



Village of Indiantown Development Review Colleagues Staff Report

Silver Fox Grid Station PUD

SECTION A: APPLICATION INFORMATION

<u>Application Number</u>	SP-25-016 (PUD Master Site Plan)
<u>Project Name:</u>	Silver Fox Grid Station PUD
<u>Date of Report</u>	2-17-2026
<u>Property Owner</u>	Silver Fox 606, LLC.
<u>Applicant</u>	Silver Fox 606, LLC.
<u>Agent for Applicant</u>	Morris Crady, AICP Senior Partner Lucido & Associates, FL 33410
<u>Village Project Coordinator</u>	Deanna Freeman, Community and Economic Development Director

SECTION B: PROJECT DESCRIPTION

The applicant is seeking review by the Development Review Colleagues (DRC) for a Planned Unit Development (PUD) Master Plan, pursuant to Sec. 12-10. – Planned Unit Developments (PUD) of the Indiantown Land Development Regulations (LDRs), for development of a +/- 296.23-acre vacant industrial parcel as a data storage industrial park. The applicant has confirmed the proposed industrial project may consist of a phased project that may include up to 2,200,000 square feet of two or three-story data center buildings or a combination of equivalent Heavy Industrial uses. The proposed operations details include provision of a 2N electrical transmission system with two independent electrical feeders, four

customer owned transformers (200.180 MVA, 500kV/26kV), and four dedicated transmission feeds providing capacity and system redundancy.

The subject property is located at 13820 SW Silver Fox Lane in the Village of Indiantown. The land currently consists of an existing stabilized access drive, approximately 7-acre lake, and approximately 100-acres of pastureland supporting small cattle grazing operation as a current bona fide agricultural tax classification on the entire property.

The subject property is designated Heavy Industrial on the future land use map and has a Heavy Industrial zoning district designation. A concurrent request has been submitted requesting a zoning change from the existing Heavy Industrial zoning district designation to a Planned Unit Development (PUD) with exhibits including a master plan, phasing plan, timetable for development, and special conditions applicable to the proposal.

A request for a rezoning is required to be assessed based on Sec. 12-6.-Rezoning. Approval criteria are included in subsection (5) and are required to be assessed as a separate staff report and application in accordance with Village of Indiantown procedures.

SECTION C: VILLAGE REVIEWERS

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

Planning Assistant: Lucia Mendoza, 772-597-8299 lmendoza@indiantownfl.gov

Village Engineer & Traffic Reviewer: Tom Jensen, P.E., Kimley-Horn, Inc., Village Engineer 561-248-5967 tom.jensen@kimley-horn.com

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

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

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

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

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

SECTION D: APPLICATION THRESHOLDS

A proposal for Planned Unit Development (PUD) Master Plan is required to be processed in accordance with Land Development Regulation (LDR) Sec. 12-10. – Planned Unit Developments (PUD). Staff, as the Development Review Colleagues (DRC) are required to review and make recommendation to the Planning, Zoning and Appeals Board (PZAB). The PZAB will review and make recommendations to Village Council at an advertised public hearing, Village Council will review and

take into account DRC and PZAB recommendations, and any third party comments, at an advertised public hearing, ahead of making a final decision on the request for approval of the Planned Unit Development (PUD) Master Plan.

The applicant is required to resubmit materials in response to address any outstanding issues identified within this report and during the DRC Joint Workshop Meeting to be held February 18, 2026. Upon receipt the resubmitted materials will be transmitted for review to the DRC and a further staff report issued once the next review cycle has been completed. Please coordinate with Lucia Mendoza when submitting additional materials in response to the staff report and ahead of any required public noticing requirements in relation to the public hearings to be held.

SECTION E: LOCATION AND SITE INFORMATION

Location: 13820 SW Silver Fox Lane in the Village of Indiantown,

Legal Description:

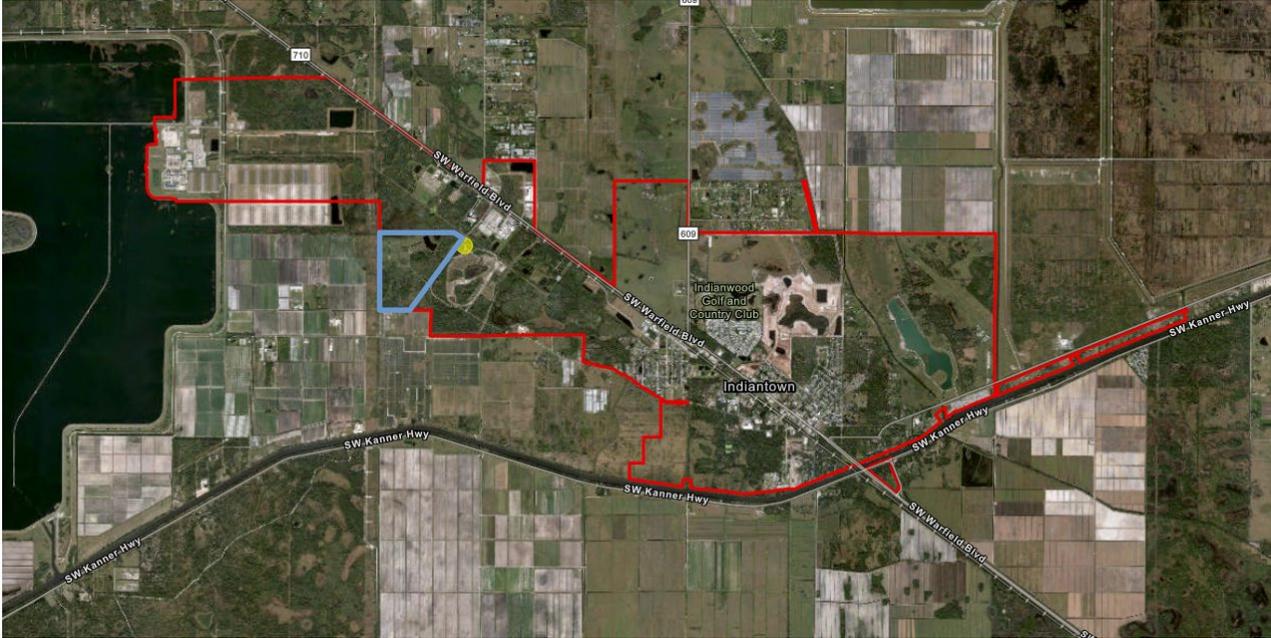
LEGAL DESCRIPTION EXHIBIT "A"
A parcel of land lying in Sections 27 and 34, Township 39 South, Range 38 East, Martin County, Florida, more specifically described as follows:

Beginning at the Northwest corner of Section 34, thence along the West line of said Section, North 00°44'14" East, a distance of 259.38 feet; thence departing said line, South 88°20'32" East, a distance of 3742.54 feet; thence South 53°43'09" East, a distance of 715.00 feet; thence South 36°16'51" West, a distance of 4606.82 feet; thence South 89°27'03" West to a point on the West line of said Section 34; thence along said line North 00°00'11" East, a distance of 1333.73 feet to the West Quarter corner of said Section 34; thence continue along the West line of said Section, North 00°00'30" West, a distance of 2667.24 feet to the Point of Beginning.

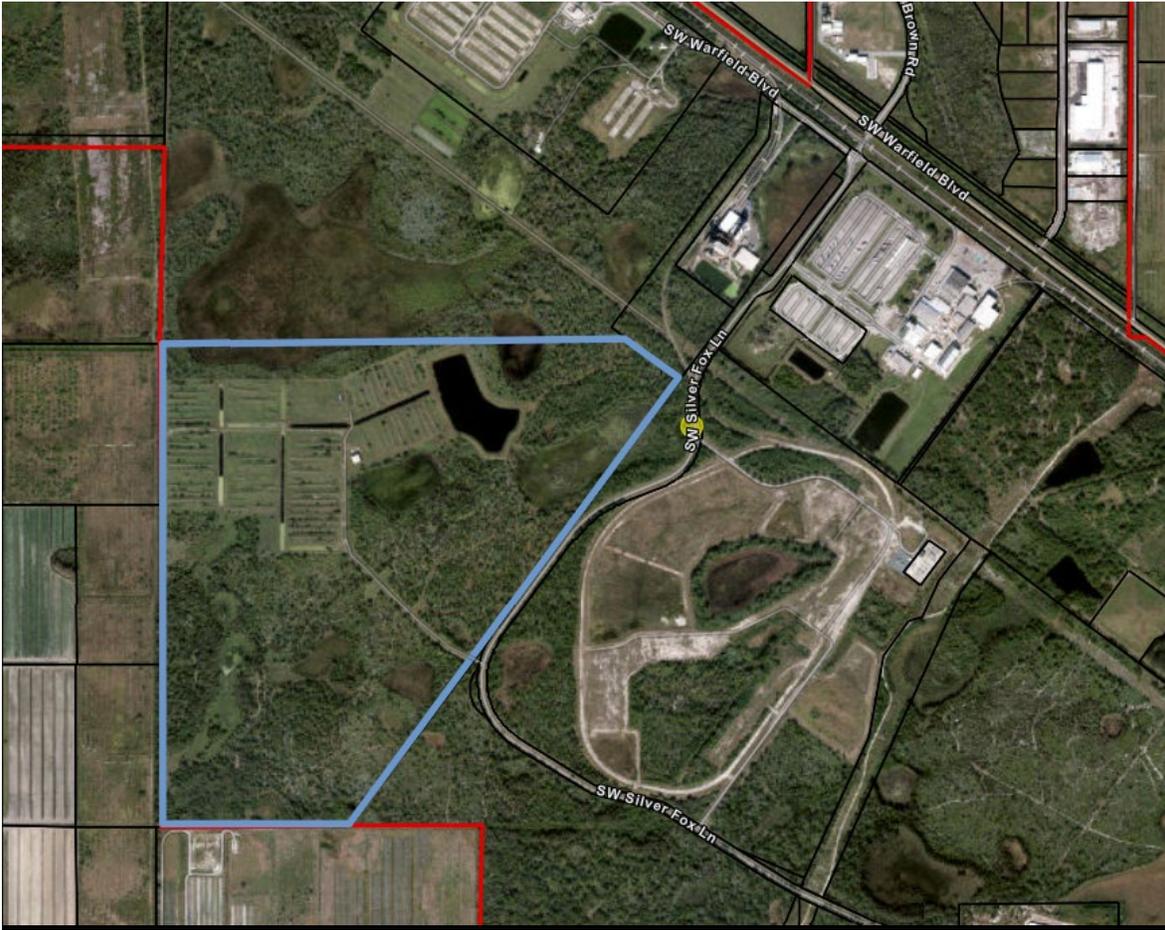
Containing 296.23 more or less

<u>Parcel ID Number(s):</u>	34-39-38-000-000-00011-4
<u>Parcel Size:</u>	Approximately 296.23 +/- acres
<u>Land Use:</u>	Heavy Industrial
<u>Zoning District:</u>	Heavy Industrial
<u>Proposed Zoning District:</u>	PUD
<u>Martin County Use Code/ Property Classification:</u>	Use Code/Property Class 6300 - 6300 GrazLD Soil Cpcty CL II

Location Map & Village of Indiantown Municipal Boundary



Aerial Map



Future Land Use Map: Heavy Industrial



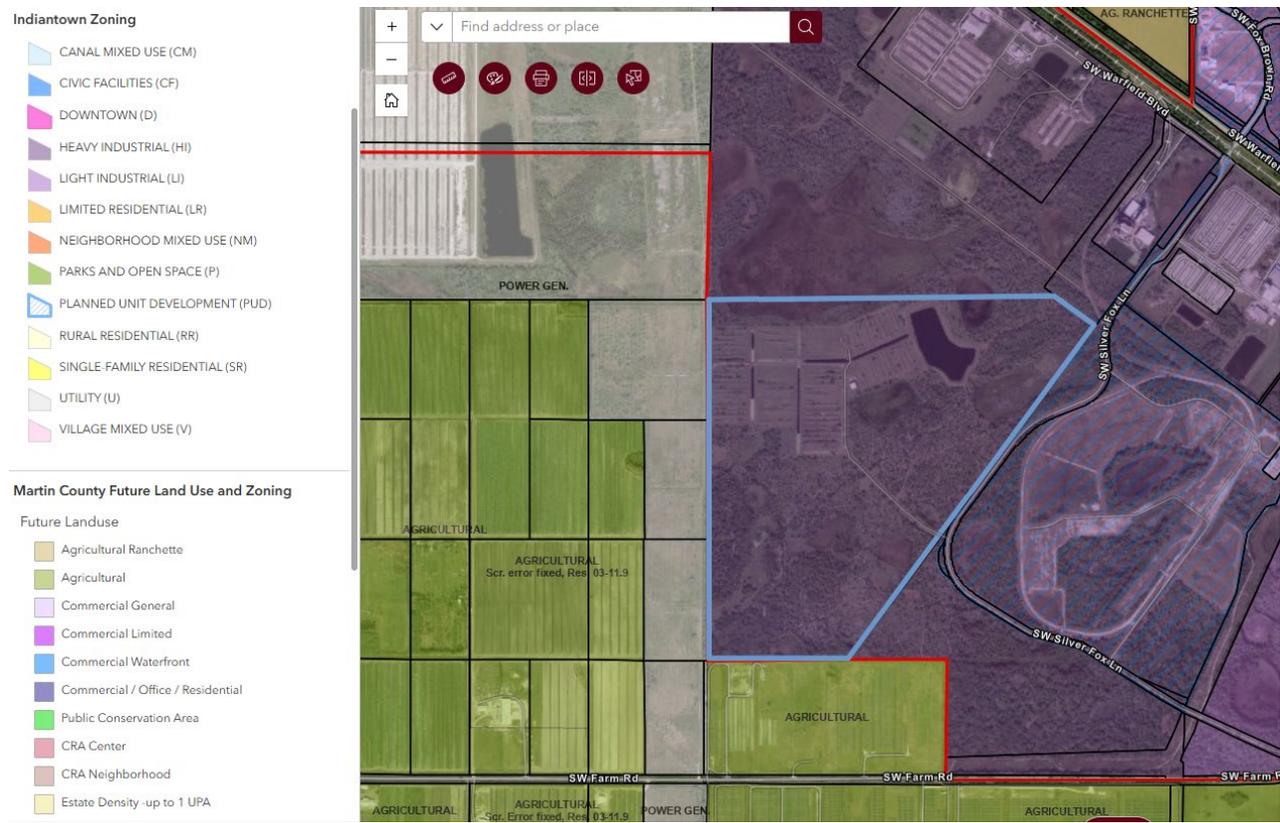
Zoning Map: Heavy Industrial



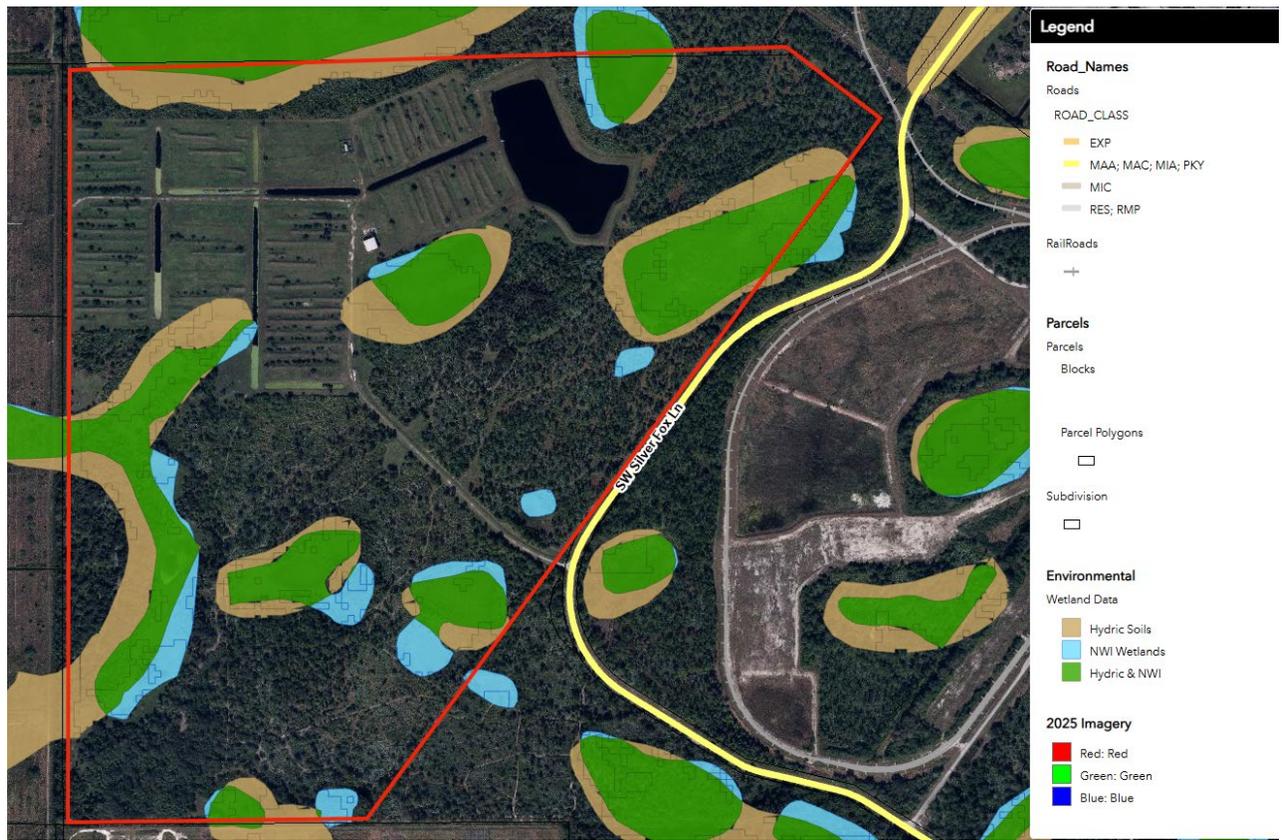
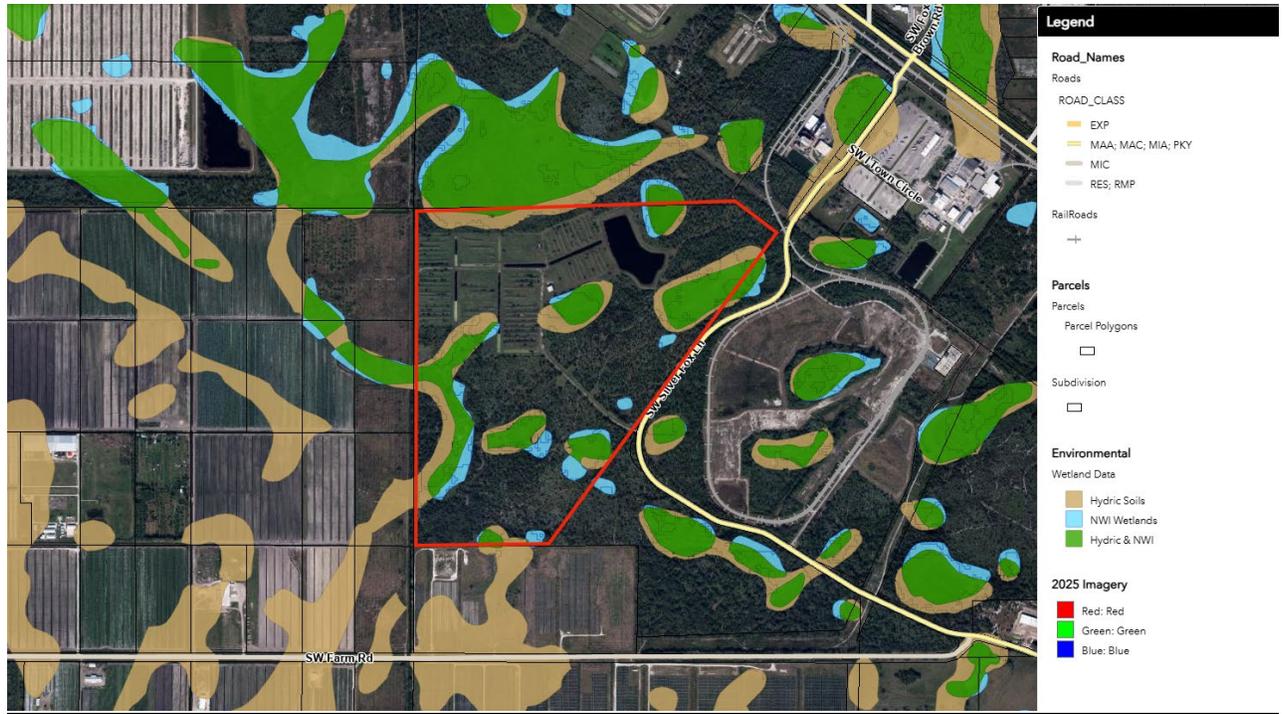
Martin County & Village of Indiantown Land Use Map:



Martin County & Village of Indiantown Zoning Map:



Martin County GIS Environmental Maps:



SECTION F: APPLICATION REVIEW & RECOMMENDATIONS:

Proposed Use: The proposed use is listed on the Master Site Plan as a Data Processing Center & Industrial. Division 3. – Use table, subsection 3-3.1. Permitted Uses, Village of Indiantown Land Development Regulations makes provision for Computer & Data Processing Facilities as being a permitted use on properties with Light Industrial and Heavy Industrial zoning district designations, in addition to properties zoned Downtown and Village-Mixed Use.

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

The specifics of the proposed data processing center and industrial uses require clarification as part of the resubmission materials. Please indicate if the proposal constitutes a hyperscale data center in the response and provide additional narrative and description in the resubmission.

This application was reviewed for compliance with the Village LDRs. Submittal requirements for a PUD Master Site Plan are referenced under Sec. 12-10. – Planned Unit Development. The following comments are provided in response to review of these code provisions.

Pre-application meeting requirement: A pre-application meeting was held May 27, 2025, satisfying LDR requirements 1(b) for such a meeting to have occurred prior to the submission of a PUD Application.

Draft Development Agreement requirement: Sec. 12-10. - Planned Unit Developments (PUD) subsection (3) Submittal Requirements, includes a requirement for a Draft Development Agreement. Please provide this documentation as part of the resubmission. Sec. 3-2.14. – Planned Unit Development (PUD) subsection (3) Development agreement details when preparing for the resubmission.

Rezoning requirement: Additional requirements include submitting a rezoning application. Although the applicant submitted a rezoning application, which was in effect, a duplicate of the PUD application, please submit a justification including responses to the criteria Sec. 12-6. – Rezoning subsection (5) Approval Criteria in response to the Rezoning application resubmission and cross-reference in the PUD resubmission as having met this requirement.

Land Development Regulation code amendment: Review of the Master Site Plan against LDR Sec (4) General guidelines and standards for planned developments, (c) Land Use - has identified a requirement to amend the Land Development Regulations to address a provision to allow a PUD zoning on property with a Heavy Industrial future land use designation. A revision to the Land Development Regulations is anticipated to be considered before consideration of the project as a staff initiated code amendment as a PUD zoning agreement offers an opportunity to include additional development standards and safeguards specific to the proposed data processing center and industrial uses on a property with a Heavy Industrial land use designation where such use is listed as a permitted use for property zoned Heavy Industrial and Light Industrial. The draft LDR language will be provided later and will be presented at the same Planning, Zoning & Appeals Board and Village Council as the Silver Fox project.

Master Site Plan Document Review:

Buffers & Setback Requirements: The minimum width and composition of proposed buffers have been provided in relation to buffers around existing wetlands. In addition to what has been provided pertaining to wetland buffers, please add setback details from the perimeter of the subject property. Please review the draft Florida House of Representatives House Bill 1007, Senate Bill 484, and House Bill 1517. Draft provisions include a requirement for a 500 ft setback between real property on which a hyperscale data center is located with Florida-friendly landscaping practices.

Overall Circulation Plan Requirements: Please refer to LDR subsection (4) General guidelines and standards for planned development, subsection (e) Master site plan 4., and update the Master Site Plan as applicable to include details pertaining proposed right-of-way widths for proposed collector and arterial streets within the PUD, including those that connect directly with streets outside the PUD, addressing criteria (i) through (iv).

Open Space: Update the Master Site Plan to include a general location of area set aside for open space.

Stormwater Management, Potable Water, & Wastewater Systems: Provide a generalized location of stormwater management, potable water and wastewater systems on the Master Site Plan.

Additional Information: Update the Master Site Plan to include typical Lot details, section of all proposed streets and right of ways, including sidewalks, typical landscape buffer sections for any internal buffers between uses (wetlands in this case).

Active Eagle Nest Details: Additional notation is required to more clearly depict the notation and zones shown on the Master Site Plan. If necessary, provide more details of the protection zones and cross reference the Federal protection policies.

Draft PUD Zoning Agreement: Staff's review of the draft PUD Zoning Agreement is ongoing, with input and direction required from the Village Attorney ahead of any agenda items being prepared for PZAB and Village Council public hearings.

The draft PUD Zoning Agreement requires additional details to address commitments and assurances regarding environmental protections, commitments to provide the utilities, including water and electricity to accommodate the development and operation of the proposed data center and industrial uses.

More detailed language and commitments pertaining to protection of wildlife, preserving any natural uplands and habitats, as per comments included in the Village of Indiantown Environmental review memo, should be included in the updated draft PUD Zoning Agreement.

In addition, the draft PUD Zoning Agreement requires revision to include detailed, project-specific sound and vibration performance standards and mitigation requirements for the proposed data center. At a minimum, the Agreement should establish enforceable maximum sound level thresholds (including low-frequency and tonal noise limits) measured at the property boundary, require baseline ambient sound studies and predictive acoustic modeling under worst-case operational scenarios (including simultaneous full-load mechanical and generator operations), provide for post-construction testing and ongoing monitoring, impose operational limitations on routine generator testing, and require the implementation of best available noise attenuation and retrofit measures as necessary to prevent adverse impacts to surrounding properties, independent of and in addition to compliance with pre-existing noise regulations.

Language is to be added to the PUD to include commitments in addressing emergency management and construction access for the proposal. In addition, consideration of including language addressing physical security with systems that restrict access to the data center and fire suppression systems.

The Draft PUD Zoning Agreement does not include any public benefits. Such commitments may include those areas of the proposal that exceed minimum standards afforded to property zoned Heavy Industrial, such as, but not limited to preservation areas, open space, buffers, and landscape provisions. Details regarding any proposed infrastructure improvements, environmental and open space preservation, and community benefits should be included in the draft PUD Zoning Agreement.

The draft PUD Zoning Agreement is subject to further revisions by the Village

Attorney to conform the agreement to the Village Attorney's Office's requirements for development agreements. The Village Attorney will make himself available to counsel for the Applicant to coordinate and implement such revisions.

Attachments

- Village Engineer Memo.
- Village Environmental Review Memo.
- Village Surveyor Review.
- Legal Description Marked up Document.



VILLAGE OF INDIANTOWN DEVELOPMENT REVIEW COMMENTS

Review Date: February 16, 2026

Discipline: Public Works & Utilities

Reviewed by: Pat Nolan and Tom Jensen, P.E.

Phone: 772-341-3098/561-248-5967

Email: pnolan@indiantownfl.gov

tom.jensen@kimley-horn.com

Project Name: Indiantown Data Ctr Re-Zone/Master Plan

Project Number: (RZ-26-0001 and SP-26-002)

No comments

Comments as follows or attached

The submitted plans have been reviewed for DRC purposes only and are not released for construction activity of any kind. DRC plans are considered “NOT FOR CONSTRUCTION PLANS” and do not completely reflect the complete nature of all work to be completed under future plans that will be submitted for construction.

REQUEST

DRC Review for Rezoning and Grid Station PUD Master Plan

ITEMS REVIEWED

1. Transmittal Letter, 2-sheets, dated 1/15/2026
2. Project Narrative, 2-sheets, Not Dated
3. Water & Wastewater Statement, 1-sheet, dated 01/15,2026
4. Surface Water Management Engineering Report, 57-sheets, dated 1/14/2026
5. Preliminary Estimated Water & Wastewater Flows, 1-sheet, No Date
6. Traffic Statement, 10-sheets, dated 1/15/2026
7. Phasing Plan, 1-sheet, dated 1/9/2026
8. Master Site Plan, 1-sheet, dated 1/9/2026
9. Boundary & Topo Survey, 6-sheets, dated 6/18/2025
10. Location Map, 1-sheet, dated 12/28/2025
11. Current Aerial Map, 1-sheet, dated 12/28/2025
12. Future Land Use Map, 1-sheet, dated 1/7/2026
13. Zoning Map, 1-sheet, dated 12/28/2025

COMMENTS/OTHER REQUIRED ITEMS

"Below are initial comments which should be addressed by the Applicant. Additionally, the Village Manager and Attorney may provide other comments or input".

- Transmittal Letter
 1. No Comment

- Project Narrative
 1. For Phase 1, with an in-service date of 2028, what would be the required water/wastewater flows.
 2. What will the cooling water requirements be (and required water quality) or is there another type of cooling system being looked at.
 3. Would the facility have any need to discharge cooling water product, or will it be recirculated thru ponds.

- Water & Wastewater Statement
 1. What is the total fire flow required for Phase 1, and what will be required for build-out. Will 1,500GPM be sufficient for the equipment proposed, and have the Fire Marshal confirmed, along with required fire duration.
 2. The Village does not have water capacity or fire flow availability for the site but can provide domestic wastewater. The site will need to have its own private lift station on-site.
 3. Will need to discuss more the needs related to Item No. 3 above under Project Narrative.

- Surface Water Management Engineering Report
 1. Is it the intent to meet all on-site drainage requirements and not plan on going off-site.
 2. If you go off-site, have you looked at what's required yet, i.e; off-site ditch improvements, control structures, and possibly other ditch/canal improvements due to runoff.
 3. What happens to the "other" acreage not being developed, will this project impede any stormwater flow.

- Preliminary Estimated Water & Wastewater Flows
 1. Has a pre-app/discussion with FDEP/SFWMD been held yet to discuss the feasibility of an on-site water treatment facility. I don't see it as an issue, but on-site wells could be an issue with the wetlands on-site, plus the usage would be in direct conflict with Village domestic wells.
 2. Will need to discuss more the needs related to Item No. 3 above under Project Narrative.
 3. Depending on response to Item No. 2 above, the Village may have capacity within their upcoming deep injection well for disposal of process water depending upon volume and water quality.

- Traffic Statement
 1. Provide more information on the shifts and number of employees. If a shift has 141 employees, explain how 61 trips are generated in the peak hour. Note that if employees are used as the basis for determining trips, the project will be restricted to development that generates the maximum number of employees in the traffic study.
 2. Extend the study area to account for all roadways which the project will significantly impact (2% of the LOS threshold).
 3. When determining the future capacity of the roadways in the study area mentioned in the comment above, include existing traffic counts, background growth, and the impacts of other projects that have been approved but are unbuilt on the roadways.

4. A design plan review will be performed when those plans are developed, including the need for turn lanes at the entrance(s), lane configurations, and number of internal lanes to the site.
- Phasing Plan
 1. Confirm access to proposed 2.0AC water storage site, can the site be wider, extending to NW property line?
 2. Can approximate dates be provided on the phasing plan.
 - Master Site Plan
 1. No Comments
 - Boundary & Topo Survey
 1. Refer to attached redlines on the Boundary & Topo Survey.
 2. Refer to attached redlines on the sketch & legal
 - Location Map
 1. No Comments
 - Current Aerial Map
 1. No Comments
 - Future Land Use Map
 1. No Comments
 - Zoning Map
 1. No Comments

LEGAL DESCRIPTION EXHIBIT "A"

A parcel of land lying in Sections 27 and 34, Township 39 South, Range 38 East, Martin County, Florida, more specifically described as follows:

Beginning at the Northwest corner of Section 34, thence along the West line of said Section, North 00°44'14" East, a distance of 259.38 feet; thence departing said line, South 88°20'32" East, a distance of 3742.54 feet; thence South 53°43'09" East, a distance of 715.00 feet; thence South 36°16'51" West, a distance of 4606.82 feet; thence South 89°27'03" West to a point on the West line of said Section 34; thence along said line North 00°00'11" East, a distance of 1333.73 feet to the West Quarter corner of said Section 34; thence continue along the West line of said Section, North 00°00'30" West, a distance of 2667.24 feet to the Point of Beginning.

Containing 296.23 more or less

ACRES

MISSING DISTANCE

27

NO.	REVISIONS	DATE	BY


INCORPORATED
PROFESSIONAL SURVEYORS AND MAPPERS
CERTIFICATE OF AUTHORIZATION LB 4108
CORPORATE OFFICE
 PO BOX 1469 • 1505 SW MARTIN HWY
 PALM CITY, FL 34991
 (889) 385-1065 • WWW.GCYINC.COM

SKETCH & LEGAL FOR:
Silver Fox 606 LLC
 MARTIN COUNTY FLORIDA

Scale: N/A	Date: 2026	File & Drawing No.: 24-1039-02
Drawn By: M.F.M.	Checked: P.A.	Sheet 1 of 3

Surveyor's Notes:

- 1) This sketch and legal description is based on office information only and does not represent a boundary survey.
- 2) This legal description shall not be valid unless:
 - A) Provided in its entirety consisting of 3 sheets, with sheet 3 being the sketch of description.
 - B) Reproductions of the description and sketch are not valid unless signed and sealed with an embossed surveyor's seal.
- 3) Bearings shown hereon are referenced to the West line of Section 34, Township 39 South, Range 38 East having a bearing of North 00°00'30" West, and all others are relative thereto.

Certification

Pursuant to Chapter 5J-17.051 (e) Florida Administrative Code, paper copies of the survey map and or report or copies thereof are not valid without the original signature and seal of a Florida licensed surveyor and mapper. This is an electronically signed and sealed document pursuant to Chapter 5J-17.062, Florida Administrative Code. Paper copies of an Electronically signed and sealed document pursuant to Chapter 5J-17.062 Florida Administrative Code are not valid without the original signature and raised seal of a Florida licensed surveyor and mapper.

I hereby certify that the Sketch and Legal Description of the property shown and described hereon was completed under my direction and said Sketch and Description is true and correct to the best of my knowledge and belief.

I further certify that this sketch and description meets the Standards of Practice for Surveys set forth by the Florida Board of Professional Surveyors and Mappers in Chapter 5J-17, Florida Administrative Code, pursuant to Section 472.027 Florida State Statutes. The Sketch and Description is based on information furnished by client or client's representative.



Digitally signed by
Peter Andersen
Date: 2026.01.16
14:01:24 -05'00'

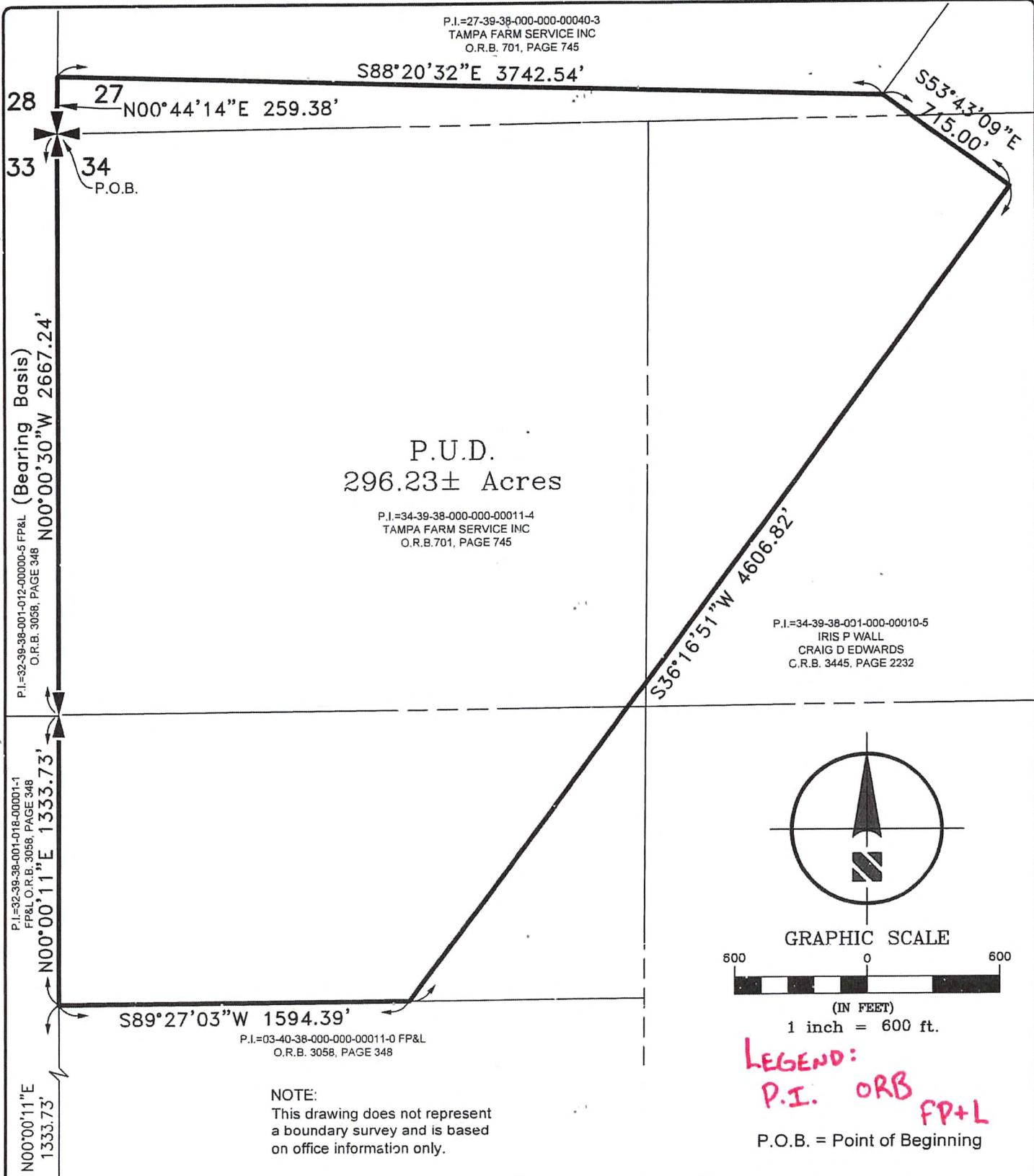
Peter Andersen
Professional Surveyor and Mapper
Florida Certificate No. 5199

NO.	REVISIONS	DATE	BY

G C Y
INCORPORATED
PROFESSIONAL SURVEYORS AND MAPPERS
CERTIFICATE OF AUTHORIZATION LB 4108
CORPORATE OFFICE
PO BOX 1469 • 1505 SW MARTIN HWY.
PALM CITY, FL 34891
(800) 386-1266 • WWW.GCYINC.COM

SKETCH & LEGAL FOR:	
Silver Fox 606 LLC	
MARTIN COUNTY	FLORIDA
Scale: N/A	Date: 2026
Drawn By: M.F.M.	Checked: P.A.
File & Drawing No.: 24-1039-02	Sheet 2 OF 3

P.I.=27-39-38-000-000-00040-3
 TAMPA FARM SERVICE INC
 O.R.B. 701, PAGE 745



P.U.D.
 296.23± Acres

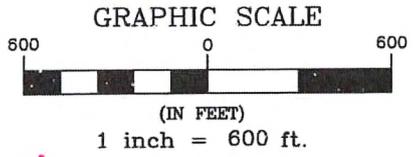
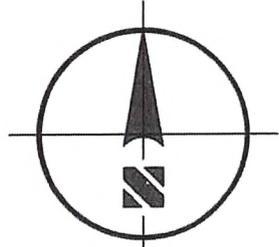
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 TAMPA FARM SERVICE INC
 O.R.B. 701, PAGE 745

P.I.=34-39-38-001-000-00010-5
 IRIS P WALL
 CRAIG D EDWARDS
 C.R.B. 3445, PAGE 2232

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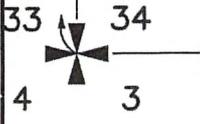
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LEGEND:
 P.I. ORB
 FP+L
 P.O.B. = Point of Beginning

NOTE:
 This drawing does not represent
 a boundary survey and is based
 on office information only.



GCY
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 CORPORATE OFFICE
 PO BOX 1469 • 1505 SW MARTIN HWY.
 PALM CITY, FL 34991
 (800) 385-1056 • WWW.GCYINC.COM

SKETCH & LEGAL FOR: Silver Fox 606 LLC		
MARTIN COUNTY		FLORIDA
Scale: 1"=600'	Date: 2026	File & Drawing No.: 24-1039-02
Drawn By: M.F.M.	Checked: P.A.	Sheet 3 OF 3

NO.	REVISIONS	DATE	BY

MEMORANDUM

To: Deanna Freeman, Village of Indiantown
From: Arnaud Roux, ARNO Environmental Consultants, Inc.
Date: 2-12-2026
SUBJECT: SP-26-002 Silver Fox Grid Station
PUD Master Site Plan Application

The following memorandum was prepared at the request of the Village of Indiantown Community & Economic Development Director to review the applicant's team proposal for a Master Site Plan approval for the proposed Silver Fox Grid Station PUD project. The following comments are based on the natural resources-related Goals, Objectives, and Policies of the Comprehensive Plan (Comp Plan), the Land Development Regulations (LDR), as amended by applicable ordinances. Specifically, Ordinance NO.02 90-22 Planned Unit Development (PUD) Zoning District that provides the regulations and submittal requirements for a PUD amended the LDR as Section 3-2.14 Planned Unit Development. Our comments are as follows:

ENVIRONMENTAL ASSESSMENT:

An Environmental Assessment (EA) was provided with the application. No field verification of the site conditions has been made and therefore the review of the application is based on the findings of the EA. The EA indicates the presence of at least two listed species on the property (Gopher tortoise and bald eagle). The EA did not indicate the location of the bald eagle nest however the nest location is shown on the Master Site Plan. The EA also confirmed the presence of gopher tortoise on site without any indication of location or density of the population. The limits of the wetlands have been field-verified approved by the State (South Florida Water Management District).

Comment: Native upland habitat has been identified on site however, the location, quality, and extent of this native upland habitat was not depicted in any exhibit or described in the EA. To address the requirements of Section 12-10 (1)(b)(2), please revise the EA to provide a detailed land cover map based on site observations and using 1999 FLUCCS or 2018 FLCCS. Please differentiate the land covers and natural communities that exist on site and provide descriptions of those land covers, and approximate quantification of acreages.

CONSISTENCY WITH THE VILLAGE OF INDIANTOWN LAND DEVELOPMENT REGULATIONS:

In accordance with Section 3-2.14 (4)(e)5. a Master Site Plan shall depict “*The general location of area set aside for open space and recreational Features*”. The Master Site Plan indicates that 86.45 acres of open space will be provided. It is not clear where this open space is located and what it is composed of. Specifically, the Master Site Plan appears to leave out some upland areas (unshaded) outside of the development limits and outside of wetland buffers (/upland preserve) as “Native landscape Areas”. In the absence of a land cover map or descriptions in the EA, it is unclear what land cover exists and what is proposed in those areas. Comment: Please describe the land covers in these areas (see comment regarding the EA and land cover map, above) and indicate what is proposed in the “Native landscape Areas”.

Section 3-2.14 (4)(e)8. also requires “*Areas to be set aside for preservation of environmentally sensitive lands, wetlands or other natural features;*”. The Master Site Plan indicates that all wetlands are being preserved along with 25’ wetland buffers (Upland preserve). There are no indications whether any other upland areas are being preserved and whether these areas are comprised of native vegetation. Comment: Areas not proposed for development should be retained as native vegetation areas.

Pursuant to the requirements of Section 12-10(3), as a Master Site Plan has been proposed, please prepare and submit an Environmental Impact Assessment describing existing environmental elements (Based on the revised EA, as requested above) and the potential impacts that will result from the proposed development.

CONSISTENCY WITH THE COMPREHENSIVE PLAN:

The applicant has provided an Engineering Report and preliminary plans to address stormwater management on site. Based on the review of the corresponding proposed Master Site Plan and the SFWMD-Approved Wetland Determination, it appears that the applicant is proposing to preserve all wetlands identified on site.

Objective C1.2: “*Conserve Water Sources, Surface Water and Wells*” and specifically:

- Policy C1.2.4: “*Flood Plain Management*”: “*conserve, appropriately use and protect the quality and quantity of floodplains, drainage, all current and projected water sources and waters*”.

Comment: The proposal to preserve all wetlands on site satisfy this Policy.

Objective C1.3: “Wetlands and Marshes” and specifically:

- Policy C 1.3.1 “Regulating Wetlands”: “*avoid destruction and adverse impacts to wetlands*”.
Comment: The proposal to preserve all wetlands on site satisfy this Policy.

- Policy C 1.3.2 “Development Applications and Wetland Identification”: “*all applications for development approval include an identification/inventory of all wetland areas on-site.*”.
Comment: The proposed Master Site Plan identifies all wetland areas on site and thus satisfies this Policy.

- Policy C 1.3.3 “Compliance with state and federal requirements for wetland protection”: “*comply with all state and federal regulations related to wetland protection*”.
Comment: Issuance of an Environmental Resource Permit by the SFWMD at the time of or as a condition for Final Site Plan approval will satisfy this Policy.

Similarly, a wetland determination and permit or proof of exemption will be required from the federal agency (US Army Corps of Engineers). Issuance of a permit or exemption by the USACE at the time of or as a condition for Final Site Plan approval will satisfy this Policy.

Objective C3.1: “Protect Wildlife and Marine Habitats”:

A active bald eagle nest was identified on site and a Bald Eagle Protection Plan was provided with this application indicating avoidance of the nest in its current location and providing partial avoidance of the nest buffer zones. Comment: In accordance with the specifications of the proposed Bald Eagle Protection Plan, “no clearing, no construction activity and no land alterations” would be authorized within a portion of the proposed development overlapping the nest buffer zones. Please explain how the proposed lake extension and development area overlapping the buffer zone meet this restriction. (Note that a federal permit or proof of satisfactory coordination with the US Fish and Wildlife Service (USFWS) must be required at the time of or as a condition for Final Site Plan approval to satisfy this objective.)

Gopher tortoise activity has been observed on site however, no further information was provided. Comment: In the absence of any detailed characterization of the property and of the gopher tortoise population, no evaluation can be provided of the potential impacts of the proposed use of the property on the gopher tortoise population and their habitat. Please update the EA to provide additional information on the gopher tortoise population found on site. (Note that a relocation permit issued by FWC will be required prior to site clearing, at the time of or as a condition for Final Site Plan approval to satisfy this objective.)

Boundary & Topographic survey for: Silver Fox 606 LLC, a Florida limited liability company Sections 27 & 34, T39S, R38E, Martin County, Florida

SPELL OUT OR ADD
TO A LEGEND

EXHIBIT 'A' LEGAL DESCRIPTION

A portion of Sections 22, 27 and 34, Township 39 South, Range 38 East, Martin County, Florida, being more particularly described as follows:

Commencing at the point of intersection of the East line of Section 1, Township 40 South, Range 38 East, with the Southerly right of way line (200.00 foot right of way) of CSX Transportation, Inc., formerly Seaboard System Railroad;

thence North 53 degrees 39 minutes 15 seconds West along said Southerly right of way line a distance of 16,615.06 feet to the POINT OF BEGINNING of this description;

thence continue North 53 degrees 39 minutes 15 seconds West along said Southerly right of way line a distance of 3,155.01 feet to the West line of said Section 22;

thence South 00 degrees 04 minutes 44 seconds West along the West line of said Section 22, a distance of 433.59 feet to the Southwest corner of said Section 22 (Northwest corner of Section 27);

thence South 00 degrees 46 minutes 08 seconds West along the West line of said Section 27, a distance of 5,353.36 feet to the Southwest corner of said Section 27 (Northwest corner of Section 34);

thence South 00 degrees 02 minutes 12 seconds West along the West line of said Section 34, a distance of 2,667.52 feet to the Southwest corner of the Northwest Quarter of said Section 34;

thence South 00 degrees 06 minutes 06 seconds East along the West line of said Section 34, a distance of 1,329.89 feet to the Northwest corner of the South Half of the Southwest Quarter of said Section 34;

thence North 89 degrees 26 minutes 46 seconds East along the North line of the South Half of the Southwest Quarter of said Section 34, a distance of 1,594.39 feet;

thence North 36 degrees 20 minutes 45 seconds East, a distance of 5,317.08 feet;

thence North 53 degrees 39 minutes 15 seconds West, a distance of 600.00 feet;

thence North 36 degrees 20 minutes 45 seconds East, a distance of 950.00 feet;

thence North 53 degrees 39 minutes 15 seconds West along a line 700.00 feet Southerly of and parallel with the said Southerly railroad right of way line a distance of 2,558.81 feet;

thence North 08 degrees 39 minutes 15 seconds West, a distance of 989.95 feet to the POINT OF BEGINNING.

TOGETHER WITH:

A portion of Section 27, Township 39 South, Range 38 East, Martin County, Florida, being more particularly described as follows:

Commencing at the point of intersection of the East line of Section 1, Township 40 South, Range 38 East, with the Southerly right of way line (200.00 foot right of way) of Grantor, formerly Seaboard System Railroad;

thence North 53 degrees 39 minutes 15 seconds West along said Southerly right of way line a distance of 13,506.27 feet to the POINT OF BEGINNING of this description;

thence continue North 53 degrees 39 minutes 15 seconds West along said Southerly right of way line a distance of 3,108.81 feet;

thence South 08 degrees 39 minutes 15 seconds East, a distance of 989.95 feet;

thence South 53 degrees 39 minutes 15 seconds East along a line 700.00 feet Southerly, and parallel with, said Southerly right of way line a distance of 2,558.81 feet;

thence North 36 degrees 20 minutes 45 seconds East, a distance of 370.00 feet;

thence North 05 degrees 22 minutes 55 seconds East, a distance of 291.55 feet;

thence North 36 degrees 20 minutes 45 seconds East a distance of 80.00 feet to the POINT OF BEGINNING.

LESS AND EXCEPT: from the above lands that portion conveyed by Special Warranty Deed recorded in Official Records Book 981, Page 2152, Public Records of Martin County, Florida, being more particularly described as follows:

A parcel of land lying in Sections 27 and 34, Township 39 South, Range 38 East, Martin County, Florida. Said parcel being more particularly described as follows:

Commence at the Southeast corner of said Section 27;

thence bear North 00 degrees 01 minutes 15 seconds East along the East line of Section 27, a distance of 1077.86 feet;

thence South 36 degrees 20 minutes 45 seconds West, a distance of 1052.89 feet to the POINT OF BEGINNING of the herein described parcel of land;

thence continue South 36 degrees 20 minutes 45 seconds West, a distance of 712.87 feet;

thence North 53 degrees 39 minutes 15 seconds West, a distance of 715.00 feet;

thence North 36 degrees 20 minutes 45 seconds East, a distance of 2001.02 feet;

thence North 05 degrees 22 minutes 55 seconds East, a distance of 328.69 feet to a point in a line 80 feet Southwesterly of, as measured at right angles to, the Southwesterly right of way line of the C.S.X. Railroad;

thence South 53 degrees 39 minutes 15 seconds East along a line parallel to said right of way, a distance of 134.11 feet;

thence South 05 degrees 22 minutes 55 seconds West, a distance of 291.55 feet;

thence South 36 degrees 20 minutes 45 seconds West, a distance of 1320.00 feet;

thence South 53 degrees 39 minutes 15 seconds East, a distance of 600.00 feet to the POINT OF BEGINNING of the herein described parcel of land.

FURTHER LESS AND EXCEPT the following:

All of INDIANTOWN EGG PRODUCTION COMPLEX, according to the Plat thereof as recorded in Plat Book 16, Page 84, Public Records of Martin County, Florida.

Containing 605.56 acres more or less.



LOCATION MAP
NOT TO SCALE

Table Index	
Sheet 1	Cover Sheet
Sheet 2	Sectional & Title Exceptions
Sheet 3	Boundary
Sheet 4	Boundary
Sheet 5	Details
Sheet 6	Topography

SURVEYOR'S NOTES

- Bearings shown hereon are referenced to Southerly Right-of-way of CSX Transportation, having a bearing of North 53°39'55" West and all others are relative thereto.
- All visible above ground improvements located are shown hereon.
- There has been no attempt to locate any underground utilities or improvements.
- This property is located in Flood Zone "X" according to a Not Printed Flood Insurance Rate Map Community Panel No. 12085C0250G, dated 3/16/2015.
- Additions and or deletions to this survey by other than the signing party (or parties) is prohibited without the written consent of the signing party (or parties).
- Bearings and distances shown hereon are referenced to the State Plane Coordinate System, Florida East Zone, North American Datum 1983, adjustment of 2011. Horizontal accuracy is 0.06± feet. The accuracy of the data was independently verified and are further referenced to the TRIMBLE VRSNOW Real-Time Network as verified by repeated ties to various NGS Horizontal Control Points located in the vicinity of the project.
- Parcel information was obtained from the Martin County Property Appraiser's website: <https://geoweb.martin.fl.us/general/>
- Aerial photography shown hereon is for informational purposes and is dated 2024 and was obtained from the Martin County website: <https://data-mcgov.opendata.arcgis.com/apps/interactive-imagery-download/explore>
- Wetland delineations shown hereon were provided by Advanced Restoration Ecology. The wetlands are preliminary and no state agencies have reviewed them.
- 200' topographic grid shots shown on sheet 6, inclusive, are generated from a surface that was created from a point cloud generated from LIDAR. LIDAR data was acquired on 4/21/2025 by GCY, Inc. using a Wingra One gen II and a Interleaf Resepi XT-32 LIDAR Sensor. Data was independently verified by random spot shots throughout the project.
- I have reviewed the American Land Title Association Commitment, commitment for Title Insurance Office File No. 25-004, with an effective date of May 14, 2025 @ 11:00 P.M., Revised 6/15/2025, issued by Old Republic National Title Insurance Company and with regards to the Schedule B, Section II exceptions that are matters of survey and have the following comments:

- EXCEPTION 6** - Easement and covenant reserved in Deeds recorded in O.R. Book 701, Page 745 and O.R. Book 701, Page 748, as affected by Release recorded in O.R. Book 892, Page 1889 and Partial Release recorded in O.R. Book 981, Page 2179, Public Records of Martin County, Florida. **Affects subject property, as plotted on sheet 2.**
- EXCEPTION 7** - Declaration of Roadway Easement recorded in O.R. Book 701, Page 1218, as affected by Amendment recorded in O.R. Book 981, Page 2166, and Easement Indenture recorded in O.R. Book 713, Page 559 as amended in O.R. Book 724, Page 2541(2521), all of the Public Records of Martin County, Florida, which contain easements, covenants and conditions. **Affects subject property, as plotted on sheet 2.**
- EXCEPTION 8** - Notice of Use of Real Estate recorded in O.R. Book 702, Page 1310, Public Records of Martin County, Florida. **Affects subject property, as plotted on sheet 2. Legal does not close.**
- EXCEPTION 9** - Declaration of Restrictions recorded in O.R. Book 771, Page 328, Public Records of Martin County, Florida. **Affects subject property, some of the legals are not plottable.**
- EXCEPTION 10** - Indiantown Egg Production Complete Interim Water System Agreement recorded in O.R. Book 801, Page 1148, as affected by Partial Release recorded in O.R. Book 981, Page 2171, Public Records of Martin County, Florida, which contain covenants and conditions. **Affects subject property, as plotted on sheet 2.**
- EXCEPTION 11** - Indiantown Egg Production Complex Covenant Running with the Land recorded in O.R. Book 618, Page 623, Public Records of Martin County, Florida. **Affects subject property, as plotted on sheet 2.**
- EXCEPTION 12** - Easement recorded in O.R. Book 981, Page 2157, Public Records of Martin County, Florida. **Affects subject property, as plotted on sheet 2.**
- EXCEPTION 13** - Easement Agreement recorded in O.R. Book 380, Page 268, re-recorded in O.R. Book 393, Page 1303, as affected by Amendment recorded in O.R. Book 981, Page 2169, Public Records of Martin County, Florida. The Deed to Owner recorded in O.R. Book 701 Page 745 stated that the Land contained in the Deed was subject to "a Florida Power and Light underground oil pipeline and a 110 foot Florida Power and Light utility easement but the locations of the pipeline and easement were not identified. The utility easement has been identified by that document recorded in O.R. Book TBD as being the easement described above in this exception. **Affects subject property, as plotted on sheet 2.**
- EXCEPTION 14** - Resolution Number 03-2.11 regarding master and final site plan approval recorded in O.R. Book 1758, Page 331, Public Records of Martin County, Florida. **Affects subject property, as plotted on sheet 2.**
- EXCEPTION 15** - Unity of Title recorded in O.R. Book 1758, Page 345, Public Records of Martin County, Florida. **Affects subject property, as plotted on sheet 2.**
- EXCEPTION 16** - Deed of Conservation Easement recorded in O.R. Book 1759, Page 2859, Public Records of Martin County, Florida. **Affects subject property, as plotted on sheet 2.**
- EXCEPTION 17** - Pipeline Easement from Tampa Farm Service, Inc. to Florida Power & Light Company recorded in O.R. Book 2629, Page 187, as affected by Amendment recorded in O.R. Book 2774, Page 1498, and as assigned by Florida Power & Light Company to Florida Southeast Connection, LLC as recorded in O.R. Book 3064, page 432, all of the Public Records of Martin County, Florida. **Affects subject property, as plotted on sheet 2.**
- EXCEPTION 18** - The Deed to Owner recorded in O.R. Book 701 Page 745 stated that the Land contained in the Deed was subject to "a Florida Power and Light underground oil pipeline and a 110 foot Florida Power and Light utility easement but the locations of the pipeline and easement were not identified. The underground oil pipeline location has now been identified by that document recorded in O.R. Book TBD. **Affects subject property, not plottable.**
12. Last date in the field: 3/19/2025

CERTIFIED TO:
Silver Fox 606 LLC, a FL limited liability company
Old Republic National Title Insurance Company
Robert A. Butson, P.A. and Robert A. Butson
Farm Credit of Florida, ACA, in its sole capacity and as agent/minor for Florida Federal Land Bank Association, FLCA, its successors and/or assigns as their interest may appear

CERTIFICATION

Pursuant to Chapter 5J-17.051 (e) Florida Administrative Code, paper copies of the survey map and or report or copies thereof are not valid without the original signature and seal of a Florida licensed surveyor and mapper. Paper copies of an Electronically signed and sealed document pursuant to Chapter 5J-17.062 Florida Administrative Code are not valid without the original signature and raised seal of a Florida licensed surveyor and mapper.

I hereby certify that the Survey of the property shown and described hereon was completed under my direction and said Survey is true and correct to the best of my knowledge and belief.

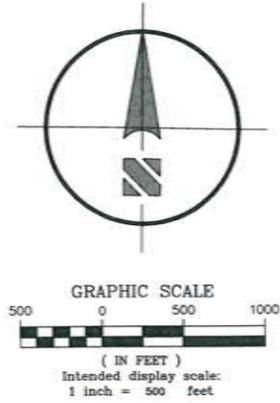
I further certify that this Survey meets the Standards of Practice for Surveyors set forth by the Florida Board of Professional Surveyors and Mappers in Chapter 5J-17.051 and 5J-17.052, Florida Administrative Code, pursuant to Section 472.027 Florida State Statutes. No search of the Public Records has been made by this office. The Survey is based on information furnished by client or client's representative.

Digitally signed by
Peter Andersen, PSM
Date: 2025.06.18
10:55:36 -04'00'
Peter Andersen
Professional Surveyor and Mapper
Florida Certificate No. 5199

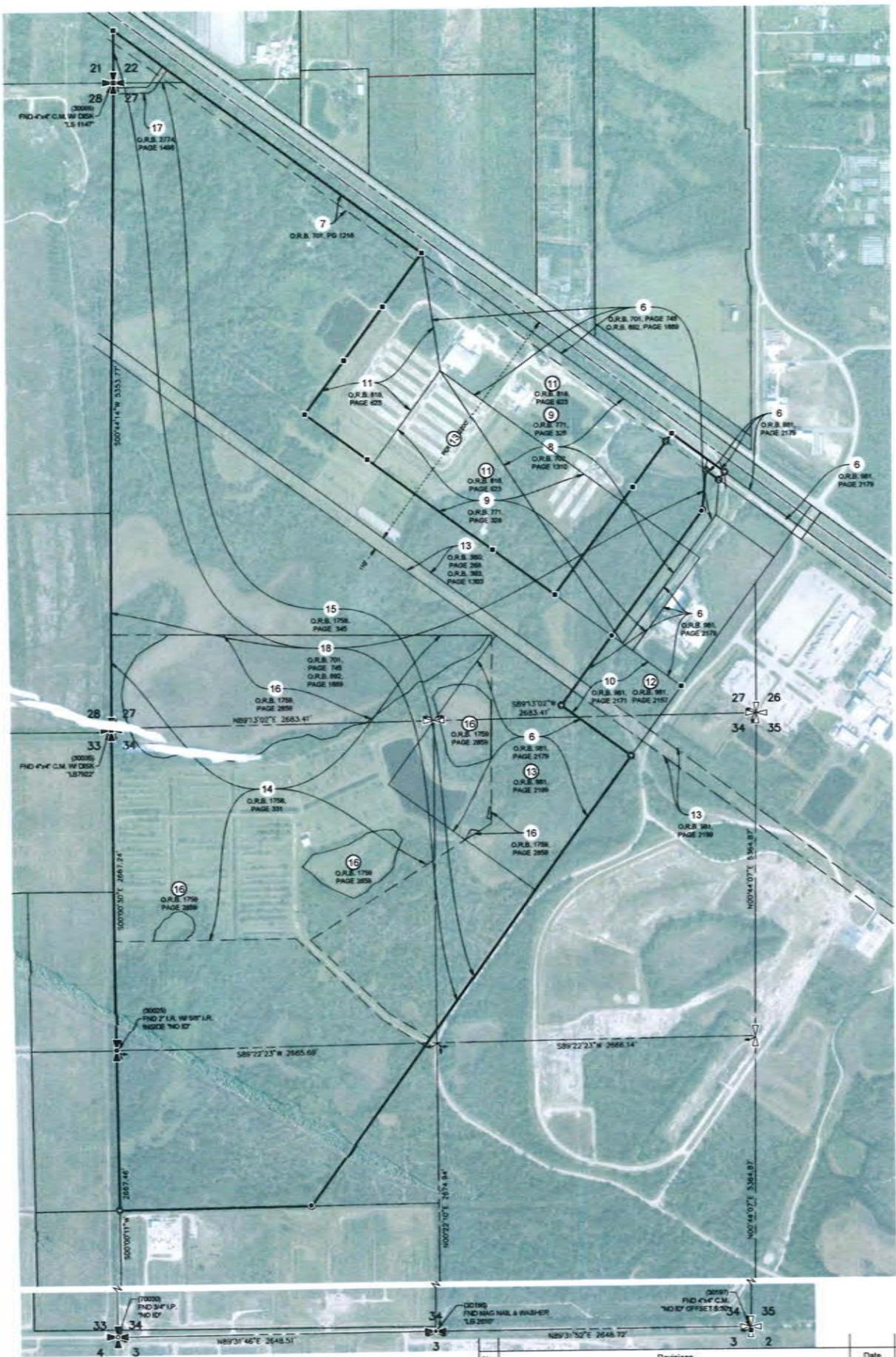
 PROFESSIONAL SURVEYORS AND MAPPERS CERTIFICATE OF AUTHORIZATION LB 4108 <small>CORPORATE OFFICE MAIL: PO BOX 1489 - PALM CITY, FL 34891 OFFICE: 1506 SW MARTIN HWY - PALM CITY, FL 34890 (772) 286-8983 - WWW.GCYINC.COM</small>	BOUNDARY & TOPO SURVEY FOR: Silver Fox 606 LLC <small>a Florida limited liability company</small> MARTIN COUNTY FLORIDA	
	Scale: NA Date: Feb. 2025 Drawn By: M.F.M. Checked By: P.A.	File & Drawing No: 24-1039-01-02 Sheet 1 of 6

No.	Revisions	Date	By

Drawing Name: 24-1039-01-02 Silver Fox 606 LLC
Page(s): 3-16 & 14-18 & 20
Field Book(s): 1033 & 1038

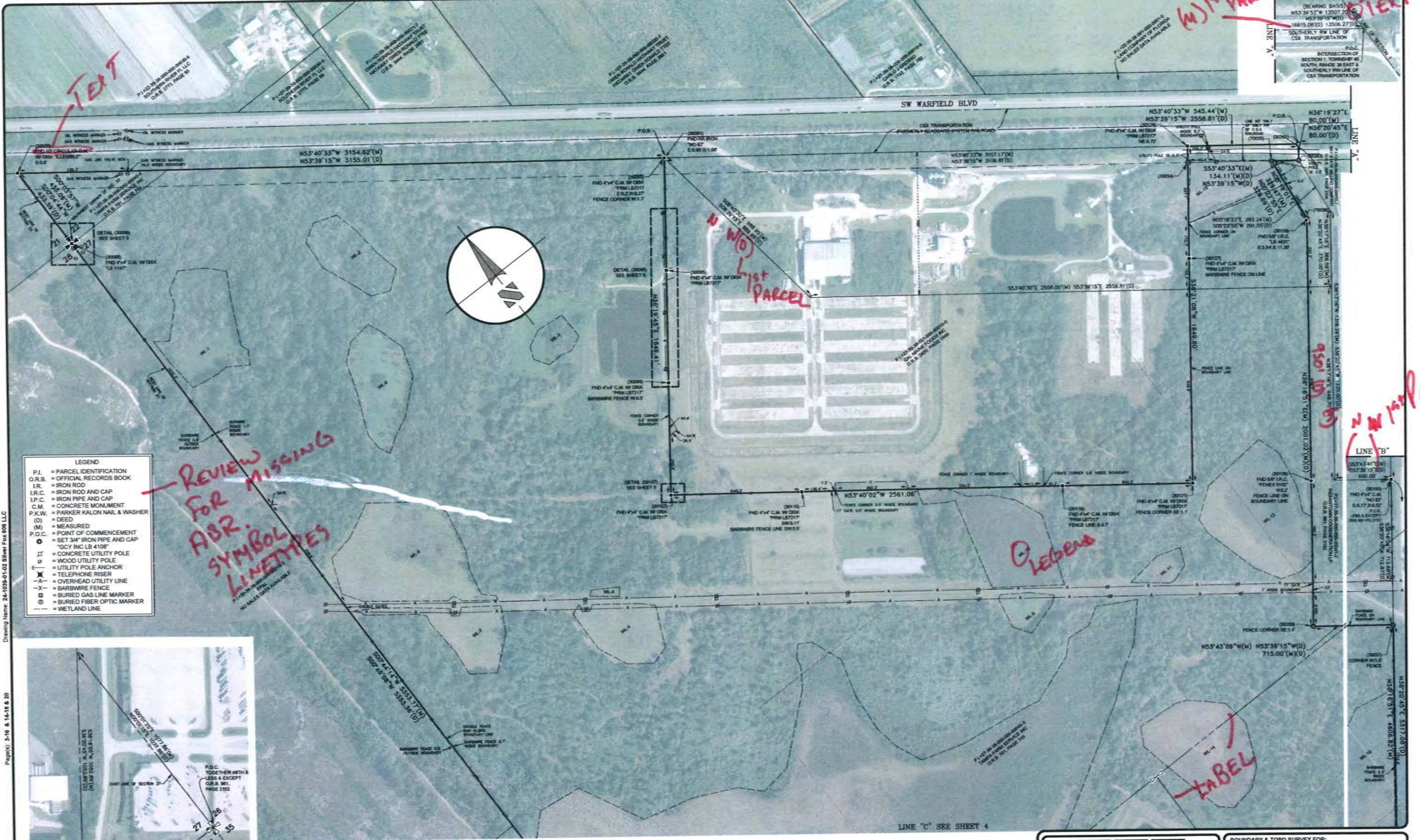


LEGEND	
	= FOUND SECTION CORNER
	= FOUND QUARTER CORNER
	= CALCULATED SECTION CORNER
	= CALCULATED QUARTER CORNER
	= TITLE EXCEPTION



CONSIDER THE USE OF HATCHING TO CLEAN UP, THIS IS HARD TO FOLLOW

 INCORPORATED PROFESSIONAL SURVEYORS AND MAPPERS CERTIFICATE OF AUTHORIZATION LB 4108 <small>CORPORATE OFFICE MAIL, PO BOX 1488 - PALM CITY, FL 34981 OFFICE 1525 SW MARTIN HWY - PALM CITY, FL 34990 (772) 285-8583 - WWW.GCMINC.COM</small>	BOUNDARY & TOPO SURVEY FOR: Silver Fox 606 LLC <small>a Florida limited liability company</small> MARTIN COUNTY FLORIDA	
	Scale: 1"=500' Drawn By: M.F.M.	Date: Feb. 2025 Checked By: P.A.



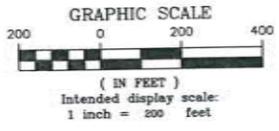
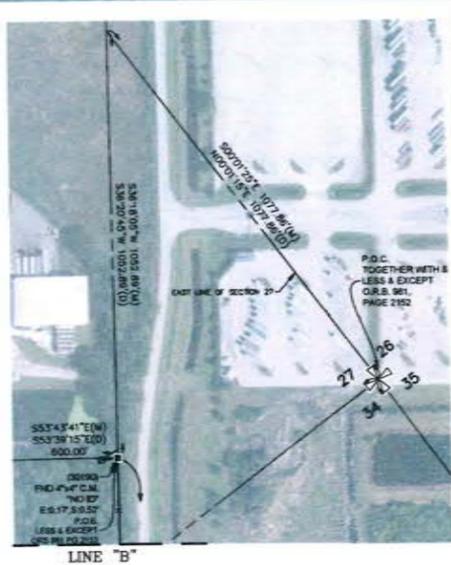
Drawing Name: 24-1039-01-02 Silver Fox 606 LLC

Page(s): 3-16 & 14-18 & 20

Field Book(s): 1933 & 1938

LEGEND

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- O.R.B. = OFFICIAL RECORDS BOOK
- I.R. = IRON ROD
- I.R.C. = IRON ROD AND CAP
- I.P.C. = IRON PIPE AND CAP
- C.M. = CONCRETE MONUMENT
- P.K.W. = PARKER KALON NAIL & WASHER
- (D) = DEED
- (M) = MEASURED
- (M) = POINT OF COMMENCEMENT
- = SET 3/4" IRON PIPE AND CAP
- = "GCY INC LB 410"
- ⊕ = CONCRETE UTILITY POLE
- ⊙ = WOOD UTILITY POLE
- ⊖ = UTILITY POLE ANCHOR
- ⊗ = TELEPHONE RISER
- A— = OVERHEAD UTILITY LINE
- X- = BARBIRE FENCE
- ⊗ = BURIED GAS LINE MARKER
- ⊗ = BURIED FIBER OPTIC MARKER
- - - = WETLAND LINE



No.	Revisions	Date	By

GCY
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OFFICE: 1505 SW MARTIN HWY - PALM CITY, FL 34890
(772) 285-8063 - WWW.GCYINC.COM

BOUNDARY & TOPO SURVEY FOR:

Silver Fox 606 LLC
a Florida limited liability company

MARTIN COUNTY FLORIDA

Scale: 1"=200'

Date: Feb. 2025

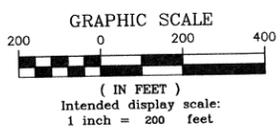
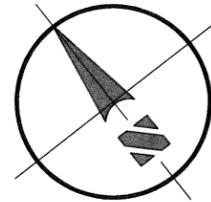
Drawn By: M.F.M.

Checked By: P.A.

File & Drawing No:
24-1039-01-02

Sheet
3 of 6

LINE "C" SEE SHEET 3



LEGEND

- P.I. = PARCEL IDENTIFICATION
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BOUNDARY & TOPO SURVEY FOR:

Silver Fox 606 LLC
a Florida limited liability company

MARTIN COUNTY FLORIDA

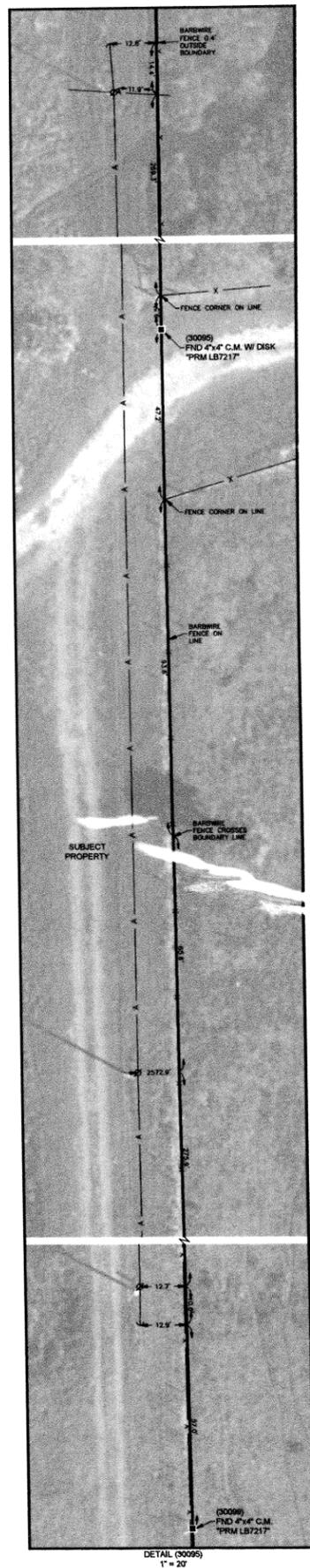
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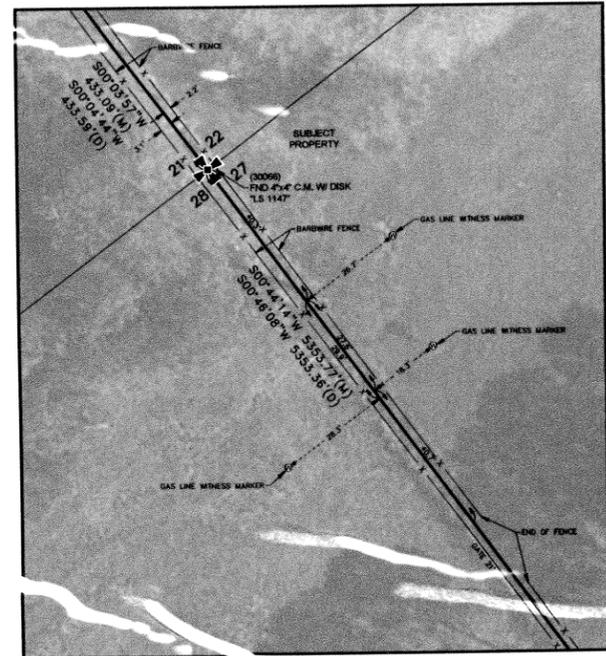
Drawn By: **M.F.M.** Checked By: **P.A.**

Sheet **4** of **6**

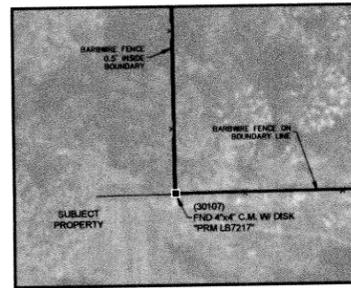
No.	Revisions	Date	By



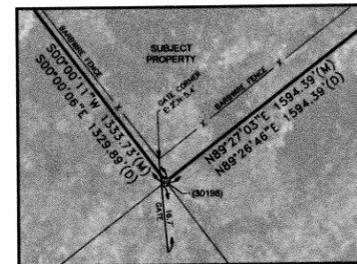
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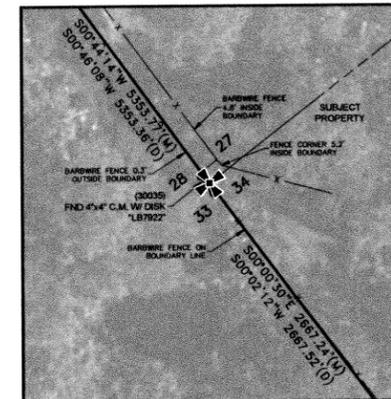
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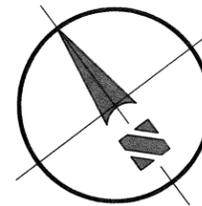
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DETAIL (30198)
1" = 20'



DETAIL (30035)
1" = 20'



LEGEND

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No.	Revisions	Date	By

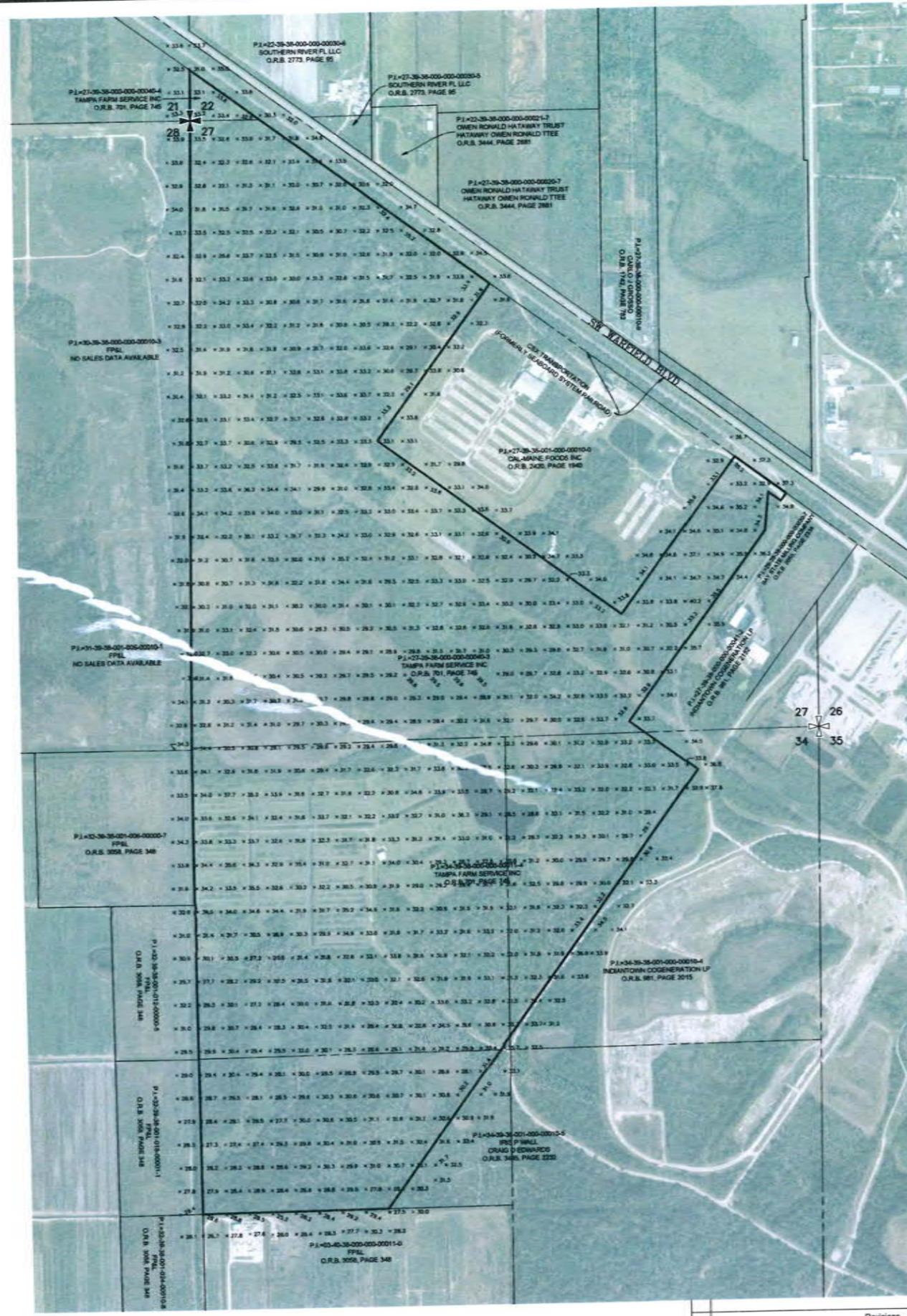
GCY
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CERTIFICATE OF AUTHORIZATION LB 4108

CORPORATE OFFICE
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(772) 288-8063 - WWW.GCYINC.COM

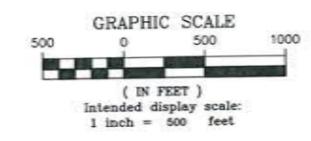
BOUNDARY & TOPO SURVEY FOR:
Silver Fox 606 LLC
a Florida limited liability company

MARTIN COUNTY **FLORIDA**

Scale: AS SHOWN	Date: Feb. 2025	File & Drawing No: 24-1039-01-02
Drawn By: M.F.M.	Checked By: P.A.	Sheet 5 of 6



*REVIEW GRID AND CONSIDER
NOT SHOWING ELEVATIONS IN
WATER BODIES THAT HAVE NOT
BEEN SURVEYED*



No.	Revisions	Date	By

Topography

INCORPORATED
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CERTIFICATE OF AUTHORIZATION LB 4108
CORPORATE OFFICE
MAIL: PO BOX 1488 - PALM CITY, FL 34991
OFFICE: 1505 SW MARTIN HWY - PALM CITY, FL 34990
(772) 288-8593 - WWW.GCYINC.COM

BOUNDARY & TOPO SURVEY FOR:
Silver Fox 606 LLC
a Florida limited liability company

MARTIN COUNTY FLORIDA

Scale: AS SHOWN	Date: Feb. 2025	File & Drawing No: 24-1039-01-02
Drawn By: M.F.M.	Checked By: P.A.	Sheet: 6 of 6

LEGAL DESCRIPTION EXHIBIT "A"

A parcel of land lying in Sections 27 and 34, Township 39, South, Range 38 East, Martin County, Florida, more specifically described as follows:

Beginning at the Northwest corner of Section 34, thence along the West line of said Section, North 00°44'14" East, a distance of 259.38 feet; thence departing said line, South 88°20'32" East, a distance of 3742.54 feet; thence South 53°43'09" East, a distance of 715.00 feet; thence South 36°16'51" West, a distance of 4606.82 feet; thence South 89°27'03" West to a point on the West line of said Section 34; thence along said line North 00°00'11" East, a distance of 1333.73 feet to the West Quarter corner of said Section 34; thence continue along the West line of said Section, North 00°00'30" West, a distance of 2667.24 feet to the Point of Beginning.

Containing 296.23 more or less

ACRES

MISSING DISTANCE

27

NO.	REVISIONS	DATE	BY


INCORPORATED
PROFESSIONAL SURVEYORS AND MAPPERS
CERTIFICATE OF AUTHORIZATION LB 4108
CORPORATE OFFICE
 PO BOX 1469 • 1505 SW MARTIN HWY.
 PALM CITY, FL 34991
 (807) 386-1066 • WWW.GCYINC.COM

SKETCH & LEGAL FOR:
Silver Fox 606 LLC
 MARTIN COUNTY FLORIDA

Scale: N/A	Date: 2026	File & Drawing No.: 24-1039-02
Drawn By: M.F.M.	Checked: P.A.	Sheet 1 OF 3

Surveyor's Notes:

- 1) This sketch and legal description is based on office information only and does not represent a boundary survey.
- 2) This legal description shall not be valid unless:
 - A) Provided in its entirety consisting of 3 sheets, with sheet 3 being the sketch of description.
 - B) Reproductions of the description and sketch are not valid unless signed and sealed with an embossed surveyor's seal.
- 3) Bearings shown hereon are referenced to the West line of Section 34, Township 39 South, Range 38 East having a bearing of North 00°00'30" West, and all others are relative thereto.

Certification

Pursuant to Chapter 5J-17.051 (e) Florida Administrative Code, paper copies of the survey map and or report or copies thereof are not valid without the original signature and seal of a Florida licensed surveyor and mapper. This is an electronically signed and sealed document pursuant to Chapter 5J-17.062, Florida Administrative Code. Paper copies of an Electronically signed and sealed document pursuant to Chapter 5J-17.062 Florida Administrative Code are not valid without the original signature and raised seal of a Florida licensed surveyor and mapper.

I hereby certify that the Sketch and Legal Description of the property shown and described hereon was completed under my direction and said Sketch and Description is true and correct to the best of my knowledge and belief.

I further certify that this sketch and description meets the Standards of Practice for Surveys set forth by the Florida Board of Professional Surveyors and Mappers in Chapter 5J-17, Florida Administrative Code, pursuant to Section 472.027 Florida State Statutes. The Sketch and Description is based on information furnished by client or client's representative.



Digitally signed by
Peter Andersen
Date: 2026.01.16
14:01:24 -05'00'

Peter Andersen
Professional Surveyor and Mapper
Florida Certificate No. 5199



INCORPORATED
PROFESSIONAL SURVEYORS AND MAPPERS
CERTIFICATE OF AUTHORIZATION LB 4108

CORPORATE OFFICE
 PO BOX 1469 • 1595 SW MARTIN HWY.
 PALM CITY, FL 34991
 (800) 386-1066 • WWW.GCYINC.COM

SKETCH & LEGAL FOR:		
Silver Fox 606 LLC		
MARTIN COUNTY		FLORIDA
Scale:	Date:	File & Drawing No.:
N/A	2026	24-1039-02
Drawn By:	Checked:	Sheet
M.F.M.	P.A.	2 OF 3

NO.	REVISIONS	DATE	BY

P.I.=27-39-38-000-000040-3
 TAMPA FARM SERVICE INC
 O.R.B. 701, PAGE 745

S88°20'32"E 3742.54'

28
 N00°44'14"E 259.38'

S53°43'09"E
 715.00'

33
 34
 P.O.B.

P.U.D.
 296.23± Acres

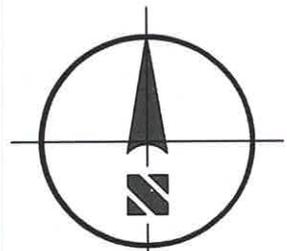
P.I.=34-39-38-000-000011-4
 TAMPA FARM SERVICE INC
 O.R.B.701, PAGE 745

P.I.=32-39-38-001-012-000000-5 FP&L
 O.R.B. 3058, PAGE 348
 N00°00'30"W 2667.24'

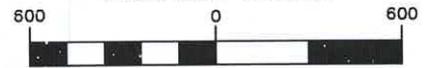
P.I.=34-39-38-001-000-00010-5
 IRIS P WALL
 CRAIG D EDWARDS
 C.R.B. 3445, PAGE 2232

P.I.=32-39-38-001-018-00001-1
 FP&L O.R.B. 3058, PAGE 348
 N00°00'11"E 1333.73'

S36°16'51"W 4606.82'



GRAPHIC SCALE



(IN FEET)

1 inch = 600 ft.

LEGEND:
 P.I. ORB
 FP+L
 P.O.B. = Point of Beginning

S89°27'03"W 1594.39'

P.I.=03-40-38-000-0000011-0 FP&L
 O.R.B. 3058, PAGE 348

NOTE:
 This drawing does not represent
 a boundary survey and is based
 on office information only.

N00°00'11"E
 1333.73'

33
 34
 4 3

G C Y
 INCORPORATED
 PROFESSIONAL SURVEYORS AND MAPPERS
 CERTIFICATE OF AUTHORIZATION LB 4108
 CORPORATE OFFICE
 PO BOX 1468 • 1505 SW MARTIN HWY.
 PALM CITY, FL 34991
 (800) 386-1056 • WWW.GCYINC.COM

SKETCH & LEGAL FOR:
Silver Fox 606 LLC
 MARTIN COUNTY FLORIDA

Scale: 1"=600'	Date: 2026	File & Drawing No.: 24-1039-02
Drawn By: M.F.M.	Checked: P.A.	Sheet 3 OF 3

NO.	REVISIONS	DATE	BY