</b>	<b>235</b>

**VILLAGE OF INDIANTOWN, FLORIDA**

**RESOLUTION NO. XX-2025**

**A RESOLUTION OF THE VILLAGE COUNCIL OF THE VILLAGE OF INDIANTOWN, FLORIDA, TO APPROVE THE "TERRA LAGO PUD (FORMERLY INDIANTOWN DRI PUD) FIFTH AMENDMENT TO PLANNED UNIT DEVELOPMENT ZONING AGREEMENT" FOR AN APPROXIMATELY 806.342 ACRE +/- PROPERTY LOCATED NORTH OF SW WARFIELD BOULEVARD AND EAST OF SW ALLAPATTAH ROAD; AND PROVIDING FOR FINDINGS, CONFLICTS, SEVERABILITY, AND EFFECTIVE DATE.**

**WHEREAS**, on or about February 12, 2008, after appropriate notice, public hearing and approval, Irongate Indiantown Investors, LLC, a Delaware limited liability company ("Irongate"), and Martin County, a political subdivision of the State of Florida ("County"), entered into a Planned Unit Development Zoning Agreement for the development of a project in the County then-known as the "Indiantown DRI PUD" (the "Project"), recorded on October 16, 2008 at Official Records Book 2355, Page 2722, public records of Martin County, Florida, which, as amended from time to time, is hereinafter referred to as the "PUD Agreement"; and

**WHEREAS**, the PUD Agreement was previously amended by a First Amendment recorded on December 12, 2008, at Official Records Book 2364, Page 441, public records of Martin County, Florida ("First PUD Amendment"), a Second Amendment recorded on June 2, 2010 at Official Records Book 2457, Page 852, public records of Martin County, Florida ("Second PUD Amendment"), a Third Amendment recorded on September 14, 2012 at Official Records Book 2601, Page 313, public records of Martin County, Florida ("Third PUD Amendment"), and a Fourth Amendment recorded on January 14, 2022 at Official Records Book 3286, Page 518, public records of Martin County, Florida ("Fourth PUD Amendment"); and

**WHEREAS**, as set forth more fully in the Fourth PUD Amendment, Owner is successor in interest to Irongate, and Village is successor in interest to County under the PUD Agreement; and

**WHEREAS**, on December 31, 2017, the Village was incorporated and became the jurisdictional government responsible for regulating development on the properties

Resolution No. XX-2025 – Approving Terra Lago PUD (Formerly Indiantown DRI PUD) Fifth Amendment to Planned Unit Development Zoning Agreement

located within the Project and administering the PUD Agreement; and

**WHEREAS**, Terra Lago, LLC is seeking approval from the Village Council for a fifth amendment to the PUD Agreement, titled “Terra Lago PUD (Formerly Indiantown DRI PUD) Fifth Amendment to Planned Unit Development Zoning Agreement” attached hereto as Exhibit “A”; and

**WHEREAS**, on February 19, 2025, the Village’s Planning, Zoning and Appeals Board held a public hearing to discuss this item and made a recommendation for approval of the proposed amendment to the Village Council; and

**WHEREAS**, the Village Council has held a public hearing concerning this item, and finds that the proposed amendment is consistent with the Village of Indiantown Comprehensive Plan, and that it is appropriate and in the best interests of the health, safety, and welfare of the residents, property owners, and businesses of the Village of Indiantown to approve the amendment as set forth herein.

**NOW, THEREFORE BE IT RESOLVED**, by the Village Council of the Village of Indiantown, Florida, as follows:

**SECTION 1. RECITALS.** The foregoing recitals are true and correct and by this reference are hereby incorporated herein and made an integral part hereof as though fully set forth herein, and adopted as findings of the Village Council of the Village of Indiantown.

**SECTION 2. APPROVAL OF AMENDMENT.** The Village Council hereby approves a fourth amendment to the PUD Agreement, titled “Terra Lago PUD (Formerly Indiantown DRI PUD) Fifth Amendment to Planned Unit Development Zoning Agreement” attached hereto as Exhibit “A”.

**SECTION 3. SEVERABILITY.** The provisions of this Resolution are deemed severable. In the event that any word(s), phrase(s), portion(s), sub-sub-section(s), sub-section(s), or section(s) of this Resolution is for any reason whatsoever held to be invalid, illegal, unconstitutional, contrary to law, or against public policy, by any court, administrative agency, or other body with competent jurisdiction, such word(s), phrase(s), portion(s), sub-sub-section(s), sub-section(s), or section(s) of this Resolution shall be null and void, and shall be deemed severed, and a separate, distinct, and independent provision from the remaining provisions of this Resolution, and such

Resolution No. XX-2025 – Approving Terra Lago PUD (Formerly Indiantown DRI PUD) Fifth Amendment to Planned Unit Development Zoning Agreement

holding shall in no manner affect the validity of the remaining words, phrases, portions, sub-sub-sections, sub-sections, or sections of this Resolution, which shall remain in full force and effect. This Resolution shall be construed in a manner to accomplish, to the greatest extent legally possible, the purposes of this Resolution as expressed herein.

**SECTION 4. CONFLICTS.** All resolutions or parts of resolutions in conflict herewith are hereby repealed to the extent of such conflict.

**SECTION 5. EFFECTIVE DATE.** This Resolution shall take effect immediately upon adoption.

ADOPTED this 27<sup>th</sup> day of February 2025.

ATTEST:

Village of Indiantown, Florida

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LaRhonda McBride  
Village Clerk

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Carmine Dipaolo  
Mayor

REVIEWED FOR FORM  
AND CORRECTNESS:

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Wade C. Vose, Esq.  
Village Attorney



## MAILING/POSTING PUBLIC NOTICE AFFIDAVIT

Application No. PD-24-075 & PLT-24-076

Date of Planning, Zoning, and Appeals Board / Village Council Meeting: PZAB: 02/19/2025  
VC: 02/27/2025

Mailing Date: prior to the Public Hearing/Meeting: February 6, 2025

In accordance with the requirements of Section 12-2 – General Requirements for Applications, of the Village of Indiantown, Florida, I Michael Houston 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 February 6, 2025, 20 25.

The sign(s) meet the criteria in Section 12-2 and was placed Along SW Warfield Blvd., SW Allapattah Rd. and SW American 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 February 7, 20 25.

15516 SW Osceola St. Indiantown, FL 34956  
772-597-9900 • [www.indiantownfl.gov](http://www.indiantownfl.gov)

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 7th day of February, 2025.

  
\_\_\_\_\_  
Signature of Applicant or Authorized Agent

STATE OF FLORIDA:

COUNTY OF:

BEFORE ME, a Notary Public, on this day personally appeared  
Michael Houston (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 7th day of February,  
2025.

Notary Public in and for the State of Florida



STAFF USE:

Date/Time submitted: \_\_\_\_\_ Verified by: \_\_\_\_\_

PLEASE NOTE: Failure to post the notification sign(s) on the property on or before the 10th day prior to the public hearing will result in the postponement of consideration of the application.

Attachments:     1 Close-up Photo of Posted Notice  
                         1 Distant Photo Showing Location of Notice (i.e. from nearest road)

15516 SW Osceola St. Indiantown, FL 34956  
772-597-9900 • [www.indiantownfl.gov](http://www.indiantownfl.gov)



**Village of Indiantown**  
**NOTICE OF PUBLIC HEARING**  
For Applications #PLT-24-076, PD-24-075  
Planning, Zoning and Appeals Board

Date: Feb. 19, 2025 Time: 6:00 PM  
at 15516 SW Osceola Street, Suite C  
FOR QUESTIONS CONCERNING THIS APPLICATION  
Please call Indiantown Community & Economic  
Development Department  
at 772-597-8269

**Village of Indiantown**  
**NOTICE OF PUBLIC HEARING**  
For Applications #PLT-24-076, PD-24-075  
Planning, Zoning and Appeals Board

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Development Department  
at 772-597-8269



[illegible]

# PUBLIC MEETING OF THE VILLAGE OF INDIANTOWN

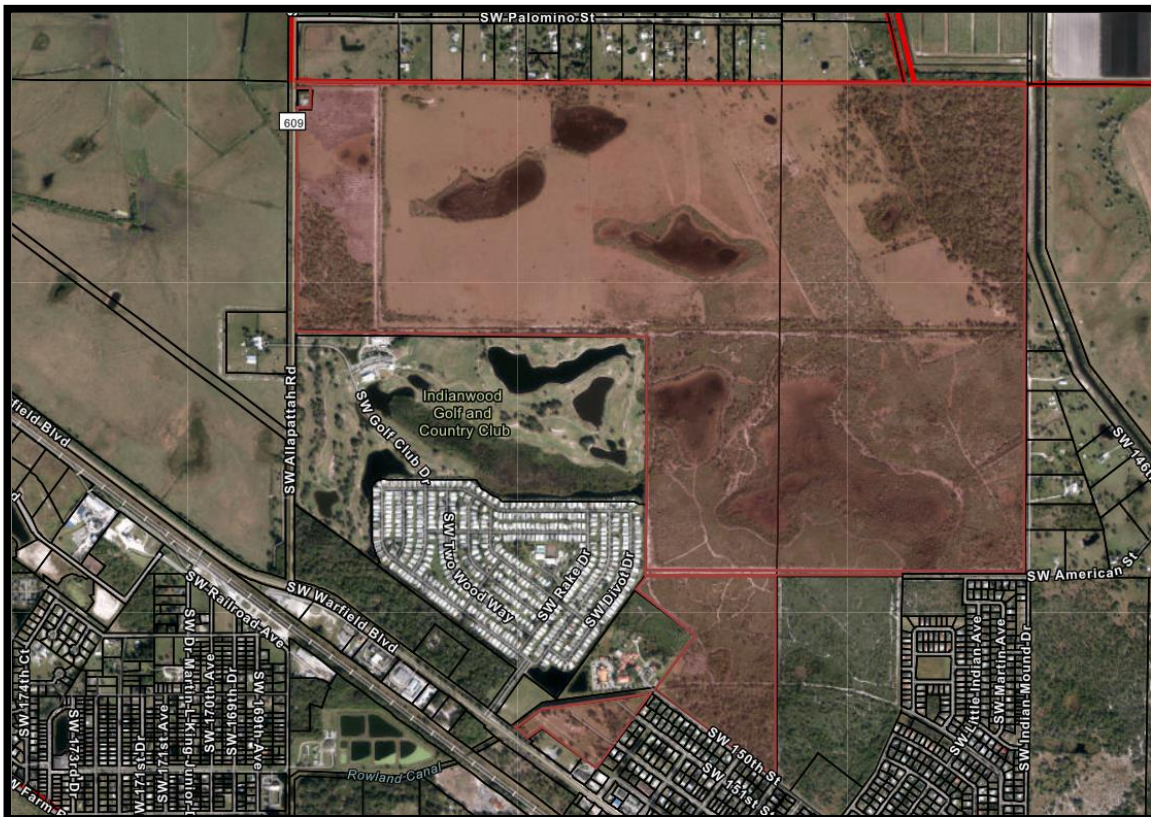
**PLANNING ZONING & APPEALS BOARD/LPA PUBLIC HEARING: February 19, 2025–6:00 PM**

**VILLAGE COUNCIL PUBLIC HEARING: February 27, 2025 – 6:00 PM**

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

CASE NAME:	PD-24-075
CASE NAME:	Terra Lago
CASE TYPE:	Planned Unit Development Zoning Agreement
APPLICANT:	Terra Lago
PROPERTY LOCATION:	Generally located on the east side of S.W. Warfield Boulevard and the east of S.W. Allapattah Road.
REQUESTS:	The applicant is also requesting an amendment to Planned Unit Development Zoning Agreement.

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



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

Indiantown, FL 34956.

.....

**FOR QUESTIONS CONCERNING THIS PETITION, PLEASE CONTACT:  
Deanna Freeman 772-597-8269, COMMUNITY & ECONOMIC DEVELOPMENT DEPARTMENT**

IF A PERSON DECIDES TO APPEAL ANY DECISION MADE BY THE COUNCIL/BOARD, WITH RESPECT TO ANY MATTER CONSIDERED AT SUCH HEARING/MEETING, SUCH PERSON WILL NEED A RECORD OF THE PROCEEDINGS AND THAT, FOR THIS PURPOSE, SUCH PERSON MAY NEED TO ENSURE THAT A VERBATIM RECORD OF THE PROCEEDINGS IS MADE, WHICH RECORD INCLUDES THE TESTIMONY AND EVIDENCE UPON WHICH THE APPEAL IS TO BE BASED, AND WHICH RECORD IS NOT PROVIDED BY THE VILLAGE OF INDIANTOWN. (FS 286.0105)

IN ACCORDANCE WITH THE "AMERICANS WITH DISABILITIES ACT", PERSONS NEEDING ASSISTANCE TO PARTICIPATE IN ANY OF THESE PROCEEDINGS MAY CONTACT THE CLERK OF THE COUNCIL/BOARD (LISTED BELOW) THREE (3) DAYS PRIOR TO THE MEETING. (FS 286.26)

**LaRhonda McBride/Phone: 772-597- 8294**

**Village of Indiantown/Village Clerk/ 15516 SW Osceola Street, Suite B, Indiantown, FL 34956**

## Ad Preview

### VILLAGE OF INDIANTOWN NOTICE OF PUBLIC HEARING

The Village of Indiantown Planning, Zoning, and Appeals Board, meeting as the Local Planning Agency, will hold a Public Hearing on Wednesday February 19, 2025, at 6:00 p.m. and the Village Council will hold a Public Hearing on February 27, 2025, at 6:00 p.m. in the Village Council Chambers, 15516 SW Osceola Street, Suite C, Indiantown, Florida 34956, to consider the following agenda items:

1. **APPLICATION NO. PLT-24-076;** Plat Application for Terra Lago Phase 1A and 1B comprising 340.808-acres +/- located north of S.W. Warfield Boulevard and the east of S.W. Allapattah Road.

2. **APPLICATION NO. PD-24-075;** a request for approval of Terra Lago PUD Fifth Amendment to Planned Unit Development Zoning Agreement located north of S.W. Warfield Boulevard and the east of S.W. Allapattah Road on a parcel approximately 806.342 acres in size.

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

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

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

LaRhonda McBride,  
Village Clerk

Published: February 7, 2025.  
TCN #11018780

**TERRA LAGO PUD  
REVISED EXHIBIT B  
REVISED OWNERSHIP CERTIFICATE**

I, Charles J. Abrams, a member of the Florida Bar, pursuant to my review of (i) Old Republic National Title Insurance Company Owner's Policy of Title Insurance dated November 13, 2020, Policy Number OXFL-08946647, (ii) Fidelity National Title Insurance Company Owner's Policy of Title Insurance dated September 9, 2021, Policy Number 2730609-224943947, and (iii) Old Republic National Title Insurance Company's title update letter dated January 24, 2025, ORT File No. 25007700, updating the title searches for the foregoing policies to an effective date of December 27, 2024, hereby certify that the fee simple title to the property described in Exhibit "A" to that Terra Lago PUD (formerly Indiantown DRI PUD) Fourth Amendment to Planned Unit Development Zoning Agreement, recorded January 6, 2022 in Official Records Book 3284, at Page 280, public records of Martin County, Florida, by and between Warfield Investments, LLC, a Delaware limited liability company, and the Village of Indiantown, a political subdivision of the State of Florida, is vested in TERRA LAGO, LLC, a Delaware limited liability company (formerly known as Warfield Investments, LLC, a Delaware limited liability company).

Dated this \_\_\_\_ day of \_\_\_\_\_, 2025.

\_\_\_\_\_  
Charles J. Abrams, Esq.

706494592v2

**VILLAGE OF INDIANTOWN, FLORIDA  
AGENDA MEMORANDUM**

MEETING DATE: February 19, 2025

MEETING TYPE: Regular Meeting

AGENDA ITEM TITLE: **APPLICATION NO. PLT-24-076 A REQUEST FOR APPROVAL OF PHASE 1A & 1B, TERRA LAGO PLAT, FOR THE TERRA LAGO PUD PROJECT LOCATED NORTH OF SW WARFIELD BOULEVARD (SR-710), FRONTING GARCIA DRIVE ON PARCELS TOTALING 340.808 ACRES.**

SUMMARY OF ITEM: The applicant is seeking approval for a Plat for Terra Lago, phases 1A & 1B (Attachment “A”), pursuant to LDR Subsection 12-7 (6) of the Indiantown Land Development Regulations (LDRs). The subject property is located 16205 SW Warfield Blvd., Indiantown.

FISCAL IMPACT STATEMENT: N/A

RECOMMENDATION: Village Staff recommend approval of the Plat application PLT-24-076.

PREPARED BY: Deanna Freeman, Community & Economic Development Director

DATE:  
2/11/2025

**ATTACHMENTS:**

**Description**

PZAB Staff Report

Presentation

Plat of Terra Lago Phase 1A and 1B

Public Notice Affidavit

Mailing Notice

Newspaper Advertisement



## **Village of Indiantown Village Council Staff Report**

<b><u>Application Number</u></b>	PLT-24-076 Terra Lago Phases 1A & 1B(Plat)
<b><u>Hearing Date</u></b>	February 19, 2025
<b><u>Property Owner &amp; Applicant</u></b>	Terra Lago, LLC
<b><u>Applicant</u></b>	Erika Beitler, HJA Design Studio, Project Management & Landscape Architect.
<b><u>Representatives</u></b>	Dennis J. Scholl, GeoPoint Surveying, Inc. Darrin Lockwood, Meridian Consulting Engineers. LLC T. Spencer Crowley III, Akerman LLP
<b><u>Village Coordinator</u></b>	Deanna Freeman, Community & Economic Development Director
<b><u>Village Reviewers</u></b>	Deanna Freeman, Community & Economic Development Director Tom Jensen, P.E., Kimley-Horn, Inc. Patrick Nolan, Public Works & Utilities Director Chief Doug Killane – Martin County Fire Department Wade Vose, Village Attorney

### **Applicant Request**

APPLICATION NO. PLT-24-076 A REQUEST FOR APPROVAL OF PHASE 1A & 1B, TERRA LAGO PLAT, FOR THE TERRA LAGO PUD PROJECT LOCATED NORTH OF SW WARFIELD BOULEVARD (SR-710), FRONTING GARCIA DRIVE ON PARCELS TOTALING 340.808-ACRES.



Terra Lago, LLC is seeking a recommendation of approval from the Planning, Zoning and Appeals Board (PZAB) for Phase 1A & 1B Terra Lago Plat, pursuant to Subsection 12-7 (6) of the Indiantown Land Development Regulations (LDRs).

### **Property Information**

**Location:** 16205 SW Warfield Blvd., Indiantown

**Parcel Size:** 340.808 acres

**Legal Description:** Attached.

**JURISDICTION:** INDIANTOWN, FLORIDA

### **Location Map**



## **Background:**

The Indiantown DRI PUD was approved by Martin County prior to the incorporation of the Village of Indiantown in 2017. After incorporation, the Village became the jurisdictional government responsible for regulating development on the properties located within the Project and administering the PUD Agreement. The former Indiantown DRI PUD is now known as the Terra Lago PUD and was approved by the Village Council on December 9, 2021. Master Site Plan approval and approval of Phase 1A Major Site Plan was received May 12, 2022. Phase 1B was later approved February 23, 2023.

The intent of Terra Lago, LLC is to commence vertical construction for Phase 1A & 1B following Plat approval and a concurrent 5<sup>th</sup> Amendment to the PUD zoning agreement. An amendment to the PUD, Exhibit F, Special Conditions, will address design standards and do not impact the overall layout of the previously approved Master Plan or Site Plans for Phases 1A & 1B.

The Plat application has been prepared consistent with the approved master plan, phasing plan, and more specifically site plans for Phase 1A & 1B. The plat application materials have been reviewed in accordance with Sec. 12-7. Platting and right-of-way, Land development regulations (LDR). The application and public advertising and noticing have been deemed to be consistent and in compliance with the submission and approval criteria.

## **Approval Evaluation Criteria**

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

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

## **Analysis**

Village staff have reviewed the Plat for compliance with the Village Land Development Regulations and found it to comply.

## **STAFF RECOMMENDATION**

Village Staff recommends approval of Application PLT-24-076. subject to the following post-approval conditions below that are required for compliance with the Village Land Development Regulations.

**POST APPROVAL CONDITIONS:**

1. Satisfaction of Performance Bond obligations of Exhibit F, Section 27 of the PUD Zoning Agreement.
2. Prior to plat recordation, a CAD file, preferably in DWG format or, alternatively, in DXF format, or in a digital format that is acceptable to the Community and Economic Development Director.
3. Provide a signed and executed Mylar of the Terra Lago Plat.

**ATTACHMENTS**

Staff Report.

Staff Presentation.

Plat.

Public Notice Ad.

Signage & Notice Applicant Affidavit.

# Terra Lago Phases 1A & 1B

## Plat Application

Village of Indiantown, Florida

PZAB Meeting 2-19-2025



# Applicant Request

Terra Lago, LLC is seeking a recommendation of approval from the Planning, Zoning and Appeals Board for the Terra Lago Plat Phases 1A & 1B, pursuant to 12-7. Platting and right-of-way

Application Number: PLT-24-076 Terra Lago Plat Phase 1A & 1B.



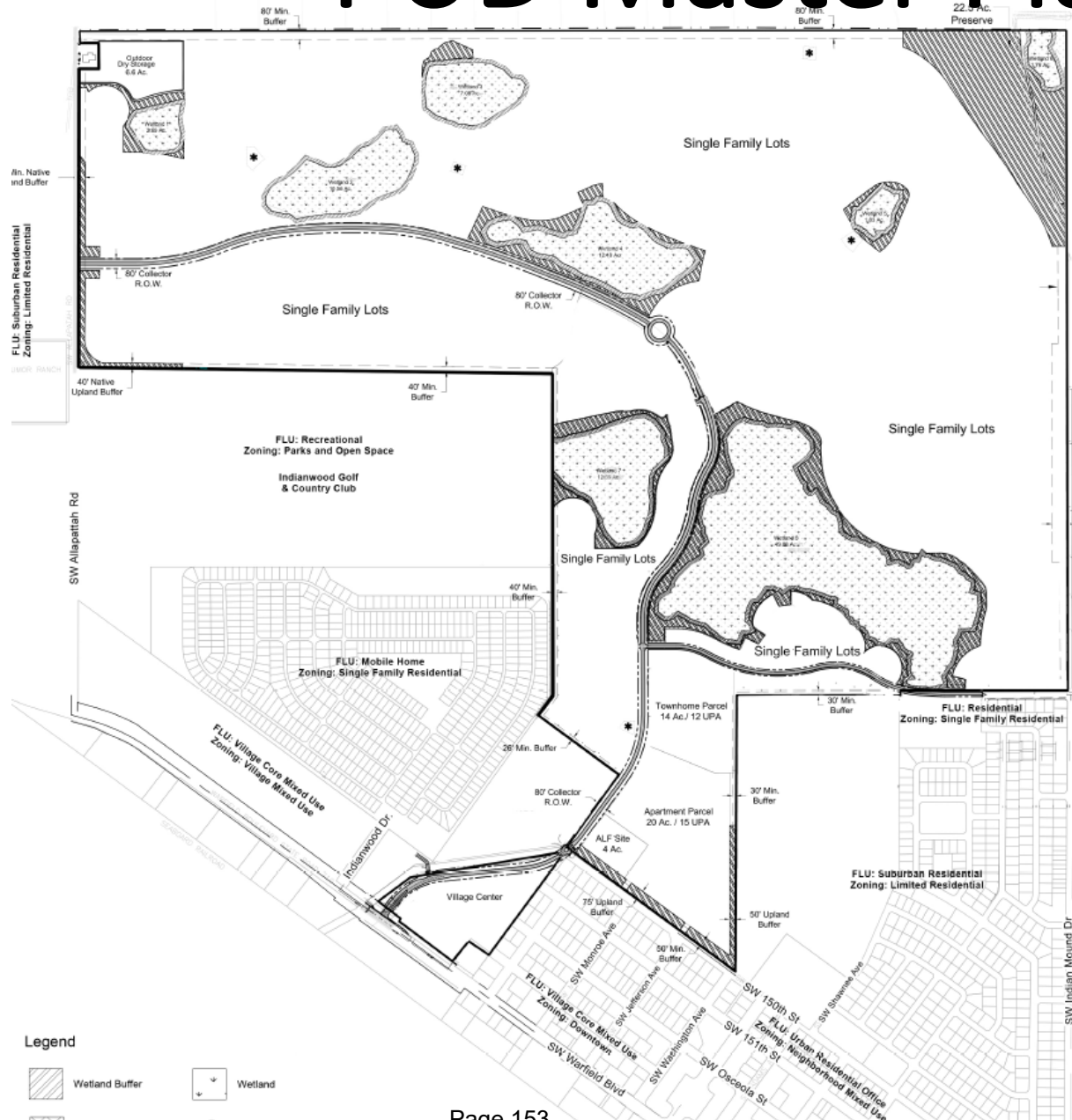


# Property Location





# PUD Master Plan



## Legend



## Site Data

Total Site Area	803.58 Ac.
Gross Site Density	± 3.1 DUA
Max. Dwelling Units Allowed	2,500 Dwellings
Total Proposed Dwellings	2,488 Dwellings

## Master Development Program

USE	± Acreage	Units	Phase(s)
Commercial	6.2 Ac. / 100,000 SF		1C
Adult Living Facility	3.8 Ac.		1C
Single Family	329.9 Ac.	2,014	1A   1B   2   3   4   5
Townhomes	14 Ac.	174	1B
Apartments	20 Ac.	300	1C
Community Center	11.2 Ac.		1B
Dry Storage	6.6 Ac.		5
Wetlands & Buffers	115.8 Ac.		All
Lakes	89.3 Ac.		All
Green / Open Space & Native Planting Areas	188.5 Ac.		All
Pocket Parks	1.9 Ac.		All
Walking Trails	14.78 Ac.		All
<b>Total</b>	<b>803.58 Ac.</b>	<b>2,488 Units</b>	

\*Refer to the civil plans and drainage reports for supporting details.

## Master Environmental Data

Phase	± Lakes	Wetlands & Buffers
1 A	6.4 Ac.	70.2 Ac.
1 B	23.6 Ac.	-
1 C	5.8 Ac.	-
2	19.2 Ac.	5.4 Ac.
3	11.4 Ac.	23.7 Ac.
4	11.7 Ac.	-
5	11.2 Ac.	16.5 Ac.
<b>Total</b>	<b>89.3 Ac.</b>	<b>115.8 Ac.</b>

## Terra Lago Phasing Schedule

Phase	± Acreage	Uses Included	Approx. Submittal
1 A	162.80 Ac.	224 Single Family	June 2021
1 B	135.03 Ac.	400 Single Family Clubhouse w/ Catering Kitchen 174 Townhomes	November 2021
1 C	41.60 Ac.	300 Apartment Units 100,000 SF. Commercial (includes ALF & open space)	January 2022
2	120.60 Ac.	262 Single Family	April 2022
3	163.03 Ac.	484 Single Family	April 2023
4	90.82 Ac.	364 Single Family	April 2024
5	89.70 Ac.	280 Single Family Dry Storage	April 2025
<b>Total</b>	<b>803.58 Ac.</b>		



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Florida

Terra Lago

Village of Indiantown  
Master Plan

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Job No. 2020-3  
Drawn By EB  
Checked By MH  
Approved By MH  
Submittal Date 6/22/21

Revision Date 9/10/21

MP-1

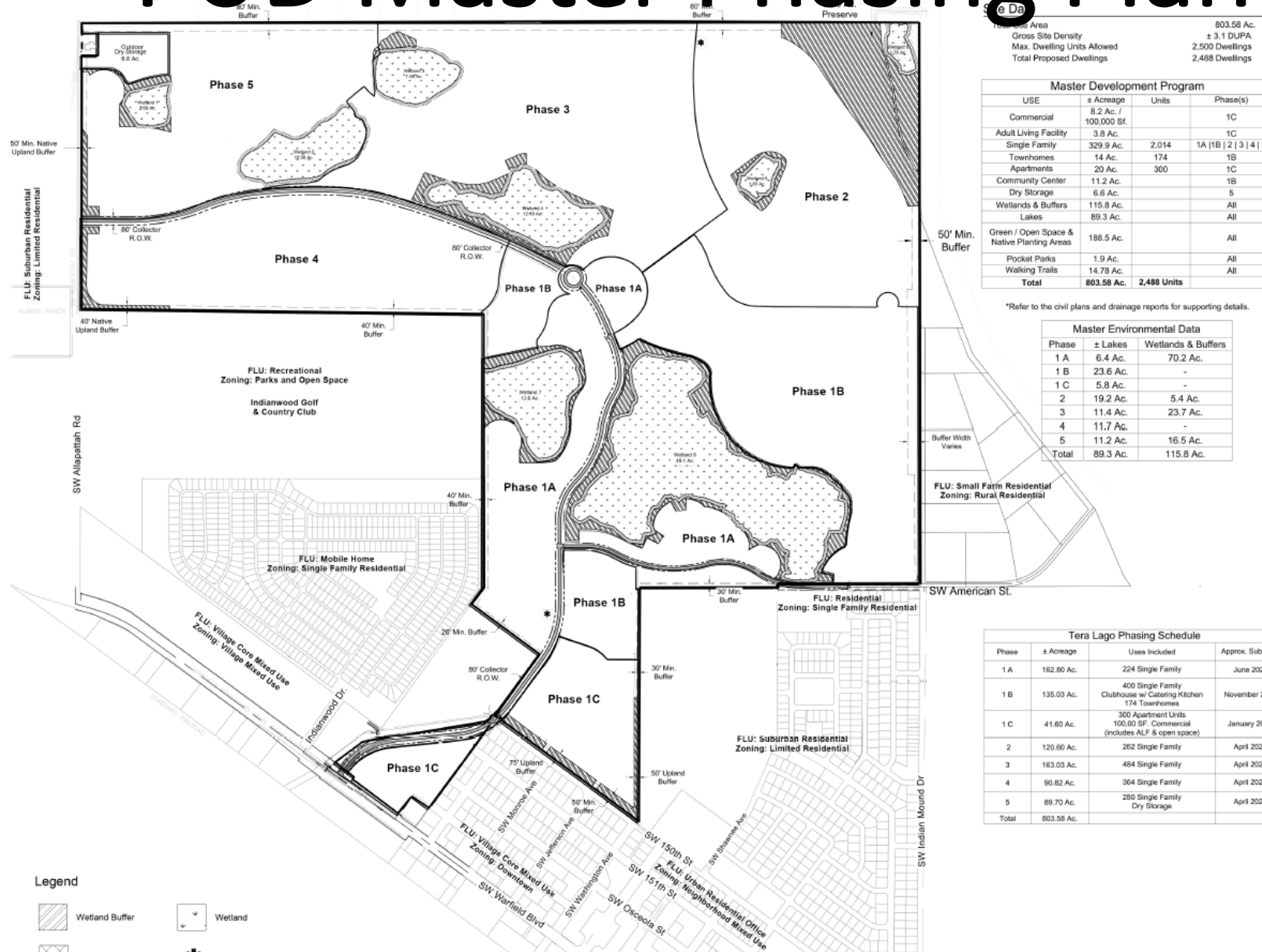
MSP-21-622







# PUD Master Phasing Plan



**HJA DESIGN STUDIO**  
LANDSCAPE ARCHITECTS  
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LA 0000905

**Terra Lago**  
Village of Indiantown  
Master Phasing Plan

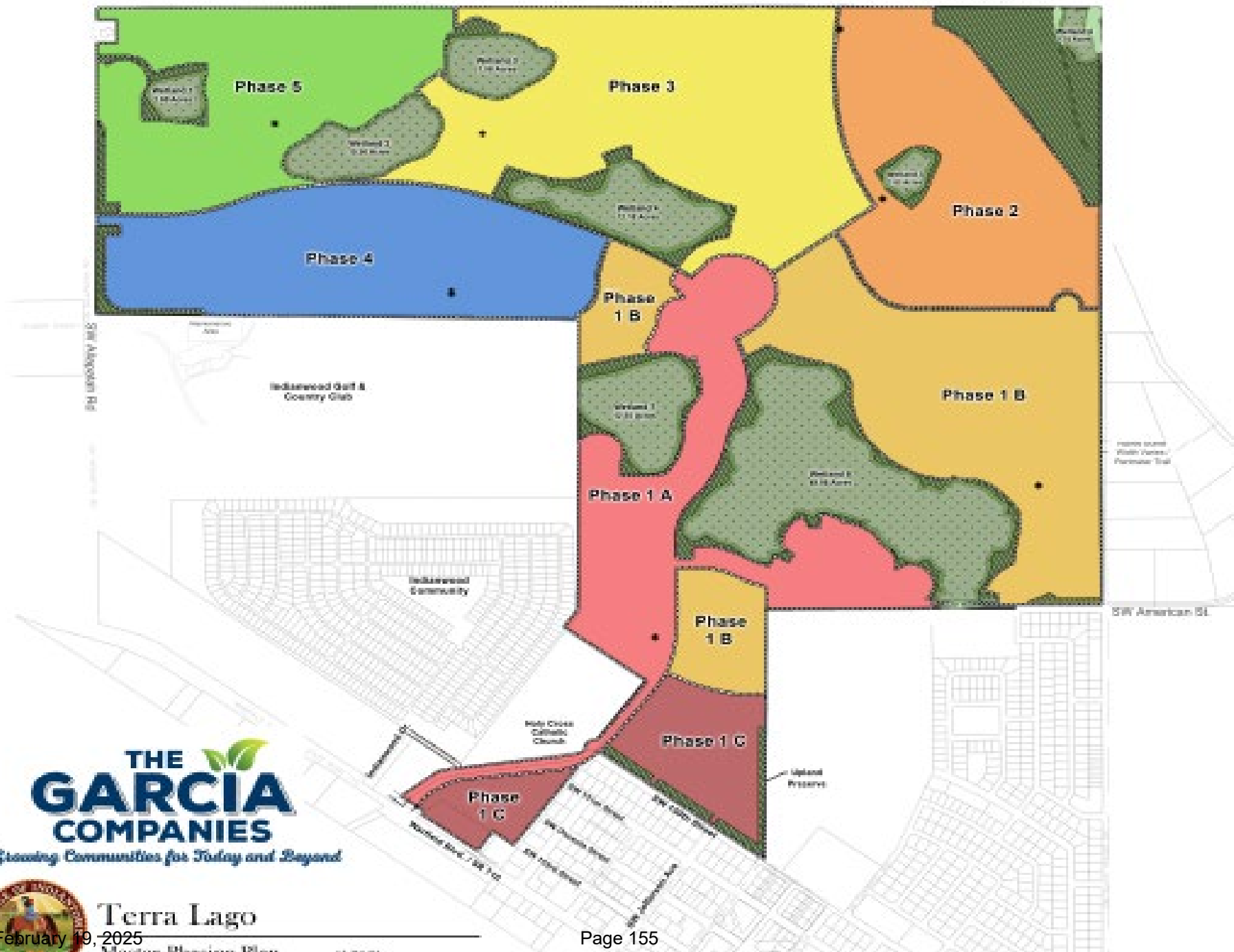
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Job No. 2020-31  
Drawn By: EJB  
Checked By: MHT  
Approved By: MHT  
Submittal Date: 6/22/21  
Revision Date: 9/10/21

**PH-1**

VOI Prj. # MSP-21-622





### Legend

**Wetlands & Buffers - 119 Acres**

- Upland Preserve
- Wetland Buffer
- Wetlands

**Parcels:**

- Phase 1 A - 2163 Acres**  
224 Single Family Lots
- Phase 1 B - 2128 Acres**  
413 Single Family Lots | 124 Townhome Units
- Phase 1C - 242 Acres**  
Commercial, ALP and Apartment Parcels
- Phase 2 - 2121 Acres**  
263 Single Family Lots
- Phase 3 - 2163 Acres**  
484 Single Family Lots
- Phase 4 - 221 Acres**  
364 Single Family Lots
- Phase 5 - 290 Acres**  
280 Single Family Lots | Dry Storage

Scale: 1" = 400'

North

Pocket Park Phasing

Phase	Acres
1 A	8.2 Ac.
1 B	0.3 Ac.
2	0.5 Ac.
3	0.3 Ac.
4	0.3 Ac.
5	8.4 Ac.
Total	1.9 Ac.

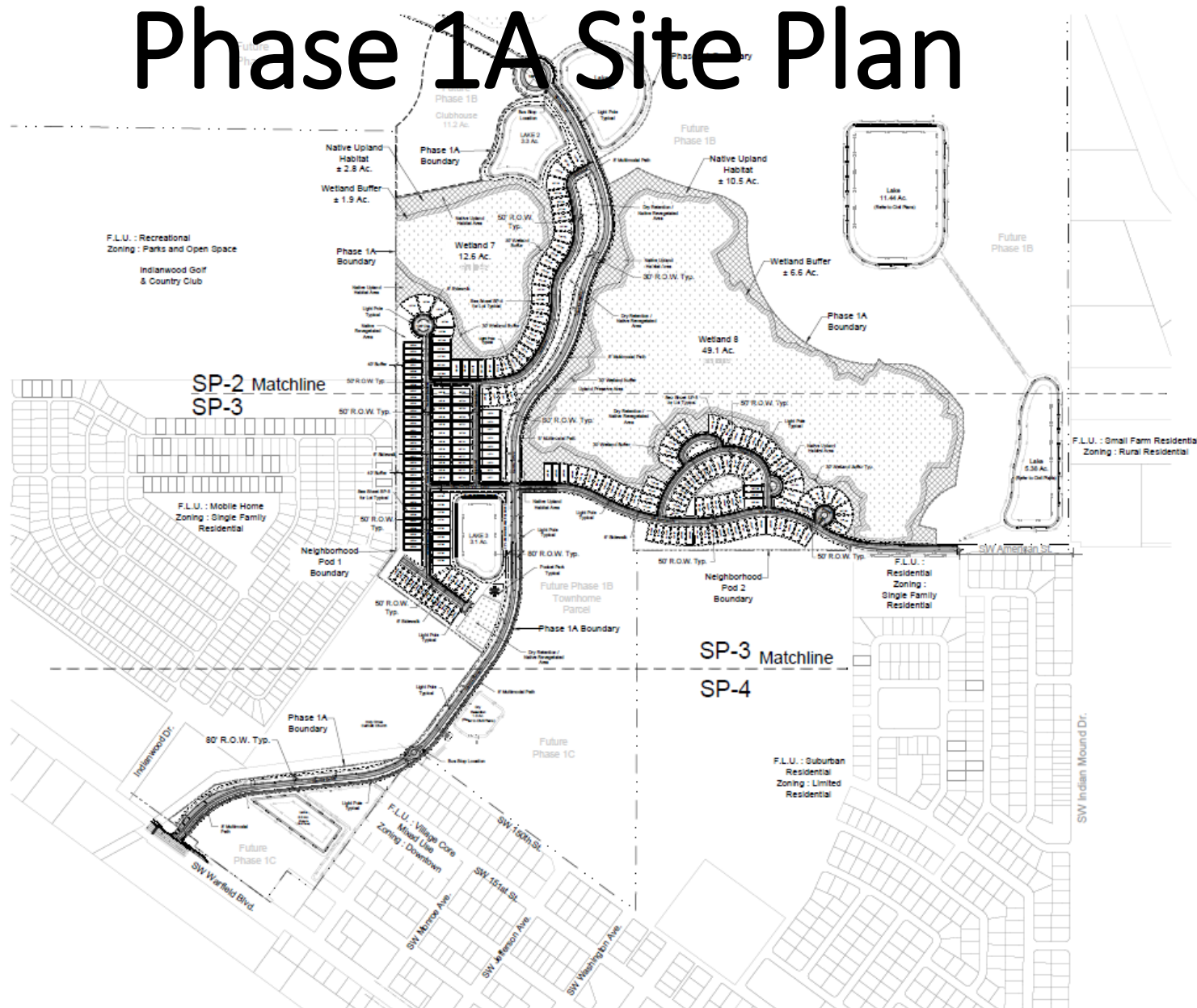
★ Pocket Park

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# Phase 1A Site Plan

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**Terra Lago**  
Village of Indiantown  
Phase 1A Site Plan

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Job No. 2020-31  
Drawn By: E.B.  
Checked By: M.H.  
Approved By: M.H.  
Submitted Date: 6/22/21  
Revision Date: 9/15/21

**SP-1**

VOI Proj. # SP-21-628

## Legend



## GENERAL NOTE:

As part of the Phase 1A construction and outside of the Phase 1A site area of 169.3 acres, approximately 16.78 acres of lakes and 1.0 acre of dry retention will be built and support the next phase, Phase 1B. Please refer to the Phase 1A civil plans.

Scale: 1" = 300'



February 19, 2025

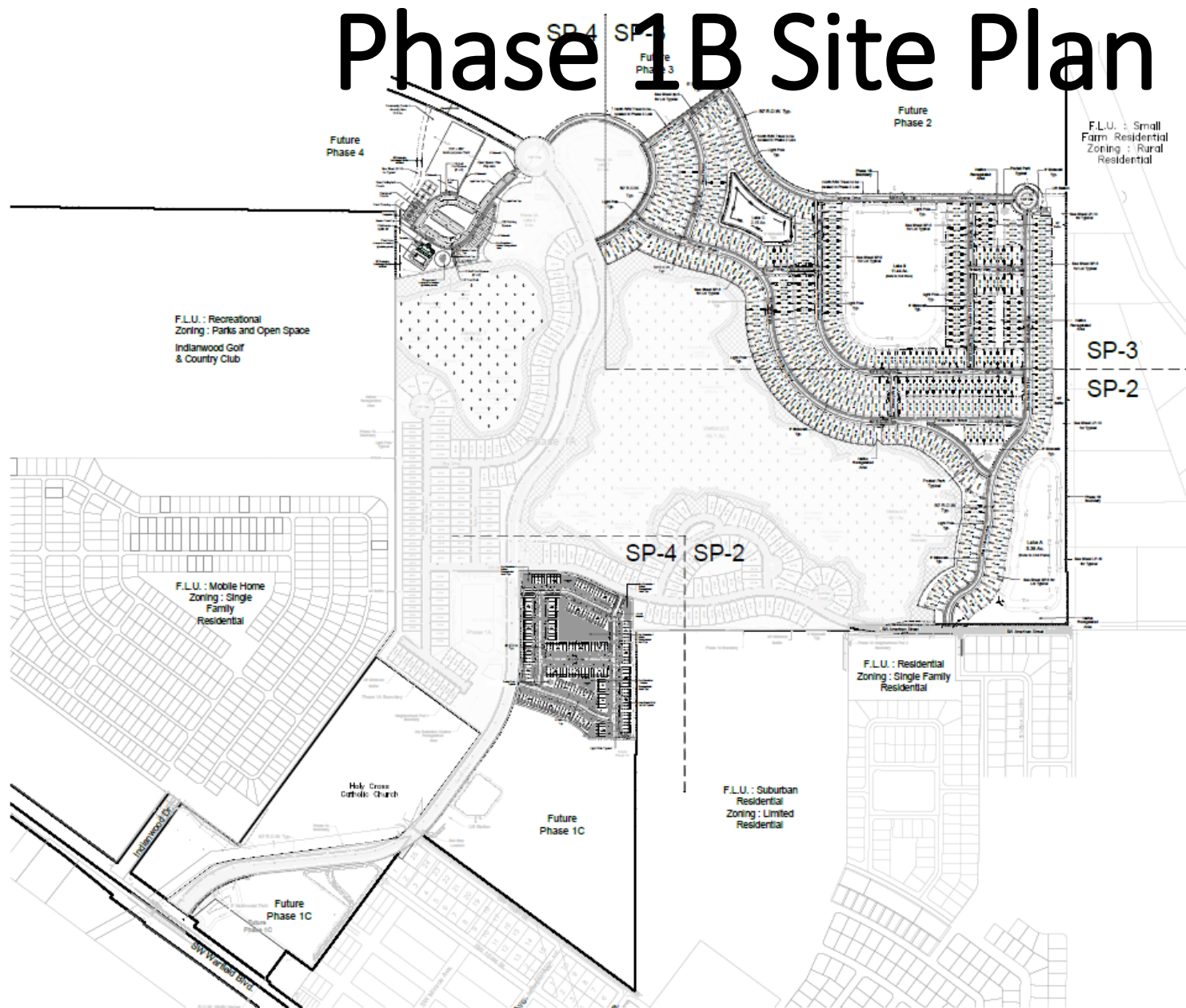


# Phase 1B Site Plan

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**Terra Lago**  
Village of Indiantown  
Phase 1B - Overall Site Plan

Florida

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Job No. 2020-31  
Drawn By: EJB  
Checked By: MH  
Approved By: MH  
Submittal Date: 11/21/22  
Revision Date: 01/12/23

**SP-1**

VOI Pri. # SP-

## Legend

- Wetland Buffer
- Wetland
- Native Upland Plant
- Phase 1B Boundary
- Light Pole Typ.
- Pocket Park

Scale: 1" = 300'

0' 150' 300' 600' 900'

North



**CERTIFICATE OF OWNERSHIP & DEDICATION**

CERTIFICATE OF OWNERSHIP &amp; DEDICATIONS (CONTINUED)

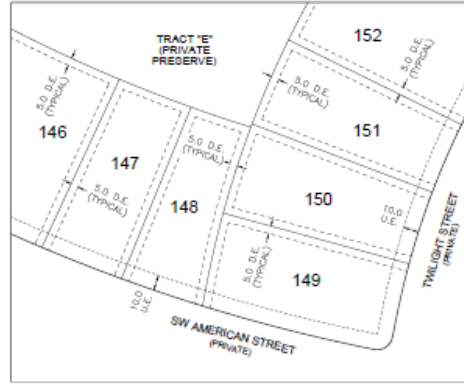
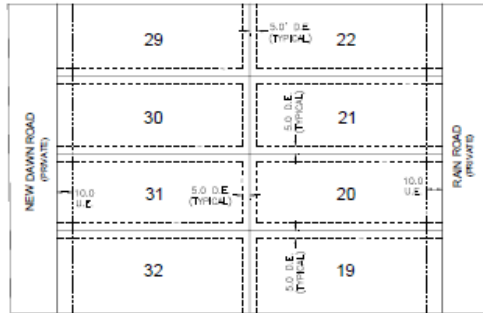
11. LS (LIFT STATION) TRACT, AS SHOWN ON THIS PLAT IS

### ACCEPTANCE OF DEDICATION

SHEET 1 OF 30 SHEETS

PARCELS 1 AND 2 TOTAL CONTAINING: 14,845,594 SQUARE FEET OR 340,806 ACRES, MORE OR LESS.

# Terra Lago Plat Phase 1A & 1B



## TITLE CERTIFICATION

FIDELITY NATIONAL TITLE INSURANCE COMPANY, DOES HEREBY CERTIFY THAT WE HAVE SEARCHED THE PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA, AS TO THE TITLE TO THE HEREON DESCRIBED PROPERTY AND WE HEREBY CERTIFY THAT THE TITLE TO THE PROPERTY IS VESTED IN TERRA LAGO, LLC, A DELAWARE LIMITED LIABILITY COMPANY, THAT ALL TAXES THAT ARE DUE AND PAYABLE PURSUANT TO SECTION 197.192, F.S., HAVE BEEN PAID, AND THAT THE PROPERTY IS NOT ENCUMBERED BY ANY MORTGAGES OTHER THAN AS SET FORTH IN THE MORTGAGE'S JONDER IN AND CONSENT TO THE PLAT OF TERRA LAGO - PHASE 1A AND 1B, EXECUTED BY METROPOLITAN LIFE INSURANCE COMPANY.

DATED: THIS \_\_\_\_ DAY OF \_\_\_\_\_, 2025.

TITLE COMPANY REPRESENTATIVE

## VILLAGE APPROVAL

THIS PLAT IS HEREBY APPROVED BY THE UNDERSIGNED ON THE DATES INDICATED

DATE \_\_\_\_\_ VILLAGE SURVEYOR AND MAPPER  
DATE \_\_\_\_\_ VILLAGE ENGINEER  
DATE \_\_\_\_\_ VILLAGE ATTORNEY  
DATE \_\_\_\_\_ VILLAGE MAYOR

## SURVEYOR'S NOTES

- PERMANENT REFERENCE MONUMENTS ARE SHOWN THIS: \* \* A 1" U.S. BRASS DISK, STAMPED "TRM 13758" SET IN A 4"x4"x24" CONCRETE MONUMENT. PERMANENT CONTROL POINTS ARE SHOWN AS THIS: \* \* A MAGNETIC NAIL AND DISK STAMPED "PCP 13758". (UNLESS OTHERWISE NOTED)
- BEARING SHOWN HEREON ARE BASED ON THE SOUTH BOUNDARY OF SECTION 32, TOWNSHIP 39 SOUTH, RANGE 39 EAST, HAVING A GRID BEARING OF S.89°32'29"W. BEARINGS SHOWN HEREON, REFER TO THE STATE PLANE COORDINATE SYSTEM, NORTH AMERICAN DATUM OF 1983 (NAD 83 / 97) FOR THE EAST ZONE OF FLORIDA. SAID BASIS OF BEARING IS THE SAME IN THE NORTH AMERICAN DATUM OF 1983 (NAD 83 / 90).
- NO BUILDING OR ANY KIND OF CONSTRUCTION OR TREES OR SHRUBS SHALL BE PLACED ON ANY EASEMENT WITHOUT PRIOR WRITTEN CONSENT OF ALL EASEMENT BENEFICIARIES AND ALL APPLICABLE VILLAGE APPROVALS OR PERMITS AS REQUIRED FOR SUCH ENCROACHMENTS. THERE WILL BE NO ABOVE GROUND ENCROACHMENTS WHERE LAKE MAINTENANCE EASEMENTS AND UTILITY EASEMENTS OVERLAP.
- THE BUILDING SETBACKS SHALL BE AS REQUIRED BY CURRENT VILLAGE OF INDIANTOWN ZONING REGULATIONS.
- NOTICE: THIS PLAT, AS RECORDED IN ITS GRAPHIC FORM, IS THE OFFICIAL DEPICTION OF THE SURVEYED LANDS DESCRIBED HEREIN AND WILL, IN NO CIRCUMSTANCES BE SUPPLANTED IN AUTHORITY BY ANY OTHER GRAPHIC OR ORIGINAL FORM OF THE PLAT. THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF MARTIN COUNTY.
- ALL LINES INTERSECTING CIRCULAR CURVES ARE RADIAL UNLESS OTHERWISE NOTED.
- COORDINATES SHOWN HEREON ARE FLORIDA STATE PLANE GRID DATUM = NAD83 2011 ADJUSTMENT  
ZONE = FLORIDA EAST  
LINEAR UNITS = US SURVEY FEET  
COORDINATE SYSTEM = 1983 STATE PLANE  
PROJECTION = TRANSVERSE MERCATOR  
ALL DISTANCES ARE GROUND  
SCALE FACTOR: 0.99997382 GROUND DISTANCE X SCALE FACTOR = GRID DISTANCE  
PLAT BEARING = GRID BEARING  
NO ROTATION  
ALL TIES TO SECTION CORNERS AND QUARTER CORNERS ARE GENERATED FROM MEASURED VALUES  
THERE ARE 5.0 FT. DRAINAGE EASEMENTS ON EACH SIDE OF THE LOT LINE FOR THE SIDE LOT LINES AND REAR LOT LINES OF LOTS 1 THROUGH 224 AS DESIGNATED ON ITEM 7 OF CERTIFICATE OF OWNERSHIP AND DEDICATIONS ON PAGE ONE (1) OF THIS PLAT AND GRAPHICALLY DEPICTED ON DETAIL "A" ABOVE.

## AREA TABULATION (IN ACRES)

SINGLE FAMILY LOTS (224 LOTS):	28.743
TOWNHOME LOTS (174 LOTS):	6.403
ROADWAY TRACT:	31.689
TRACT "A":	103.821
TRACT "B":	11.759
TRACT "C":	26.099
TRACT "D":	8.087
TRACT "E":	41.889
TRACT "F":	17.978
TRACT "G":	0.489
TRACT "H":	0.119
TRACT "I":	0.746
OPEN SPACE TRACT #1:	0.202
OPEN SPACE TRACT #2:	0.136
OPEN SPACE TRACT #3:	2.701
OPEN SPACE TRACT #4:	0.053
OPEN SPACE TRACT #5:	0.032
OPEN SPACE TRACT #6:	1.991
OPEN SPACE TRACT #7:	0.238
OPEN SPACE TRACT #8:	0.742
OPEN SPACE TRACT #9:	1.715
OPEN SPACE TRACT #10:	1.494
OPEN SPACE TRACT #11:	0.679
OPEN SPACE TRACT #12:	0.413
OPEN SPACE TRACT #13:	0.691
OPEN SPACE TRACT #14:	0.028
OPEN SPACE TRACT #15:	0.032
OPEN SPACE TRACT #16:	0.028
OPEN SPACE TRACT #17:	0.031
OPEN SPACE TRACT #18:	0.031
OPEN SPACE TRACT #19:	0.064
OPEN SPACE TRACT #20:	0.028
OPEN SPACE TRACT #21:	0.018
OPEN SPACE TRACT #22:	3.416
WATER MANAGEMENT TRACT #1:	4.695
WATER MANAGEMENT TRACT #2:	6.620
WATER MANAGEMENT TRACT #3:	1.949
WATER MANAGEMENT TRACT #4:	6.418
WATER MANAGEMENT TRACT #5A:	1.231
WATER MANAGEMENT TRACT #6:	4.715
WATER MANAGEMENT TRACT #7:	3.024
WATER MANAGEMENT TRACT #8:	12.318
WATER MANAGEMENT TRACT #9:	8.441
TOTAL ACRES, MORE OR LESS:	340.908

## LEGEND

P.O.B.	POINT OF BEGINNING
P.O.C.	POINT OF COMMENCEMENT
P.B.	PLAT BOOK
O.R./O.R.B.	ORIGINAL RECORDS BOOK
P.O./P.O.B.	PAGE(S)
P.U.D.	PLANNED UNIT DEVELOPMENT
W.M.T.	WATER MANAGEMENT TRACT
CA	COMMON AREA
U.E.	UTILITY EASEMENT
D.E.	DRAINAGE EASEMENT
L.M.E.	LAKE MAINTENANCE EASEMENT
O.S.T.	OPEN SPACE TRACT
S-40-39	SECTION-TOWNSHIP-RANGE
C	CENTERLINE OF ROAD
LS	LIFT STATION
AC	ACRES MORE OR LESS
L1	LINE SEGMENT TAG
C1	CURVE SEGMENT TAG
R	RADIUS
L	ARC LENGTH
D	DELTA ANGLE
CB	CHORD BEARING
C	CHORD
N.T.I.	NON-TANGENT INTERSECTION
N.T.C.	NON-TANGENT CURVATURE
P.C.	POINT OF CURVATURE
P.T.	POINT OF TANGENCY
P.C.C.	POINT OF COMPOUND CURVATURE
P.R.C.	POINT OF REVERSE CURVATURE
R.I.	RADIAL INTERSECTION
R/W	RIGHT-OF-WAY
(R)	RADIAL
(NR)	NON-RADIAL
PRM	PERMANENT REFERENCE MONUMENT
*	PERMANENT CONTROL POINT
o	ROUND PERMANENT REFERENCE MONUMENT
■	SET 4"x4" CONCRETE MONUMENT WITH 2" ALUMINUM DISK STAMPED "TRM 13758"

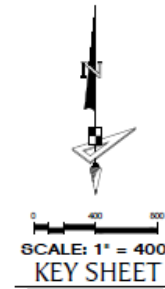




# Terra Lago Plat Phase 1A & 1B

TERRA LAGO - PHASE 1A AND 1B  
BEING A PARCEL OF LAND LYING IN SECTIONS 31 AND 32, TOWNSHIP 39 SOUTH, RANGE 39 EAST, AND THE NORTHEAST  
ONE-QUARTER (1/4) OF SECTION 6, TOWNSHIP 40 SOUTH, RANGE 39 EAST, VILLAGE OF INDIANTOWN, MARTIN COUNTY, FLORIDA.

PLAT BOOK \_\_\_\_\_  
PAGE \_\_\_\_\_



NOTE: REFER TO THE FOLLOWING  
SHEETS OF THIS PLAT FOR DETAILED  
LABELING AND DIMENSIONING.

## BASIS OF BEARINGS

BEARINGS SHOWN HEREON ARE BASED ON THE SOUTH  
BOUNDARY OF SECTION 32, TOWNSHIP 39 SOUTH, RANGE 39 EAST,  
HAVING A GRID BEARING OF S 89° 53' 19" E, MEASURED BEARINGS  
SHOWN HEREON, REFER TO THE STATE PLANE COORDINATE  
SYSTEM, NORTH AMERICAN DATUM OF 1983 (NAD 83) FOR THE  
EAST ZONE OF FLORIDA, SAID BASIS OF BEARING IS THE SAME IN  
THE NORTH AMERICAN DATUM OF 1983 (NAD 83 - 95).

COORDINATES SHOWN HEREON ARE  
FLORIDA STATE PLANE GRID  
DATUM - NAD83 2007 ADJUSTMENT  
ZONE - FLORIDA EAST  
LINEAR UNITS - US SURVEY FEET  
COORDINATE SYSTEM - 1983 STATE PLANE  
PROJECTION - TRANSVERSE MERCATOR  
ALL DISTANCES ARE GROUND  
SCALE FACTOR 0.99999782  
GROUND DISTANCE X SCALE FACTOR = GRID DISTANCE  
PLAT BEARING = GRID BEARING  
NO ROTATION  
ALL TIES TO SECTION CORNERS AND QUARTER  
CORNERS ARE GENERATED FROM  
MEASURED VALUES

NOTE:  
THIS PLAT, AS RECORDED IN ITS GRAPHIC FORM, IS THE OFFICIAL  
DEPICTION OF THE SUBDIVIDED LANDS DESCRIBED HEREIN AND  
WILL IN NO CIRCUMSTANCES BE SUPPLANTED IN AUTHORITY BY  
ANY OTHER GRAPHIC OR DIGITAL FORM OF THE PLAT. THERE MAY  
BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS  
PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS  
COUNTY.

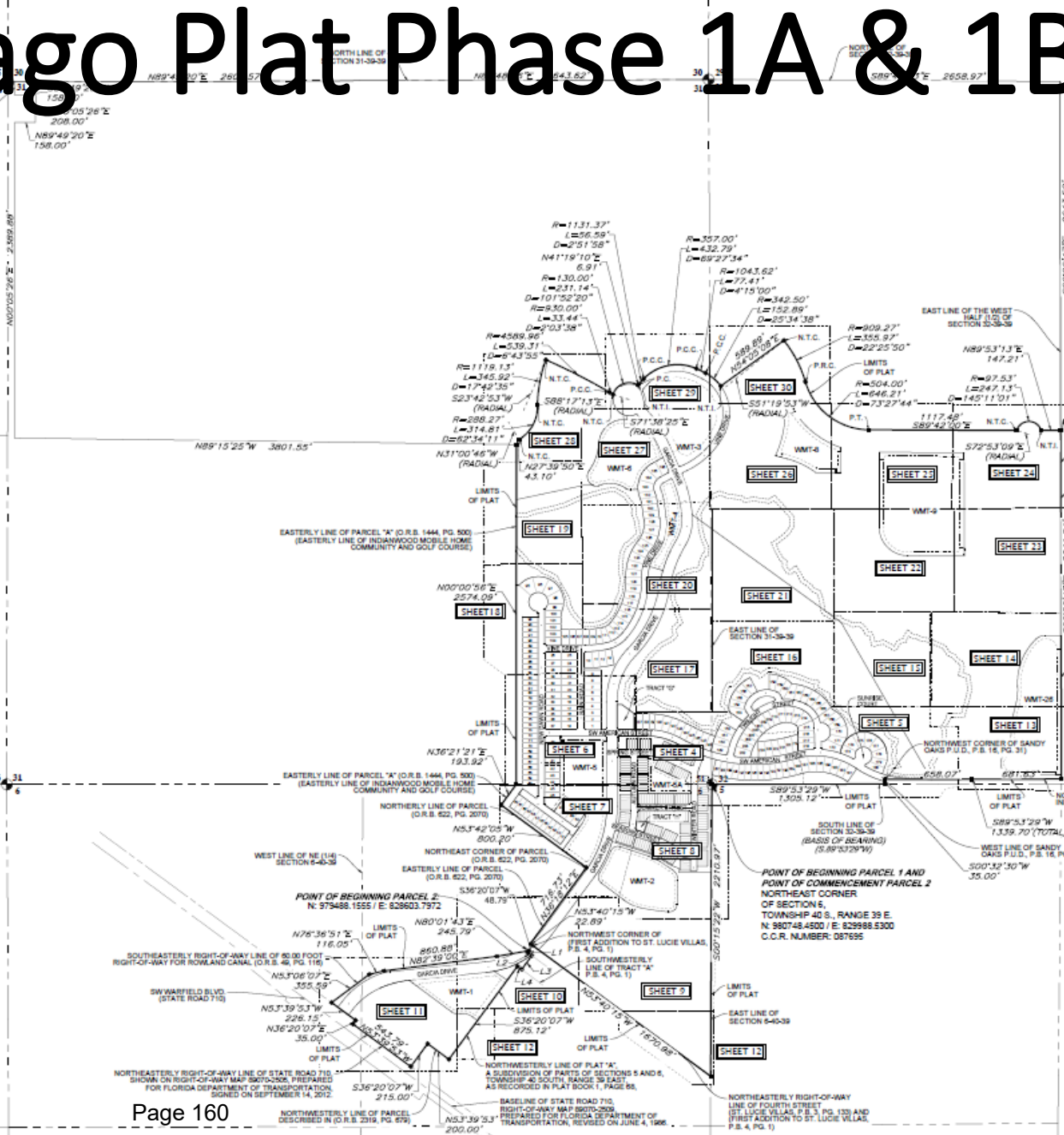
NOTE: EASEMENTS, BUFFERS AND OTHER  
SUCH LABELS AND DIMENSIONS OF A PARALLEL  
NATURE AS SHOWN HEREON AND INDICATED TO  
THE NEAREST FOOT (IE: 6" UTILITY EASEMENT)  
ARE ASSUMED TO BE THE SAME DIMENSION  
EXTENDED TO THE NEAREST HUNDREDTH OF A  
FOOT WITH NO GREATER OR LESSER VALUE  
(IE: 6" = 6.00") (IE: 7.5" = 7.50")

Line Data Table		
No.	Bearing	Length
U	S 89° 53' 19" E	16.21'
L	S 53° 40' 15" E	40.00'
L	S 36° 20' 07" W	130.00'
L	N 53° 40' 15" E	40.00'

**GeoPoint**  
Surveying, Inc.

4122 W. Blue Haven Blvd. Phone: (241) 444-2720  
Suite 104 www.geopointsurvey.com  
Kissimmee, FL 33544  
SHEET 3 OF 30 SHEETS

- LEGEND**
- P.O.B. ----- POINT OF BEGINNING
  - P.O.C. ----- POINT OF COMMENCEMENT
  - P.B. ----- PLAT BOOK
  - O.R./O.R.B. ----- OFFICIAL RECORDS BOOK
  - P.C./P.C.B. ----- PAGE(S)
  - P.U.D. ----- PLANNED UNIT DEVELOPMENT
  - W.M.T. ----- WATER MANAGEMENT TRACT
  - CA ----- COMMON AREA
  - U.E. ----- UTILITY EASEMENT
  - D.E. ----- DRAINAGE EASEMENT
  - L.M.E. ----- LAKE MAINTENANCE EASEMENT
  - O.S.T. ----- OPEN SPACE TRACT
  - S-40-39 ----- SECTION-TOWNSHIP-RANGE
  - S ----- CENTERLINE OF ROAD
  - LS ----- LIFT STATION
  - AG.S ----- ADRES MORE OR LESS
  - L1 ----- LINE SEGMENT TAG
  - C1 ----- CURVE SEGMENT TAG
  - R ----- RADIUS
  - L ----- ARC LENGTH
  - D ----- DELTA ANGLE
  - CB ----- CHORD BEARING
  - C ----- CHORD
  - N.T.I. ----- NON-TANGENT INTERSECTION
  - N.T.C. ----- NON-TANGENT CURVATURE
  - P.C. ----- POINT OF CURVATURE
  - P.T. ----- POINT OF TANGENCY
  - P.C.C. ----- POINT OF COMPOUND CURVATURE
  - P.R.C. ----- POINT OF REVERSE CURVATURE
  - R.I. ----- RADIAL INTERSECTION
  - R/W ----- RIGHT-OF-WAY
  - (R) ----- RADIAL
  - (NR) ----- NON-RADIAL
  - PRM ----- PERMANENT REFERENCE MONUMENT
  - PERMANENT CONTROL POINT
  - FOUND PERMANENT REFERENCE MONUMENT
  - SET 4"x4" CONCRETE MONUMENT WITH 2" ALUMINUM DISK STAMPED "PRM LB 7768"



**TERRA LAGO - PHASE 1A AND 1B**  
BEING A PARCEL OF LAND LYING IN SECTIONS 31 AND 32, TOWNSHIP 39 SOUTH, RANGE 39 EAST, AND THE NORTHEAST ONE-QUARTER (1/4) OF SECTION 6, TOWNSHIP 40 SOUTH, RANGE 39 EAST, VILLAGE OF INDIANTOWN, MARTIN COUNTY, FLORIDA

**KEY MAP**  
(NOT TO SCALE)

SCALE 1" = 40'

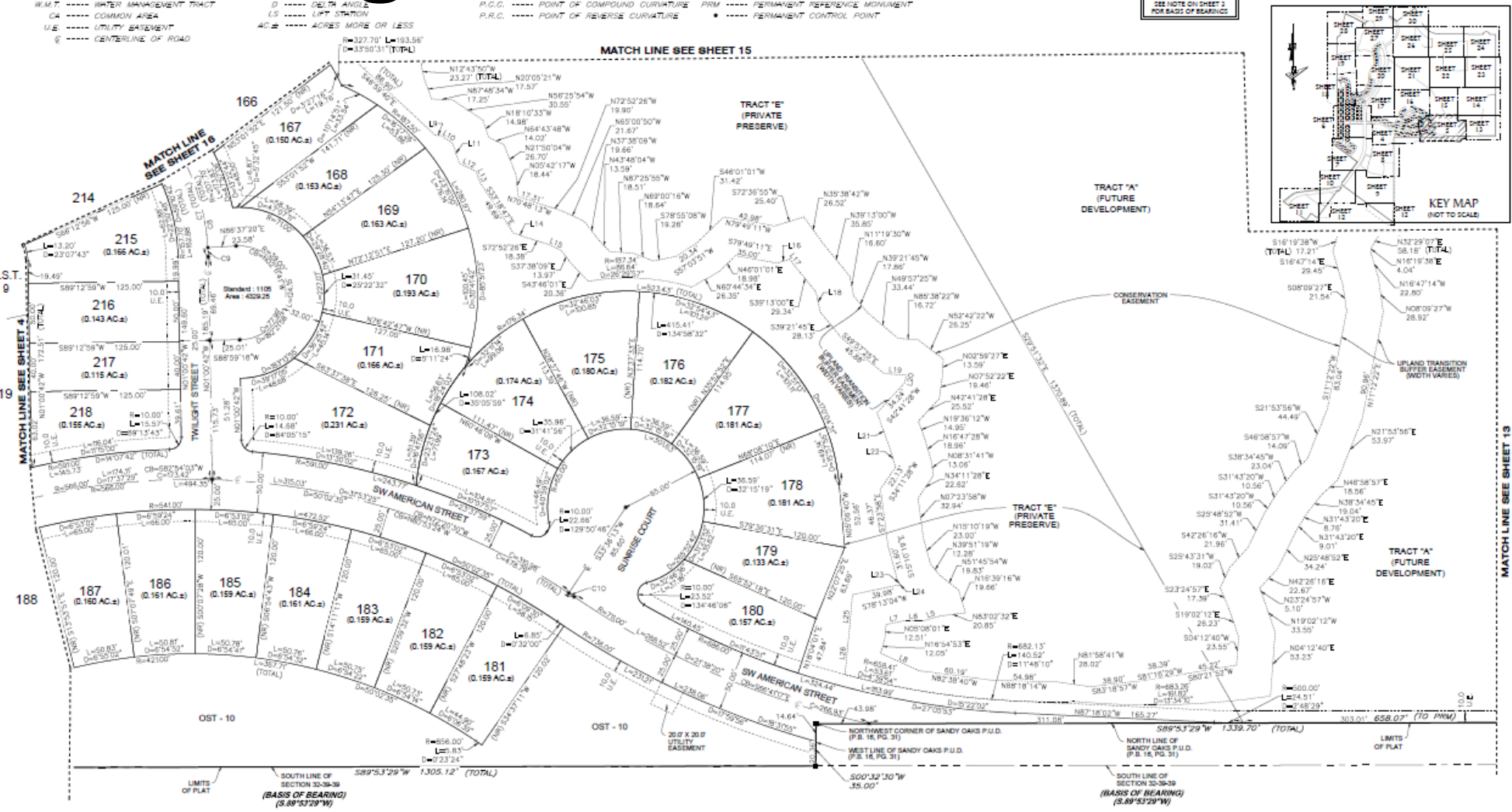
0 20 40

SEE NOTE ON SHEET 3  
FOR BASIS OF BEARINGS





# Terra Lago Plat Phase 1A & 1B



Line Data Table

No.	Bearing	Length
L1	N77°30'30"E	14.31
L2	N87°48'24"E	4.49
L3	N89°42'21"E	16.80
L4	N78°13'54"E	14.73
L5	N69°42'30"W	35.33

Line Data Table

No.	Bearing	Length
L6	N67°48'24"E	4.49
L7	S50°25'34"W	11.72
L8	N10°12'25"E	12.30
L9	N84°43'48"E	15.14

Line Data Table

No.	Bearing	Length
L10	S21°30'54"E	10.67
L11	S70°48'13"E	11.81
L12	N60°07'00"E	12.30
L13	N72°39'30"E	11.07

Line Data Table

No.	Bearing	Length
L14	S23°38'40"E	5.78
L15	S11°14'30"E	16.64
L16	S69°30'30"E	16.64
L17	S88°42'21"W	0.87

Line Data Table

No.	Bearing	Length
L18	S23°38'40"E	5.78
L19	S11°14'30"E	16.64
L20	S69°30'30"E	16.64
L21	S88°42'21"W	0.87

Line Data Table

No.	Bearing	Length
L22	S23°38'40"E	5.78
L23	S11°14'30"E	16.64
L24	S69°30'30"E	16.64
L25	S88°42'21"W	0.87

CURVE DATA TABLE (CENTER LINE OF ROAD)

NO.	RADIUS	DELTA	ARC	CHORD	BEARING
C1	162.70'	59°19'42"	198.70'	180.43'	N 32°36'03" W
C2	162.70'	56°48'44"	181.16'	173.83'	N 31°47'02" W
C3	182.70'	72°15'58"	7.54'	7.54'	N 02°11'41" W
C10	566.00'	0°31'40"	5.21'	5.21'	N 56°07'57" W



# Plat Review Criteria

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

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



# Plat Recommendations

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

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

Village Staff recommends **approval** to the PZAB of Application PLT-24-076 Terra Lago Plat Phase 1A & 1B.



# QUESTIONS?



TERRA LAGO - PHASE 1A AND 1B  
BEING A PARCEL OF LAND LYING IN SECTIONS 31 AND 32, TOWNSHIP 39 SOUTH, RANGE 39 EAST, AND THE NORTHEAST ONE-QUARTER (1/4) OF SECTION 6, TOWNSHIP 40 SOUTH, RANGE 39 EAST, VILLAGE OF INDIANTOWN, MARTIN COUNTY, FLORIDA.

LEGAL DESCRIPTION

PARCEL 1

A PARCEL OF LAND LYING WITHIN SECTIONS 31 AND 32, TOWNSHIP 39 SOUTH, RANGE 39 EAST, AND THE NORTHEAST ONE-QUARTER (1/4) OF SECTION 6, TOWNSHIP 40 SOUTH, RANGE 39 EAST, MARTIN COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

**BEGIN** AT THE NORTHEAST CORNER OF SECTION 6, TOWNSHIP 40 SOUTH, RANGE 39 EAST; THENCE S.00°15'22"W, ALONG THE EAST LINE OF SAID SECTION 6, A DISTANCE OF 2210.97 FEET TO THE NORTHEASTERLY RIGHT-OF-WAY LINE OF FOURTH STREET, AS SHOWN ON THE PLATS OF ST. LUCIE VILLAS, AS RECORDED IN PLAT BOOK 3, PAGE 133, AND THE FIRST ADDITION TO ST. LUCIE VILLAS, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 4, PAGE 1, BOTH OF THE PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA; THENCE N.53°40'15"W, ALONG SAID NORTHEASTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 1670.98 FEET TO THE NORTHWEST CORNER OF SAID FIRST ADDITION TO ST. LUCIE VILLAS; THENCE CONTINUE N.53°40'15"W., A DISTANCE OF 22.89 FEET TO THE EASTERLY LINE OF THAT PARCEL OF LAND DESCRIBED IN OFFICIAL RECORDS BOOK 622, PAGE 2070, OF SAID PUBLIC RECORDS; THENCE N.36°18'12"E., ALONG SAID EASTERLY LINE, A DISTANCE OF 716.73 FEET TO THE NORTHEAST CORNER OF SAID PARCEL OF LAND DESCRIBED IN OFFICIAL RECORDS BOOK 622, PAGE 2070, OF SAID PUBLIC RECORDS; THENCE N.53°42'05"W, ALONG THE NORTHERLY LINE OF SAID PARCEL, A DISTANCE OF 800.20 FEET TO A POINT ON THE EASTERLY LINE OF THAT PARCEL DESCRIBED AS PARCEL "A" IN OFFICIAL RECORDS BOOK 1444, PAGE 500, OF SAID PUBLIC RECORDS, BEING THE EASTERLY LINE OF INDIANWOOD MOBILE HOME COMMUNITY AND GOLF COURSE; THENCE N.36°21'21"E, ALONG SAID EASTERLY LINE OF INDIANWOOD MOBILE HOME COMMUNITY AND GOLF COURSE, A DISTANCE OF 193.92 FEET; THENCE N.00°00'56"E., ALONG SAID EASTERLY LINE., A DISTANCE OF 2574.09 FEET; THENCE N.27°39'50"E., A DISTANCE OF 43.10 FEET TO A POINT OF NON-TANGENT INTERSECTION WITH A CURVE CONCAVE TO THE NORTHWEST, HAVING A RADIUS OF 288.27 FEET AND A RADIAL BEARING OF N.31°00'46"W., AT SAID INTERSECTION; THENCE NORTHEASTERLY, ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 62°34'11", A DISTANCE OF 314.81 FEET TO A POINT OF NON-TANGENT INTERSECTION WITH A CURVE CONCAVE TO THE EAST, HAVING A RADIUS OF 1119.13 FEET AND A RADIAL BEARING OF S.88°17'13"E., AT SAID INTERSECTION; THENCE NORTHERLY, ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 17°42'35", A DISTANCE OF 345.92 FEET TO A POINT OF NON-TANGENT INTERSECTION WITH A CURVE CONCAVE TO THE SOUTHWEST, HAVING A RADIUS OF 4589.96 FEET AND A RADIAL BEARING OF S.23°42'53"W., AT SAID INTERSECTION; THENCE SOUTHEASTERLY, ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 06°43'55", A DISTANCE OF 539.31 FEET TO A POINT OF COMPOUND CURVATURE OF A CURVE CONCAVE TO THE SOUTHWEST, HAVING A RADIUS OF 930.00 FEET; THENCE SOUTHEASTERLY, ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE 02°03'38", A DISTANCE OF 33.44 FEET TO A POINT OF NON-TANGENT INTERSECTION WITH A CURVE CONCAVE TO THE SOUTH, HAVING A RADIUS OF 130.00 FEET AND A RADIAL BEARING OF S.71°36'25"E., AT SAID INTERSECTION; THENCE EASTERLY, ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 101°52'20", A DISTANCE OF 231.14 FEET TO A POINT OF NON-TANGENT INTERSECTION; THENCE N.41°19'10"E., A DISTANCE OF 6.91 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE TO THE SOUTHEAST, HAVING A RADIUS OF 1131.37 FEET; THENCE NORTHEASTERLY, ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 02°51'58", A DISTANCE OF 56.59 FEET TO A POINT OF COMPOUND CURVATURE OF A CURVE CONCAVE TO THE SOUTH, HAVING A RADIUS OF 357.00 FEET; THENCE EASTERLY, ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE 69°27'34", A DISTANCE OF 432.79 FEET TO A POINT OF COMPOUND CURVATURE OF A CURVE CONCAVE TO THE SOUTHWEST, HAVING A RADIUS OF 1043.62 FEET; THENCE SOUTHEASTERLY, ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE 04°15'00", A DISTANCE OF 77.41 FEET TO A POINT OF COMPOUND CURVATURE OF A CURVE CONCAVE TO THE SOUTHWEST, HAVING A RADIUS OF 342.50 FEET; THENCE SOUTHEASTERLY, ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE 25°34'38", A DISTANCE OF 152.88 FEET TO A POINT OF NON-TANGENT INTERSECTION; THENCE N.54°05'08"E., A DISTANCE OF 589.89 FEET TO A POINT OF NON-TANGENT INTERSECTION WITH A CURVE CONCAVE TO THE SOUTHWEST, HAVING A RADIUS OF 909.27 FEET AND A RADIAL BEARING OF S.51°19'53"W., AT SAID INTERSECTION; THENCE SOUTHEASTERLY, ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 22°25'50", A DISTANCE OF 355.97 FEET TO A POINT OF REVERSE CURVATURE OF A CURVE CONCAVE TO THE NORTHEAST, HAVING A RADIUS OF 504.00 FEET; THENCE SOUTHEASTERLY, ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 73°27'44", A DISTANCE OF 646.21 FEET TO A POINT OF TANGENCY; THENCE S.89°42'00"E., A DISTANCE OF 1117.48 FEET TO A POINT OF NON-TANGENT INTERSECTION WITH A CURVE CONCAVE TO THE SOUTH, HAVING A RADIUS OF 97.53 FEET AND A RADIAL BEARING OF S.72°53'09"E., AT SAID INTERSECTION; THENCE EASTERLY, ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 145°11'01", A DISTANCE OF 247.13 FEET TO A POINT OF NON-TANGENT INTERSECTION; THENCE N.89°53'13"E., A DISTANCE OF 147.21 FEET TO THE EAST LINE OF THE WEST ONE-HALF (1/2) OF SAID SECTION 32; THENCE S.00°06'47"E., ALONG SAID EAST LINE OF THE WEST ONE-HALF (1/2) OF SAID SECTION 32, A DISTANCE OF 2641.54 FEET TO A POINT ON THE NORTH LINE OF THE PLAT OF THIRD ADDITION TO INDIANTOWN PARK, AS RECORDED IN PLAT BOOK 5, PAGE 21, OF SAID PUBLIC RECORDS; THENCE S.89°53'29"W., ALONG THE NORTH LINE OF SAID PLAT OF THIRD ADDITION TO INDIANTOWN PARK, A DISTANCE OF 681.63 FEET TO THE NORTHEAST CORNER OF THE PLAT OF SANDY OAKS P.U.D., AS RECORDED IN PLAT BOOK 16, PAGE 31, OF SAID PUBLIC RECORDS; THENCE S.89°53'29"W., ALONG THE NORTH LINE OF SAID PLAT OF SANDY OAKS P.U.D., A DISTANCE OF 658.07 FEET TO THE NORTHWEST CORNER OF THE PLAT OF SANDY OAKS P.U.D.; THENCE S.00°32'30"W., ALONG THE WEST LINE OF SAID PLAT OF SANDY OAKS P.U.D., A DISTANCE OF 35.00 FEET TO A POINT ON THE SOUTH LINE OF SAID SECTION 32; THENCE S.89°53'29"W., ALONG SAID SOUTH LINE OF SECTION 32, A DISTANCE OF 1305.12 FEET TO THE **POINT OF BEGINNING**.

AGENDA ITEM ####STAMP\_ITEMNUMBER#

**PARCEL 1 CONTAINING:** 14,169,988.51 SQUARE FEET OR 325.298 ACRES, MORE OR LESS.

TOGETHER WITH:

PARCEL 2

A PARCEL OF LAND LYING WITHIN SECTION 6, TOWNSHIP 40 SOUTH, RANGE 39 EAST, MARTIN COUNTY, FLORIDA, AND ALL OF TRACT "A", OF THE FIRST ADDITION TO ST. LUCIE VILLAS, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 4, PAGE 1, OF THE PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

**COMMENCE** AT THE NORTHEAST CORNER OF SECTION 6, TOWNSHIP 40 SOUTH, RANGE 39 EAST; THENCE S.00°15'22"W, ALONG THE EAST LINE OF SAID SECTION 6, A DISTANCE OF 2210.97 FEET TO THE NORTHEASTERLY RIGHT-OF-WAY LINE OF FOURTH STREET, AS SHOWN ON THE PLATS OF ST. LUCIE VILLAS, AS RECORDED IN PLAT BOOK 3, PAGE 133, AND THE FIRST ADDITION TO ST. LUCIE VILLAS, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 4, PAGE 1, BOTH OF THE PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA; THENCE N.53°40'15"W, ALONG SAID NORTHEASTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 1670.98 FEET TO THE NORTHWEST CORNER OF SAID FIRST ADDITION TO ST. LUCIE VILLAS; THENCE S.36°20'07"W., A DISTANCE OF 48.79 FEET TO A POINT ON THE SOUTHEASTERLY RIGHT-OF-WAY LINE OF THAT 60.00 FOOT RIGHT-OF-WAY FOR ROWLAND CANAL, AS DESCRIBED IN OFFICIAL RECORDS BOOK 49, PAGE 116, OF SAID PUBLIC RECORDS, AND THE **POINT OF BEGINNING**; THENCE CONTINUE S.36°20'07"W., A DISTANCE OF 16.21 FEET TO THE NORTHWEST CORNER OF TRACT "A", AS SHOWN ON SAID FIRST ADDITION TO ST. LUCIE VILLAS; THENCE S.53°40'15"E., ALONG THE NORTHEASTERLY LINE OF SAID TRACT "A", A DISTANCE OF 40.00 FEET; THENCE S.36°20'07"W., ALONG THE SOUTHEASTERLY LINE OF SAID TRACT "A", A DISTANCE OF 130.00 FEET; THENCE N.53°40'15"W., ALONG THE SOUTHWESTERLY LINE OF TRACT "A", A DISTANCE OF 40.00 FEET TO THE NORTHWESTERLY LINE OF PLAT "A", A SUBDIVISION OF PARTS OF SECTIONS 5 AND 6, TOWNSHIP 40 SOUTH, RANGE 39 EAST, AS RECORDED IN PLAT BOOK 1, PAGE 68, OF SAID PUBLIC RECORDS; THENCE S.36°20'07"W., ALONG SAID NORTHWESTERLY LINE, A DISTANCE OF 875.12 FEET TO A POINT ON A LINE 275.00 FEET OFFSET AND PARALLEL WITH THE BASELINE OF STATE ROAD 710, AS SHOWN ON THE RIGHT-OF-WAY MAP 89070-2509, PREPARED FOR THE FLORIDA DEPARTMENT OF TRANSPORTATION, LAST REVISED JUNE 4, 1986; THENCE N.53°39'53"W., ALONG SAID PARALLEL LINE AND THE NORTHWESTERLY LINE OF THAT PARCEL DESCRIBED IN OFFICIAL RECORDS BOOK 2319, PAGE 679, OF SAID PUBLIC RECORDS, A DISTANCE OF 200.00 FEET TO THE NORTHEASTERLY CORNER OF THAT PARCEL DESCRIBED IN OFFICIAL RECORDS BOOK 3255, PAGE 1021, OF SAID PUBLIC RECORDS; THENCE S.36°20'07"W., ALONG THE SOUTHEASTERLY LINE OF SAID PARCEL, A DISTANCE OF 215.00 FEET TO THE NORTHEASTERLY RIGHT-OF-WAY LINE OF SAID STATE ROAD 710, AS SHOWN ON THE RIGHT-OF-WAY MAP 89070-2505, PREPARED FOR THE FLORIDA DEPARTMENT OF TRANSPORTATION, SIGNED SEPTEMBER 14, 2012; THENCE N.53°39'53"W., ALONG SAID NORTHEASTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 543.79 FEET; THENCE N.36°20'07"E., ALONG SAID NORTHEASTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 35.00 FEET; THENCE N.53°39'53"W., ALONG SAID NORTHEASTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 226.15 FEET TO A POINT ON SAID SOUTHEASTERLY RIGHT-OF-WAY LINE OF THAT 60.00 FOOT RIGHT-OF-WAY FOR ROWLAND CANAL, AS DESCRIBED IN OFFICIAL RECORD BOOK 49, PAGE 116, OF SAID PUBLIC RECORDS; THENCE N.53°06'07"E., ALONG SAID SOUTHEASTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 355.59 FEET; THENCE N.76°36'51"E., ALONG SAID SOUTHEASTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 118.05 FEET; THENCE N.82°39'00"E., ALONG SAID SOUTHEASTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 860.88 FEET; THENCE N.80°01'43"E., ALONG SAID SOUTHEASTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 245.79 FEET TO THE **POINT OF BEGINNING**.

**PARCEL 2 CONTAINING:** 675,605 SQUARE FEET OR 15.510, ACRES MORE OR LESS.

**PARCELS 1 AND 2 TOTAL CONTAINING:** 14,845,594 SQUARE FEET OR 340.808, ACRES MORE OR LESS.

CERTIFICATE OF OWNERSHIP & DEDICATIONS

THE UNDERSIGNED, TERRA LAGO, LLC, A DELAWARE LIMITED LIABILITY COMPANY (THE "OWNER"), HEREBY CERTIFIES THAT IT IS THE OWNER OF THE LANDS DESCRIBED ON THIS PLAT OF TERRA LAGO - PHASE 1A AND 1B (THE "PLAT") AND HEREBY STATES AND DECLARES AS FOLLOWS:

1. THE STREETS AND RIGHTS-OF-WAY SHOWN ON THIS PLAT, ARE HEREBY DESIGNATED AS PUBLIC STREETS AND ARE DEDICATED TO THE VILLAGE OF INDIANTOWN, FLORIDA, A MUNICIPAL CORPORATION ORGANIZED UNDER THE LAWS OF THE STATE OF FLORIDA ("VILLAGE") FOR THE USE AND BENEFIT OF THE PUBLIC, TERRA LAGO COMMUNITY DEVELOPMENT DISTRICT, A UNIT OF SPECIAL PURPOSE LOCAL GOVERNMENT ORGANIZED AND EXISTING PURSUANT TO CHAPTER 190, FLORIDA STATUTES ("DISTRICT") IS DEDICATED A NON-EXCLUSIVE, PERPETUAL EASEMENT TO ACCESS, INSTALL, CONSTRUCT, AND ACQUIRE ROADWAY IMPROVEMENTS OVER, UNDER AND ALONG THE STREETS AND RIGHTS-OF-WAY SHOWN ON THIS PLAT. THE DISTRICT MAY INSTALL AND/OR ACQUIRE SUCH ROADWAY IMPROVEMENTS AND CONVEY SUCH ROADWAY IMPROVEMENTS TO THE VILLAGE UPON COMPLETION, SUBJECT TO THE VILLAGE'S ACCEPTANCE PROCESS. OWNER RESERVES FOR ITSELF, AND FOR THE TERRA LAGO COMMUNITY ASSOCIATION, INC., A FLORIDA NOT-FOR-PROFIT CORPORATION (THE "ASSOCIATION") AND UTILITY PROVIDERS A NON-EXCLUSIVE EASEMENT OVER, UNDER AND THROUGH ALL SUCH STREETS AND RIGHTS-OF-WAY AS REASONABLY NECESSARY FOR ACCESS, CONSTRUCTION AND MAINTENANCE OF IMPROVEMENTS IN ACCORDANCE WITH VILLAGE REQUIREMENTS.

2. TRACTS "A", "B", "C", AND "D" SHOWN ON THIS PLAT ARE THE PROPERTY OF THE OWNER RESERVED FOR FUTURE DEVELOPMENT.

3. THE PRESERVE TRACTS "E", AND "F" SHOWN ON THIS PLAT ARE HEREBY DEDICATED TO THE DISTRICT AND ARE FURTHER DECLARED TO BE NATIVE LANDSCAPE BUFFERS AND FOR DRAINAGE PURPOSES AND SHALL BE MAINTAINED BY THE DISTRICT IN ACCORDANCE WITH VILLAGE REGULATORY REQUIREMENTS.

4. THE UPLAND TRANSITION BUFFER EASEMENT SHOWN ON THIS PLAT IS DECLARED TO BE AN EASEMENT IN FAVOR OF THE DISTRICT AND IS FURTHER DECLARED TO BE AN UPLAND TRANSITION BUFFER EASEMENT, FOR PRESERVATION PURPOSES AND SHALL BE MAINTAINED BY THE DISTRICT.

5. THE CONSERVATION EASEMENT SHOWN ON THIS PLAT IS A PERPETUAL STATUTORY CONSERVATION EASEMENT, PURSUANT TO § 704.06 F.S., DEDICATED TO THE VILLAGE, SUBJECT TO THE TERMS, REQUIREMENTS, LIMITATIONS, AND PROHIBITIONS SET FORTH IN PARAGRAPHS 7.C. (UPLAND PRESERVATION) AND 7.D (WETLANDS) OF REVISED EXHIBIT F TO THE TERRA LAGO PUD FOURTH AMENDMENT TO PLANNED UNIT DEVELOPMENT ZONING AGREEMENT, RECORDED AT OFFICIAL RECORDS BOOK 3286, PAGE 518, PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA, AS AMENDED.

6. TRACTS "G", AND "H" (PUBLIC PARK TRACTS) AS SHOWN ON THIS PLAT, ARE PUBLIC PARK TRACTS, AND ARE HEREBY DECLARED TO BE OPEN SPACE AREAS FOR PUBLIC PARK PURPOSES, AND ARE DEDICATED TO THE VILLAGE FOR OPEN SPACE AND PUBLIC PARK PURPOSES, AND SHALL BE MAINTAINED BY THE VILLAGE. EXISTING NATIVE VEGETATION AS SHOWN ON LANDSCAPE PLANS SHALL BE PRESERVED AND PROTECTED ON THESE TRACTS. THE DISTRICT IS DEDICATED A NON-EXCLUSIVE, PERPETUAL EASEMENT TO ACCESS, INSTALL, CONSTRUCT, AND ACQUIRE PARK AND LANDSCAPE IMPROVEMENTS OVER THE PUBLIC PARK TRACTS SHOWN ON THIS PLAT. THE DISTRICT MAY INSTALL AND/OR ACQUIRE SUCH IMPROVEMENTS AND CONVEY SUCH IMPROVEMENTS TO THE VILLAGE UPON COMPLETION, SUBJECT TO THE VILLAGE'S REQUIREMENTS.

7. TRACTS OST-1 THROUGH OST-22 (OPEN SPACE TRACTS) AS SHOWN ON THIS PLAT, ARE HEREBY DECLARED TO BE OPEN SPACE AREAS, AND ARE DEDICATED TO THE DISTRICT FOR OPEN SPACE, DRAINAGE, PEDESTRIAN ACCESS PURPOSES, AND LANDSCAPE PLANTINGS, AND SHALL BE MAINTAINED BY THE DISTRICT. EXISTING NATIVE VEGETATION AS SHOWN ON LANDSCAPE PLANS SHALL BE PRESERVED AND PROTECTED ON THESE TRACTS.

8. TRACTS WMT-1 THROUGH WMT-6, WMT-5A, WMT-8, WMT-9, AND WMT-26 (WATER MANAGEMENT TRACTS), AND THE LAKE MAINTENANCE EASEMENTS (LME) SHOWN ON THIS PLAT ARE DEDICATED TO THE DISTRICT FOR THE PURPOSES OF DRAINAGE, WATER RETENTION, WATER MANAGEMENT AND LAKE MANAGEMENT, AND SHALL BE MAINTAINED BY THE DISTRICT, SUBJECT TO VILLAGE REGULATORY REQUIREMENTS.

9. OWNER GRANTS TO THE DISTRICT A PERPETUAL EASEMENT OVER AND ACROSS THE DRAINAGE EASEMENTS (D.E.) SHOWN ON THIS PLAT AND DESIGNATED AS SUCH ON THE PLAT FOR DRAINAGE PURPOSES, AND ALL DRAINAGE FACILITIES LOCATED THEREIN SHALL BE MAINTAINED, REPAIRED AND REPLACED BY THE DISTRICT SUBJECT TO VILLAGE REGULATORY REQUIREMENTS. DISTRICT IS DEDICATED A NON-EXCLUSIVE, PERPETUAL EASEMENT OVER AND ACROSS ALL TRACTS SHOWN ON THIS PLAT, TO ACCESS, INSTALL, CONSTRUCT, ACQUIRE, OPERATE, MAINTAIN, REPAIR AND REPLACE ALL WATER MANAGEMENT IMPROVEMENTS. THE DISTRICT SHALL HAVE THE OBLIGATION TO MAINTAIN ANY WATER MANAGEMENT IMPROVEMENTS WITHIN SUCH EASEMENT AREAS.

10. THE UTILITY EASEMENTS (U.E.) SHOWN ON THIS PLAT MAY BE USED FOR UTILITY PURPOSES BY ANY UTILITY PROVIDER, INCLUDING THE VILLAGE IN COMPLIANCE WITH SUCH ORDINANCES AND REGULATIONS AS MAY BE ADOPTED FROM TIME TO TIME BY THE VILLAGE COUNCIL OF THE VILLAGE. THE UTILITY EASEMENTS SHALL ALSO BE EASEMENTS FOR THE CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION OF CABLE TELEVISION AND INTERNET SERVICES; PROVIDED, HOWEVER, NO SUCH CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION OF CABLE TELEVISION AND INTERNET SERVICES SHALL INTERFERE WITH THE FACILITIES AND SERVICES OF AN ELECTRIC, TELEPHONE, GAS, WATER, SEWER, RECLAIMED WATER, OR OTHER PUBLIC UTILITY. IN THE EVENT A CABLE TELEVISION COMPANY OR INTERNET PROVIDER DAMAGES THE FACILITIES OF A PUBLIC UTILITY, IT SHALL BE SOLELY RESPONSIBLE FOR SUCH DAMAGES. THIS SECTION SHALL NOT APPLY TO THOSE PRIVATE EASEMENTS GRANTED TO OR OBTAINED BY A PARTICULAR ELECTRIC, TELEPHONE, GAS, WATER, SEWER, RECLAIMED WATER, OR OTHER PUBLIC UTILITY. SUCH CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION SHALL COMPLY WITH THE NATIONAL ELECTRICAL SAFETY CODE AS ADOPTED BY THE FLORIDA PUBLIC SERVICE COMMISSION.

CERTIFICATE OF OWNERSHIP & DEDICATIONS (CONTINUED)

11. LS (LIFT STATION) TRACT, AS SHOWN ON THIS PLAT IS DEDICATED TO THE VILLAGE AND SHALL BE OWNED, OPERATED AND MAINTAINED BY THE VILLAGE. THE DISTRICT IS DEDICATED A NON-EXCLUSIVE, PERPETUAL EASEMENT TO ACCESS, INSTALL, CONSTRUCT, AND ACQUIRE UTILITY IMPROVEMENTS OVER THE LIFT STATION TRACT SHOWN ON THIS PLAT. THE DISTRICT MAY INSTALL AND/OR ACQUIRE SUCH UTILITY IMPROVEMENTS AND CONVEY SUCH UTILITY IMPROVEMENTS TO THE VILLAGE UPON COMPLETION, SUBJECT TO THE VILLAGE'S REQUIREMENTS.

12. ANY PRIVATE STREETS, DRAINAGE AND RETENTION FACILITIES OR OTHER PRIVATE INFRASTRUCTURE OWNED BY THE ASSOCIATION ARE THE RESPONSIBILITY OF THE ASSOCIATION AND THE VILLAGE SHALL NOT BE RESPONSIBLE FOR SUCH PRIVATE INFRASTRUCTURE.

13. THE VILLAGE IS GRANTED THE RIGHT, BUT NOT THE OBLIGATION, TO ACCESS, MAINTAIN, REPAIR, REPLACE, AND OTHERWISE CARE FOR OR CAUSE TO BE CARED FOR ANY AND ALL STORMWATER PONDS, STORMWATER DRAINAGE SYSTEMS, AND CONSERVATION EASEMENTS WITHIN THE RIGHT-OF-WAY. IN THE EVENT THE ASSOCIATION OR THE DISTRICT DOES NOT MAINTAIN SAID STORMWATER PONDS AND STORMWATER DRAINAGE SYSTEM, AND CONSERVATION EASEMENTS WITHIN THE RIGHT-OF-WAY, WHEN SUCH HAS BECOME A NUISANCE AND IN THE EVENT THE VILLAGE EXERCISES THIS RIGHT, THE ASSOCIATION AND EACH OF THE LOT OWNERS IN THE SUBDIVISION PHASE SHALL BE RESPONSIBLE FOR PAYMENT OF THE COST OF MAINTENANCE, REPAIR, REPLACEMENT AND CARE PROVIDED BY THE VILLAGE AND ITS AGENTS, PLUS ADMINISTRATIVE COSTS AND ATTORNEY FEES INCURRED BY OR FOR THE VILLAGE. SAID COSTS AND FEES SHALL BE A LIEN OR ASSESSMENT ON EACH LOT WITHIN THE SUBDIVISION AND ON THE COMMON PROPERTY. THE VILLAGE OF INDIANTOWN SHALL BE HELD HARMLESS BY THE ASSOCIATION FROM ANY LIABILITY IF IT MAKES ANY REPAIRS OR REPLACES ANY PRIVATE OR DISTRICT IMPROVEMENTS.

14. AN EMERGENCY ACCESS EASEMENT TO THE STORM DRAINAGE SYSTEM AND OVER ALL DRAINAGE EASEMENTS IS DEDICATED TO THE VILLAGE FOR EMERGENCY MAINTENANCE PURPOSES IN THE EVENT OF INADEQUATE MAINTENANCE OF THE STORM DRAINAGE SYSTEM, WHEN SUCH INADEQUATE MAINTENANCE BECOMES A HAZARD TO THE PUBLIC HEALTH, SAFETY, AND GENERAL WELFARE. THIS EMERGENCY ACCESS DOES NOT IMPOSE ANY OBLIGATION UPON THE VILLAGE TO MAINTAIN THE STORM DRAINAGE SYSTEM, AND THE VILLAGE SHALL BE HELD HARMLESS BY THE ASSOCIATION FROM ANY LIABILITY IF IT MUST ENTER ONTO AN ACCESS EASEMENT AND REPAIR THE SYSTEM.

SIGNED AND SEALED THIS \_\_\_\_ DAY OF \_\_\_\_\_, 2025, ON BEHALF OF SAID COMPANY BY ITS \_\_\_\_\_.

TERRA LAGO, LLC, A DELAWARE LIMITED LIABILITY COMPANY

WITNESS: \_\_\_\_\_ BY: \_\_\_\_\_

PRINT NAME: \_\_\_\_\_ NAME: \_\_\_\_\_

ADDRESS: \_\_\_\_\_ TITLE: \_\_\_\_\_

WITNESS: \_\_\_\_\_

PRINT NAME: \_\_\_\_\_

ADDRESS: \_\_\_\_\_

ACKNOWLEDGEMENT

STATE OF FLORIDA  
COUNTY OF \_\_\_\_\_

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY MEANS OF [ ] PHYSICAL PRESENCE OR [ ] ONLINE NOTARIZATION, THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2025, BY \_\_\_\_\_, ON BEHALF OF TERRA LAGO, LLC, A DELAWARE LIMITED LIABILITY COMPANY, WHO IS \_\_\_\_\_ PERSONALLY KNOWN TO ME, OR HAS PRODUCED \_\_\_\_\_, AS IDENTIFICATION.

MY COMMISSION EXPIRES: \_\_\_\_\_

NOTARY PUBLIC

COMMISSION NUMBER: \_\_\_\_\_

PRINT NAME

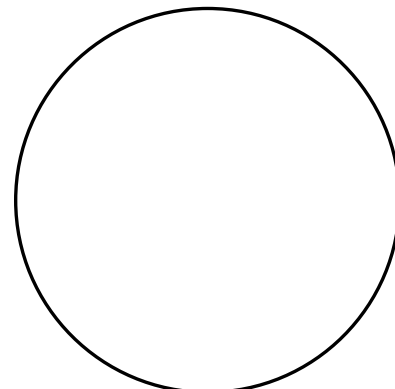
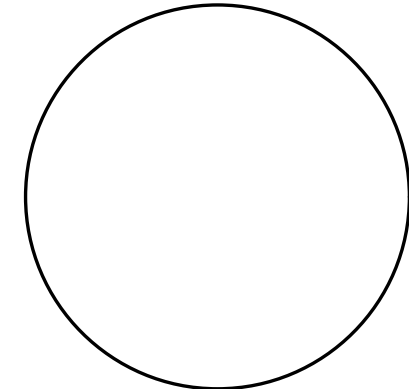
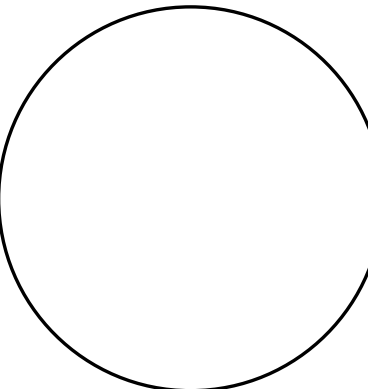
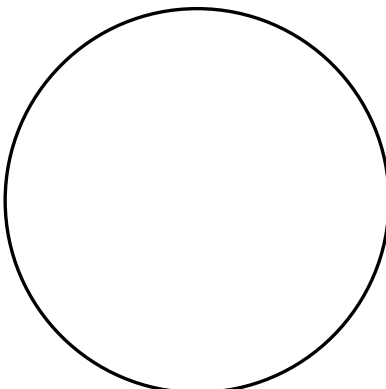
(SEAL)

TERRA LAGO, LLC.

TERRA LAGO COMMUNITY DEVELOPMENT DISTRICT

THE VILLAGE OF INDIANTOWN

SURVEYOR'S SEAL



CLERK'S RECORDING CERTIFICATE:

I, CAROLYN TIMMANN, CLERK OF THE CIRCUIT COURT OF MARTIN COUNTY, FLORIDA, HEREBY CERTIFY THAT THIS PLAT WAS FILED FOR RECORD IN PLAT BOOK \_\_\_\_\_, PAGE \_\_\_\_\_, MARTIN COUNTY, FLORIDA, PUBLIC RECORDS, THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2025.

CAROLYN TIMMANN  
CIRCUIT COURT  
MARTIN COUNTY, FLORIDA  
BY: \_\_\_\_\_  
DEPUTY CLERK  
(CIRCUIT COURT SEAL)

FILE NO: \_\_\_\_\_

CLERK'S SEAL

06-40-39-000-000-00015-4  
06-40-39-000-000-00010-9  
06-40-39-003-002-00260-9  
31-39-39-000-000-00010-9  
32-39-39-000-000-00020-5

SUBDIVISION PARCEL CONTROL NUMBER

ACCEPTANCE OF DEDICATION

STATE OF FLORIDA  
COUNTY: \_\_\_\_\_

TERRA LAGO COMMUNITY DEVELOPMENT DISTRICT, A UNIT OF SPECIAL PURPOSE LOCAL GOVERNMENT ORGANIZED AND EXISTING PURSUANT TO CHAPTER 190, FLORIDA STATUTES ("DISTRICT"):

1. ACCEPTS THE DEDICATIONS OF, UTILITY EASEMENTS, MAINTENANCE EASEMENTS, DRAINAGE EASEMENTS, AND INGRESS, AND EGRESS EASEMENTS SHOWN OR DESCRIBED HEREON AND SPECIFICALLY DEDICATED TO THE DISTRICT FOR THE PURPOSE OF PROVIDING UTILITIES, DRAINAGE AND SURFACE WATER MANAGEMENT BUT DOES NOT ACCEPT ANY OTHER RIGHT-OF-WAY EASEMENT, TRACT OR ANY OTHER INTEREST IN REAL ESTATE OTHERWISE DEDICATED TO THE PUBLIC.

2. ACCEPTS A NON-EXCLUSIVE, INGRESS, EGRESS, DRAINAGE, MAINTENANCE AND UTILITY EASEMENT OVER ALL WATER MANAGEMENT TRACTS AND COMMON AREA TRACTS AS SHOWN OR DESCRIBED HEREON.

3. CONSENTS TO THE PLATTING OF THE LANDS DESCRIBED HEREON.

DATED THIS \_\_\_\_ DAY OF \_\_\_\_\_, 2025.

TERRA LAGO COMMUNITY DEVELOPMENT DISTRICT

WITNESS: \_\_\_\_\_ BY: \_\_\_\_\_

PRINT NAME: \_\_\_\_\_ NAME: \_\_\_\_\_

WITNESS: \_\_\_\_\_ TITLE: \_\_\_\_\_

PRINT NAME: \_\_\_\_\_

ACKNOWLEDGMENT TO ACCEPTANCE OF DEDICATIONS

STATE OF FLORIDA  
COUNTY: \_\_\_\_\_

THE FOREGOING ACCEPTANCE OF DEDICATION WAS ACKNOWLEDGED BEFORE ME BY MEANS OF ☐ PHYSICAL PRESENCE OR ☐ ONLINE NOTARIZATION THIS DAY \_\_\_\_ OF \_\_\_\_\_, 2025, BY \_\_\_\_\_ OF THE DISTRICT, WHO ☐ IS PERSONALLY KNOWN TO ME OR ☐ HAS PRODUCED \_\_\_\_\_ AS IDENTIFICATION.

MY COMMISSION EXPIRES: \_\_\_\_\_ NOTARY PUBLIC

COMMISSION NUMBER: \_\_\_\_\_ PRINT NAME

SURVEYOR & MAPPER'S CERTIFICATE

THIS IS TO CERTIFY THAT THE PLAT SHOWN HEREON IS A TRUE AND CORRECT REPRESENTATION OF A SURVEY MADE UNDER MY RESPONSIBLE DIRECTION AND SUPERVISION. THAT SAID SURVEY IS ACCURATE TO THE BEST OF MY KNOWLEDGE AND BELIEF; THAT PERMANENT REFERENCE MONUMENTS ("P.R.M.S") HAVE BEEN PLACED AS REQUIRED BY LAW, AND THAT PERMANENT CONTROL POINTS ("P.C.P.S"), AND MONUMENTS ACCORDING TO SEC. 177.091(9), F.S., WILL BE SET UNDER THE GUARANTEES POSTED WITH THE VILLAGE OF INDIANTOWN FOR THE REQUIRED IMPROVEMENTS; AND, FURTHER, THAT THE SURVEY DATA COMPLIES WITH ALL THE REQUIREMENTS OF CHAPTER 177, FLORIDA STATUTES, AS AMENDED, AND THE ORDINANCES OF VILLAGE OF INDIANTOWN, FLORIDA, THIS \_\_\_\_ DAY OF \_\_\_\_\_, 2025.

GARY A. RAGER, P.S.M.  
LICENSE NO. LS4828  
STATE OF FLORIDA

THIS INSTRUMENT PREPARED BY  
GARY A. RAGER, P.S.M.  
LS4828 STATE OF FLORIDA.  
GEOPOINT SURVEYING, INC.  
4152 WEST BLUE HERON BOULEVARD, SUITE 105,  
RIVIERA BEACH, FLORIDA 33404.  
CERTIFICATE OF AUTHORIZATION NO. LB7768

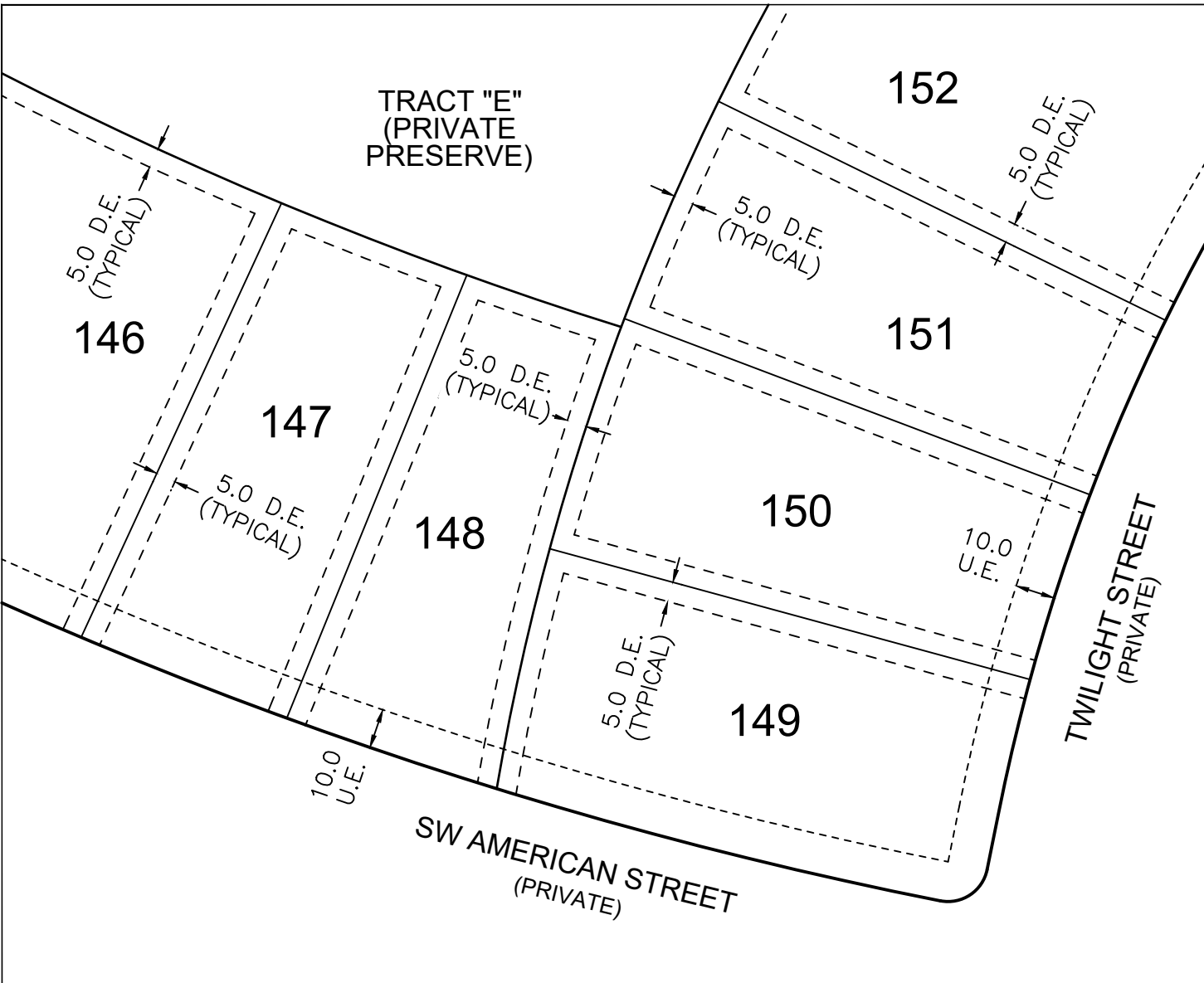
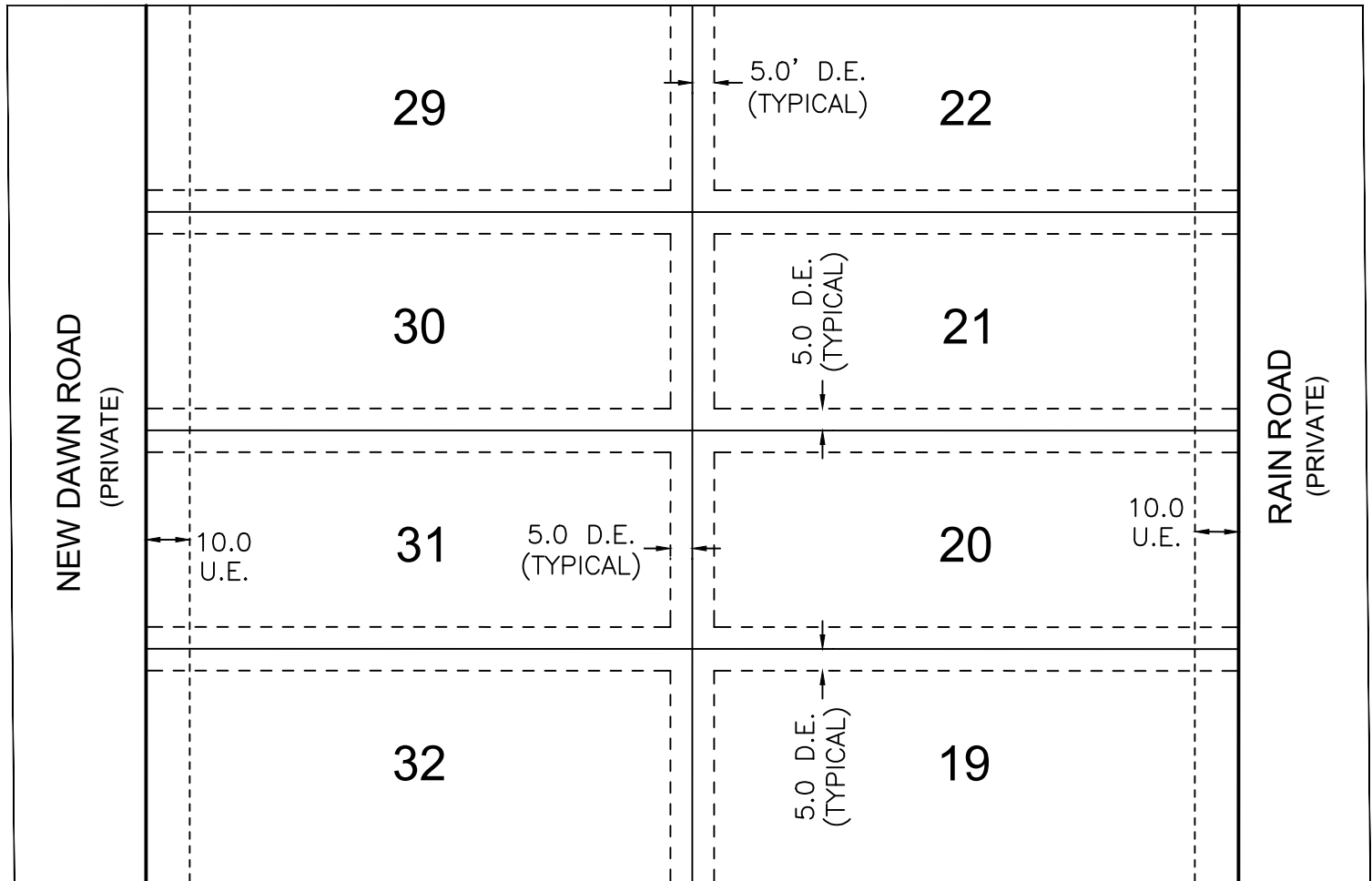
GeoPoint  
Surveying, Inc.

4152 W. Blue Heron Blvd.  
Suite 106  
Riviera Beach, FL 33404

Phone: (561) 444-2720  
www.geopointsurveying.com  
Licensed Business Number LB 7768

SHEET 1 OF 30 SHEETS

DETAIL "A" (SCALE:1"=40')  
(5.0' DRAINAGE EASEMENT)



AREA TABULATION (IN ACRES)

SINGLE FAMILY LOTS (224 LOTS):	28.745
TOWNHOME LOTS (174 LOTS):	6.403
ROADWAY TRACT :	31.689
TRACT "A":	103.821
TRACT "B":	11.759
TRACT "C":	26.099
TRACT "D":	8.087
TRACT "E":	41.889
TRACT "F":	17.978
TRACT "G":	0.489
TRACT "H":	0.119
OPEN SPACE TRACT #1:	0.746
OPEN SPACE TRACT #2:	0.292
OPEN SPACE TRACT #3:	0.156
OPEN SPACE TRACT #4:	2.701
OPEN SPACE TRACT #5:	0.053
OPEN SPACE TRACT #6:	0.032
OPEN SPACE TRACT #7:	1.991
OPEN SPACE TRACT #8:	0.228
OPEN SPACE TRACT #9:	0.742
OPEN SPACE TRACT #10:	1.715
OPEN SPACE TRACT #11:	1.494
OPEN SPACE TRACT #12:	0.679
OPEN SPACE TRACT #13:	0.413
OPEN SPACE TRACT #14:	0.691
OPEN SPACE TRACT #15:	0.028
OPEN SPACE TRACT #16:	0.052
OPEN SPACE TRACT #17:	0.028
OPEN SPACE TRACT #18:	0.031
OPEN SPACE TRACT #19:	0.031
OPEN SPACE TRACT #20:	0.064
OPEN SPACE TRACT #21:	0.028
OPEN SPACE TRACT #22:	0.018
WATER MANAGEMENT TRACT #1	3.416
WATER MANAGEMENT TRACT #2:	4.695
WATER MANAGEMENT TRACT #3	6.620
WATER MANAGEMENT TRACT #4:	1.649
WATER MANAGEMENT TRACT #5:	6.418
WATER MANAGEMENT TRACT #5A:	1.221
WATER MANAGEMENT TRACT #6 :	4.715
WATER MANAGEMENT TRACT #8:	3.024
WATER MANAGEMENT TRACT #9:	11.318
WATER MANAGEMENT TRACT #26:	8.441
TOTAL ACRES, MORE OR LESS:	340.808

LEGEND

P.O.B. -----	POINT OF BEGINNING
P.O.C. -----	POINT OF COMMENCEMENT
P.B. -----	PLAT BOOK
O.R./O.R.B. -----	OFFICIAL RECORDS BOOK
PG./PG(s) -----	PAGE(s)
P.U.D. -----	PLANNED UNIT DEVELOPMENT
W.M.T. -----	WATER MANAGEMENT TRACT
CA -----	COMMON AREA
U.E. -----	UTILITY EASEMENT
D.E. -----	DRAINAGE EASEMENT
L.M.E. -----	LAKE MAINTENANCE EASEMENT
O.S.T. -----	OPEN SPACE TRACT
5-40-39 -----	SECTION-TOWNSHIP-RANGE
℄ -----	CENTERLINE OF ROAD
LS -----	LIFT STATION
AC.± -----	ACRES MORE OR LESS
L1 -----	LINE SEGMENT TAG
C1 -----	CURVE SEGMENT TAG
R -----	RADIUS
L -----	ARC LENGTH
D -----	DELTA ANGLE
CB -----	CHORD BEARING
C -----	CHORD
N.T.I. -----	NON-TANGENT INTERSECTION
N.T.C. -----	NON-TANGENT CURVATURE
P.C. -----	POINT OF CURVATURE
P.T. -----	POINT OF TANGENCY
P.C.C. -----	POINT OF COMPOUND CURVATURE
P.R.C. -----	POINT OF REVERSE CURVATURE
R.I. -----	RADIAL INTERSECTION
R/W -----	RIGHT-OF-WAY
(R) -----	RADIAL
(NR) -----	NON-RADIAL
PRM -----	PERMANENT REFERENCE MONUMENT
● -----	PERMANENT CONTROL POINT
□ -----	FOUND PERMANENT REFERENCE MONUMENT
■ -----	SET 4"x4" CONCRETE MONUMENT WITH 2" ALUMINUM DISK STAMPED "PRM LB 7768"

TITLE CERTIFICATION

FIDELITY NATIONAL TITLE INSURANCE COMPANY, DOES HEREBY CERTIFY THAT WE HAVE SEARCHED THE PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA, AS TO THE TITLE TO THE HEREON DESCRIBED PROPERTY AND WE HEREBY CERTIFY THAT THE TITLE TO THE PROPERTY IS VESTED IN TERRA LAGO, LLC, A DELAWARE LIMITED LIABILITY COMPANY, THAT ALL LIENS, EASEMENTS, AND ENCUMBRANCES TO SECTION 197.192, F.S. HAVE BEEN PAID, AND THAT THE PROPERTY IS NOT ENCUMBERED BY ANY MORTGAGES OTHER THAN AS SET FORTH IN THE MORTGAGEE'S JOINDER IN AND CONSENT TO THE PLAT OF TERRA LAGO - PHASE 1A AND 1B, EXECUTED BY METROPOLITAN LIFE INSURANCE COMPANY.

DATED: THIS \_\_\_\_ DAY OF \_\_\_\_\_, 2025.

\_\_\_\_\_  
TITLE COMPANY REPRESENTATIVE

VILLAGE APPROVAL

THIS PLAT IS HEREBY APPROVED BY THE UNDERSIGNED ON THE DATES INDICATED

DATE _____	_____ VILLAGE SURVEYOR AND MAPPER
DATE _____	_____ VILLAGE ENGINEER
DATE _____	_____ VILLAGE ATTORNEY
DATE _____	_____ VILLAGE MAYOR

SURVEYORS NOTES

- PERMANENT REFERENCE MONUMENTS ARE SHOWN THUS: "■" A 1 1/2" BRASS DISK STAMPED "PRM LB7768" SET IN A 4"x4"x24" CONCRETE MONUMENT. PERMANENT CONTROL POINTS ARE SHOWN AS THUS: "●" A MAGNETIC NAIL AND DISK STAMPED "PCP LB7768". (UNLESS OTHERWISE NOTED)
- BEARINGS SHOWN HEREON ARE BASED ON THE SOUTH BOUNDARY OF SECTION 32, TOWNSHIP 39 SOUTH, RANGE 39 EAST, HAVING A GRID BEARING OF S 89°53'29"W. BEARINGS SHOWN HEREON, REFER TO THE STATE PLANE COORDINATE SYSTEM, NORTH AMERICAN DATUM OF 1983 (NAD 83 / 07) FOR THE EAST ZONE OF FLORIDA. SAID BASIS OF BEARING IS THE SAME IN THE NORTH AMERICAN DATUM OF 1983 (NAD 83 / 90).
- NO BUILDING OR ANY KIND OF CONSTRUCTION OR TREES OR SHRUBS SHALL BE PLACED ON ANY EASEMENT WITHOUT PRIOR WRITTEN CONSENT OF ALL EASEMENT BENEFICIARIES AND ALL APPLICABLE VILLAGE APPROVALS OR PERMITS AS REQUIRED FOR SUCH ENCROACHMENTS. THERE WILL BE NO ABOVE GROUND ENCROACHMENTS WHERE LAKE MAINTENANCE EASEMENTS AND UTILITY EASEMENTS OVERLAP.
- THE BUILDING SETBACKS SHALL BE AS REQUIRED BY CURRENT VILLAGE OF INDIANTOWN ZONING REGULATIONS.
- NOTICE: THIS PLAT, AS RECORDED IN ITS GRAPHIC FORM, IS THE OFFICIAL DEPICTION OF THE SUBDIVIDED LANDS DESCRIBED HEREIN AND WILL IN NO CIRCUMSTANCES BE SUPPLANTED IN AUTHORITY BY ANY OTHER GRAPHIC OR DIGITAL FORM OF THE PLAT. THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF MARTIN COUNTY.
- ALL LINES INTERSECTING CIRCULAR CURVES ARE RADIAL UNLESS OTHERWISE NOTED.
- COORDINATES SHOWN HEREON ARE FLORIDA STATE PLANE GRID DATUM = NAD83 2007 ADJUSTMENT ZONE = FLORIDA EAST LINEAR UNITS = US SURVEY FEET COORDINATE SYSTEM = 1983 STATE PLANE PROJECTION = TRANSVERSE MERCATOR ALL DISTANCES ARE GROUND SCALE FACTOR: 0.99997582 GROUND DISTANCE X SCALE FACTOR = GRID DISTANCE PLAT BEARING = GRID BEARING NO ROTATION ALL TIES TO SECTION CORNERS AND QUARTER CORNERS ARE GENERATED FROM MEASURED VALUES
- THERE ARE 5.0 FT. DRAINAGE EASEMENTS ON EACH SIDE OF THE LOT LINE FOR THE SIDE LOT LINES AND REAR LOT LINES OF LOTS 1 THROUGH 224 AS DEDICATED ON ITEM 7 OF CERTIFICATE OF OWNERSHIP AND DEDICATIONS ON PAGE ONE (1) OF THIS PLAT AND GRAPHICALLY DEPICTED ON DETAIL "A" ABOVE.

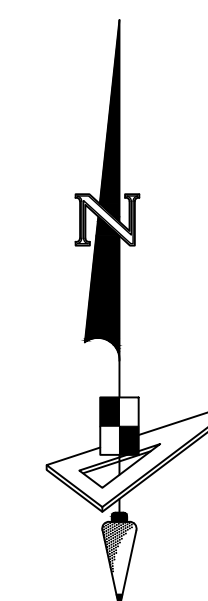


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TERRA LAGO - PHASE 1A AND 1B  
BEING A PARCEL OF LAND LYING IN SECTIONS 31 AND 32, TOWNSHIP 39 SOUTH, RANGE 39 EAST, AND THE NORTHEAST  
ONE-QUARTER (1/4) OF SECTION 6, TOWNSHIP 40 SOUTH, RANGE 39 EAST, VILLAGE OF INDIANTOWN, MARTIN COUNTY, FLORIDA.

PLAT BOOK \_\_\_\_\_  
PAGE \_\_\_\_\_



0 400 800  
**SCALE: 1" = 400'**  
**KEY SHEET**

NOTE: REFER TO THE FOLLOWING  
SHEETS OF THIS PLAT FOR DETAILED  
LABELING AND DIMENSIONING.

**BASIS OF BEARINGS**

BEARINGS SHOWN HEREON ARE BASED ON THE SOUTH  
BOUNDARY OF SECTION 32, TOWNSHIP 39 SOUTH, RANGE 39 EAST,  
HAVING A GRID BEARING OF S.89°53'29"W. (MEASURED). BEARINGS  
SHOWN HEREON, REFER TO THE STATE PLANE COORDINATE  
SYSTEM, NORTH AMERICA DATUM OF 1983 (NAD 83 - '07) FOR THE  
EAST ZONE OF FLORIDA. SAID BASIS OF BEARING IS THE SAME IN  
THE NORTH AMERICAN DATUM OF 1983 (NAD 83 - '90).

COORDINATES SHOWN HEREON ARE  
FLORIDA STATE PLANE GRID  
DATUM = NAD83 2007 ADJUSTMENT  
ZONE = FLORIDA EAST  
LINEAR UNITS = US SURVEY FEET  
COORDINATE SYSTEM = 1983 STATE PLANE  
PROJECTION = TRANSVERSE MERCATOR  
ALL DISTANCES ARE GROUND  
SCALE FACTOR: 0.99997582  
GROUND DISTANCE X SCALE FACTOR = GRID DISTANCE  
PLAT BEARING = GRID BEARING  
NO ROTATION  
ALL TIES TO SECTION CORNERS AND QUARTER  
CORNERS ARE GENERATED FROM  
MEASURED VALUES

NOTICE:  
THIS PLAT, AS RECORDED IN ITS GRAPHIC FORM, IS THE OFFICIAL  
DEPICTION OF THE SUBDIVIDED LANDS DESCRIBED HEREIN AND  
WILL IN NO CIRCUMSTANCES BE SUPPLANTED IN AUTHORITY BY  
ANY OTHER GRAPHIC OR DIGITAL FORM OF THE PLAT. THERE MAY  
BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS  
PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS  
COUNTY.

NOTE: EASEMENTS, BUFFERS AND OTHER  
SUCH LABELS AND DIMENSIONS OF A PARALLEL  
NATURE AS SHOWN HEREON AND INDICATED TO  
THE NEAREST FOOT (IE: 5' UTILITY EASEMENT)  
ARE ASSUMED TO BE THE SAME DIMENSION  
EXTENDED TO THE NEAREST HUNDREDTH OF A  
FOOT WITH NO GREATER OR LESSER VALUE  
(IE: 5' = 5.00") (IE: 7.5' = 7.50")

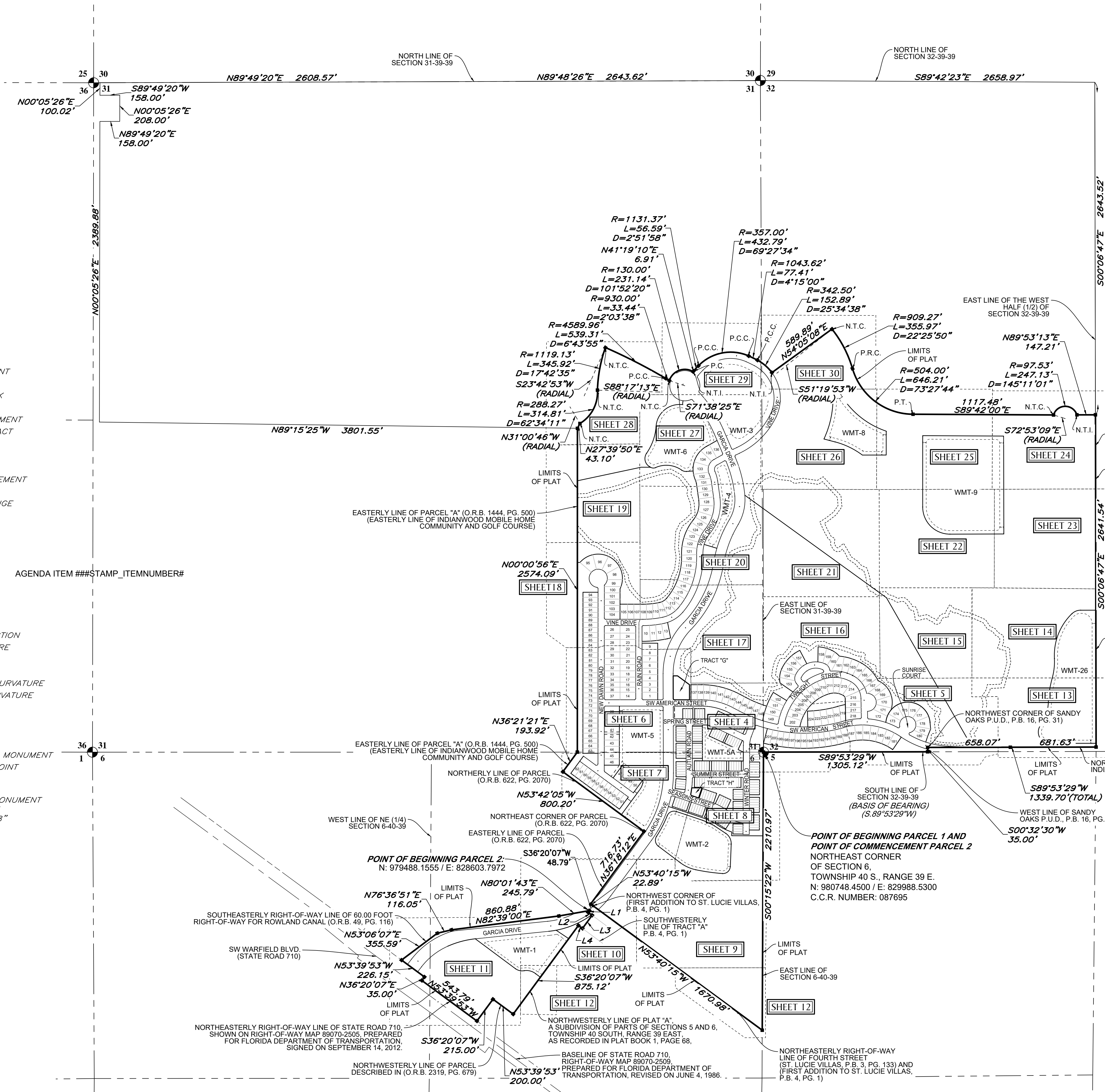
**Line Data Table**

No.	Bearing	Length
L1	S36°20'07"W	16.21'
L2	S53°40'15"E	40.00'
L3	S36°20'07"W	130.00'
L4	N53°40'15"W	40.00'

**GeoPoint**  
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**SHEET 3 OF 30 SHEETS**

- LEGEND**
- P.O.B. ----- POINT OF BEGINNING
  - P.O.C. ----- POINT OF COMMENCEMENT
  - P.B. ----- PLAT BOOK
  - O.R./O.R.B. ----- OFFICIAL RECORDS BOOK
  - PG./PG(s) ----- PAGE(s)
  - P.U.D. ----- PLANNED UNIT DEVELOPMENT
  - W.M.T. ----- WATER MANAGEMENT TRACT
  - CA ----- COMMON AREA
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  - D.E. ----- DRAINAGE EASEMENT
  - L.M.E. ----- LAKE MAINTENANCE EASEMENT
  - O.S.T. ----- OPEN SPACE TRACT
  - 5-40-39 ----- SECTION-TOWNSHIP-RANGE
  - CL ----- CENTERLINE OF ROAD
  - LS ----- LIFT STATION
  - AC.± ----- ACRES MORE OR LESS
  - L1 ----- LINE SEGMENT TAG
  - C1 ----- CURVE SEGMENT TAG
  - R ----- RADIUS
  - L ----- ARC LENGTH
  - D ----- DELTA ANGLE
  - CB ----- CHORD BEARING
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  - (R) ----- RADIAL
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  - PRM ----- PERMANENT REFERENCE MONUMENT
  - ----- PERMANENT CONTROL POINT
  - ----- FOUND PERMANENT REFERENCE MONUMENT
  - ----- SET 4"x4" CONCRETE MONUMENT WITH 2" ALUMINUM DISK STAMPED "PRM LB 7768"

AGENDA ITEM ###STAMP\_ITEMNUMBER#





TERRA LAGO - PHASE 1A AND 1B  
BEING A PARCEL OF LAND LYING IN SECTIONS 31 AND 32, TOWNSHIP 39 SOUTH, RANGE 39 EAST, AND THE NORTHEAST  
ONE-QUARTER (1/4) OF SECTION 6, TOWNSHIP 40 SOUTH, RANGE 39 EAST, VILLAGE OF INDIANTOWN, MARTIN COUNTY, FLORIDA.

LEGEND

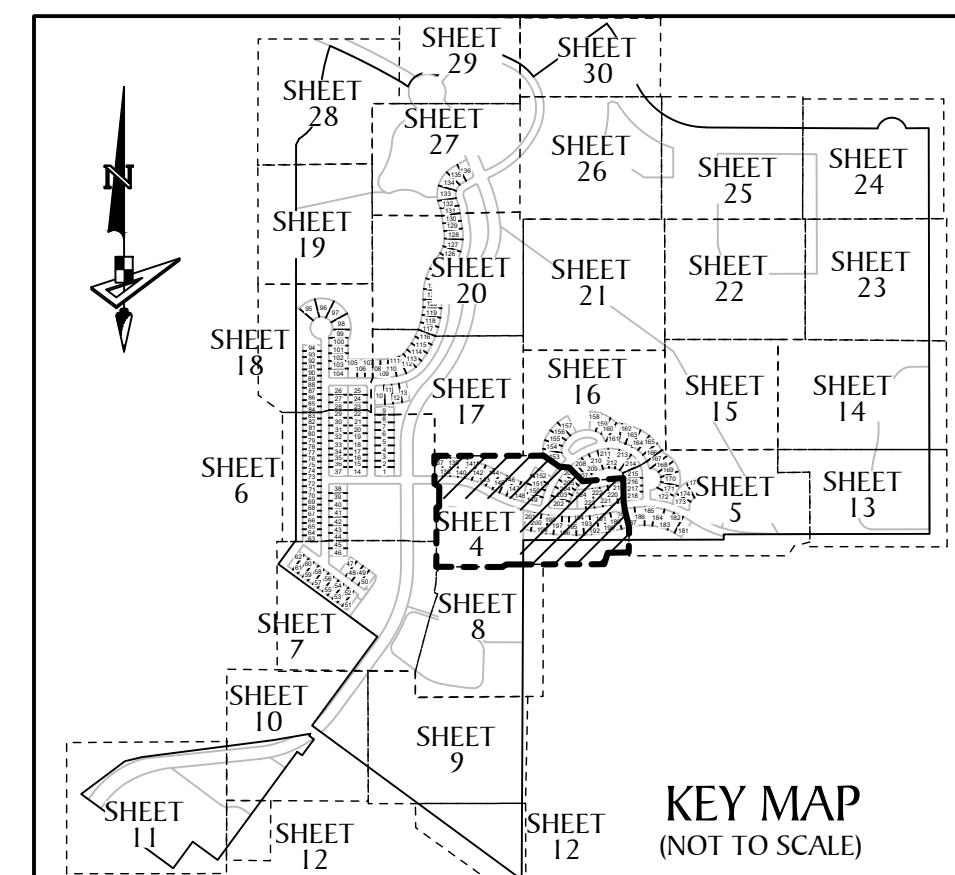
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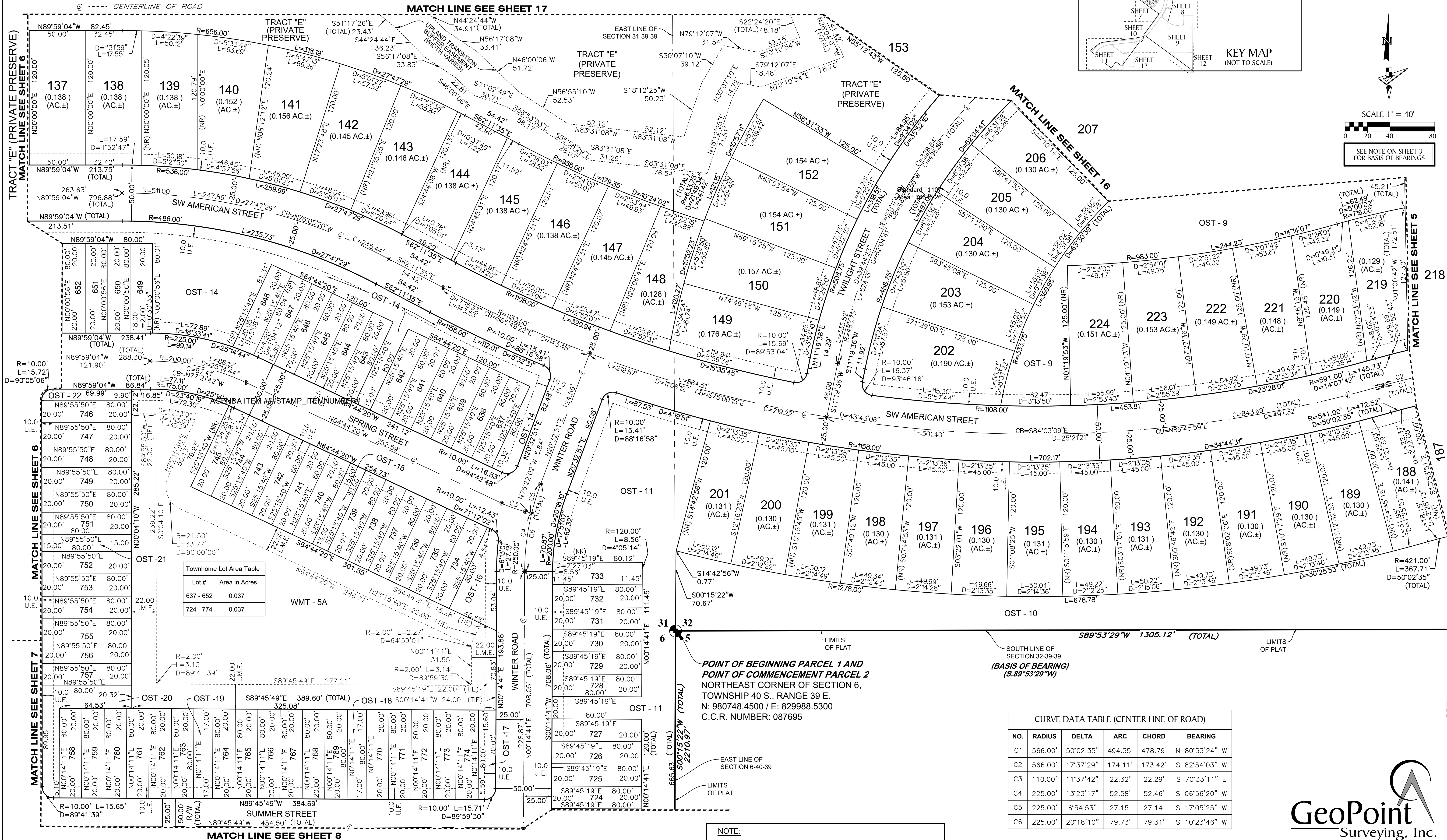
L1 ----- LINE SEGMENT TAG  
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● ----- PERMANENT CONTROL POINT

□ ----- FOUND PERMANENT  
REFERENCE MONUMENT  
■ ----- SET 4"x4" CONCRETE MONUMENT  
WITH 2" ALUMINUM DISK  
STAMPED "PRM LB 7768"



PLAT BOOK -----  
PAGE -----

SCALE 1" = 40'  
0 20 40 80  
SEE NOTE ON SHEET 3  
FOR BASIS OF BEARINGS





TERRA LAGO - PHASE 1A AND 1B  
BEING A PARCEL OF LAND LYING IN SECTIONS 31 AND 32, TOWNSHIP 39 SOUTH, RANGE 39 EAST, AND THE NORTHEAST  
ONE-QUARTER (1/4) OF SECTION 6, TOWNSHIP 40 SOUTH, RANGE 39 EAST, VILLAGE OF INDIANTOWN, MARTIN COUNTY, FLORIDA.

PLAT BOOK \_\_\_\_\_  
PAGE \_\_\_\_\_

LEGEND

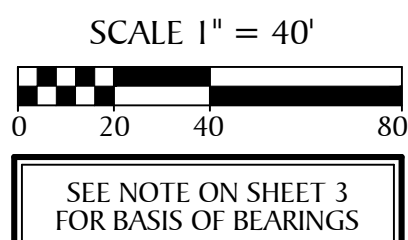
P.O.B. ----- POINT OF BEGINNING  
P.O.C. ----- POINT OF COMMENCEMENT  
P.B. ----- PLAT BOOK  
O.R./O.R.B. ----- OFFICIAL RECORDS BOOK  
PG./PG(s) ----- PAGE(S)  
P.U.D. ----- PLANNED UNIT DEVELOPMENT  
W.M.T. ----- WATER MANAGEMENT TRACT  
CA ----- COMMON AREA  
U.E. ----- UTILITY EASEMENT  
CL ----- CENTERLINE OF ROAD

D.E. ----- DRAINAGE EASEMENT  
L.M.E. ----- LAKE MAINTENANCE EASEMENT  
O.S.T. ----- OPEN SPACE TRACT  
5-40-39 ----- SECTION-TOWNSHIP-RANGE  
R ----- RADIUS  
L ----- ARC LENGTH  
D ----- DELTA ANGLE  
LS ----- LIFT STATION  
AC.± ----- ACRES MORE OR LESS

CB ----- CHORD BEARING  
C ----- CHORD  
N.T.I. ----- NON-TANGENT INTERSECTION  
N.T.C. ----- NON-TANGENT CURVATURE  
P.C. ----- POINT OF CURVATURE  
P.T. ----- POINT OF TANGENCY  
P.C.C. ----- POINT OF COMPOUND CURVATURE  
P.R.C. ----- POINT OF REVERSE CURVATURE

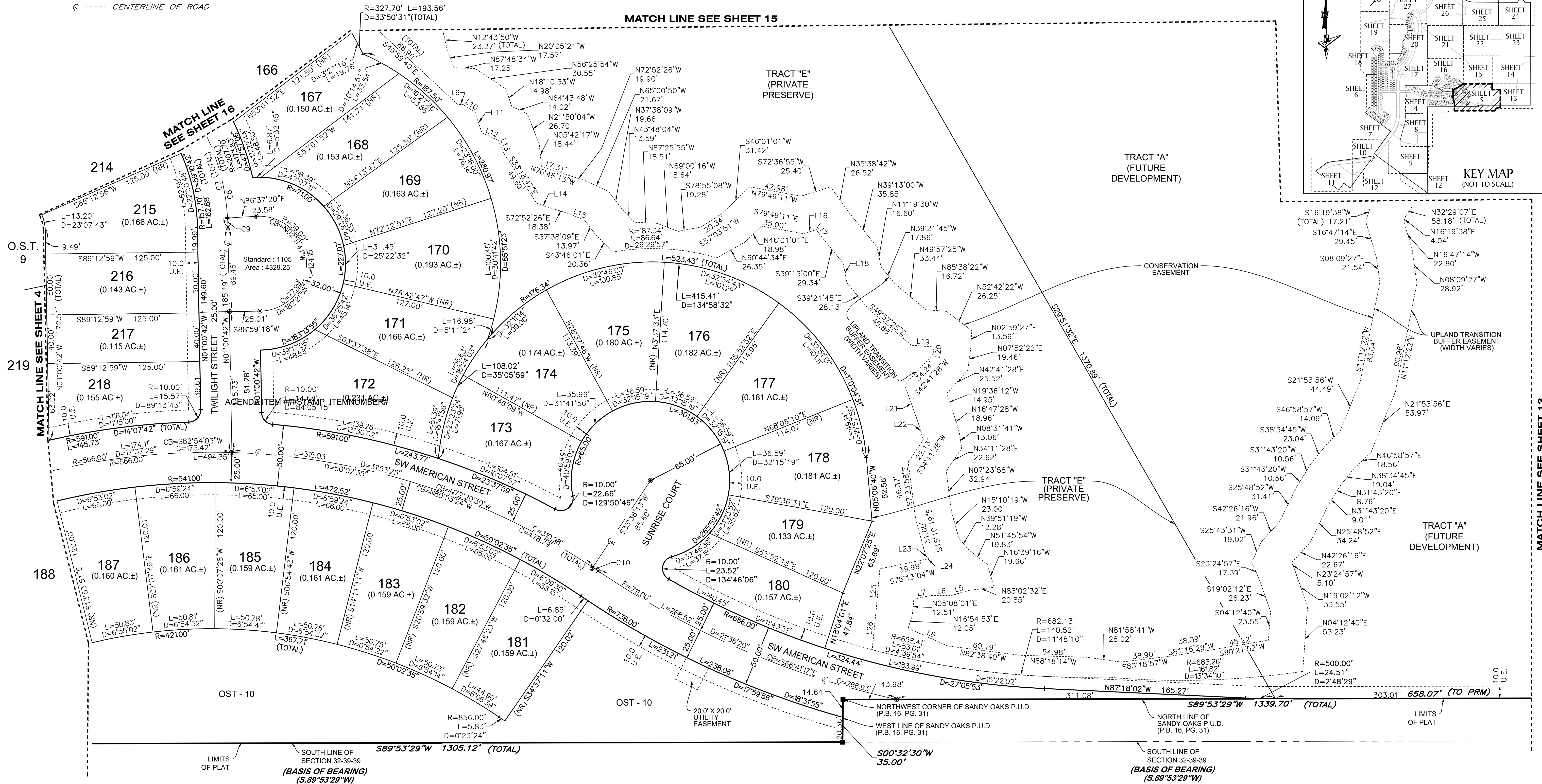
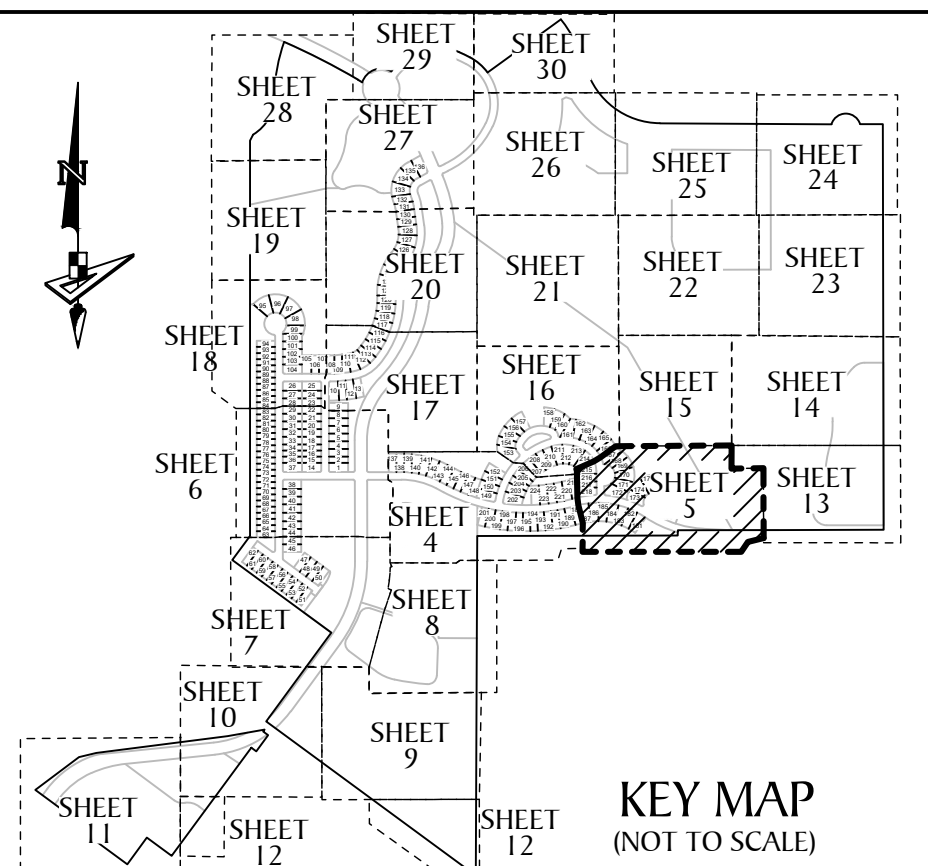
L1 ----- LINE SEGMENT TAG  
C1 ----- CURVE SEGMENT TAG  
R.I. ----- RADIAL INTERSECTION  
R/W ----- RIGHT-OF-WAY  
(R) ----- RADIAL  
(NR) ----- NON-RADIAL  
PRM ----- PERMANENT REFERENCE MONUMENT  
● ----- PERMANENT CONTROL POINT

□ ----- FOUND PERMANENT  
REFERENCE MONUMENT  
■ ----- SET 4"x4" CONCRETE MONUMENT  
WITH 2" ALUMINUM DISK  
STAMPED "PRM LB 7768"



NOTE:

ALL LINES THAT INTERSECT A CURVE THAT ARE NOT LABELED  
NON-RADIAL (NR) ARE RADIAL.



Line Data Table		
No.	Bearing	Length
L5	N73°39'38"E	14.51'
L6	N89°42'21"E	16.90'
L7	N78°13'04"E	14.73'
L8	N65°49'30"W	35.35'

Line Data Table		
No.	Bearing	Length
L9	S87°48'34"E	4.69'
L10	S56°25'54"E	11.72'
L11	S18°10'33"E	17.48'
L12	S64°43'48"E	15.14'

Line Data Table		
No.	Bearing	Length
L13	S21°50'04"E	10.67'
L14	S70°48'13"E	11.61'
L15	S65°00'50"E	12.30'
L16	N72°36'55"E	11.07'

Line Data Table		
No.	Bearing	Length
L17	S35°38'42"E	5.76'
L18	S11°19'30"E	16.64'
L19	S85°38'22"E	18.54'
L20	S07°52'22"W	6.06'


Line Data Table		
No.	Bearing	Length
L21	S19°36'12"E	32.34'
L22	S16°47'28"E	15.32'
L23	S39°51'19"E	3.98'
L24	S89°42'21"W	0.93'

Line Data Table		
No.	Bearing	Length
L25	S05°08'01"W	31.65'
L26	S05°37'24"W	35.03'

CURVE DATA TABLE (CENTER LINE OF ROAD)					
NO.	RADIUS	DELTA	ARC	CHORD	BEARING
C7	182.70'	59°10'42"	188.70'	180.43'	N 30°36'03" W
C8	182.70'	56°48'44"	181.16'	173.83'	N 31°47'02" W
C9	182.70'	2°21'58"	7.54'	7.54'	N 02°11'41" W
C10	566.00'	0°31'40"	5.21'	5.21'	N 56°07'57" W

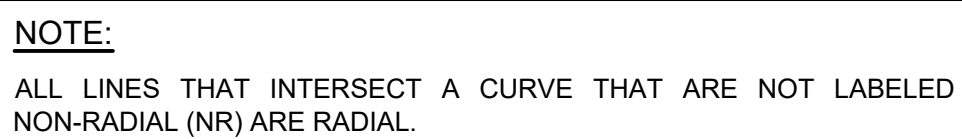
BEING A PARCEL OF LAND LYING IN SECTIONS 31 AND 32, TOWNSHIP 39 SOUTH, RANGE 39 EAST, AND THE NORTHEAST ONE-QUARTER (1/4) OF SECTION 6, TOWNSHIP 40 SOUTH, RANGE 39 EAST, VILLAGE OF INDIANTOWN, MARTIN COUNTY, FLORIDA.

SCALE 1" = 40'



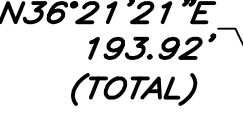
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SEE NOTE ON SHEET 3  
FOR BASIS OF BEARINGS



P.O.B. ----- POINT OF BEGINNING  
P.O.C. ----- POINT OF COMMENCEMENT  
P.B. ----- PLAT BOOK  
O.R./O.R.B. ----- OFFICIAL RECORDS BOOK  
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L.M.E. ----- LAKE MAINTENANCE EASEMENT  
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5-40-39 ----- SECTION-TOWNSHIP-RANGE  
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R/W ----- RIGHT-OF-WAY  
(R) ----- RADIAL  
(NR) ----- NON-RADIAL  
PRM ----- PERMANENT REFERENCE MONUMENT  
● ----- PERMANENT CONTROL POINT  
□ ----- FOUND PERMANENT REFERENCE MONUMENT  
■ ----- SET 4"x4" CONCRETE MONUMENT WITH 2" ALUMINUM DISK STAMPED "PRM LB 7768"

152 W. Blue Heron Blvd.  
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[www.geopointsurvey.com](http://www.geopointsurvey.com)  
Licensed Business Number LB 7768

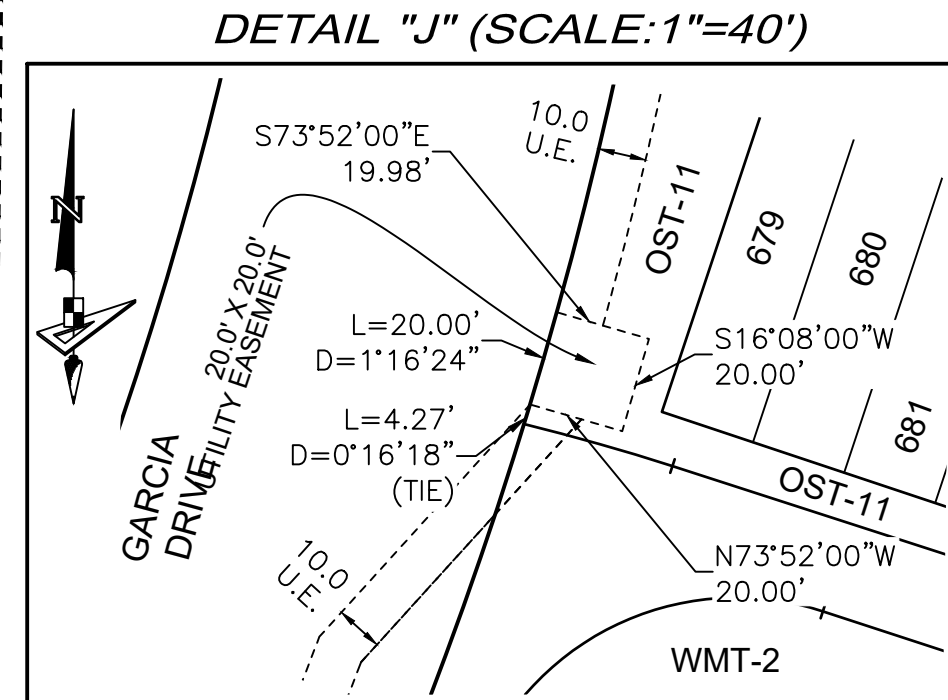




BEING A PARCEL OF LAND LYING IN SECTIONS 31 AND 32, TOWNSHIP 39 SOUTH, RANGE 39 EAST, AND THE NORTHEAST ONE-QUARTER (1/4) OF SECTION 6, TOWNSHIP 40 SOUTH, RANGE 39 EAST, VILLAGE OF INDIANTOWN, MARTIN COUNTY, FLORIDA.

SCALE 1" = 40'

SEE NOTE ON SHEET 3  
FOR BASIS OF BEARINGS



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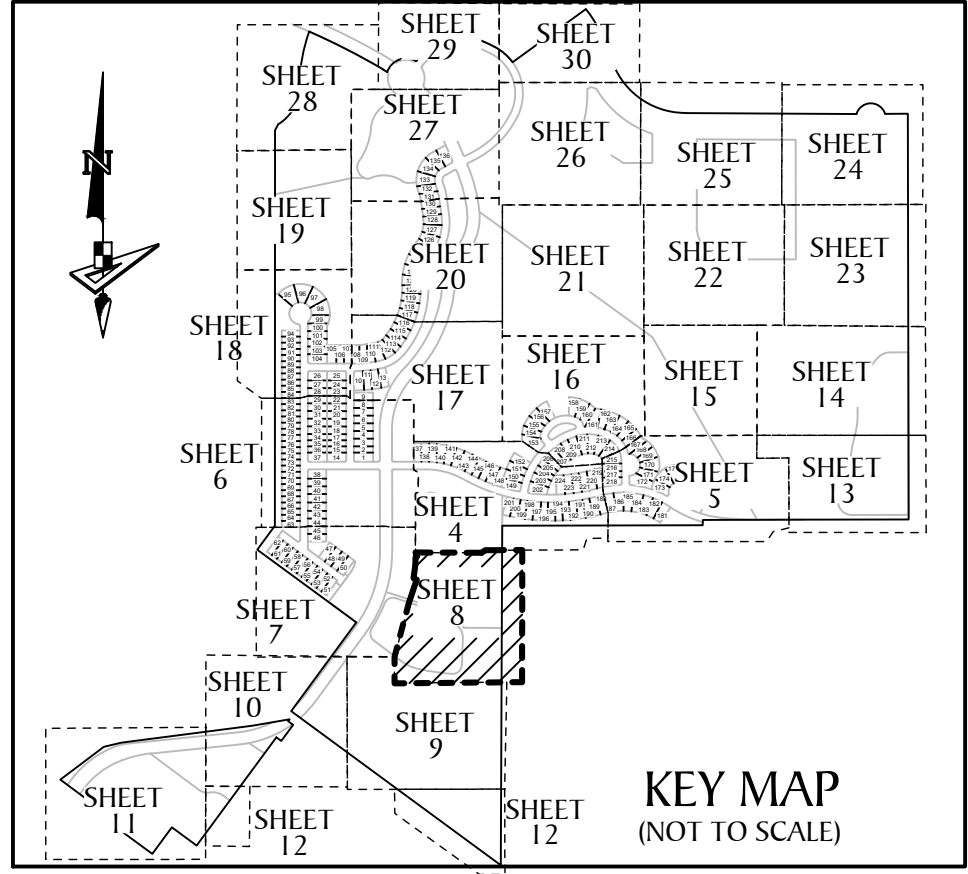
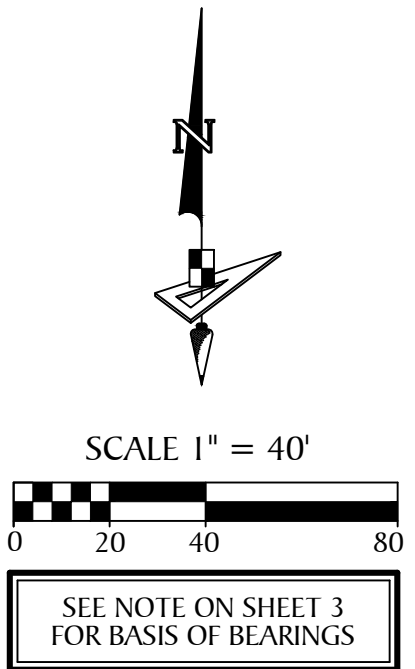
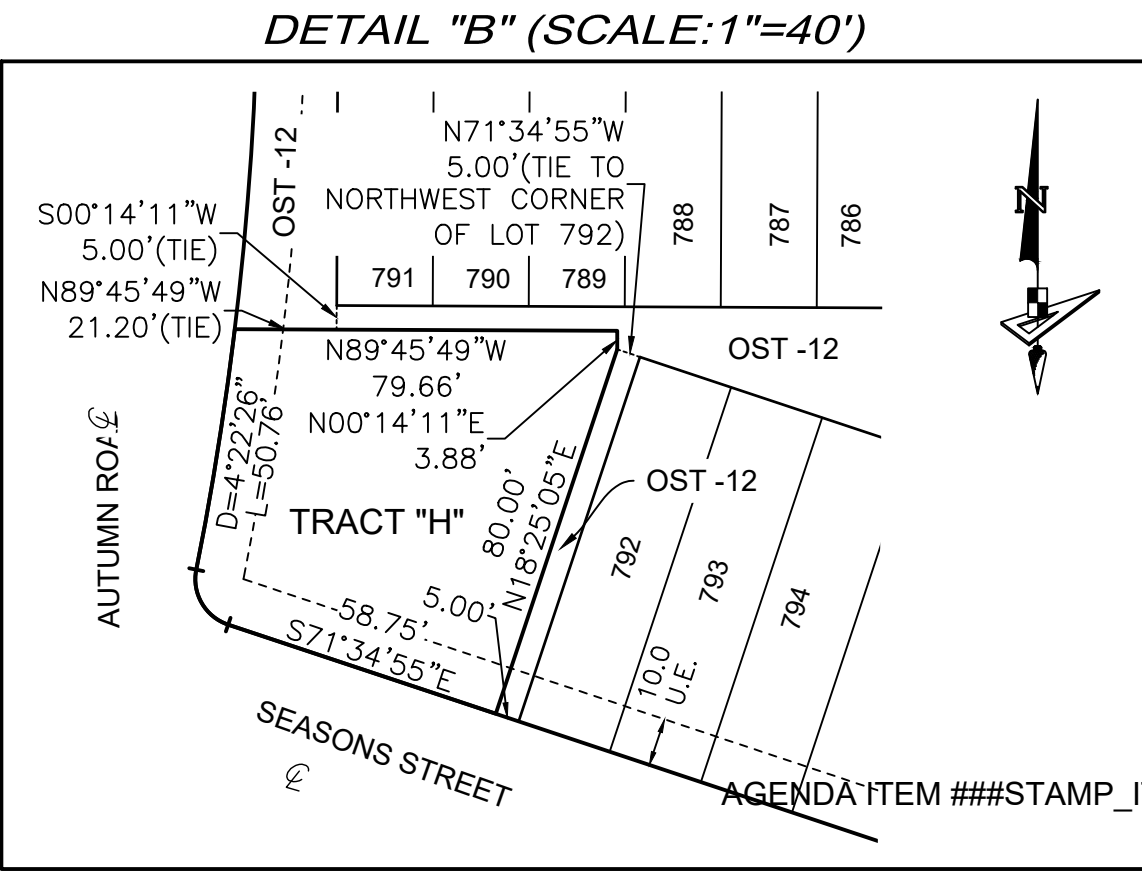
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**SHEET 7 OF 30 SHEET**

TERRA LAGO - PHASE 1A AND 1B  
BEING A PARCEL OF LAND LYING IN SECTIONS 31 AND 32, TOWNSHIP 39 SOUTH, RANGE 39 EAST, AND THE NORTHEAST  
ONE-QUARTER (1/4) OF SECTION 6, TOWNSHIP 40 SOUTH, RANGE 39 EAST, VILLAGE OF INDIANTOWN, MARTIN COUNTY, FLORIDA.

PLAT BOOK \_\_\_\_\_  
PAGE \_\_\_\_\_

Townhome Lot Area Table	
Lot #	Area in Acres
685 - 691	0.037
692 - 693	0.038
694 - 698	0.037
699	0.038
700 - 723	0.037
775 - 800	0.037
801	0.038
802	0.039
830 - 810	0.037



- LEGEND
- P.O.B. ----- POINT OF BEGINNING
  - P.O.C. ----- POINT OF COMMENCEMENT
  - P.B. ----- PLAT BOOK
  - O.R./O.R.B. ----- OFFICIAL RECORDS BOOK
  - PG./PG(s) ----- PAGE(S)
  - P.U.D. ----- PLANNED UNIT DEVELOPMENT
  - W.M.T. ----- WATER MANAGEMENT TRACT
  - CA ----- COMMON AREA
  - U.E. ----- UTILITY EASEMENT
  - D.E. ----- DRAINAGE EASEMENT
  - L.M.E. ----- LAKE MAINTENANCE EASEMENT
  - O.S.T. ----- OPEN SPACE TRACT
  - 5-40-39 ----- SECTION-TOWNSHIP-RANGE
  - @ ----- CENTERLINE OF ROAD
  - LS ----- LIFT STATION
  - AC.± ----- ACRES MORE OR LESS
  - L1 ----- LINE SEGMENT TAG
  - C1 ----- CURVE SEGMENT TAG
  - R ----- RADIUS
  - L ----- ARC LENGTH
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  - CB ----- CHORD BEARING
  - C ----- CHORD
  - N.T.I. ----- NON-TANGENT INTERSECTION
  - N.T.C. ----- NON-TANGENT CURVATURE
  - P.C. ----- POINT OF CURVATURE
  - P.T. ----- POINT OF TANGENCY
  - P.C.C. ----- POINT OF COMPOUND CURVATURE
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  - R.I. ----- RADIAL INTERSECTION
  - R/W ----- RIGHT-OF-WAY
  - (R) ----- RADIAL
  - (NR) ----- NON-RADIAL
  - PRM ----- PERMANENT REFERENCE MONUMENT
  - ----- PERMANENT CONTROL POINT
  - ----- FOUND PERMANENT REFERENCE MONUMENT
  - ----- SET 4"x4" CONCRETE MONUMENT WITH 2" ALUMINUM DISK STAMPED "PRM LB 7768"

NOTE:  
ALL LINES THAT INTERSECT A CURVE THAT ARE NOT LABELED NON-RADIAL (NR) ARE RADIAL.

CURVE DATA TABLE			
NO.	RADIUS	DELTA	ARC
C11	480.00'	1°04'23"	8.99'
C12	331.28'	1°54'19"	11.02'

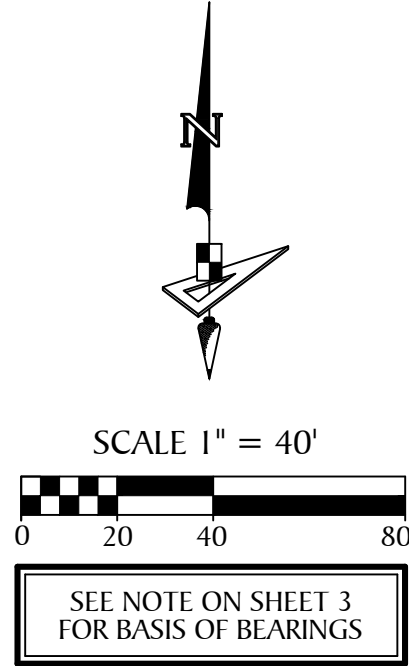


TERRA LAGO - PHASE 1A AND 1B

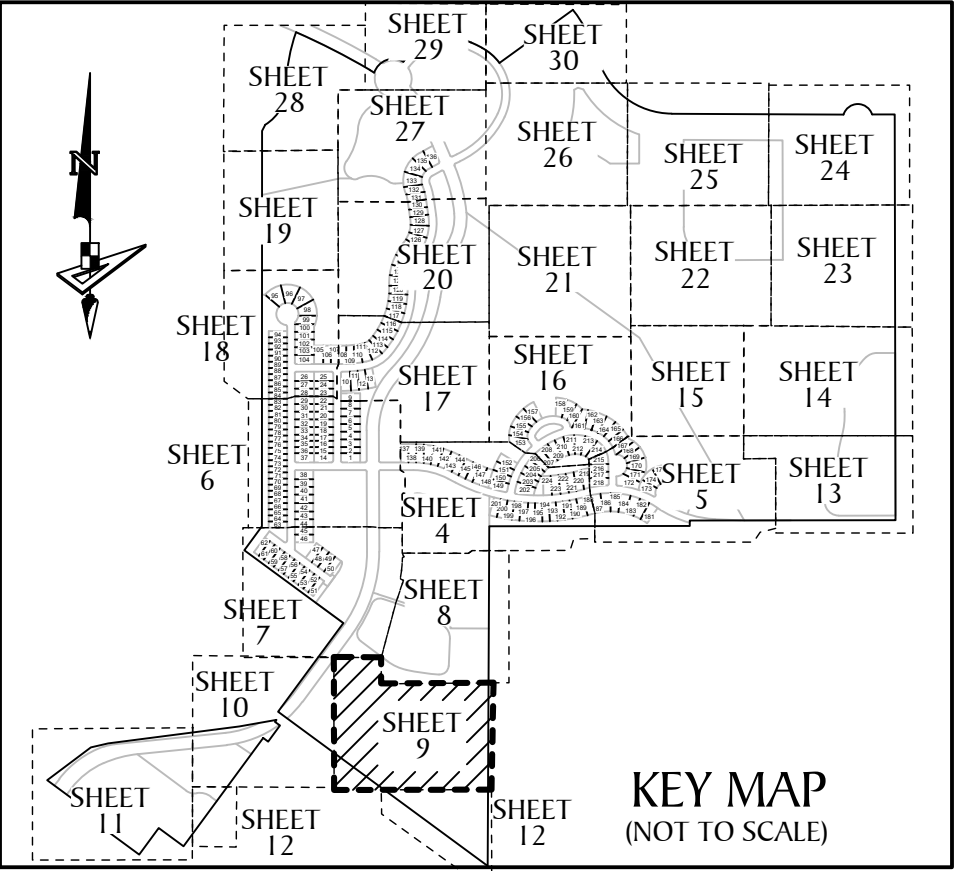
BEING A PARCEL OF LAND LYING IN SECTIONS 31 AND 32, TOWNSHIP 39 SOUTH, RANGE 39 EAST, AND THE NORTHEAST ONE-QUARTER (1/4) OF SECTION 6, TOWNSHIP 40 SOUTH, RANGE 39 EAST, VILLAGE OF INDIANTOWN, MARTIN COUNTY, FLORIDA.

PLAT BOOK \_\_\_\_\_

PAGE \_\_\_\_\_



MATCH LINE SEE SHEET 8



LEGEND

- P.O.B. ----- POINT OF BEGINNING  
P.O.C. ----- POINT OF COMMENCEMENT  
P.B. ----- PLAT BOOK  
O.R./O.R.B. ----- OFFICIAL RECORDS BOOK  
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O.S.T. ----- OPEN SPACE TRACT  
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(NR) ----- NON-RADIAL  
PRM ----- PERMANENT REFERENCE MONUMENT  
● ----- PERMANENT CONTROL POINT  
□ ----- FOUND PERMANENT REFERENCE MONUMENT  
■ ----- SET 4"x4" CONCRETE MONUMENT WITH 2" ALUMINUM DISK STAMPED "PRM LB 7768"

NOTE:  
ALL LINES THAT INTERSECT A CURVE THAT ARE NOT LABELED NON-RADIAL (NR) ARE RADIAL.

MATCH LINE SEE SHEET 10

AGENDA ITEM ###STAMP\_ITEMNUMBER#

TRACT "C"  
(FUTURE  
DEVELOPMENT)

EAST LINE OF  
SECTION 6-40-39

1546.34' (TOTAL)  
S00°15'22"W 2210.97' (TOTAL)

LIMITS  
OF PLAT

NORTHEASTERLY RIGHT-OF-WAY  
LINE OF FOURTH STREET  
(ST. LUCIE VILLAS, P.B. 3, PG. 133) AND  
(FIRST ADDITION TO ST. LUCIE VILLAS,  
P.B. 4, PG. 1)

1618.95' (TOTAL)  
N53°40'15"W 16' (TOTAL)

MATCH LINE SEE SHEET 12



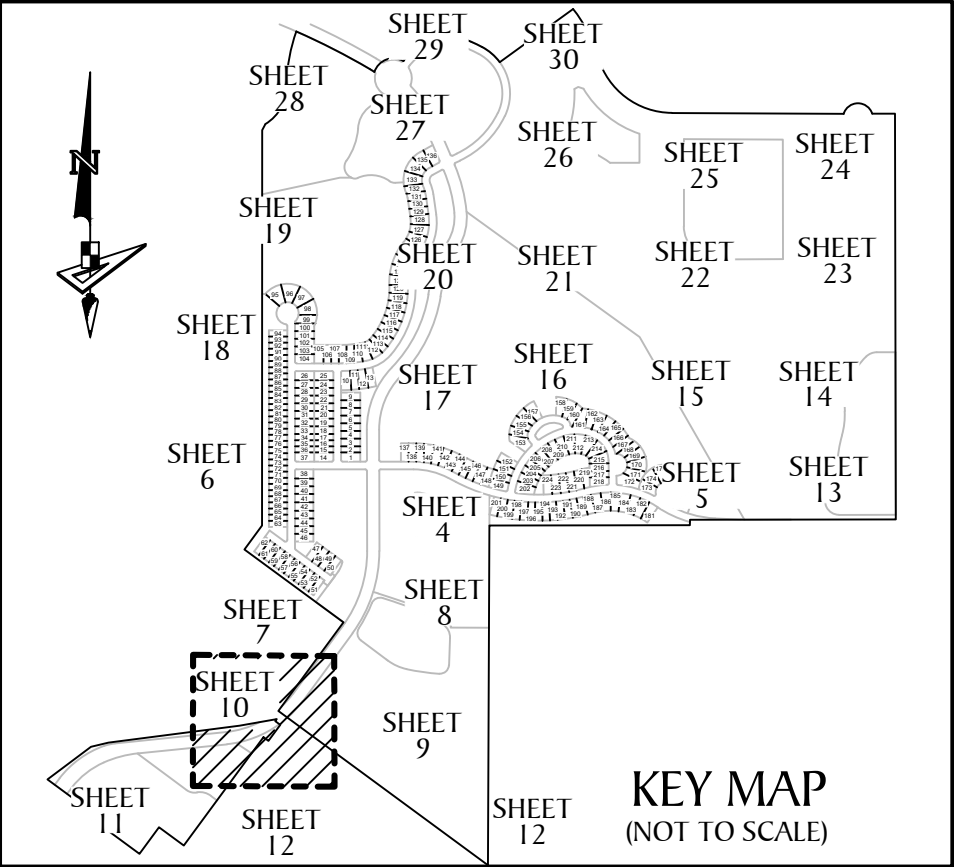
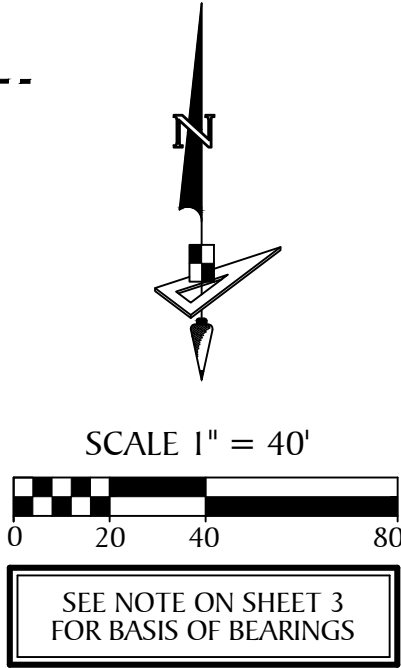
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SHEET 9 OF 30 SHEETS



TERRA LAGO - PHASE 1A AND 1B  
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ONE-QUARTER (1/4) OF SECTION 6, TOWNSHIP 40 SOUTH, RANGE 39 EAST, VILLAGE OF INDIANTOWN, MARTIN COUNTY, FLORIDA.

PLAT BOOK \_\_\_\_\_  
PAGE \_\_\_\_\_



LEGEND	
P.O.B. -----	POINT OF BEGINNING
P.O.C. -----	POINT OF COMMENCEMENT
P.B. -----	PLAT BOOK
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R/W -----	RIGHT-OF-WAY
(R) -----	RADIAL
(NR) -----	NON-RADIAL
PRM -----	PERMANENT REFERENCE MONUMENT
● -----	PERMANENT CONTROL POINT
□ -----	FOUND PERMANENT REFERENCE MONUMENT
■ -----	SET 4"x4" CONCRETE MONUMENT WITH 2" ALUMINUM DISK STAMPED "PRM LB 7768"

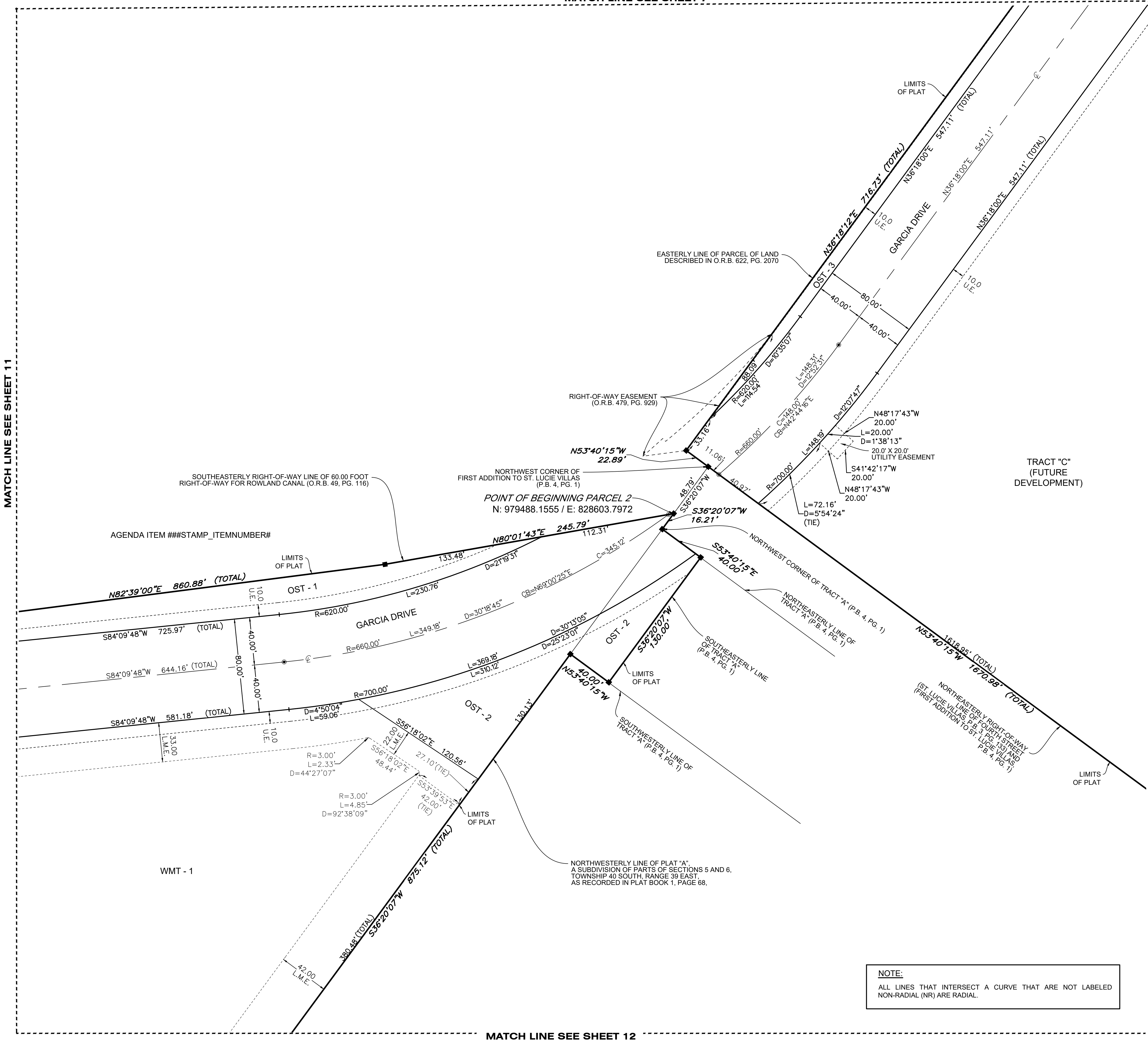
NOTE:  
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**SHEET 10 OF 30 SHEETS**



MATCH LINE SEE SHEET 11

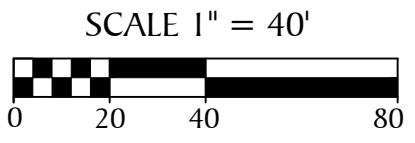
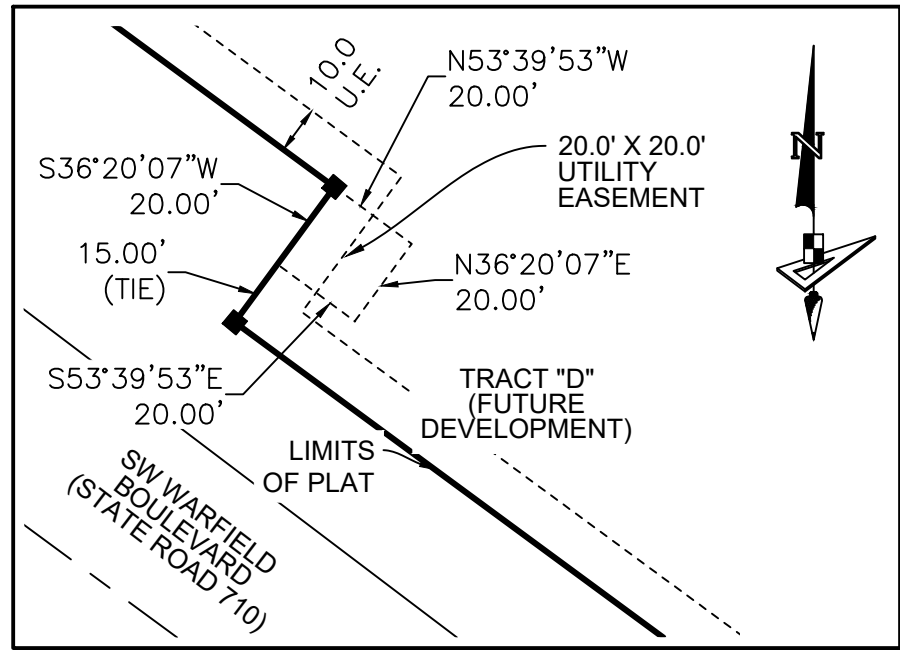
MATCH LINE SEE SHEET 9

MATCH LINE SEE SHEET 12

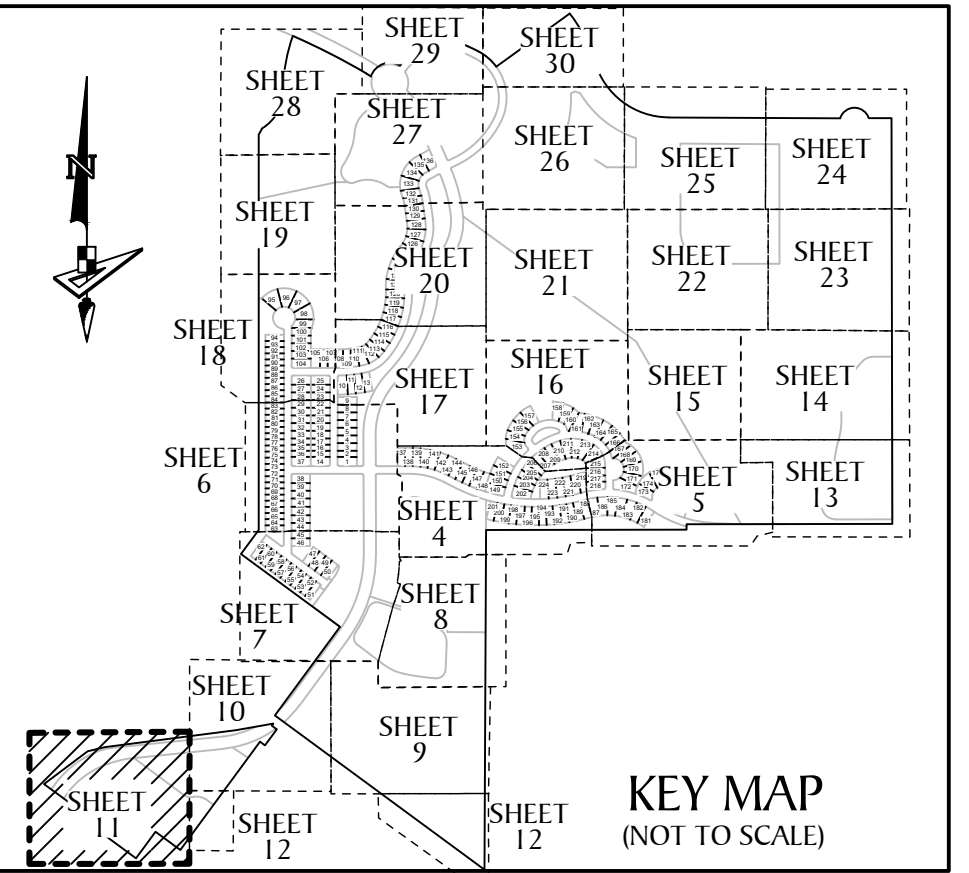
# TERRA LAGO - PHASE 1A AND 1B

BEING A PARCEL OF LAND LYING IN SECTIONS 31 AND 32, TOWNSHIP 39 SOUTH, RANGE 39 EAST, AND THE NORTHEAST ONE-QUARTER (1/4) OF SECTION 6, TOWNSHIP 40 SOUTH, RANGE 39 EAST, VILLAGE OF INDIANTOWN, MARTIN COUNTY, FLORIDA.

DETAIL "C" (SCALE: 1"=40')



SEE NOTE ON SHEET 3 FOR BASIS OF BEARINGS



## LEGEND

- P.O.B. --- POINT OF BEGINNING
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- --- FOUND PERMANENT REFERENCE MONUMENT
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NOTE:  
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**GeoPoint**  
Surveying, Inc.

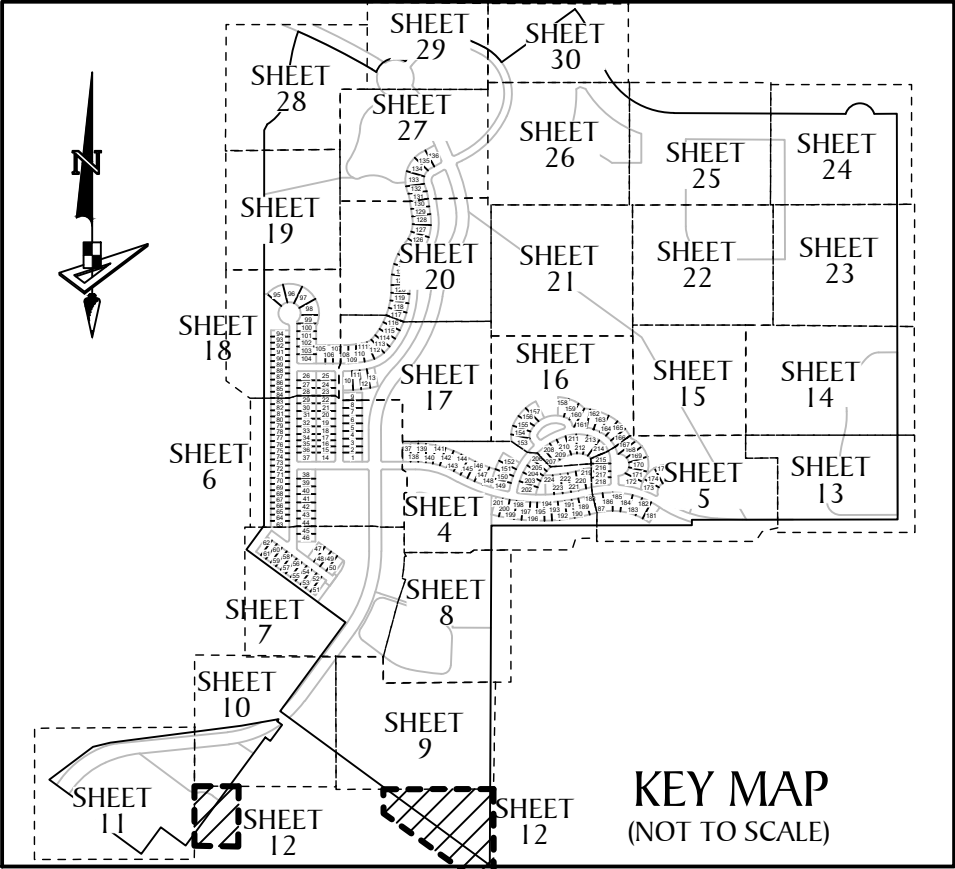
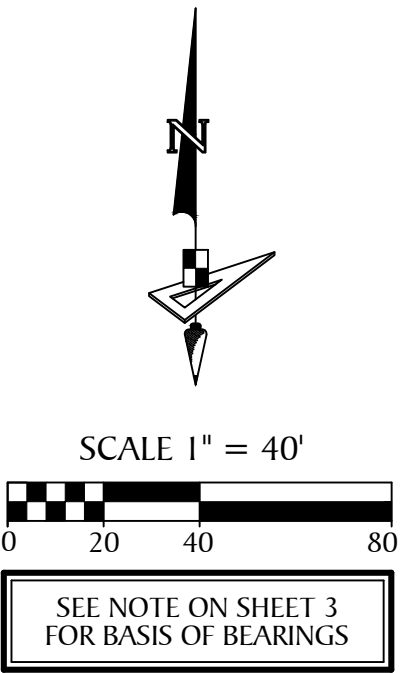
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**SHEET 11 OF 30 SHEETS**

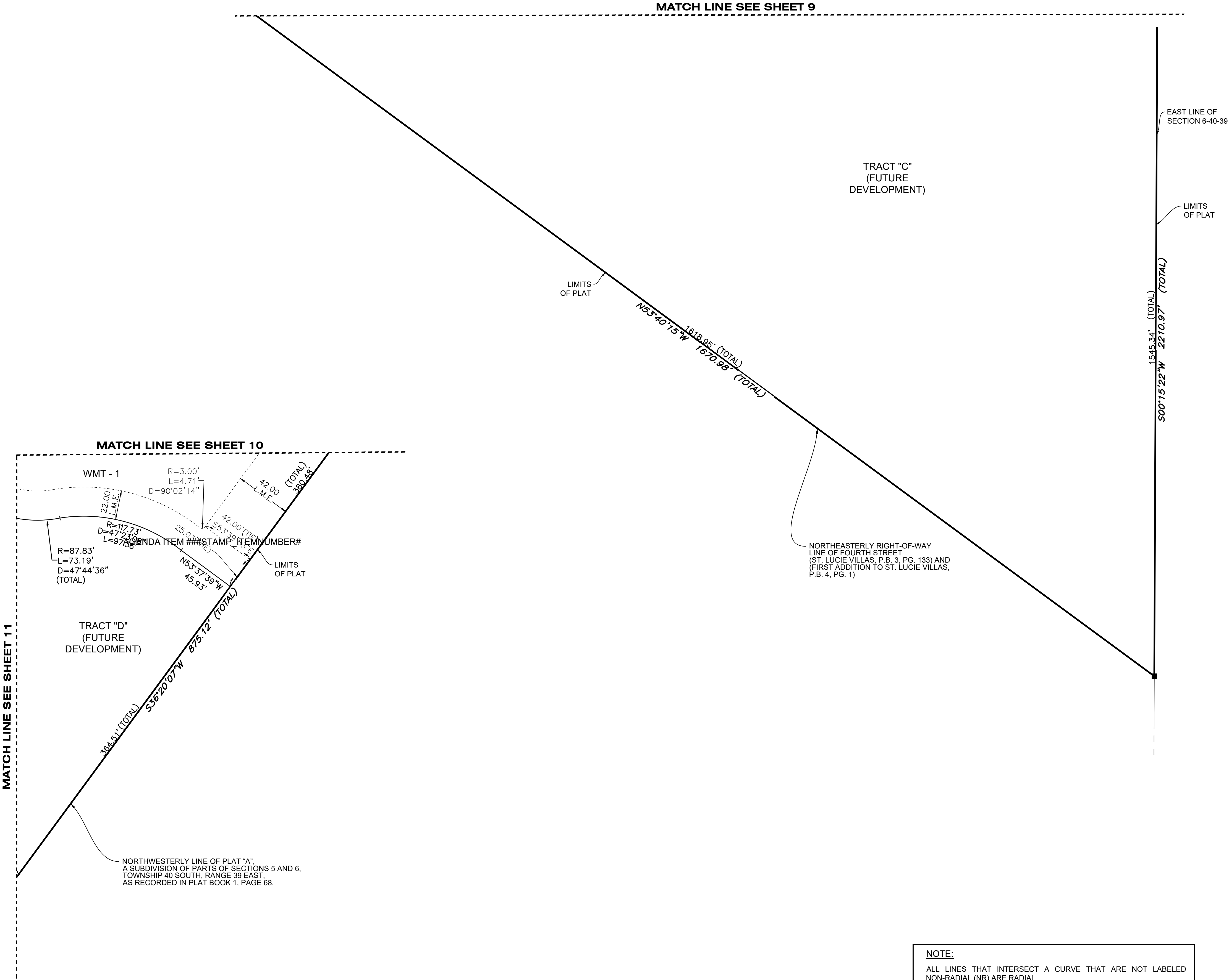
TERRA LAGO - PHASE 1A AND 1B  
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PLAT BOOK \_\_\_\_\_  
PAGE \_\_\_\_\_



LEGEND	
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P.O.C. -----	POINT OF COMMENCEMENT
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NOTE:  
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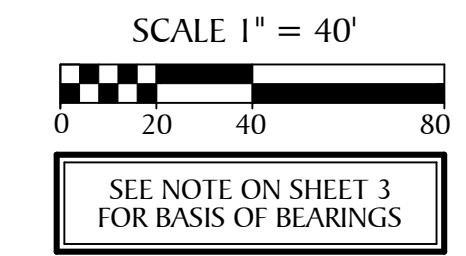


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SHEET 12 OF 30 SHEETS

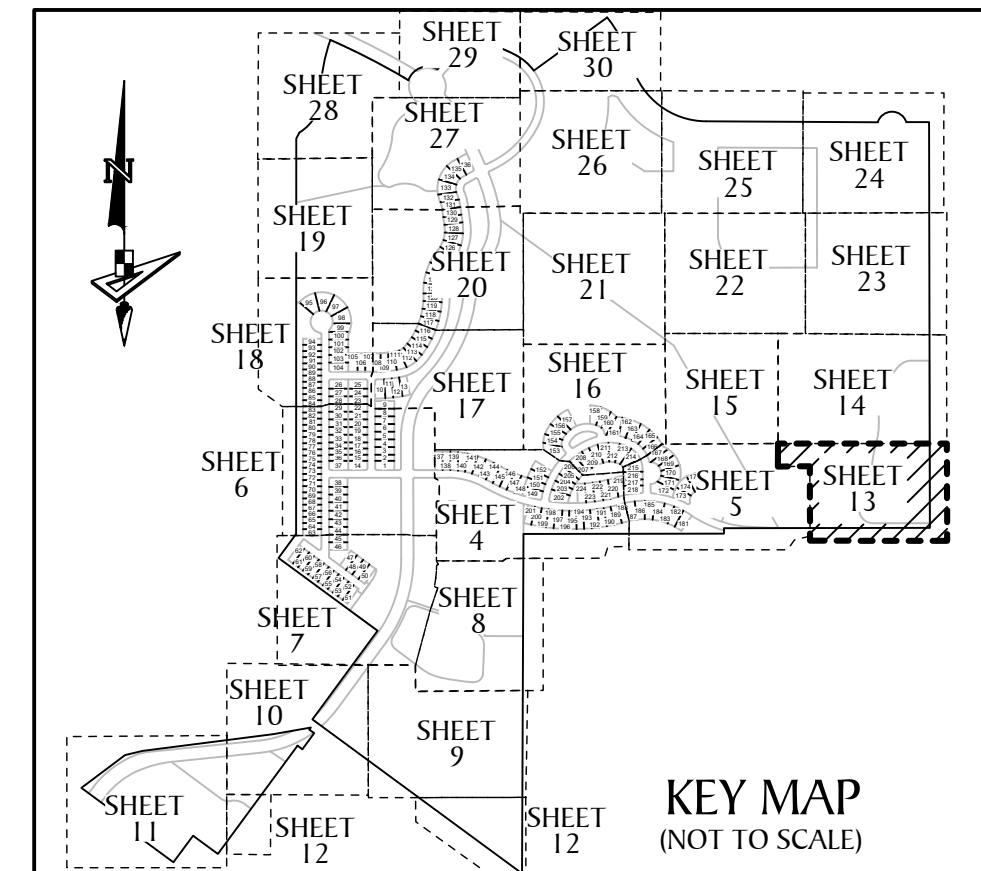
BEING A PARCEL OF LAND LYING IN SECTIONS 31 AND 32, TOWNSHIP 39 SOUTH, RANGE 39 EAST, AND THE NORTHEAST ONE-QUARTER (1/4) OF SECTION 6, TOWNSHIP 40 SOUTH, RANGE 39 EAST, VILLAGE OF INDIANTOWN, MARTIN COUNTY, FLORIDA.

PAGE \_\_\_\_\_

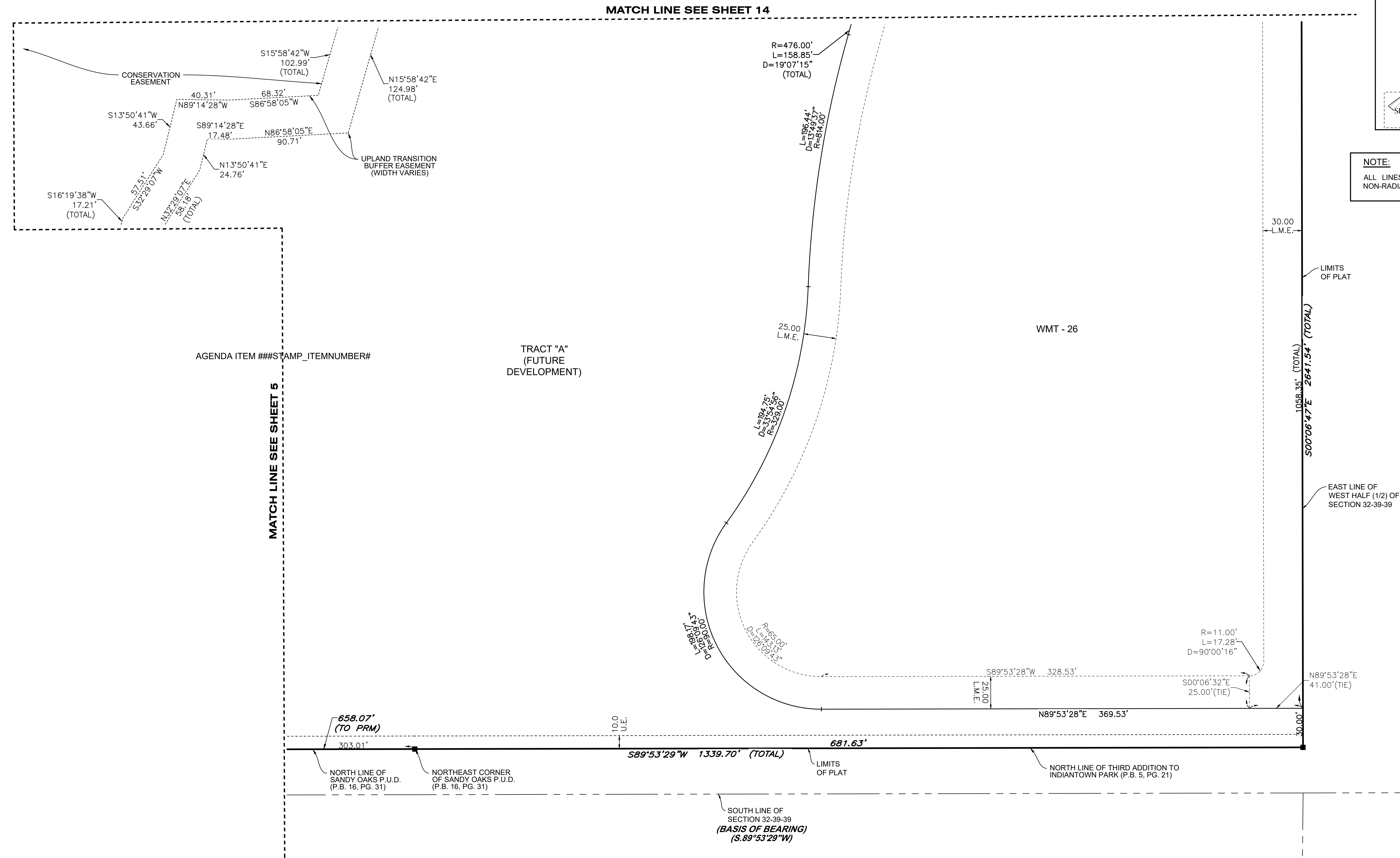


LEGEND	
<i>CB</i> ----- <i>CHORD BEARING</i>	<i>L1</i> ----- <i>LINE SEGMENT TAG</i>
<i>C</i> ----- <i>CHORD</i>	<i>C1</i> ----- <i>CURVE SEGMENT TAG</i>
<i>N.T.I.</i> ----- <i>NON-TANGENT INTERSECTION</i>	<i>R.I.</i> ----- <i>RADIAL INTERSECTION</i>
<i>N.T.C.</i> ----- <i>NON-TANGENT CURVATURE</i>	<i>R/W</i> ----- <i>RIGHT-OF-WAY</i>
<i>P.C.</i> ----- <i>POINT OF CURVATURE</i>	<i>(R)</i> ----- <i>RADIAL</i>
<i>P.T.</i> ----- <i>POINT OF TANGENCY</i>	<i>(NR)</i> ----- <i>NON-RADIAL</i>
<i>P.C.C.</i> ----- <i>POINT OF COMPOUND CURVATURE</i>	<i>PRM</i> ----- <i>PERMANENT REFERENCE MONUMENT</i>
<i>P.R.C.</i> ----- <i>POINT OF REVERSE CURVATURE</i>	● ----- <i>PERMANENT CONTROL POINT</i>

- ----- FOUND PERMANENT  
REFERENCE MONUMENT
- ----- SET 4"x4" CONCRETE MONUMENT  
WITH 2" ALUMINUM DISK  
STAMPED "PRM LB 7768"



**NOTE:**  
ALL LINES THAT INTERSECT A CURVE THAT ARE NOT LABELED  
NON-RADIAL (NR) ARE RADIAL.



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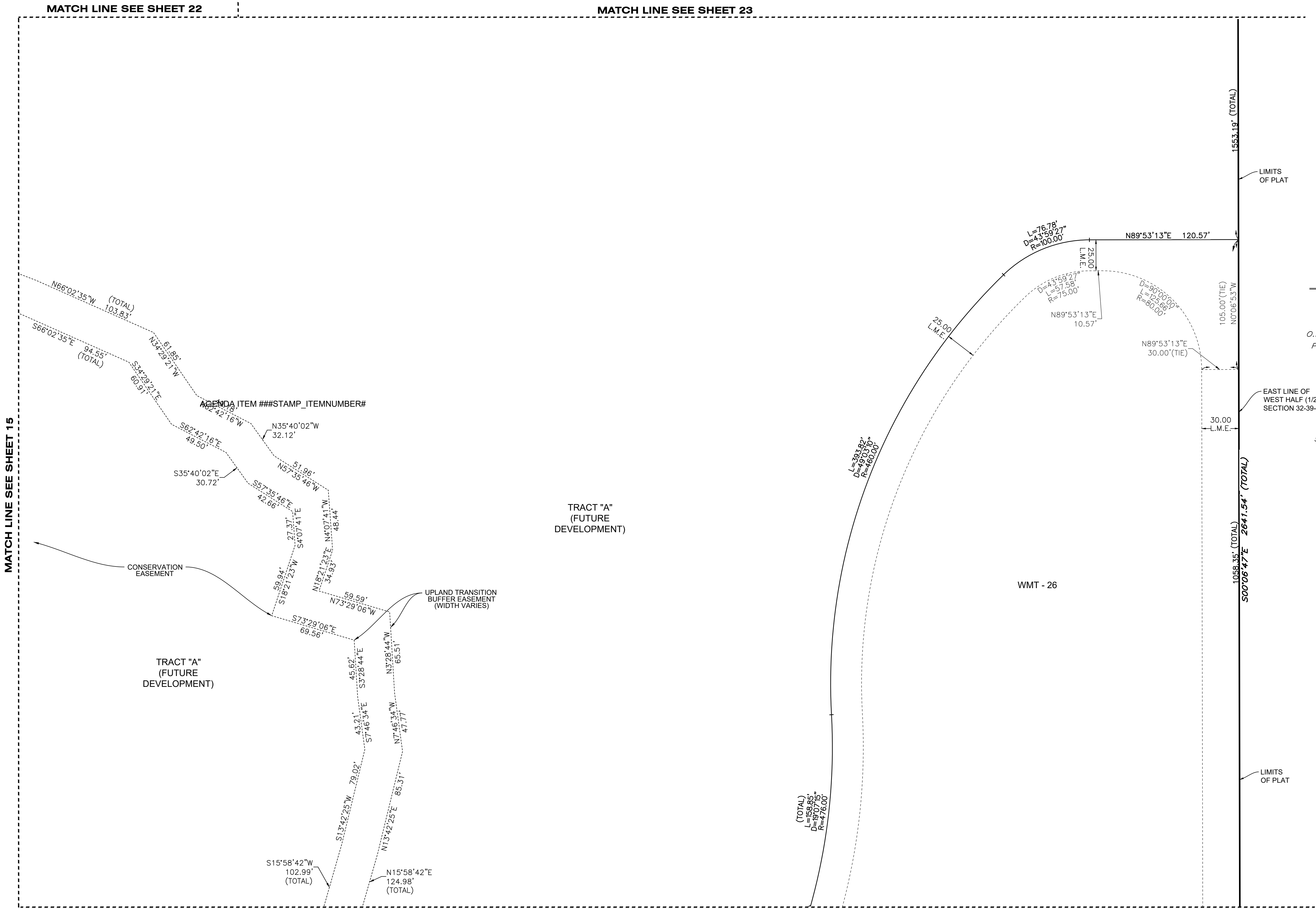
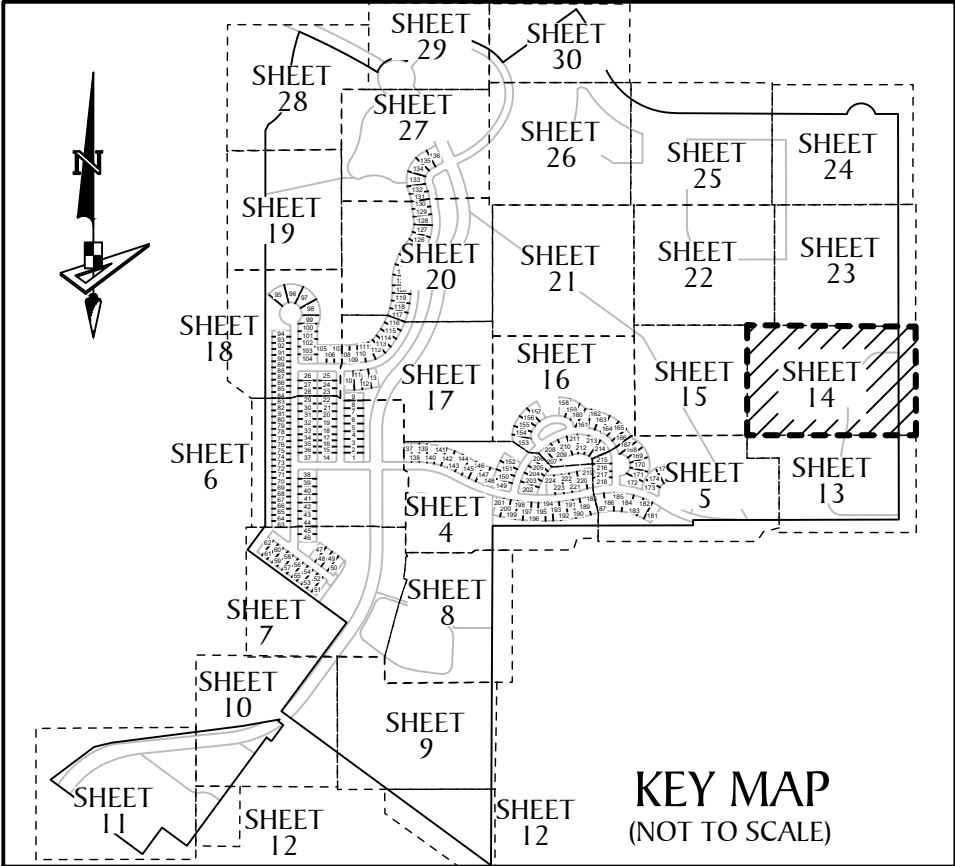
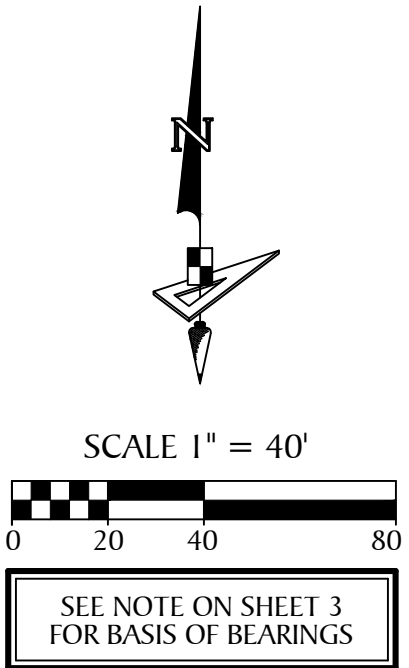
**SHEET 13 OF 30 SHEETS**



TERRA LAGO - PHASE 1A AND 1B  
BEING A PARCEL OF LAND LYING IN SECTIONS 31 AND 32, TOWNSHIP 39 SOUTH, RANGE 39 EAST, AND THE NORTHEAST  
ONE-QUARTER (1/4) OF SECTION 6, TOWNSHIP 40 SOUTH, RANGE 39 EAST, VILLAGE OF INDIANTOWN, MARTIN COUNTY, FLORIDA.

PLAT BOOK \_\_\_\_\_  
PAGE \_\_\_\_\_

NOTE:  
ALL LINES THAT INTERSECT A CURVE THAT ARE NOT LABELED  
NON-RADIAL (NR) ARE RADIAL.



LEGEND	
P.O.B. ----	POINT OF BEGINNING
P.O.C. ----	POINT OF COMMENCEMENT
P.B. ----	PLAT BOOK
O.R./O.R.B. ----	OFFICIAL RECORDS BOOK
PG./PG(s) ----	PAGE(s)
P.U.D. ----	PLANNED UNIT DEVELOPMENT
W.M.T. ----	WATER MANAGEMENT TRACT
CA ----	COMMON AREA
U.E. ----	UTILITY EASEMENT
D.E. ----	DRAINAGE EASEMENT
L.M.E. ----	LAKE MAINTENANCE EASEMENT
O.S.T. ----	OPEN SPACE TRACT
5-40-39 ----	SECTION-TOWNSHIP-RANGE
@ ----	CENTERLINE OF ROAD
LS ----	LIFT STATION
AC.± ----	ACRES MORE OR LESS
L1 ----	LINE SEGMENT TAG
C1 ----	CURVE SEGMENT TAG
R ----	RADIUS
L ----	ARC LENGTH
D ----	DELTA ANGLE
CB ----	CHORD BEARING
C ----	CHORD
N.T.I. ----	NON-TANGENT INTERSECTION
N.T.C. ----	NON-TANGENT CURVATURE
P.C. ----	POINT OF CURVATURE
P.T. ----	POINT OF TANGENCY
P.C.C. ----	POINT OF COMPOUND CURVATURE
P.R.C. ----	POINT OF REVERSE CURVATURE
R.I. ----	RADIAL INTERSECTION
R/W ----	RIGHT-OF-WAY
(R) ----	RADIAL
(NR) ----	NON-RADIAL
PRM ----	PERMANENT REFERENCE MONUMENT
● ----	PERMANENT CONTROL POINT
□ ----	FOUND PERMANENT REFERENCE MONUMENT
■ ----	SET 4"x4" CONCRETE MONUMENT WITH 2" ALUMINUM DISK STAMPED "PRM LB 7768"

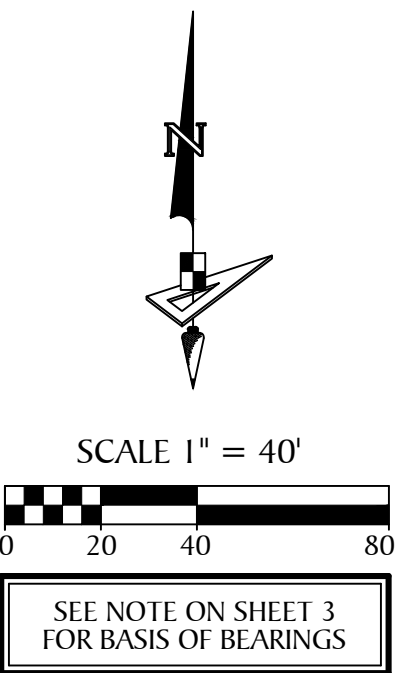


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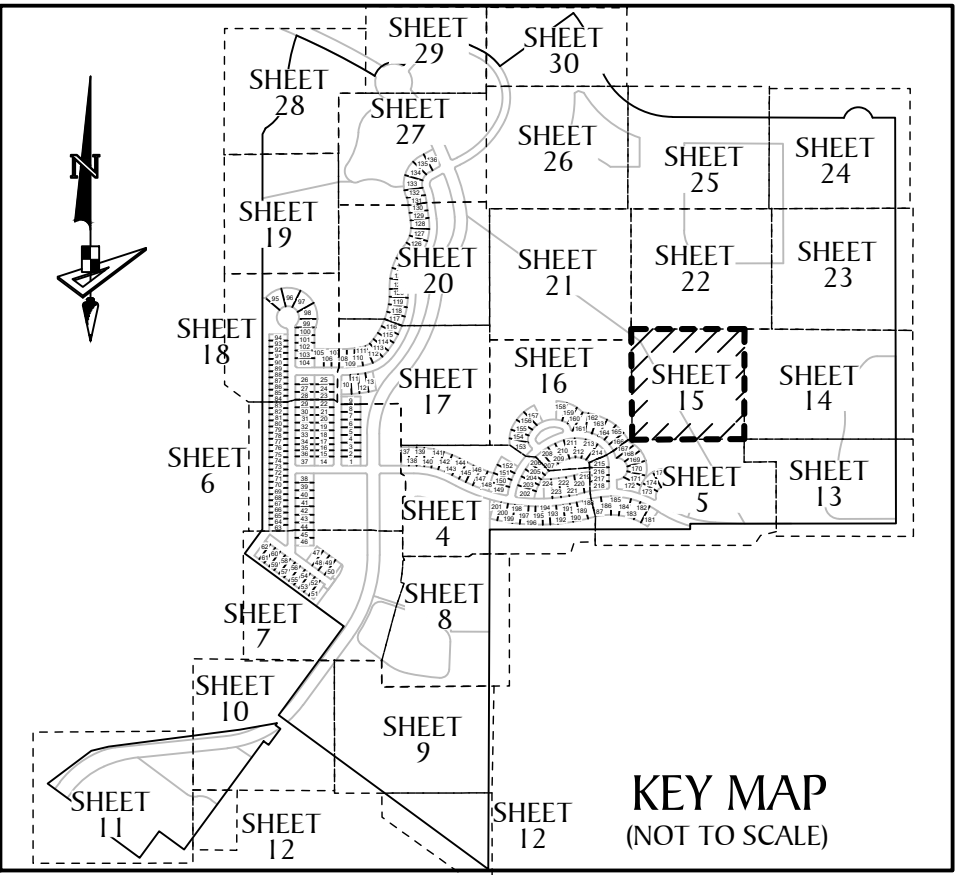
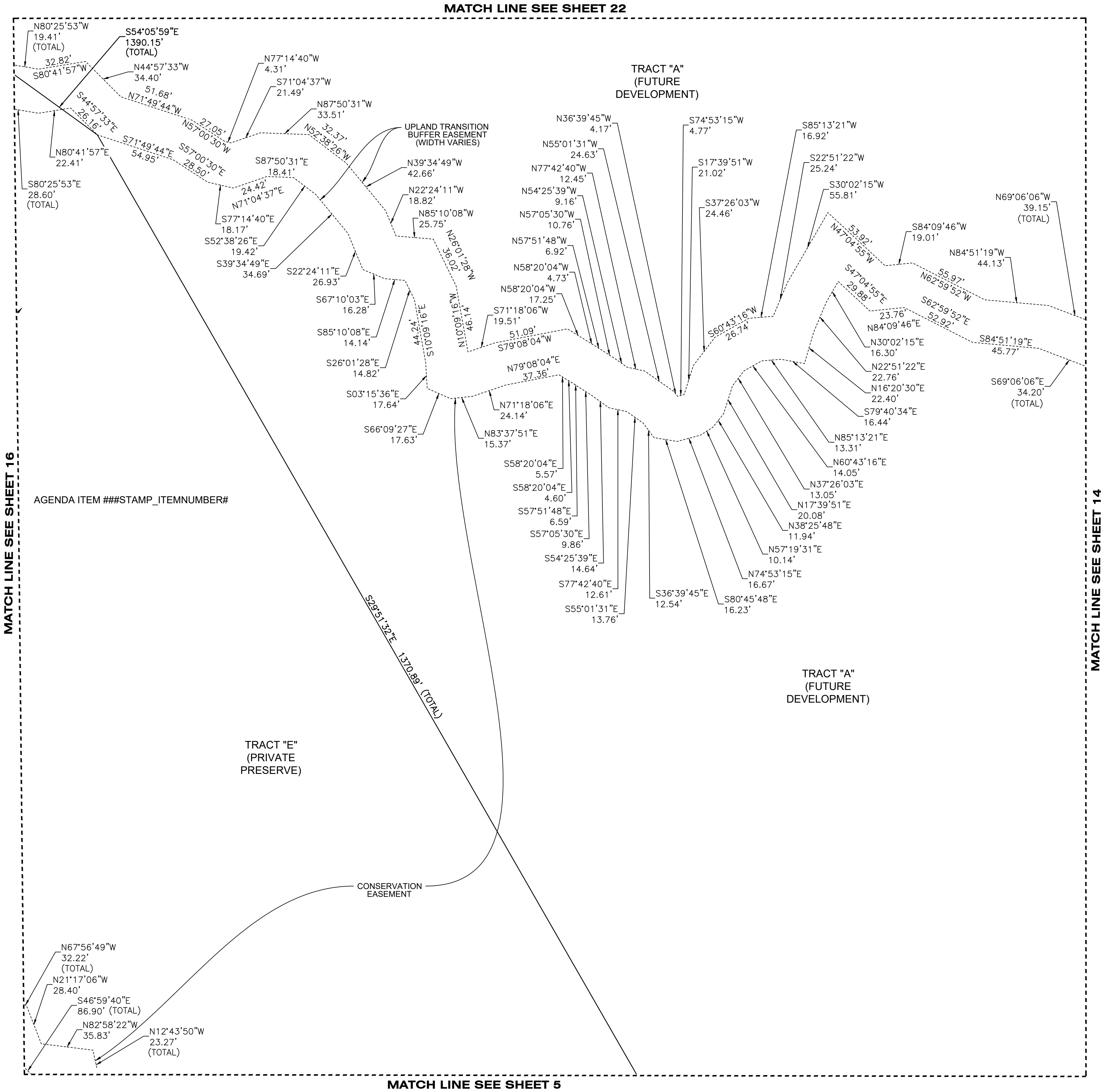
SHEET 14 OF 30 SHEETS

TERRA LAGO - PHASE 1A AND 1B  
BEING A PARCEL OF LAND LYING IN SECTIONS 31 AND 32, TOWNSHIP 39 SOUTH, RANGE 39 EAST, AND THE NORTHEAST  
ONE-QUARTER (1/4) OF SECTION 6, TOWNSHIP 40 SOUTH, RANGE 39 EAST, VILLAGE OF INDIANTOWN, MARTIN COUNTY, FLORIDA.

NOTE:  
ALL LINES THAT INTERSECT A CURVE THAT ARE NOT LABELED  
NON-RADIAL (NR) ARE RADIAL.



PLAT BOOK \_\_\_\_\_  
PAGE \_\_\_\_\_



LEGEND	
P.O.B. -----	POINT OF BEGINNING
P.O.C. -----	POINT OF COMMENCEMENT
P.B. -----	PLAT BOOK
O.R./O.R.B. -----	OFFICIAL RECORDS BOOK
PG./PG(s) -----	PAGE(s)
P.U.D. -----	PLANNED UNIT DEVELOPMENT
W.M.T. -----	WATER MANAGEMENT TRACT
CA -----	COMMON AREA
U.E. -----	UTILITY EASEMENT
D.E. -----	DRAINAGE EASEMENT
L.M.E. -----	LAKE MAINTENANCE EASEMENT
O.S.T. -----	OPEN SPACE TRACT
5-40-39 -----	SECTION-TOWNSHIP-RANGE
CL -----	CENTERLINE OF ROAD
LS -----	LIFT STATION
AC.± -----	ACRES MORE OR LESS
L1 -----	LINE SEGMENT TAG
C1 -----	CURVE SEGMENT TAG
R -----	RADIUS
L -----	ARC LENGTH
D -----	DELTA ANGLE
CB -----	CHORD BEARING
C -----	CHORD
N.T.I. -----	NON-TANGENT INTERSECTION
N.T.C. -----	NON-TANGENT CURVATURE
P.C. -----	POINT OF CURVATURE
P.T. -----	POINT OF TANGENCY
P.C.C. -----	POINT OF COMPOUND CURVATURE
P.R.C. -----	POINT OF REVERSE CURVATURE
R.I. -----	RADIAL INTERSECTION
R/W -----	RIGHT-OF-WAY
(R) -----	RADIAL
(NR) -----	NON-RADIAL
PRM -----	PERMANENT REFERENCE MONUMENT
● -----	PERMANENT CONTROL POINT
□ -----	FOUND PERMANENT REFERENCE MONUMENT
■ -----	SET 4"x4" CONCRETE MONUMENT WITH 2" ALUMINUM DISK STAMPED "PRM LB 7768"



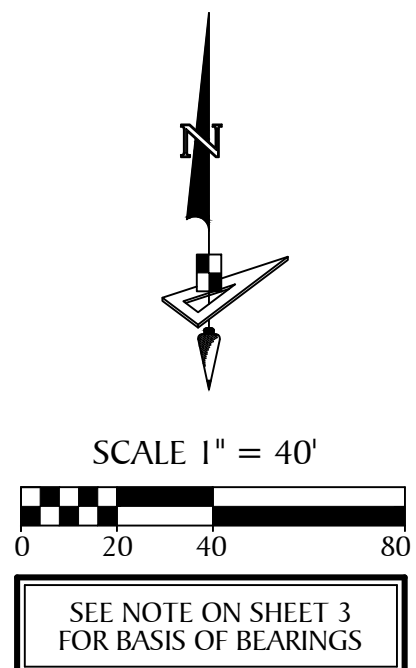
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SHEET 15 OF 30 SHEETS

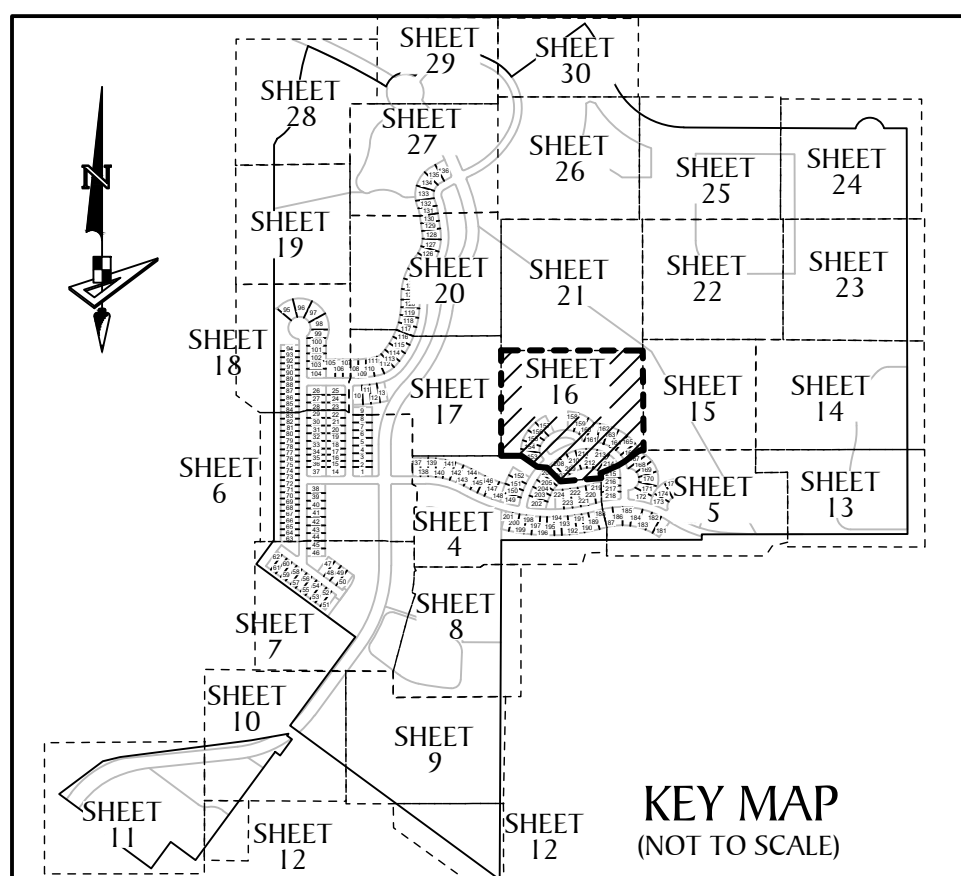


TERRA LAGO - PHASE 1A AND 1B  
BEING A PARCEL OF LAND LYING IN SECTIONS 31 AND 32, TOWNSHIP 39 SOUTH, RANGE 39 EAST, AND THE NORTHEAST  
ONE-QUARTER (1/4) OF SECTION 6, TOWNSHIP 40 SOUTH, RANGE 39 EAST, VILLAGE OF INDIANTOWN, MARTIN COUNTY, FLORIDA.

MATCH LINE SEE SHEET 21



PLAT BOOK \_\_\_\_\_  
PAGE \_\_\_\_\_



NOTE:  
ALL LINES THAT INTERSECT A CURVE THAT ARE NOT LABELED  
NON-RADIAL (NR) ARE RADIAL.

LEGEND

- P.O.B. ----- POINT OF BEGINNING  
P.O.C. ----- POINT OF COMMENCEMENT  
P.B. ----- PLAT BOOK  
O.R./O.R.B. ----- OFFICIAL RECORDS BOOK  
PG./PG(s) ----- PAGE(s)  
P.U.D. ----- PLANNED UNIT DEVELOPMENT  
W.M.T. ----- WATER MANAGEMENT TRACT  
CA ----- COMMON AREA  
U.E. ----- UTILITY EASEMENT  
D.E. ----- DRAINAGE EASEMENT  
L.M.E. ----- LAKE MAINTENANCE EASEMENT  
O.S.T. ----- OPEN SPACE TRACT  
5-40-39 ----- SECTION-TOWNSHIP-RANGE  
C ----- CENTERLINE OF ROAD  
LS ----- LIFT STATION  
AC.± ----- ACRES MORE OR LESS  
L1 ----- LINE SEGMENT TAG  
C1 ----- CURVE SEGMENT TAG  
R ----- RADIUS  
L ----- ARC LENGTH  
D ----- DELTA ANGLE  
CB ----- CHORD BEARING  
C ----- CHORD  
N.T.I. ----- NON-TANGENT INTERSECTION  
N.T.C. ----- NON-TANGENT CURVATURE  
P.C. ----- POINT OF CURVATURE  
P.T. ----- POINT OF TANGENCY  
P.C.C. ----- POINT OF COMPOUND CURVATURE  
P.R.C. ----- POINT OF REVERSE CURVATURE  
R.I. ----- RADIAL INTERSECTION  
R/W ----- RIGHT-OF-WAY  
(R) ----- RADIAL  
(NR) ----- NON-RADIAL  
PRM ----- PERMANENT REFERENCE MONUMENT  
● ----- PERMANENT CONTROL POINT  
□ ----- FOUND PERMANENT REFERENCE MONUMENT  
■ ----- SET 4"x4" CONCRETE MONUMENT WITH 2" ALUMINUM DISK STAMPED "PRM LB 7768"

CURVE DATA TABLE (CENTER LINE OF ROAD)					
NO.	RADIUS	DELTA	ARC	CHORD	BEARING
C7	182.70'	59°10'42"	188.70'	180.43'	N 30°36'03" W
C13	40.00'	64°05'11"	44.74'	42.44'	S 06°53'14" E
C14	40.00'	53°37'38"	37.44'	36.09'	N 37°39'23" W
C15	483.75'	39°44'23"	335.52'	328.84'	S 31°11'47" W
C16	291.00'	5°53'26"	29.92'	29.90'	S 76°20'59" W

MATCH LINE SEE SHEET 17

MATCH LINE SEE SHEET 15

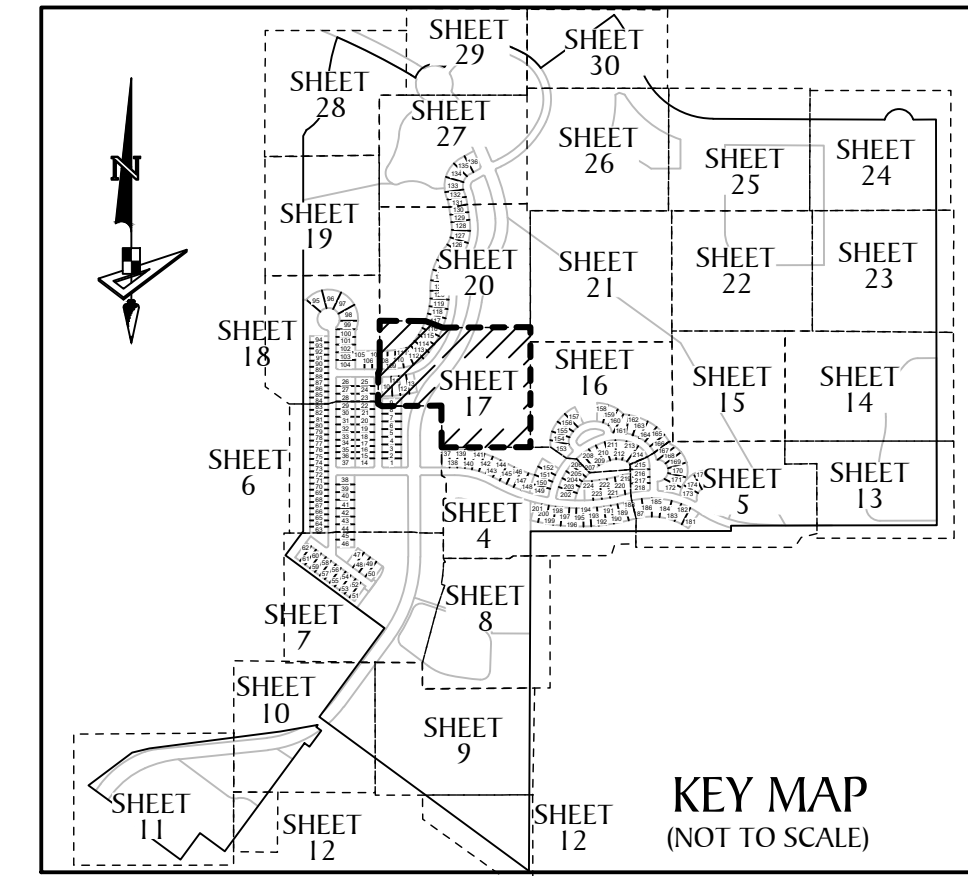
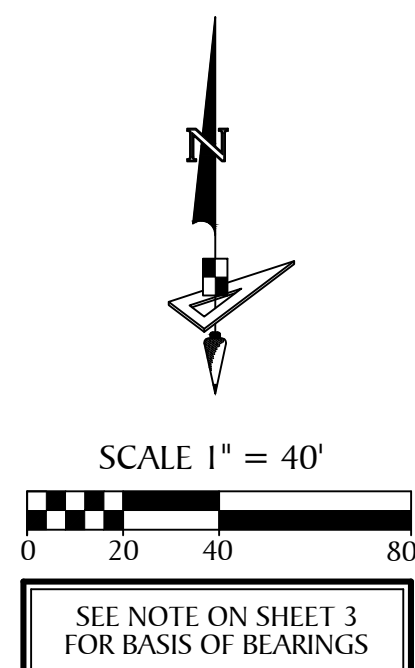
MATCH LINE SEE SHEET 5

MATCH LINE SEE SHEET 4

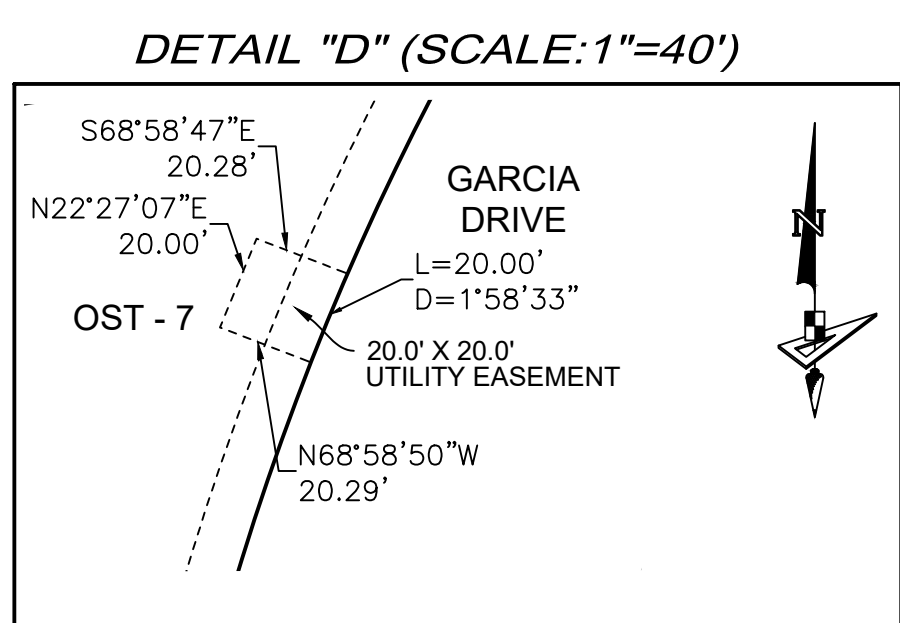
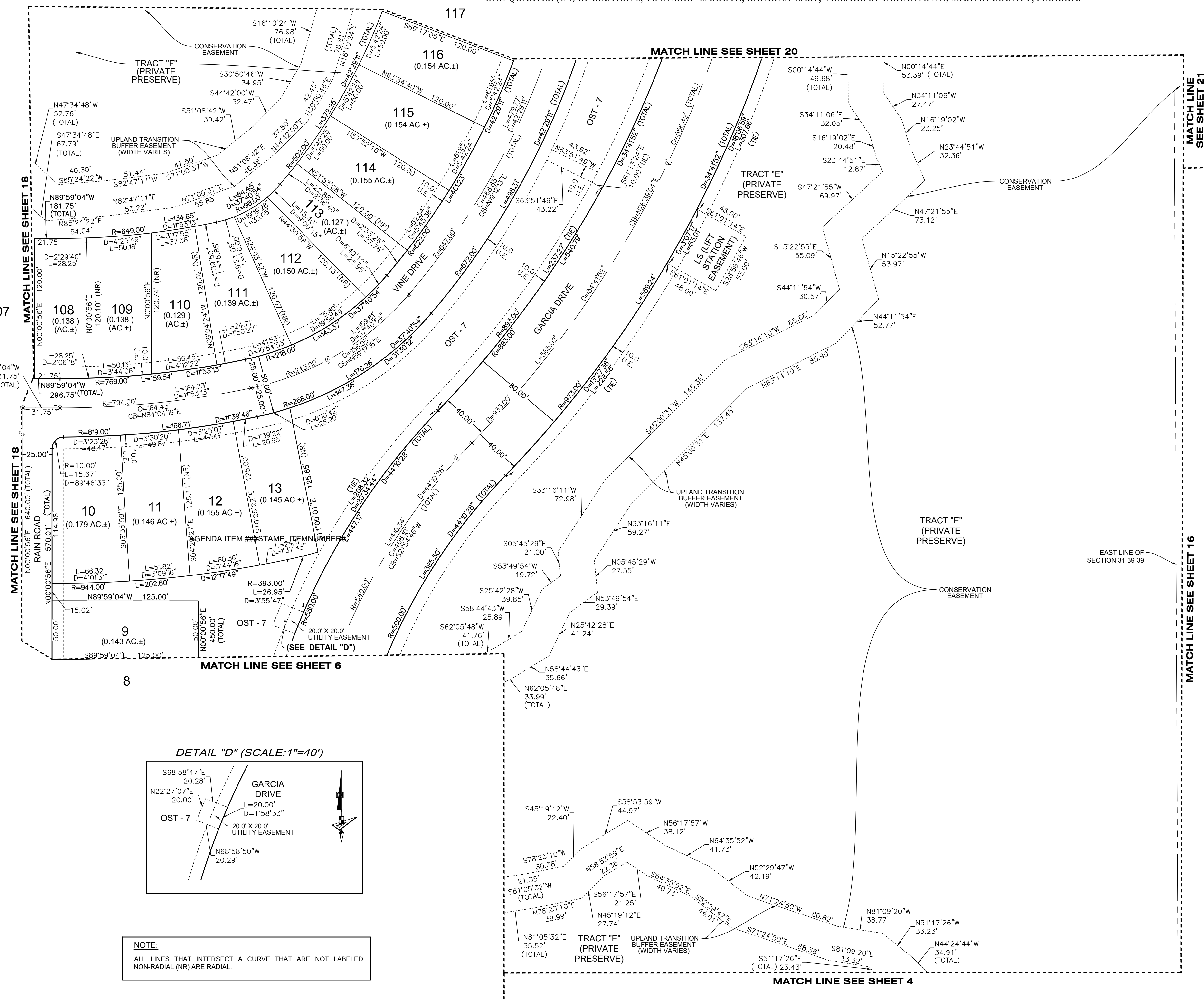
# TERRA LAGO - PHASE 1A AND 1B

BEING A PARCEL OF LAND LYING IN SECTIONS 31 AND 32, TOWNSHIP 39 SOUTH, RANGE 39 EAST, AND THE NORTHEAST ONE-QUARTER (1/4) OF SECTION 6, TOWNSHIP 40 SOUTH, RANGE 39 EAST, VILLAGE OF INDIANTOWN, MARTIN COUNTY, FLORIDA.

PLAT BOOK \_\_\_\_\_  
PAGE \_\_\_\_\_



- LEGEND**
- P.O.B. --- POINT OF BEGINNING
  - P.O.C. --- POINT OF COMMENCEMENT
  - P.B. --- PLAT BOOK
  - O.R./O.R.B. --- OFFICIAL RECORDS BOOK
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  - R.I. --- RADIAL INTERSECTION
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  - --- SET 4"x4" CONCRETE MONUMENT WITH 2" ALUMINUM DISK STAMPED "PRM LB 7768"



**NOTE:**  
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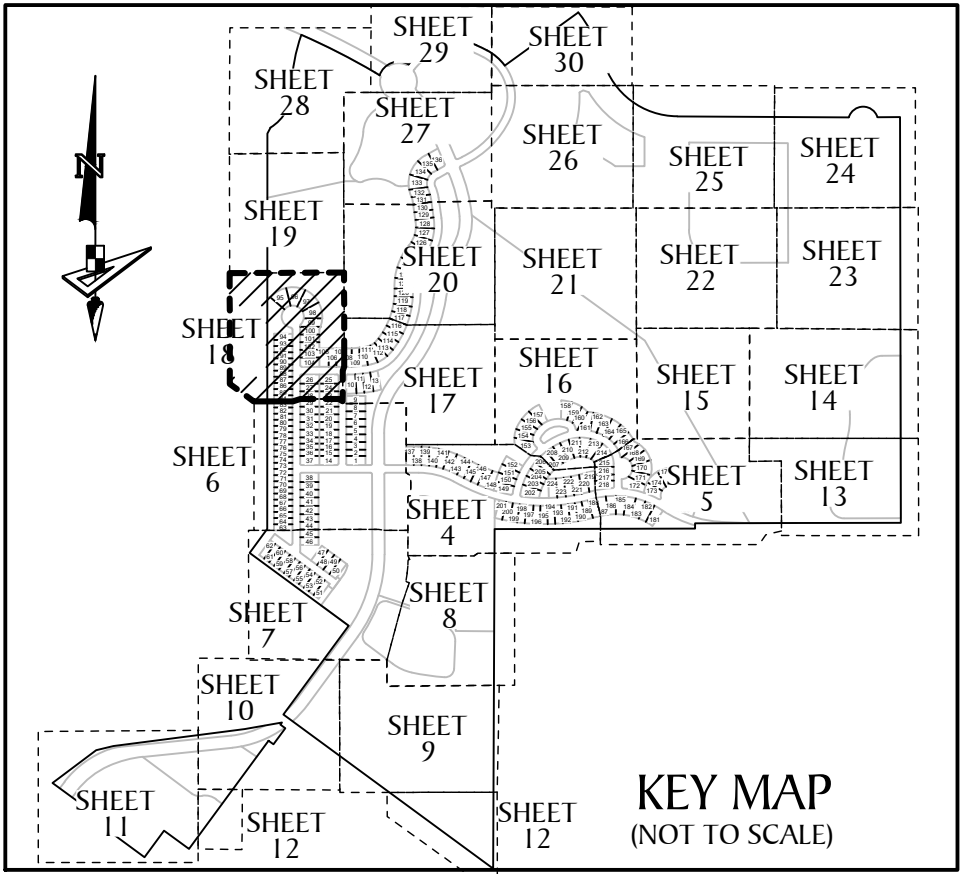
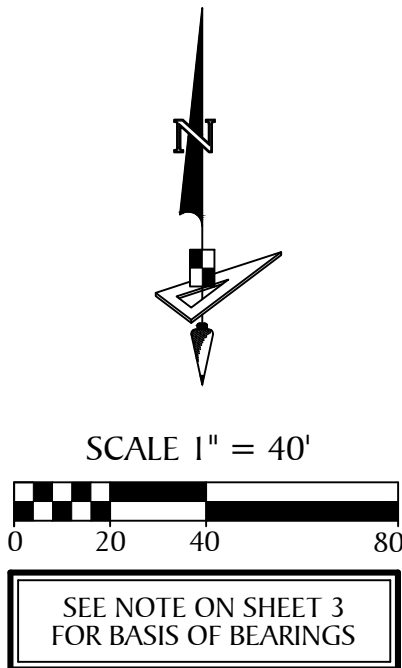
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**SHEET 17 OF 30 SHEETS**



TERRA LAGO - PHASE 1A AND 1B  
BEING A PARCEL OF LAND LYING IN SECTIONS 31 AND 32, TOWNSHIP 39 SOUTH, RANGE 39 EAST, AND THE NORTHEAST  
ONE-QUARTER (1/4) OF SECTION 6, TOWNSHIP 40 SOUTH, RANGE 39 EAST, VILLAGE OF INDIANTOWN, MARTIN COUNTY, FLORIDA.

PLAT BOOK \_\_\_\_\_  
PAGE \_\_\_\_\_



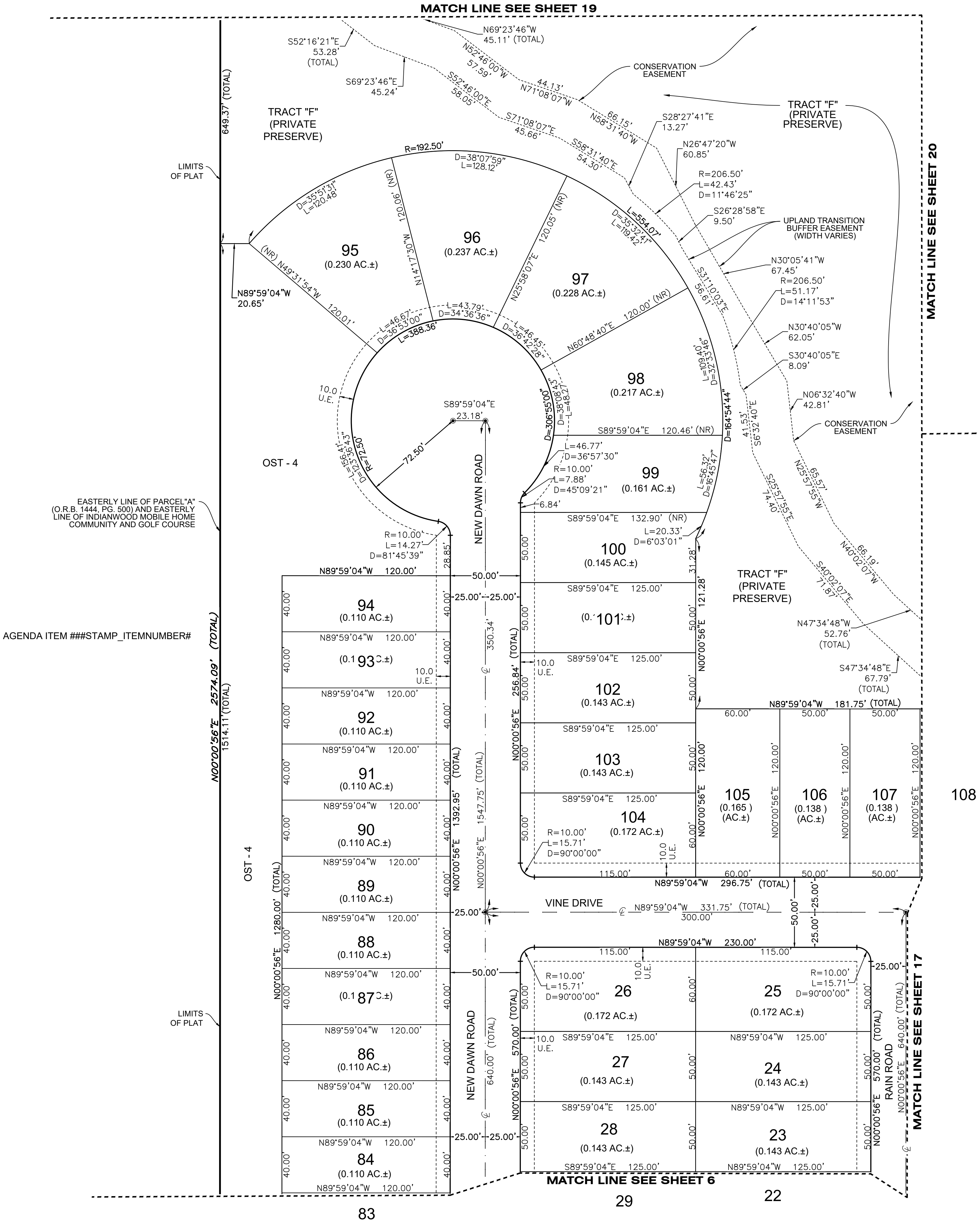
**NOTE:**  
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- LEGEND**
- P.O.B. ----- POINT OF BEGINNING
  - P.O.C. ----- POINT OF COMMENCEMENT
  - P.B. ----- PLAT BOOK
  - O.R./O.R.B. ----- OFFICIAL RECORDS BOOK
  - PG./PG(s) ----- PAGE(s)
  - P.U.D. ----- PLANNED UNIT DEVELOPMENT
  - W.M.T. ----- WATER MANAGEMENT TRACT
  - CA ----- COMMON AREA
  - U.E. ----- UTILITY EASEMENT
  - D.E. ----- DRAINAGE EASEMENT
  - L.M.E. ----- LAKE MAINTENANCE EASEMENT
  - O.S.T. ----- OPEN SPACE TRACT
  - 5-40-39 ----- SECTION-TOWNSHIP-RANGE
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  - LS ----- LIFT STATION
  - AC.± ----- ACRES MORE OR LESS
  - L1 ----- LINE SEGMENT TAG
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  - (R) ----- RADIAL
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  - PRM ----- PERMANENT REFERENCE MONUMENT
  - ----- PERMANENT CONTROL POINT
  - ----- FOUND PERMANENT REFERENCE MONUMENT
  - ----- SET 4"x4" CONCRETE MONUMENT WITH 2" ALUMINUM DISK STAMPED "PRM LB 7768"

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**SHEET 18 OF 30 SHEETS**



108

MATCH LINE SEE SHEET 17

MATCH LINE SEE SHEET 6

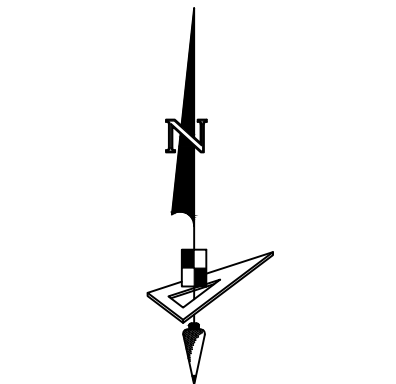
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29

22

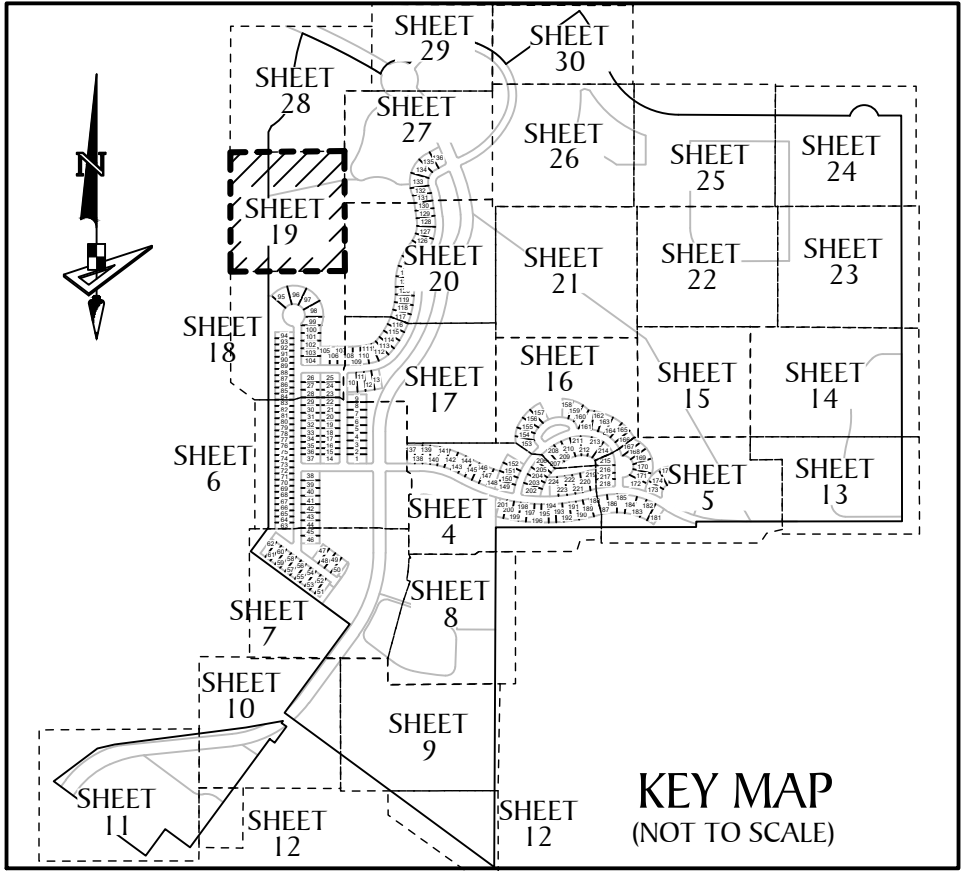
TERRA LAGO - PHASE 1A AND 1B  
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ONE-QUARTER (1/4) OF SECTION 6, TOWNSHIP 40 SOUTH, RANGE 39 EAST, VILLAGE OF INDIANTOWN, MARTIN COUNTY, FLORIDA.

PLAT BOOK \_\_\_\_\_  
PAGE \_\_\_\_\_



SCALE 1" = 40'

SEE NOTE ON SHEET 3  
FOR BASIS OF BEARINGS



**NOTE:**  
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LEGEND

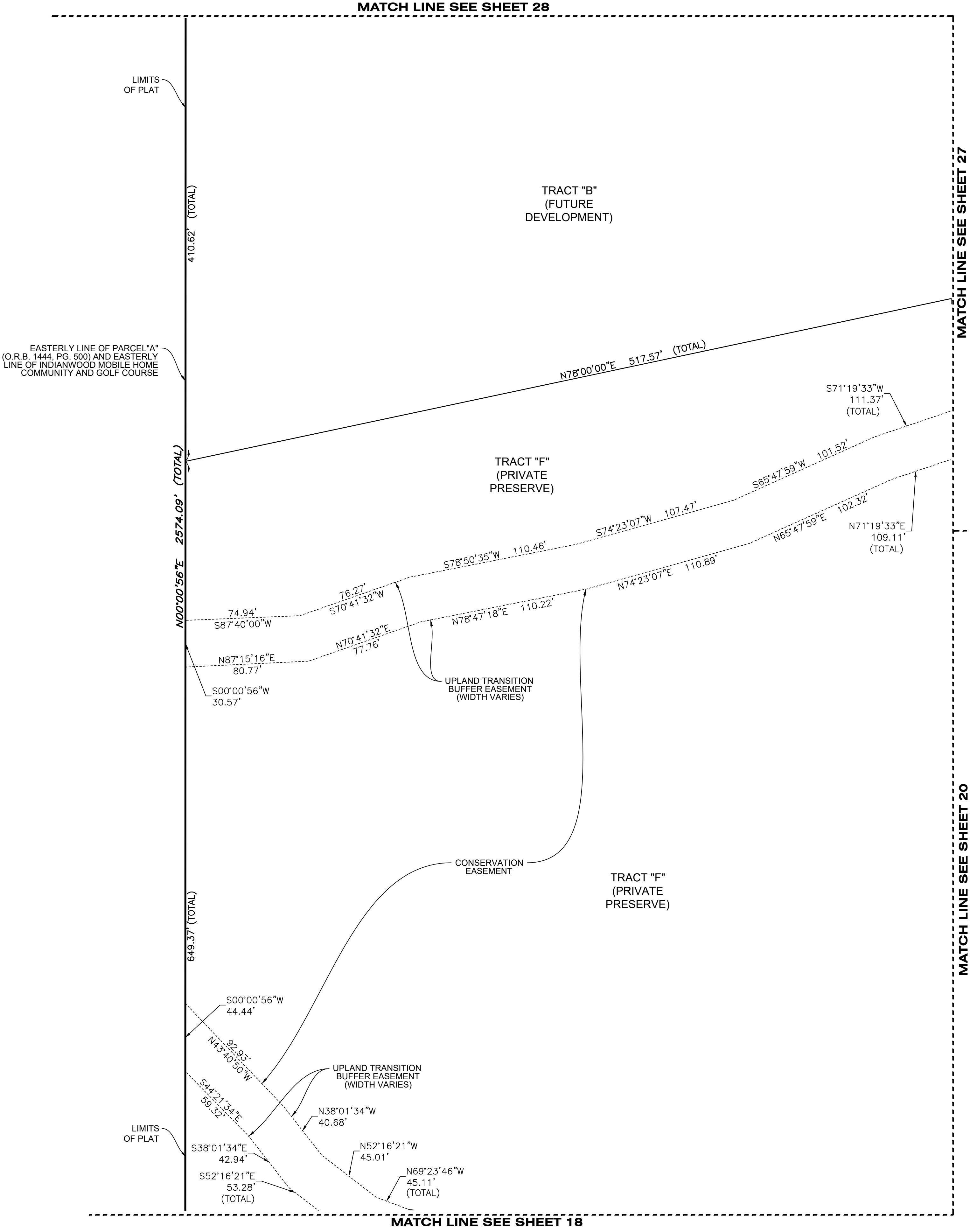
- P.O.B. ----- POINT OF BEGINNING  
P.O.C. ----- POINT OF COMMENCEMENT  
P.B. ----- PLAT BOOK  
O.R./O.R.B. ----- OFFICIAL RECORDS BOOK  
PG./PG(s) ----- PAGE(s)  
P.U.D. ----- PLANNED UNIT DEVELOPMENT  
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PRM ----- PERMANENT REFERENCE MONUMENT  
● ----- PERMANENT CONTROL POINT  
□ ----- FOUND PERMANENT REFERENCE MONUMENT  
■ ----- SET 4"x4" CONCRETE MONUMENT WITH 2" ALUMINUM DISK STAMPED "PRM LB 7768"



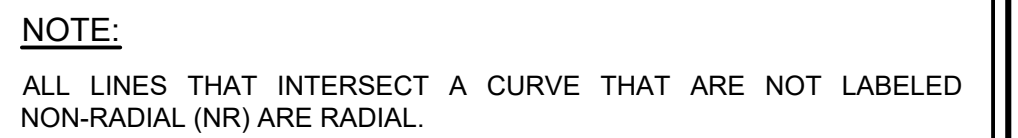
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SHEET 19 OF 30 SHEETS

AGENDA ITEM ###STAMP\_ITEMNUMBER#



BEING A PARCEL OF LAND LYING IN SECTIONS 31 AND 32, TOWNSHIP 39 SOUTH, RANGE 39 EAST, AND THE NORTHEAST ONE-QUARTER (1/4) OF SECTION 6, TOWNSHIP 40 SOUTH, RANGE 39 EAST, VILLAGE OF INDIANTOWN, MARTIN COUNTY, FLORIDA.

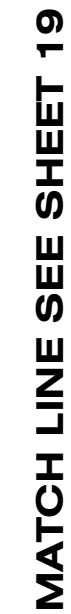


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**SHEET 20 OF 30 SHEETS**



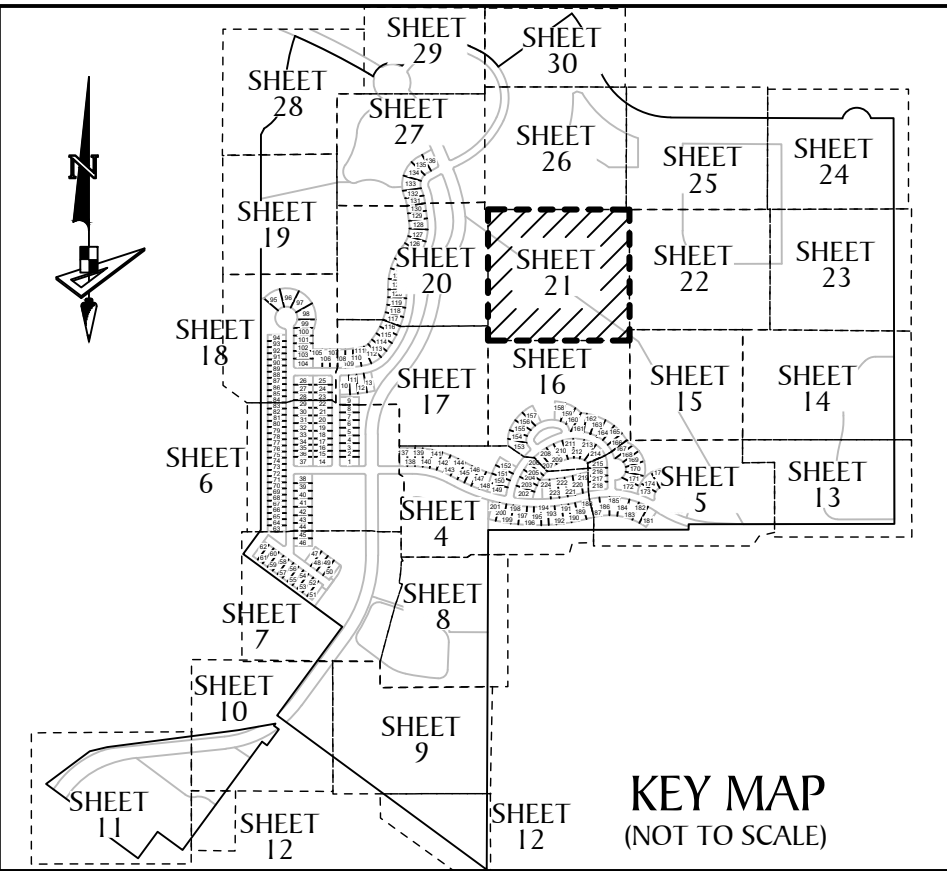
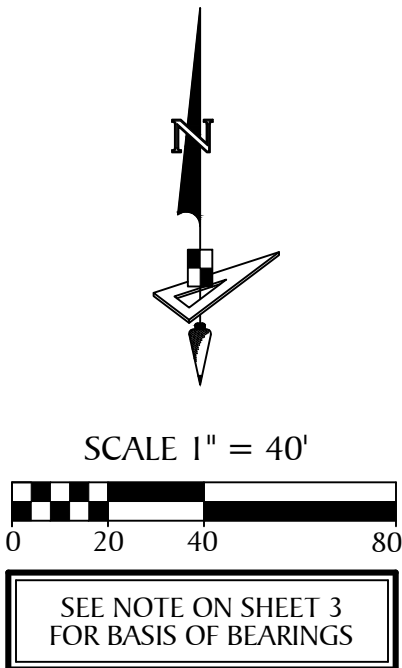
**MATCH LINE SEE SHEET 18**

--- MATCH LINE SEE SHEET 21



TERRA LAGO - PHASE 1A AND 1B  
BEING A PARCEL OF LAND LYING IN SECTIONS 31 AND 32, TOWNSHIP 39 SOUTH, RANGE 39 EAST, AND THE NORTHEAST  
ONE-QUARTER (1/4) OF SECTION 6, TOWNSHIP 40 SOUTH, RANGE 39 EAST, VILLAGE OF INDIANTOWN, MARTIN COUNTY, FLORIDA.

PLAT BOOK \_\_\_\_\_  
PAGE \_\_\_\_\_



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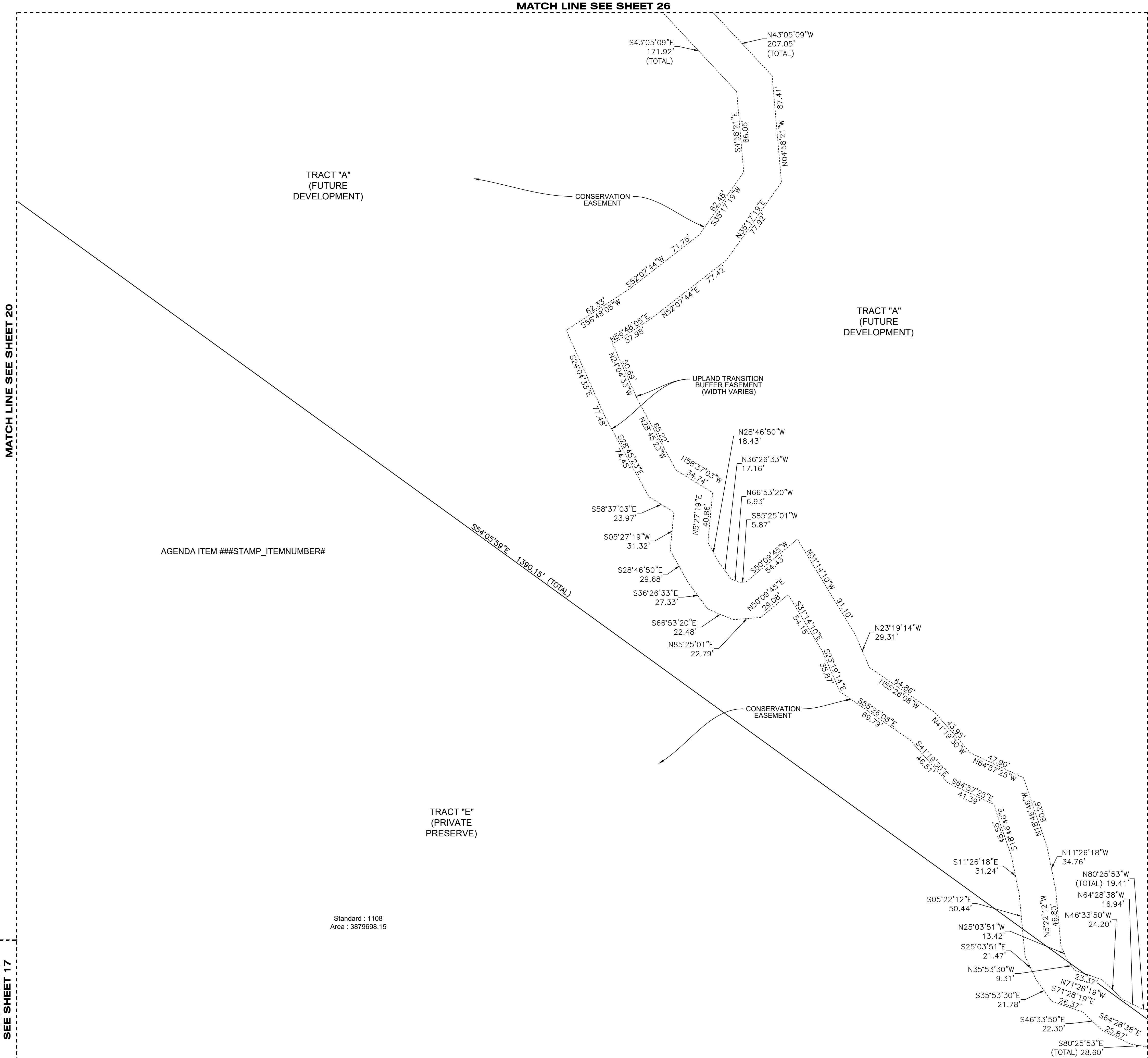
LEGEND

- P.O.B. ----- POINT OF BEGINNING  
P.O.C. ----- POINT OF COMMENCEMENT  
P.B. ----- PLAT BOOK  
O.R./O.R.B. ----- OFFICIAL RECORDS BOOK  
PG./PG(s) ----- PAGE(S)  
P.U.D. ----- PLANNED UNIT DEVELOPMENT  
W.M.T. ----- WATER MANAGEMENT TRACT  
CA ----- COMMON AREA  
U.E. ----- UTILITY EASEMENT  
D.E. ----- DRAINAGE EASEMENT  
L.M.E. ----- LAKE MAINTENANCE EASEMENT  
O.S.T. ----- OPEN SPACE TRACT  
5-40-39 ----- SECTION-TOWNSHIP-RANGE  
CL ----- CENTERLINE OF ROAD  
LS ----- LIFT STATION  
AC.± ----- ACRES MORE OR LESS  
L1 ----- LINE SEGMENT TAG  
C1 ----- CURVE SEGMENT TAG  
R ----- RADIUS  
L ----- ARC LENGTH  
D ----- DELTA ANGLE  
CB ----- CHORD BEARING  
C ----- CHORD  
N.T.I. ----- NON-TANGENT INTERSECTION  
N.T.C. ----- NON-TANGENT CURVATURE  
P.C. ----- POINT OF CURVATURE  
P.T. ----- POINT OF TANGENCY  
P.C.C. ----- POINT OF COMPOUND CURVATURE  
P.R.C. ----- POINT OF REVERSE CURVATURE  
R.I. ----- RADIAL INTERSECTION  
R/W ----- RIGHT-OF-WAY  
(R) ----- RADIAL  
(NR) ----- NON-RADIAL  
PRM ----- PERMANENT REFERENCE MONUMENT  
● ----- PERMANENT CONTROL POINT  
□ ----- FOUND PERMANENT REFERENCE MONUMENT  
■ ----- SET 4"x4" CONCRETE MONUMENT WITH 2" ALUMINUM DISK STAMPED "PRM LB 7768"

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Licensed Business Number LB 7768

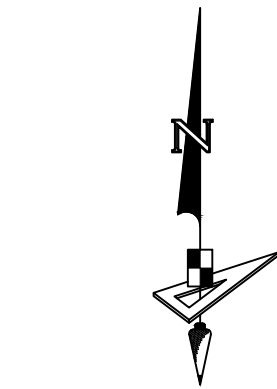
SHEET 21 OF 30 SHEETS





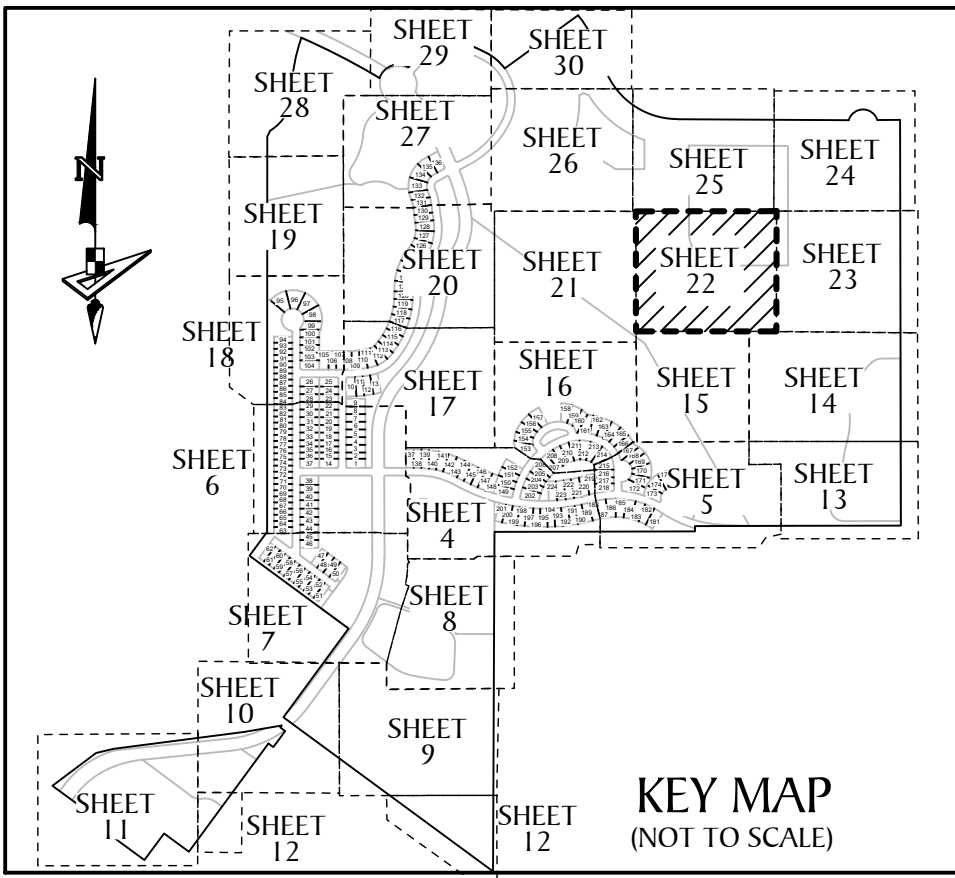
TERRA LAGO - PHASE 1A AND 1B  
BEING A PARCEL OF LAND LYING IN SECTIONS 31 AND 32, TOWNSHIP 39 SOUTH, RANGE 39 EAST, AND THE NORTHEAST  
ONE-QUARTER (1/4) OF SECTION 6, TOWNSHIP 40 SOUTH, RANGE 39 EAST, VILLAGE OF INDIANTOWN, MARTIN COUNTY, FLORIDA.

PLAT BOOK \_\_\_\_\_  
PAGE \_\_\_\_\_



SCALE 1" = 40'

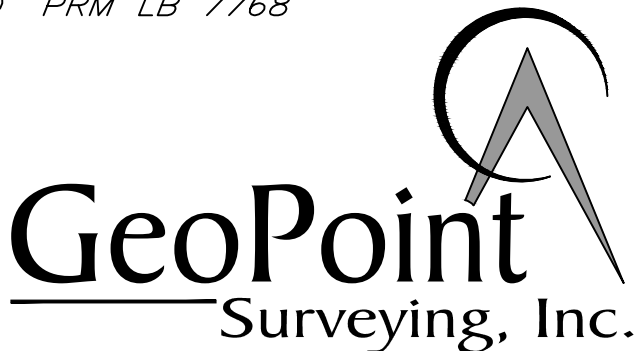
SEE NOTE ON SHEET 3  
FOR BASIS OF BEARINGS



**NOTE:**  
ALL LINES THAT INTERSECT A CURVE THAT ARE NOT LABELED  
NON-RADIAL (NR) ARE RADIAL.

LEGEND

- P.O.B. ----- POINT OF BEGINNING  
P.O.C. ----- POINT OF COMMENCEMENT  
P.B. ----- PLAT BOOK  
O.R./O.R.B. ----- OFFICIAL RECORDS BOOK  
PG./PG(s) ----- PAGE(s)  
P.U.D. ----- PLANNED UNIT DEVELOPMENT  
W.M.T. ----- WATER MANAGEMENT TRACT  
CA ----- COMMON AREA  
U.E. ----- UTILITY EASEMENT  
D.E. ----- DRAINAGE EASEMENT  
L.M.E. ----- LAKE MAINTENANCE EASEMENT  
O.S.T. ----- OPEN SPACE TRACT  
5-40-39 ----- SECTION-TOWNSHIP-RANGE  
CL ----- CENTERLINE OF ROAD  
LS ----- LIFT STATION  
AC.± ----- ACRES MORE OR LESS  
L1 ----- LINE SEGMENT TAG  
C1 ----- CURVE SEGMENT TAG  
R ----- RADIUS  
L ----- ARC LENGTH  
D ----- DELTA ANGLE  
CB ----- CHORD BEARING  
C ----- CHORD  
N.T.I. ----- NON-TANGENT INTERSECTION  
N.T.C. ----- NON-TANGENT CURVATURE  
P.C. ----- POINT OF CURVATURE  
P.T. ----- POINT OF TANGENCY  
P.C.C. ----- POINT OF COMPOUND CURVATURE  
P.R.C. ----- POINT OF REVERSE CURVATURE  
R.I. ----- RADIAL INTERSECTION  
R/W ----- RIGHT-OF-WAY  
(R) ----- RADIAL  
(NR) ----- NON-RADIAL  
PRM ----- PERMANENT REFERENCE MONUMENT  
● ----- PERMANENT CONTROL POINT  
□ ----- FOUND PERMANENT REFERENCE MONUMENT  
■ ----- SET 4"x4" CONCRETE MONUMENT WITH 2" ALUMINUM DISK STAMPED "PRM LB 7768"



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SHEET 22 OF 30 SHEETS

MATCH LINE SEE SHEET 25

Standard : 1098  
Area : 970775.02

WMT - 9

S00°00'33"E 566.93' (TOTAL)

28.00

L.M.E.

R=488.01  
L=359.99  
D=102.016°  
R=488.01  
L=359.99  
D=102.016°

28.00

L.M.E.

S89°49'11"W 428.32' (TOTAL)

AGENDA ITEM ###STAMP\_ITEMNUMBER#

Standard : 1103  
Area : 354643.25

TRACT "A"  
(FUTURE  
DEVELOPMENT)

MATCH LINE SEE SHEET 15

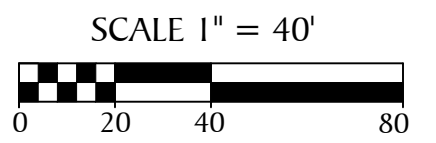
MATCH LINE SEE SHEET 14

MATCH LINE SEE SHEET 21

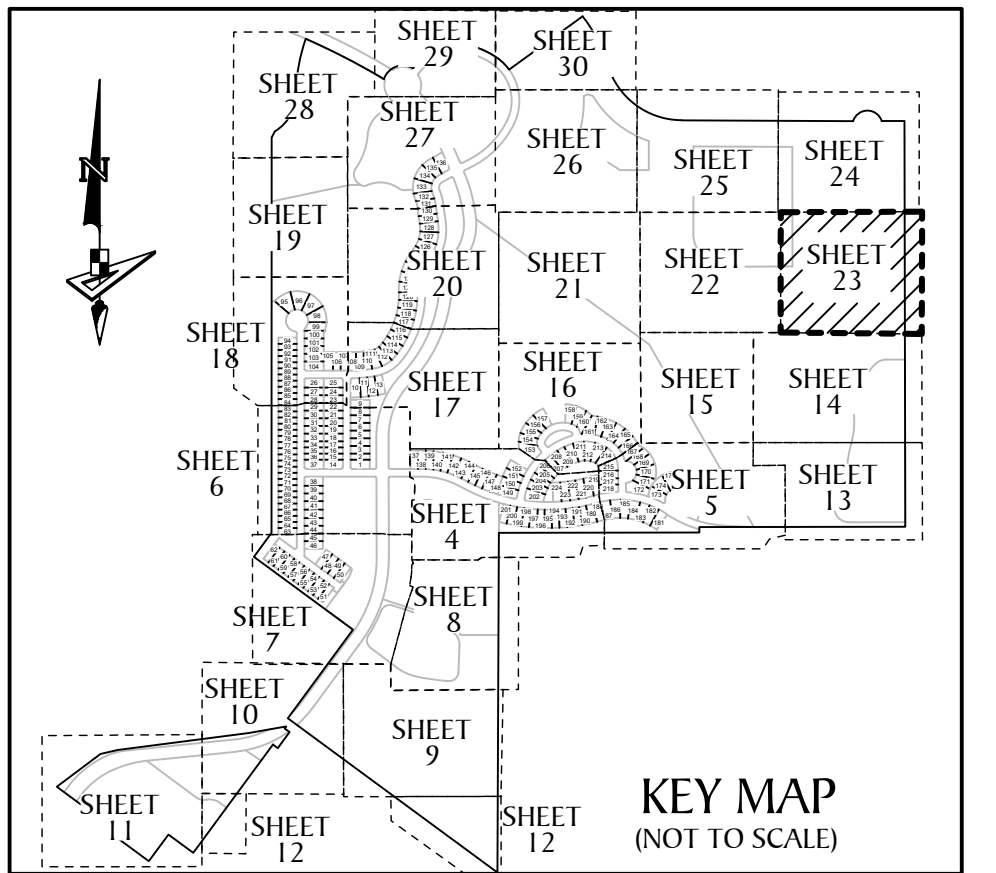
MATCH LINE SEE SHEET 23

BEING A PARCEL OF LAND LYING IN SECTIONS 31 AND 32, TOWNSHIP 39 SOUTH, RANGE 39 EAST, AND THE NORTHEAST ONE-QUARTER (1/4) OF SECTION 6, TOWNSHIP 40 SOUTH, RANGE 39 EAST, VILLAGE OF INDIANTOWN, MARTIN COUNTY, FLORIDA.

PAGE \_\_\_\_\_

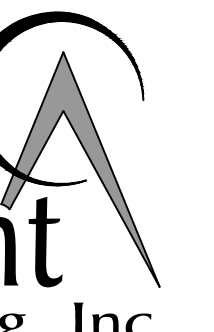


SEE NOTE ON SHEET 3  
FOR BASIS OF BEARINGS



ALL LINES THAT INTERSECT A CURVE THAT ARE NOT LABELED  
NON-RADIAL (NR) ARE RADIAL.

P.O.B. ----- POINT OF BEGINNING  
P.O.C. ----- POINT OF COMMENCEMENT  
P.B. ----- PLAT BOOK  
O.R./O.R.B. ----- OFFICIAL RECORDS BOOK  
PG./PG(s) ----- PAGE(s)  
P.U.D. ----- PLANNED UNIT DEVELOPMENT  
W.M.T. ----- WATER MANAGEMENT TRACT  
CA ----- COMMON AREA  
U.E. ----- UTILITY EASEMENT  
D.E. ----- DRAINAGE EASEMENT  
L.M.E. ----- LAKE MAINTENANCE EASEMENT  
O.S.T. ----- OPEN SPACE TRACT  
5-40-39 ----- SECTION-TOWNSHIP-RANGE  
Q ----- CENTERLINE OF ROAD  
LS ----- LIFT STATION  
AC.± ----- ACRES MORE OR LESS  
L1 ----- LINE SEGMENT TAG  
C1 ----- CURVE SEGMENT TAG  
R ----- RADIUS  
L ----- ARC LENGTH  
D ----- DELTA ANGLE  
CB ----- CHORD BEARING  
C ----- CHORD  
N.T.I. ----- NON-TANGENT INTERSECTION  
N.T.C. ----- NON-TANGENT CURVATURE  
P.C. ----- POINT OF CURVATURE  
P.T. ----- POINT OF TANGENCY  
P.C.C. ----- POINT OF COMPOUND CURVATURE  
P.R.C. ----- POINT OF REVERSE CURVATURE  
R.I. ----- RADIAL INTERSECTION  
R/W ----- RIGHT-OF-WAY  
(R) ----- RADIAL  
(NR) ----- NON-RADIAL  
PRM ----- PERMANENT REFERENCE MONUMENT  
● ----- PERMANENT CONTROL POINT  
○ ----- FOUND PERMANENT REFERENCE MONUMENT  
■ ----- SET 4"x4" CONCRETE MONUMENT WITH 2" ALUMINUM DISK STAMPED "PRM LB 7768"



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**SHEET 23 OF 30 SHEETS**

**MATCH LINE SEE SHEET 22**

**MATCH LINE SEE SHEET 24**

- LIMITS  
OF PLAT

1553.19' (TOTAL)  
S00°06'47"E 2641.54' (TOTAL)

EAST LINE OF  
WEST HALF (1/2) OF  
SECTION 32-39-39

- LIMITS  
OF PLAT

**MATCH LINE SEE SHEET 14**

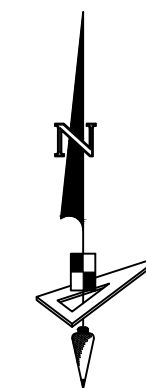
AGENDA ITEM ###STAMP\_ITEMNUMBER#

TRACT "A"  
(FUTURE  
DEVELOPMENT)

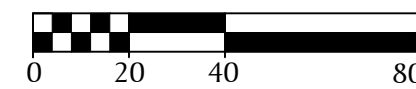
Standard : 1104  
Area : 248976.68

BEING A PARCEL OF LAND LYING IN SECTIONS 31 AND 32, TOWNSHIP 39 SOUTH, RANGE 39 EAST, AND THE NORTHEAST ONE-QUARTER (1/4) OF SECTION 6, TOWNSHIP 40 SOUTH, RANGE 39 EAST, VILLAGE OF INDIANTOWN, MARTIN COUNTY, FLORIDA.

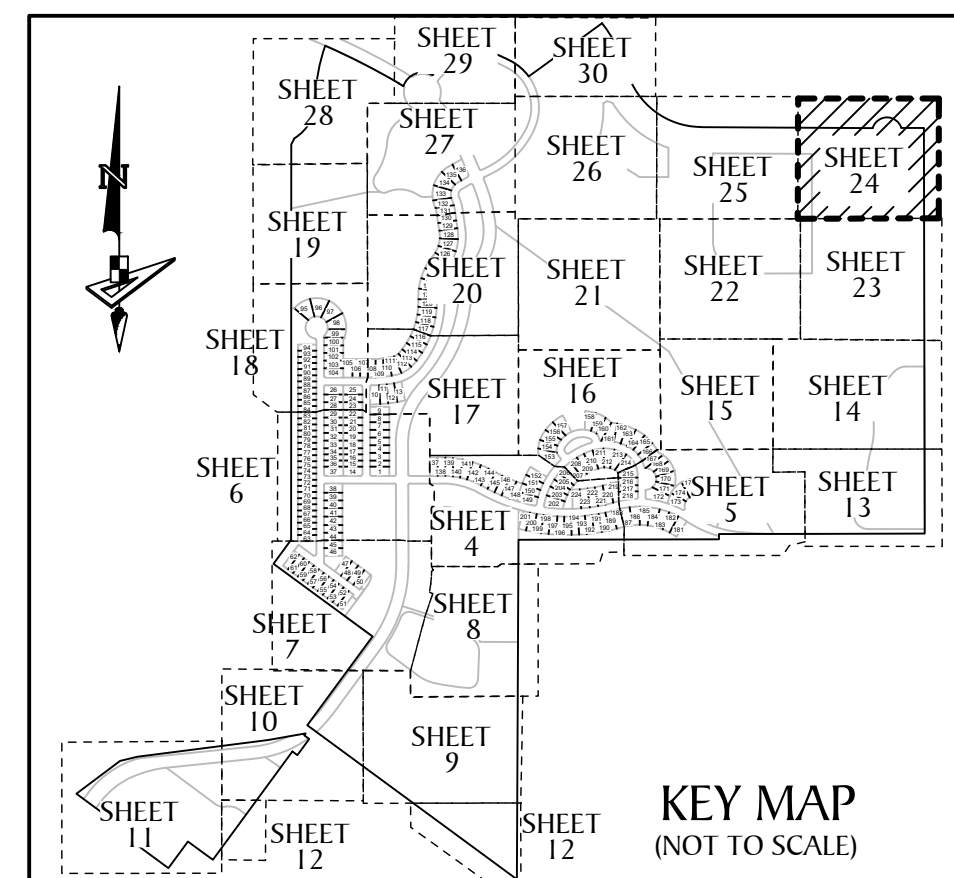
PAGE \_\_\_\_\_



SCALE 1'' = 40



SEE NOTE ON SHEET 3  
FOR BASIS OF BEARINGS

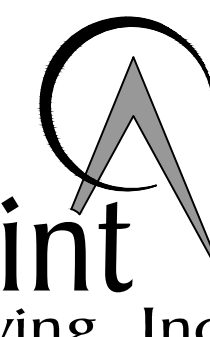


**NOTE:**

ALL LINES THAT INTERSECT A CURVE THAT ARE NOT LABELED  
NON-RADIAL (NR) ARE RADIAL.

### LEGEND

P.O.B. ----- POINT OF BEGINNING  
P.O.C. ----- POINT OF COMMENCEMENT  
P.B. ----- PLAT BOOK  
O.R./O.R.B. ----- OFFICIAL RECORDS BOOK  
PG./PG(s) ----- PAGE(s)  
P.U.D. ----- PLANNED UNIT DEVELOPMENT  
W.M.T. ----- WATER MANAGEMENT TRACT  
CA ----- COMMON AREA  
U.E. ----- UTILITY EASEMENT  
D.E. ----- DRAINAGE EASEMENT  
L.M.E. ----- LAKE MAINTENANCE EASEMENT  
O.S.T. ----- OPEN SPACE TRACT  
5-40-39 ----- SECTION-TOWNSHIP-RANGE  
    @ ----- CENTERLINE OF ROAD  
    LS ----- LIFT STATION  
AC.± ----- ACRES MORE OR LESS  
L1 ----- LINE SEGMENT TAG  
C1 ----- CURVE SEGMENT TAG  
R ----- RADIUS  
    L ----- ARC LENGTH  
    D ----- DELTA ANGLE  
CB ----- CHORD BEARING  
    C ----- CHORD  
N.T.I. ----- NON-TANGENT INTERSECTION  
N.T.C. ----- NON-TANGENT CURVATURE  
P.C. ----- POINT OF CURVATURE  
P.T. ----- POINT OF TANGENCY  
P.C.C. ----- POINT OF COMPOUND CURVATURE  
P.R.C. ----- POINT OF REVERSE CURVATURE  
R.I. ----- RADIAL INTERSECTION  
R/W ----- RIGHT-OF-WAY  
    (R) ----- RADIAL  
    (NR) ----- NON-RADIAL  
PRM ----- PERMANENT REFERENCE MONUMENT  
    ● ----- PERMANENT CONTROL POINT  
    □ ----- FOUND PERMANENT  
            REFERENCE MONUMENT  
    ■ ----- SET 4"x4" CONCRETE MONUMENT  
            WITH 2" ALUMINUM DISK  
            STAMPED "PRM LB 7768"



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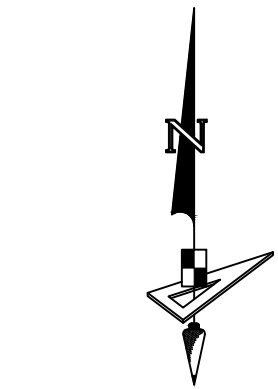
**SHEET 24 OF 30 SHEETS**

**MATCH LINE SEE SHEET 25**

WMT - 9

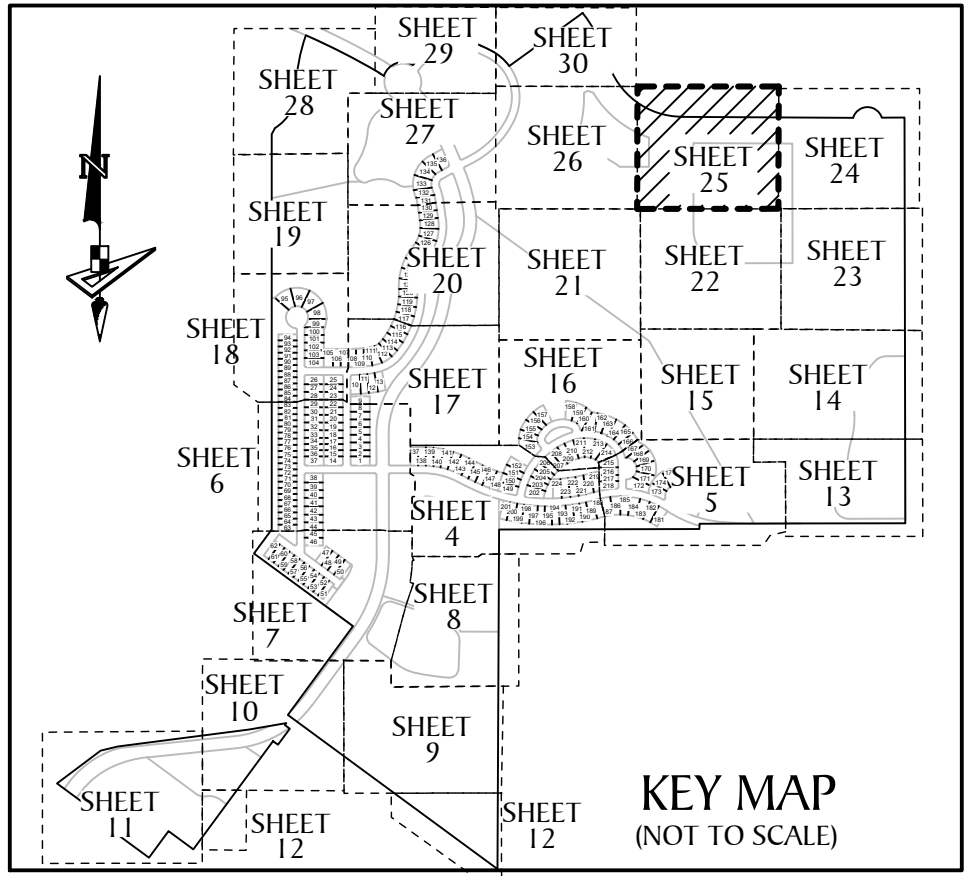
**MATCH LINE SEE SHEET 22**

TERRA LAGO - PHASE 1A AND 1B  
BEING A PARCEL OF LAND LYING IN SECTIONS 31 AND 32, TOWNSHIP 39 SOUTH, RANGE 39 EAST, AND THE NORTHEAST  
ONE-QUARTER (1/4) OF SECTION 6, TOWNSHIP 40 SOUTH, RANGE 39 EAST, VILLAGE OF INDIANTOWN, MARTIN COUNTY, FLORIDA.



SCALE 1" = 40'

SEE NOTE ON SHEET 3  
FOR BASIS OF BEARINGS



NOTE:  
ALL LINES THAT INTERSECT A CURVE THAT ARE NOT LABELED  
NON-RADIAL (NR) ARE RADIAL.

LEGEND	
P.O.B. -----	POINT OF BEGINNING
P.O.C. -----	POINT OF COMMENCEMENT
P.B. -----	PLAT BOOK
O.R./O.R.B. -----	OFFICIAL RECORDS BOOK
PG./PG(s) -----	PAGE(s)
P.U.D. -----	PLANNED UNIT DEVELOPMENT
W.M.T. -----	WATER MANAGEMENT TRACT
CA -----	COMMON AREA
U.E. -----	UTILITY EASEMENT
D.E. -----	DRAINAGE EASEMENT
L.M.E. -----	LAKE MAINTENANCE EASEMENT
O.S.T. -----	OPEN SPACE TRACT
5-40-39 -----	SECTION-TOWNSHIP-RANGE
CL -----	CENTERLINE OF ROAD
LS -----	LIFT STATION
AC.± -----	ACRES MORE OR LESS
L1 -----	LINE SEGMENT TAG
C1 -----	CURVE SEGMENT TAG
R -----	RADIUS
L -----	ARC LENGTH
D -----	DELTA ANGLE
CB -----	CHORD BEARING
C -----	CHORD
N.T.I. -----	NON-TANGENT INTERSECTION
N.T.C. -----	NON-TANGENT CURVATURE
P.C. -----	POINT OF CURVATURE
P.T. -----	POINT OF TANGENCY
P.C.C. -----	POINT OF COMPOUND CURVATURE
P.R.C. -----	POINT OF REVERSE CURVATURE
R.I. -----	RADIAL INTERSECTION
R/W -----	RIGHT-OF-WAY
(R) -----	RADIAL
(NR) -----	NON-RADIAL
PRM -----	PERMANENT REFERENCE MONUMENT
● -----	PERMANENT CONTROL POINT
□ -----	FOUND PERMANENT REFERENCE MONUMENT
■ -----	SET 4"x4" CONCRETE MONUMENT WITH 2" ALUMINUM DISK STAMPED "PRM LB 7768"

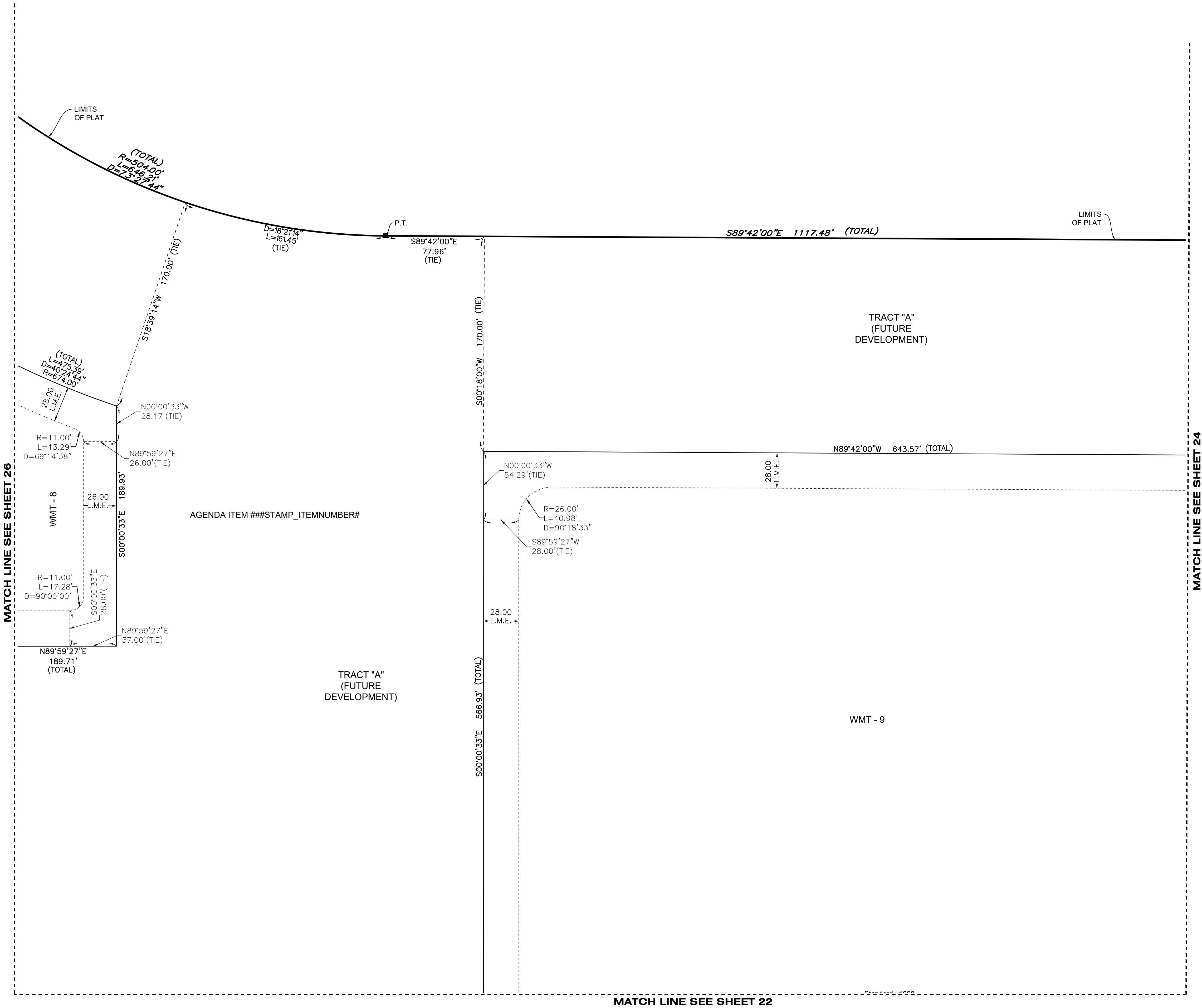


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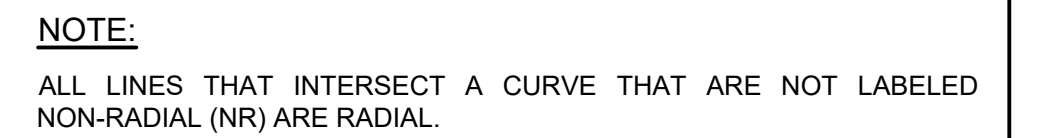
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**SHEET 25 OF 30 SHEETS**



BEING A PARCEL OF LAND LYING IN SECTIONS 31 AND 32, TOWNSHIP 39 SOUTH, RANGE 39 EAST, AND THE NORTHEAST ONE-QUARTER (1/4) OF SECTION 6, TOWNSHIP 40 SOUTH, RANGE 39 EAST, VILLAGE OF INDIANTOWN, MARTIN COUNTY, FLORIDA.

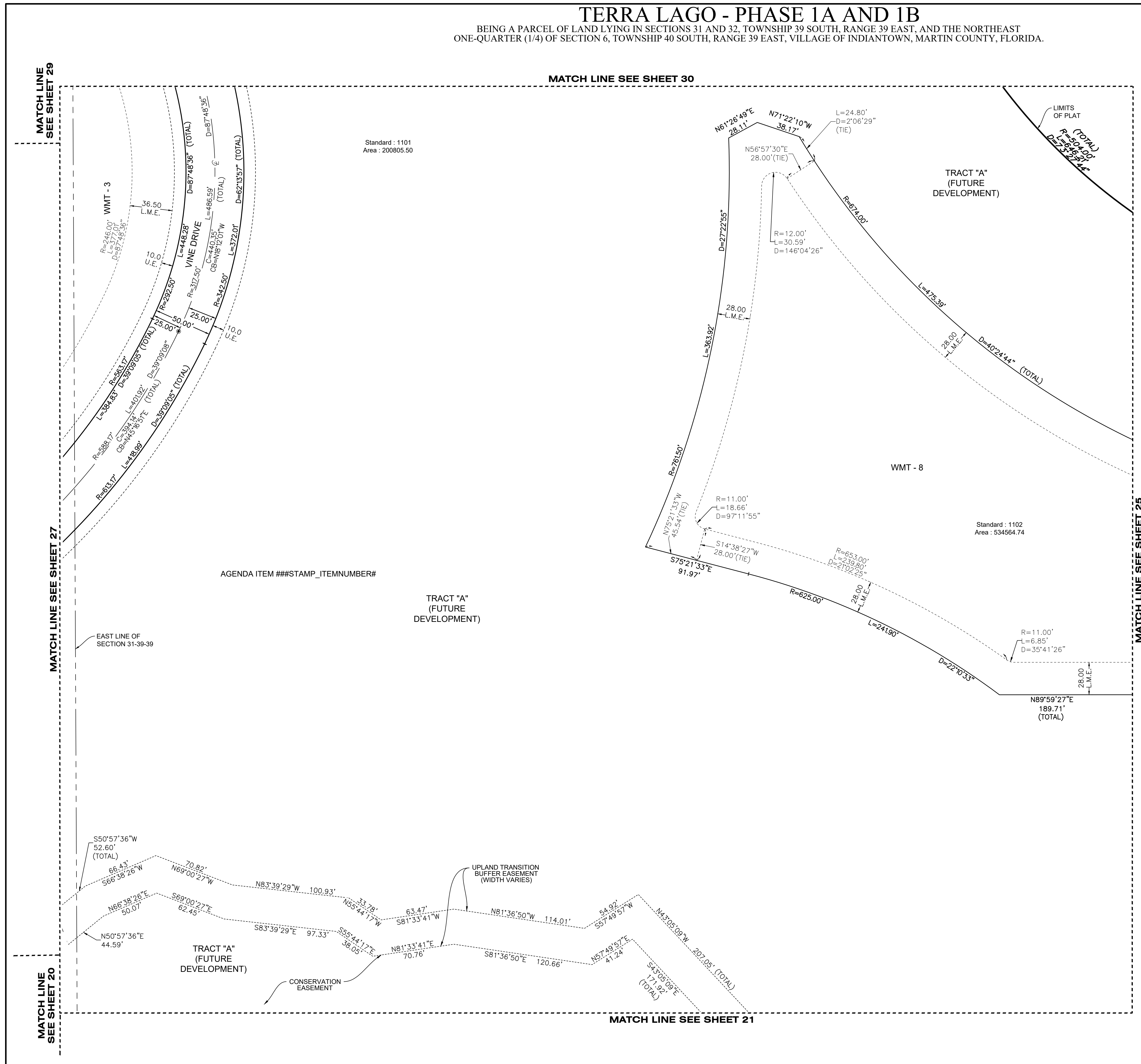


P.O.B. ----- POINT OF BEGINNING  
P.O.C. ----- POINT OF COMMENCEMENT  
P.B. ----- PLAT BOOK  
O.R./O.R.B. ----- OFFICIAL RECORDS BOOK  
PG./PG(S) ----- PAGE(S)  
P.U.D. ----- PLANNED UNIT DEVELOPMENT  
W.M.T. ----- WATER MANAGEMENT TRACT  
CA ----- COMMON AREA  
U.E. ----- UTILITY EASEMENT  
D.E. ----- DRAINAGE EASEMENT  
L.M.E. ----- LAKE MAINTENANCE EASEMENT  
O.S.T. ----- OPEN SPACE TRACT  
5-40-39 ----- SECTION-TOWNSHIP-RANGE  
@ ----- CENTERLINE OF ROAD  
LS ----- LIFT STATION  
AC.± ----- ACRES MORE OR LESS  
L1 ----- LINE SEGMENT TAG  
C1 ----- CURVE SEGMENT TAG  
R ----- RADIUS  
L ----- ARC LENGTH  
D ----- DELTA ANGLE  
CB ----- CHORD BEARING  
C ----- CHORD  
N.T.I. ----- NON-TANGENT INTERSECTION  
N.T.C. ----- NON-TANGENT CURVATURE  
P.C. ----- POINT OF CURVATURE  
P.T. ----- POINT OF TANGENCY  
P.C.C. ----- POINT OF COMPOUND CURVATURE  
P.R.C. ----- POINT OF REVERSE CURVATURE  
R.I. ----- RADIAL INTERSECTION  
R/W ----- RIGHT-OF-WAY  
(R) ----- RADIAL  
(NR) ----- NON-RADIAL  
PRM ----- PERMANENT REFERENCE MONUMENT  
● ----- PERMANENT CONTROL POINT  
○ ----- FOUND PERMANENT  
REFERENCE MONUMENT  
■ ----- SET 4"x4" CONCRETE MONUMENT  
WITH 2" ALUMINUM DISK  
STAMPED "PRM LB 7768"

152 W. Blue Heron Blvd.  
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Jupiter Beach, FL 33404

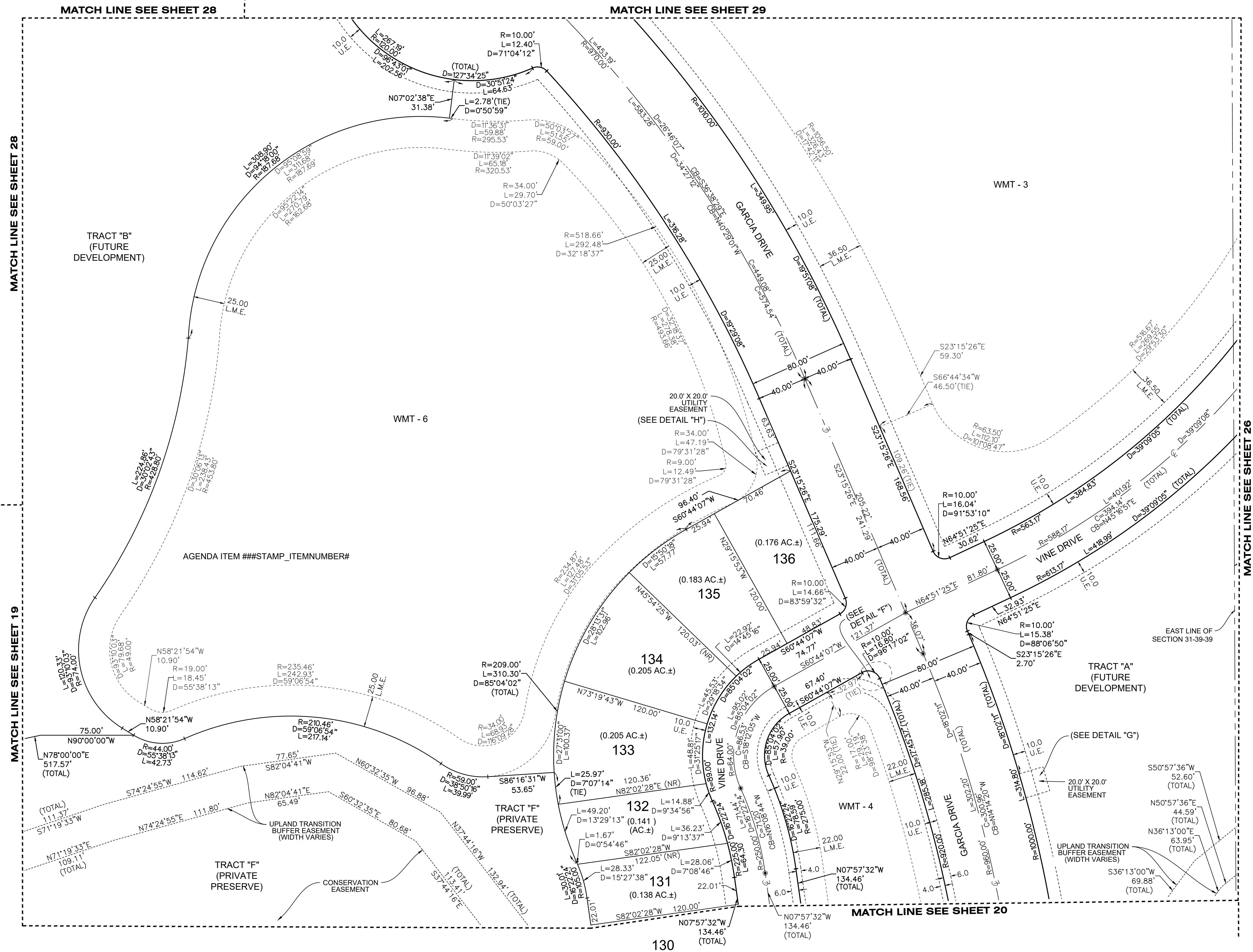
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**SHEET 26 OF 30 SHEETS**





TERRA LAGO - PHASE 1A AND 1B  
BEING A PARCEL OF LAND LYING IN SECTIONS 31 AND 32, TOWNSHIP 39 SOUTH, RANGE 39 EAST, AND THE NORTHEAST  
ONE-QUARTER (1/4) OF SECTION 6, TOWNSHIP 40 SOUTH, RANGE 39 EAST, VILLAGE OF INDIANTOWN, MARTIN COUNTY, FLORIDA.



P.O.B. ----- POINT OF BEGINNING  
P.O.C. ----- POINT OF COMMENCEMENT  
P.B. ----- PLAT BOOK  
O.R./O.R.B. ----- OFFICIAL RECORDS BOOK  
PG./PG(s) ----- PAGE(s)  
P.U.D. ----- PLANNED UNIT DEVELOPMENT  
W.M.T. ----- WATER MANAGEMENT TRACT  
CA ----- COMMON AREA  
U.E. ----- UTILITY EASEMENT

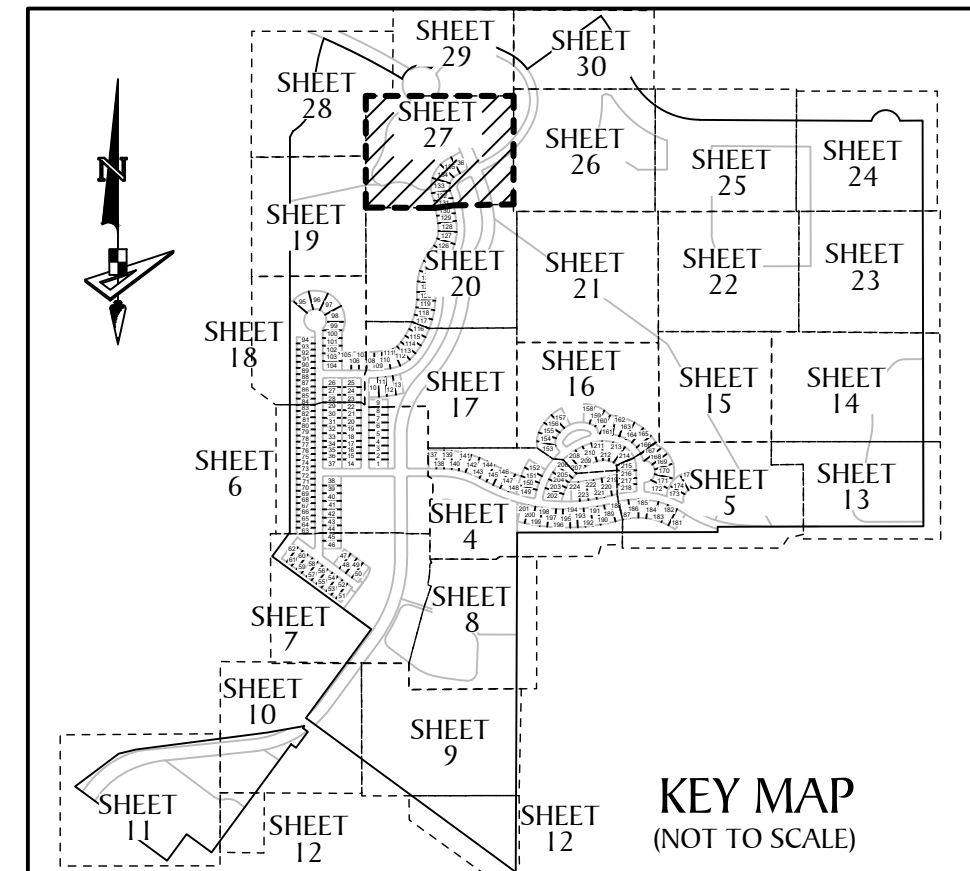
D.E. ----- DRAINAGE EASEMENT  
L.M.E. ----- LAKE MAINTENANCE EASEMENT  
O.S.T. ----- OPEN SPACE TRACT  
5-40-39 ----- SECTION-TOWNSHIP-RANGE  
R ----- RADIUS  
L ----- ARC LENGTH  
D ----- DELTA ANGLE  
LS ----- LIFT STATION  
AC.± ----- ACRES MORE OR LESS  
CL ----- CENTERLINE OF ROAD

LEGEND  
CB ----- CHORD BEARING  
C ----- CHORD  
N.T.I. ----- NON-TANGENT INTERSECTION  
N.T.C. ----- NON-TANGENT CURVATURE  
P.C. ----- POINT OF CURVATURE  
P.T. ----- POINT OF TANGENCY  
P.C.C. ----- POINT OF COMPOUND CURVATURE  
P.R.C. ----- POINT OF REVERSE CURVATURE  
L1 ----- LINE SEGMENT TAG  
C1 ----- CURVE SEGMENT TAG  
R.I. ----- RADIAL INTERSECTION  
R/W ----- RIGHT-OF-WAY  
(R) ----- RADIAL  
(NR) ----- NON-RADIAL  
PRM ----- PERMANENT REFERENCE MONUMENT  
● ----- PERMANENT CONTROL POINT

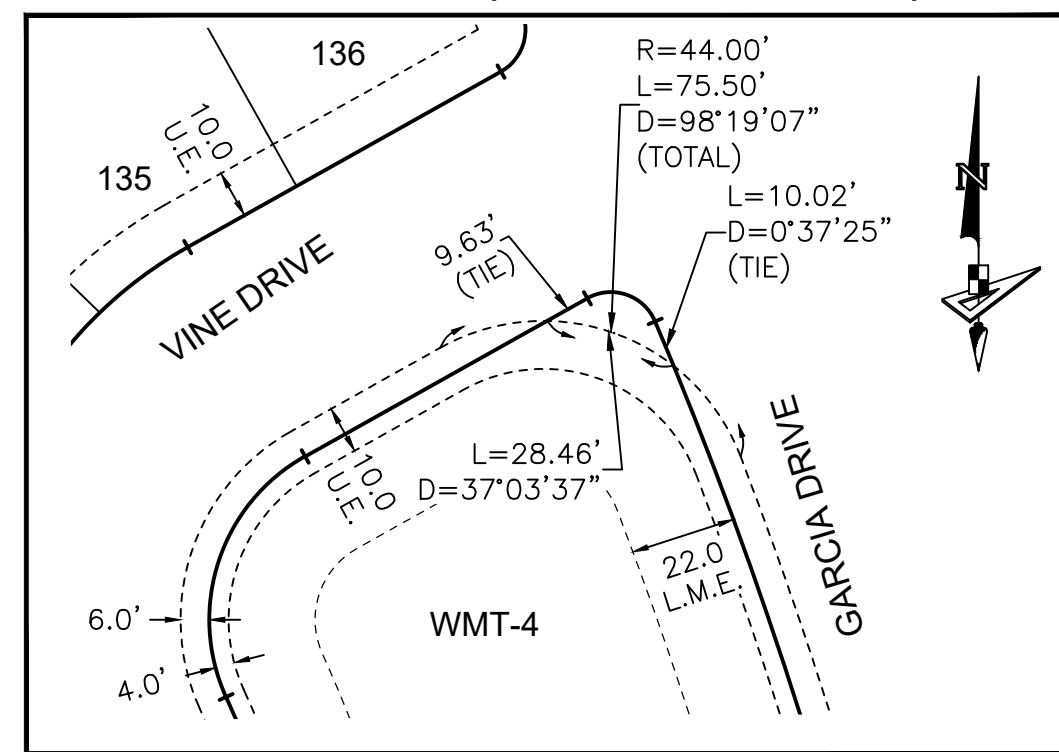
□ ----- FOUND PERMANENT REFERENCE MONUMENT  
■ ----- SET 4"x4" CONCRETE MONUMENT WITH 2" ALUMINUM DISK STAMPED "PRM LB 7768"

NOTE:  
ALL LINES THAT INTERSECT A CURVE THAT ARE NOT LABELED NON-RADIAL (NR) ARE RADIAL.

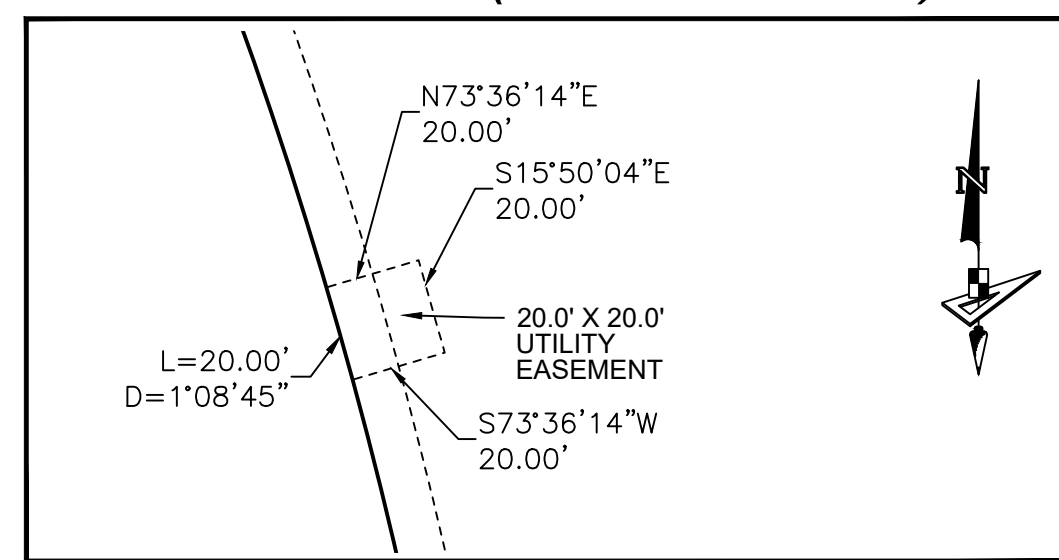
PLAT BOOK -----  
PAGE -----  
SCALE 1" = 40'  
0 20 40 80  
SEE NOTE ON SHEET 3 FOR BASIS OF BEARINGS



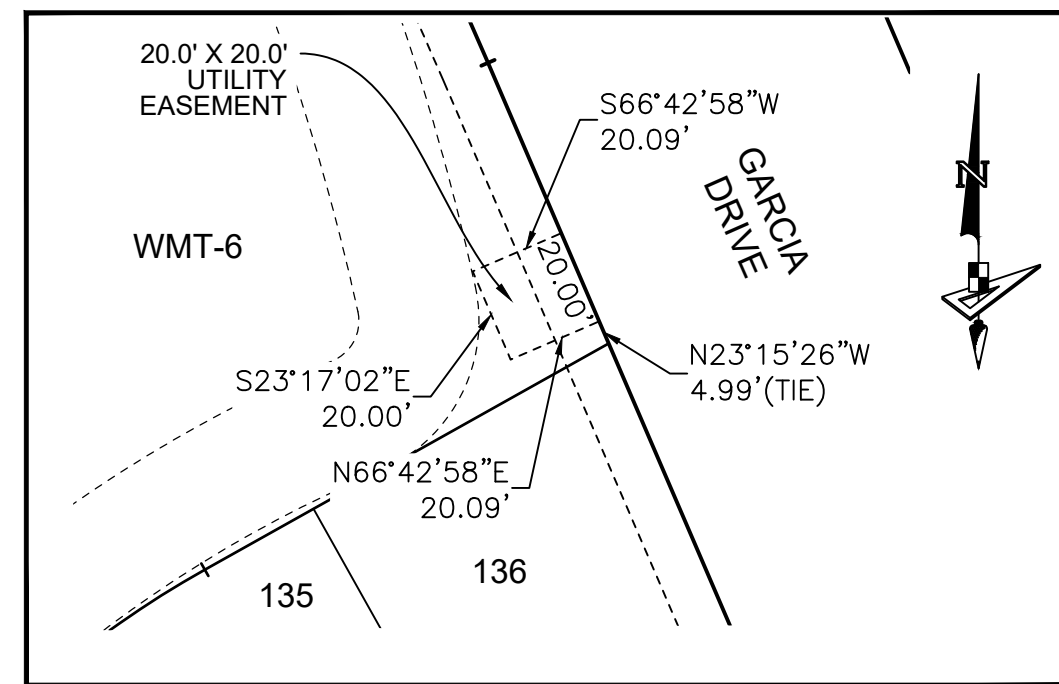
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DETAIL "G" (SCALE:1"=40')



DETAIL "H" (SCALE:1"=40')

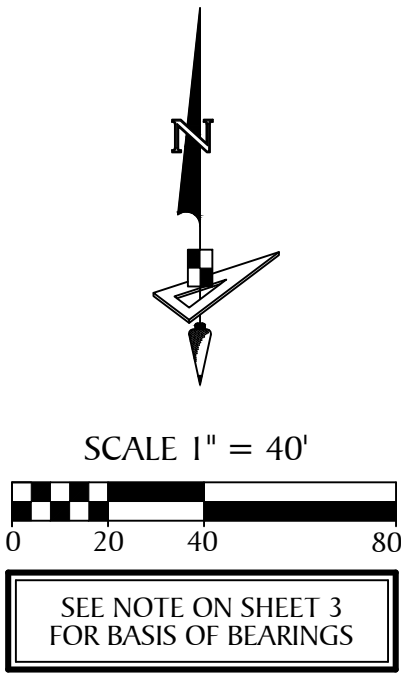


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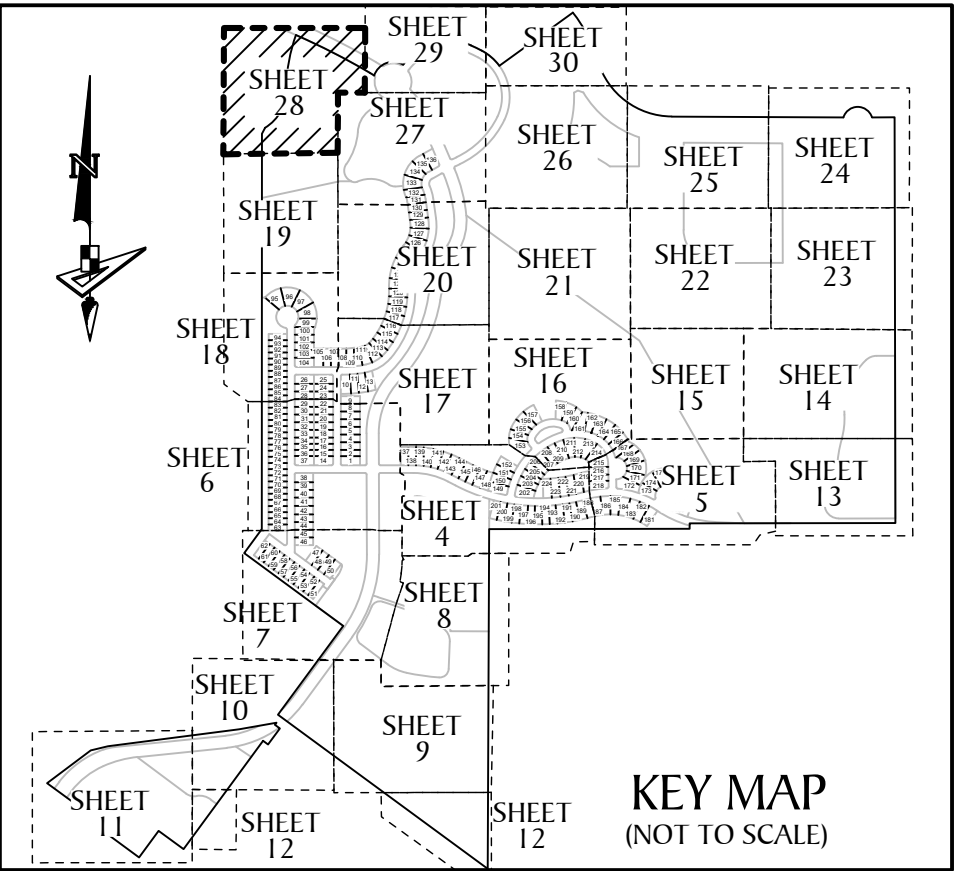
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SHEET 27 OF 30 SHEETS



TERRA LAGO - PHASE 1A AND 1B  
BEING A PARCEL OF LAND LYING IN SECTIONS 31 AND 32, TOWNSHIP 39 SOUTH, RANGE 39 EAST, AND THE NORTHEAST  
ONE-QUARTER (1/4) OF SECTION 6, TOWNSHIP 40 SOUTH, RANGE 39 EAST, VILLAGE OF INDIANTOWN, MARTIN COUNTY, FLORIDA.



PLAT BOOK \_\_\_\_\_  
PAGE \_\_\_\_\_



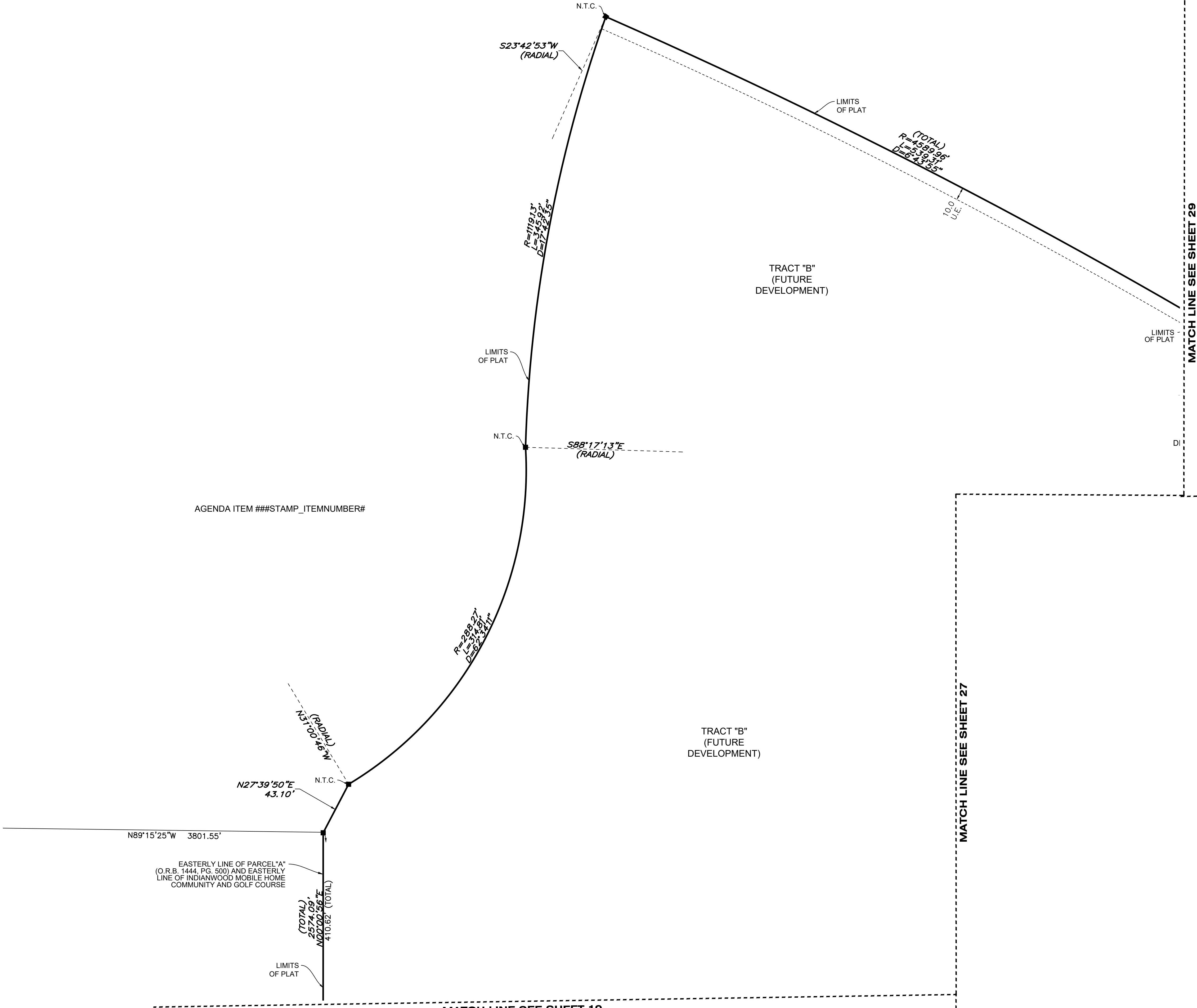
**NOTE:**  
ALL LINES THAT INTERSECT A CURVE THAT ARE NOT LABELED  
NON-RADIAL (NR) ARE RADIAL.

- LEGEND**
- P.O.B. ----- POINT OF BEGINNING
  - P.O.C. ----- POINT OF COMMENCEMENT
  - P.B. ----- PLAT BOOK
  - O.R./O.R.B. ----- OFFICIAL RECORDS BOOK
  - PG./PG(s) ----- PAGE(s)
  - P.U.D. ----- PLANNED UNIT DEVELOPMENT
  - W.M.T. ----- WATER MANAGEMENT TRACT
  - CA ----- COMMON AREA
  - U.E. ----- UTILITY EASEMENT
  - D.E. ----- DRAINAGE EASEMENT
  - L.M.E. ----- LAKE MAINTENANCE EASEMENT
  - O.S.T. ----- OPEN SPACE TRACT
  - 5-40-39 ----- SECTION-TOWNSHIP-RANGE
  - @ ----- CENTERLINE OF ROAD
  - LS ----- LIFT STATION
  - AC.± ----- ACRES MORE OR LESS
  - L1 ----- LINE SEGMENT TAG
  - C1 ----- CURVE SEGMENT TAG
  - R ----- RADIUS
  - L ----- ARC LENGTH
  - D ----- DELTA ANGLE
  - CB ----- CHORD BEARING
  - C ----- CHORD
  - N.T.I. ----- NON-TANGENT INTERSECTION
  - N.T.C. ----- NON-TANGENT CURVATURE
  - P.C. ----- POINT OF CURVATURE
  - P.T. ----- POINT OF TANGENCY
  - P.C.C. ----- POINT OF COMPOUND CURVATURE
  - P.R.C. ----- POINT OF REVERSE CURVATURE
  - R.I. ----- RADIAL INTERSECTION
  - R/W ----- RIGHT-OF-WAY
  - (R) ----- RADIAL
  - (NR) ----- NON-RADIAL
  - PRM ----- PERMANENT REFERENCE MONUMENT
  - ----- PERMANENT CONTROL POINT
  - ----- FOUND PERMANENT REFERENCE MONUMENT
  - ----- SET 4"x4" CONCRETE MONUMENT WITH 2" ALUMINUM DISK STAMPED "PRM LB 7768"

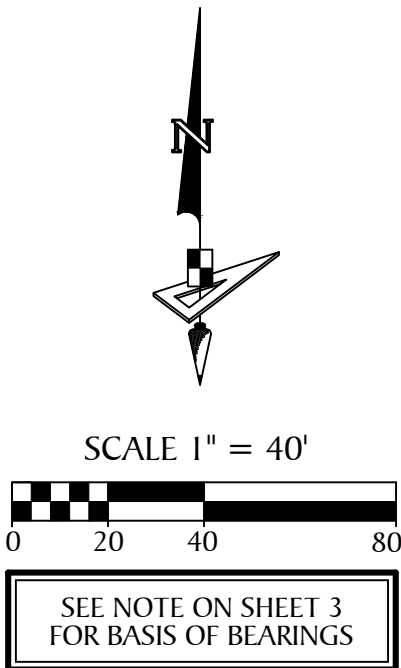
**GeoPoint**  
Surveying, Inc.

4152 W. Blue Heron Blvd.  
Suite 106  
Riviera Beach, FL 33404  
Phone: (561) 444-2720  
www.geopointsurvey.com  
Licensed Business Number LB 7768

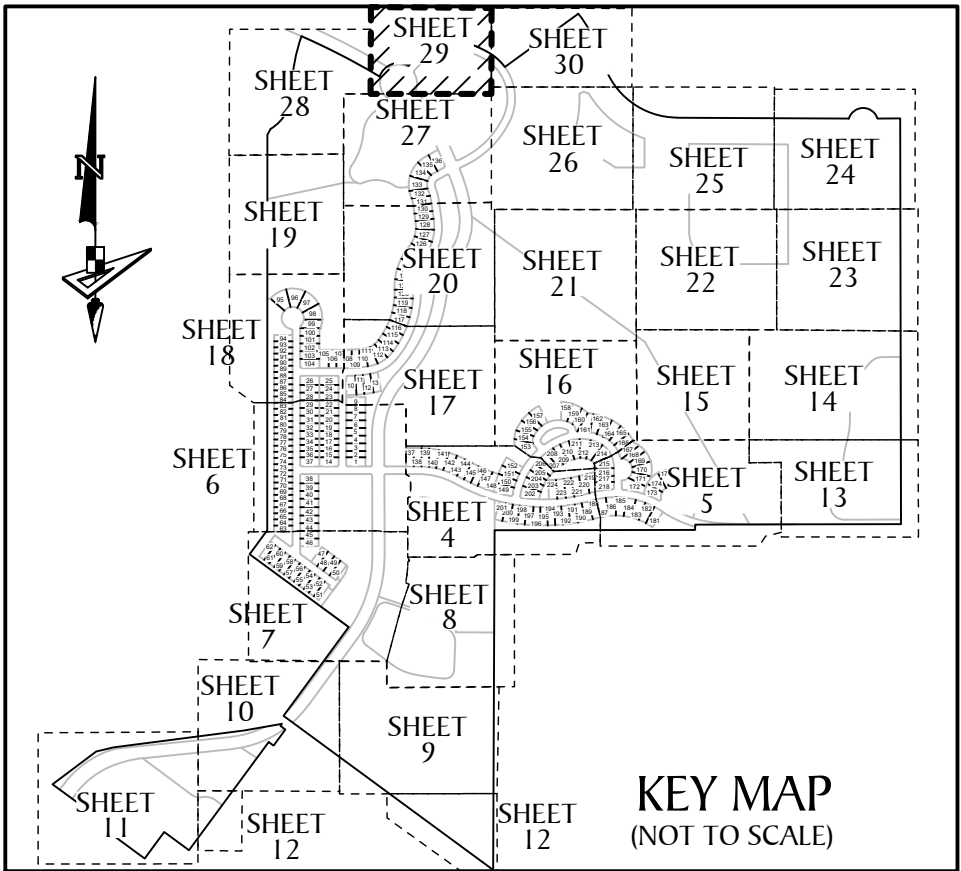
**SHEET 28 OF 30 SHEETS**



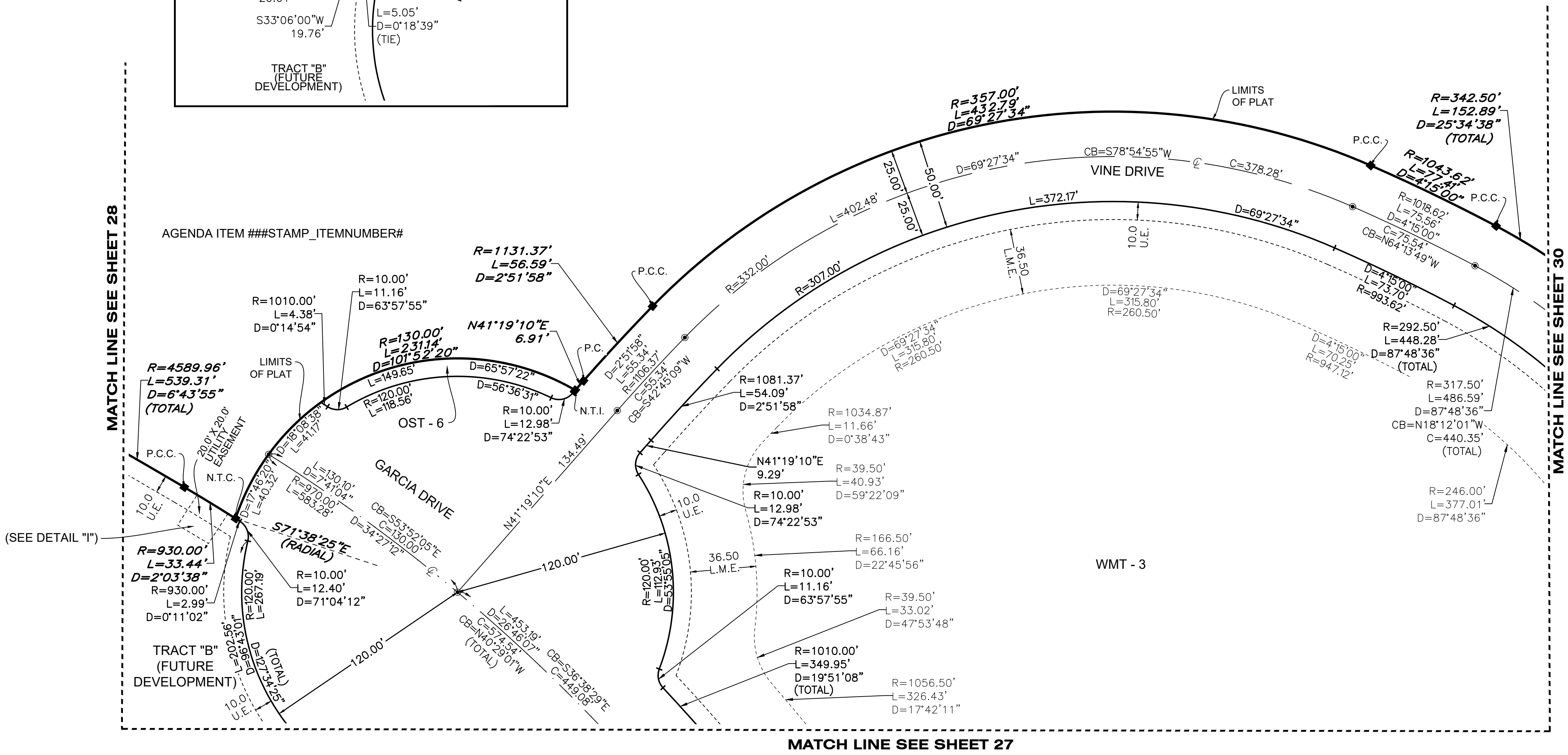
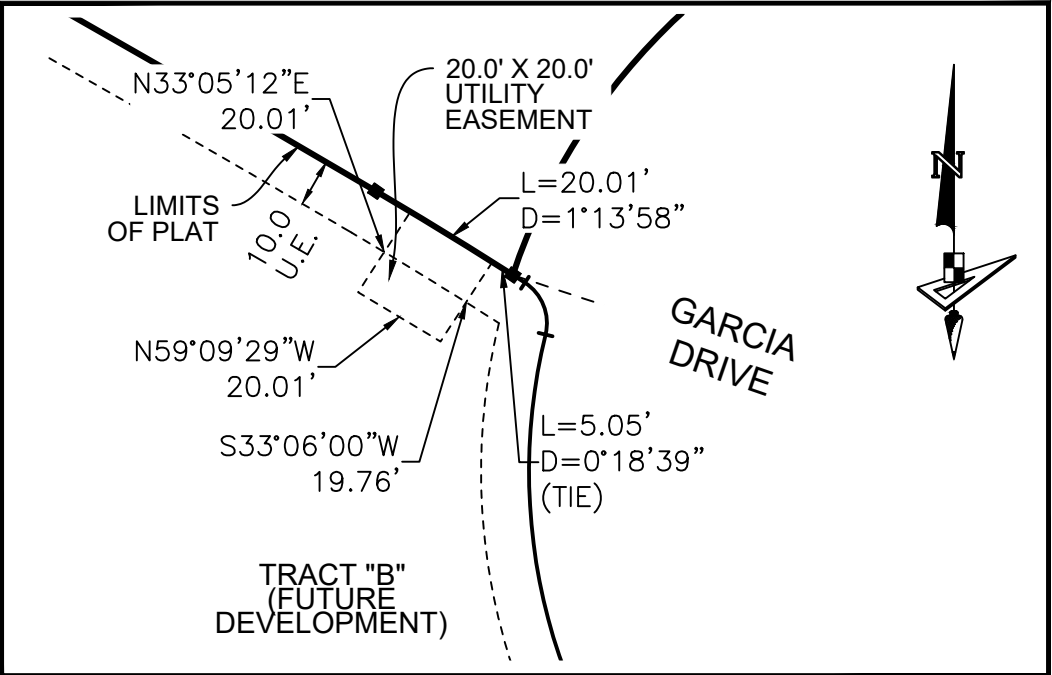
TERRA LAGO - PHASE 1A AND 1B  
BEING A PARCEL OF LAND LYING IN SECTIONS 31 AND 32, TOWNSHIP 39 SOUTH, RANGE 39 EAST, AND THE NORTHEAST  
ONE-QUARTER (1/4) OF SECTION 6, TOWNSHIP 40 SOUTH, RANGE 39 EAST, VILLAGE OF INDIANTOWN, MARTIN COUNTY, FLORIDA.



PLAT BOOK \_\_\_\_\_  
PAGE \_\_\_\_\_



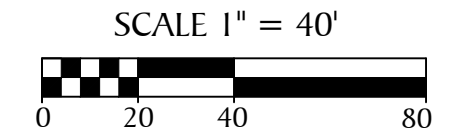
DETAIL "I" (SCALE:1"=40')



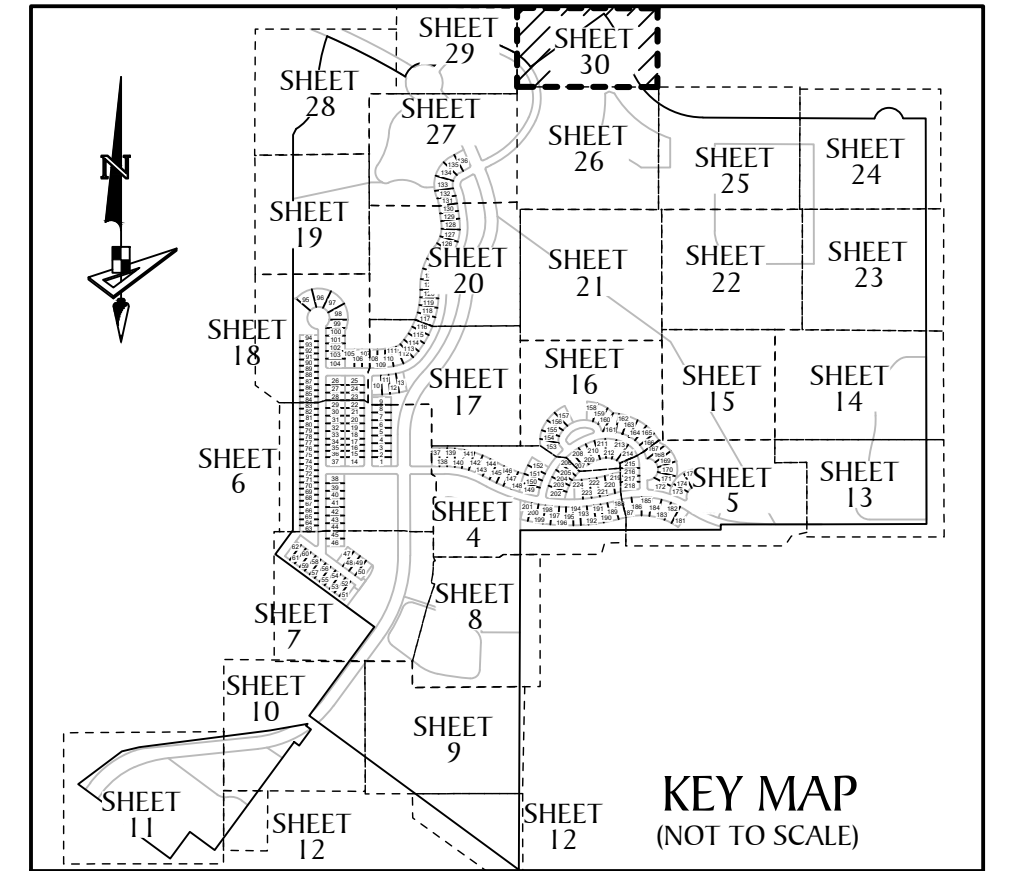
NOTE:  
ALL LINES THAT INTERSECT A CURVE THAT ARE NOT LABELED  
NON-RADIAL (NR) ARE RADIAL.

BEING A PARCEL OF LAND LYING IN SECTIONS 31 AND 32, TOWNSHIP 39 SOUTH, RANGE 39 EAST, AND THE NORTHEAST ONE-QUARTER (1/4) OF SECTION 6, TOWNSHIP 40 SOUTH, RANGE 39 EAST, VILLAGE OF INDIANTOWN, MARTIN COUNTY, FLORIDA.

PAGE \_\_\_\_\_



SEE NOTE ON SHEET 3  
FOR BASIS OF BEARINGS



P.O.B. ----- POINT OF BEGINNING  
P.O.C. ----- POINT OF COMMENCEMENT  
P.B. ----- PLAT BOOK  
O.R./O.R.B. ----- OFFICIAL RECORDS BOOK  
PG./PG(s) ----- PAGE(S)  
P.U.D. ----- PLANNED UNIT DEVELOPMENT  
W.M.T. ----- WATER MANAGEMENT TRACT  
CA ----- COMMON AREA  
U.E. ----- UTILITY EASEMENT  
D.E. ----- DRAINAGE EASEMENT  
L.M.E. ----- LAKE MAINTENANCE EASEMENT  
O.S.T. ----- OPEN SPACE TRACT  
5-40-39 ----- SECTION-TOWNSHIP-RANGE  
@ ----- CENTERLINE OF ROAD  
LS ----- LIFT STATION  
AC.± ----- ACRES MORE OR LESS  
L1 ----- LINE SEGMENT TAG  
C1 ----- CURVE SEGMENT TAG  
R ----- RADIUS  
L ----- ARC LENGTH  
D ----- DELTA ANGLE  
CB ----- CHORD BEARING  
C ----- CHORD  
N.T.I. ----- NON-TANGENT INTERSECTION  
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(R) ----- RADIAL  
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PRM ----- PERMANENT REFERENCE MONUMENT  
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REFERENCE MONUMENT  
■ ----- SET 4"x4" CONCRETE MONUMENT  
WITH 2" ALUMINUM DISK  
STAMPED "PRM LB 7768"

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**SHEET 30 OF 30 SHEETS**



## MAILING/POSTING PUBLIC NOTICE AFFIDAVIT

Application No. PD-24-075 & PLT-24-076

Date of Planning, Zoning, and Appeals Board / Village Council Meeting: PZAB: 02/19/2025  
VC: 02/27/2025

Mailing Date: prior to the Public Hearing/Meeting: February 6, 2025

In accordance with the requirements of Section 12-2 – General Requirements for Applications, of the Village of Indiantown, Florida, I Michael Houston 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 February 6, 2025, 20 25.

The sign(s) meet the criteria in Section 12-2 and was placed Along SW Warfield Blvd., SW Allapattah Rd. and SW American 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 February 7, 20 25.

15516 SW Osceola St. Indiantown, FL 34956  
772-597-9900 • [www.indiantownfl.gov](http://www.indiantownfl.gov)

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 7th day of February, 2025.

  
\_\_\_\_\_  
Signature of Applicant or Authorized Agent

STATE OF FLORIDA:

COUNTY OF:

BEFORE ME, a Notary Public, on this day personally appeared  
Michael Houston (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 7th day of February,  
2025.

Notary Public in and for the State of Florida



STAFF USE:

Date/Time submitted: \_\_\_\_\_ Verified by: \_\_\_\_\_

PLEASE NOTE: Failure to post the notification sign(s) on the property on or before the 10th day prior to the public hearing will result in the postponement of consideration of the application.

Attachments:     1 Close-up Photo of Posted Notice  
                         1 Distant Photo Showing Location of Notice (i.e. from nearest road)

15516 SW Osceola St. Indiantown, FL 34956  
772-597-9900 • [www.indiantownfl.gov](http://www.indiantownfl.gov)



**Village of Indiantown  
NOTICE OF PUBLIC HEARING**  
For Applications #PLT-24-076, PD-24-075  
Planning, Zoning and Appeals Board

Date: Feb. 19, 2025 Time: 6:00 PM  
at 15516 SW Osceola Street, Suite C  
FOR QUESTIONS CONCERNING THIS APPLICATION  
Please call Indiantown Community & Economic  
Development Department  
at 772-597-8269

**Village of Indiantown  
NOTICE OF PUBLIC HEARING**  
For Applications #PLT-24-076, PD-24-075  
Planning, Zoning and Appeals Board

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**Village of Indiantown**  
**NOTICE OF PUBLIC HEARING**  
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**Village of Indiantown  
NOTICE OF PUBLIC HEARING**  
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FOR QUESTIONS CONCERNING THIS APPLICATION  
Please call Indiantown Community & Economic  
Development Department  
at 772-597-8269



# NOTICE

## PUBLIC MEETING OF THE VILLAGE OF INDIANTOWN

**PLANNING ZONING & APPEALS BOARD/LPA PUBLIC HEARING: February 19, 2025–6:00 PM**

**VILLAGE COUNCIL PUBLIC HEARING: February 27, 2025 – 6:00 PM**

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

CASE NAME:	PLT-24-076
CASE NAME:	Terra Lago
CASE TYPE:	Plat
APPLICANT:	Terra Lago
PROPERTY LOCATION:	Generally located on the east side of S.W. Warfield Boulevard and the east of S.W. Allapattah Road.
REQUESTS:	Applicant is seeking approval for a Plat for Phases 1A & 1B, pursuant to LDR Sec.12-7- Platting and right-of-way, of the Indiantown Land Development Regulations.

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



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

.....

**FOR QUESTIONS CONCERNING THIS PETITION, PLEASE CONTACT:  
Deanna Freeman 772-597-8269, COMMUNITY & ECONOMIC DEVELOPMENT DEPARTMENT**

IF A PERSON DECIDES TO APPEAL ANY DECISION MADE BY THE COUNCIL/BOARD, WITH RESPECT TO ANY MATTER CONSIDERED AT SUCH HEARING/MEETING, SUCH PERSON WILL NEED A RECORD OF THE PROCEEDINGS AND THAT, FOR THIS PURPOSE, SUCH PERSON MAY NEED TO ENSURE THAT A VERBATIM RECORD OF THE PROCEEDINGS IS MADE, WHICH RECORD INCLUDES THE TESTIMONY AND EVIDENCE UPON WHICH THE APPEAL IS TO BE BASED, AND WHICH RECORD IS NOT PROVIDED BY THE VILLAGE OF INDIANTOWN. (FS 286.0105)

IN ACCORDANCE WITH THE "AMERICANS WITH DISABILITIES ACT", PERSONS NEEDING ASSISTANCE TO PARTICIPATE IN ANY OF THESE PROCEEDINGS MAY CONTACT THE CLERK OF THE COUNCIL/BOARD (LISTED BELOW) THREE (3) DAYS PRIOR TO THE MEETING. (FS 286.26)  
**LaRhonda McBride/Phone: 772-597- 8294**  
**Village of Indiantown/Village Clerk/ 15516 SW Osceola Street, Suite B, Indiantown, FL 34956**

## Ad Preview

### VILLAGE OF INDIANTOWN NOTICE OF PUBLIC HEARING

The Village of Indiantown Planning, Zoning, and Appeals Board, meeting as the Local Planning Agency, will hold a Public Hearing on Wednesday February 19, 2025, at 6:00 p.m. and the Village Council will hold a Public Hearing on February 27, 2025, at 6:00 p.m. in the Village Council Chambers, 15516 SW Osceola Street, Suite C, Indiantown, Florida 34956, to consider the following agenda items:

1. **APPLICATION NO. PLT-24-076;** Plat Application for Terra Lago Phase 1A and 1B comprising 340.808-acres +/- located north of S.W. Warfield Boulevard and the east of S.W. Allapattah Road.

2. **APPLICATION NO. PD-24-075;** a request for approval of Terra Lago PUD Fifth Amendment to Planned Unit Development Zoning Agreement located north of S.W. Warfield Boulevard and the east of S.W. Allapattah Road on a parcel approximately 806.342 acres in size.

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

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

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

LaRhonda McBride,  
Village Clerk

Published: February 7, 2025.  
TCN #11018780