



Village of Indiantown Development Review Colleagues **Staff Report**

Silver Fox Grid Station Rezoning

SECTION A: APPLICATION INFORMATION

<u>Application Number</u>	RZ-26-001 (Rezoning)
<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 Rezoning from the Heavy Industrial zoning district to a Planned Unit Development (PUD) Master Plan, pursuant to Land Development Regulation Sec. 12-6. – Rezoning. of the Indiantown Land Development Regulations (LDRs). The subject property consists of a +/- 296.23-acre vacant industrial parcel 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 for a PUD Master Site Plan 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. With approval criteria are included in subsection (5) and application in accordance with Village of Indiantown procedures, Sec. 12-6. - Rezoning.

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 a Rezoning is required to be processed in accordance with Land Development Regulation (LDR) Sec. 12-6. - Rezoning. 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 Rezoning.

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"

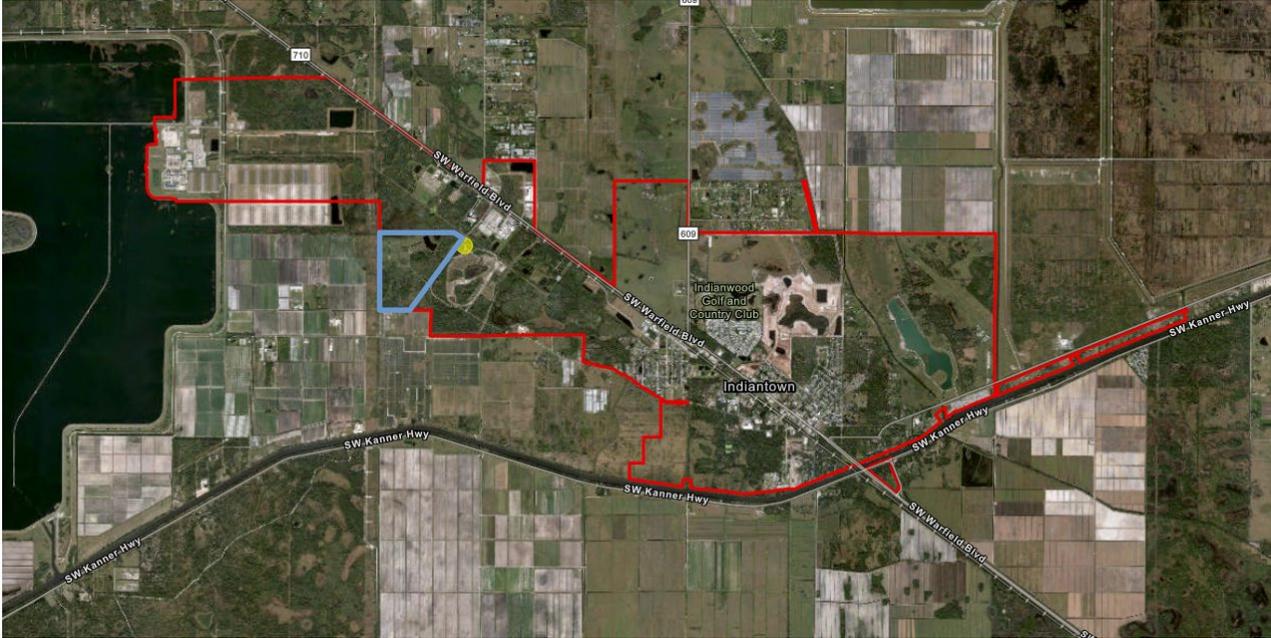
A parcel of land lying in Sections 27 and 34, Township 39 South, Range 38 East, Martin County, Florida, more specifically described as follows:

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.

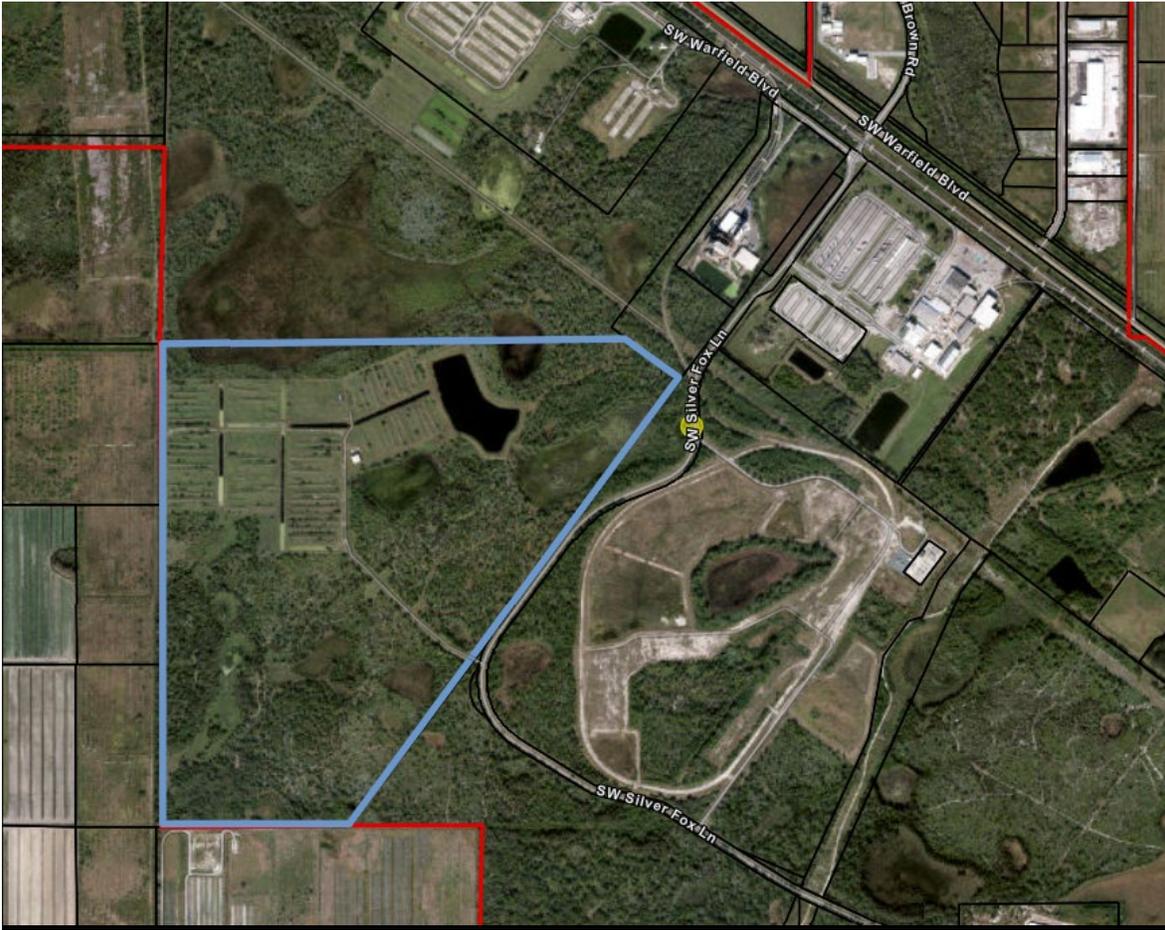
Containing 296.23 more or less

<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



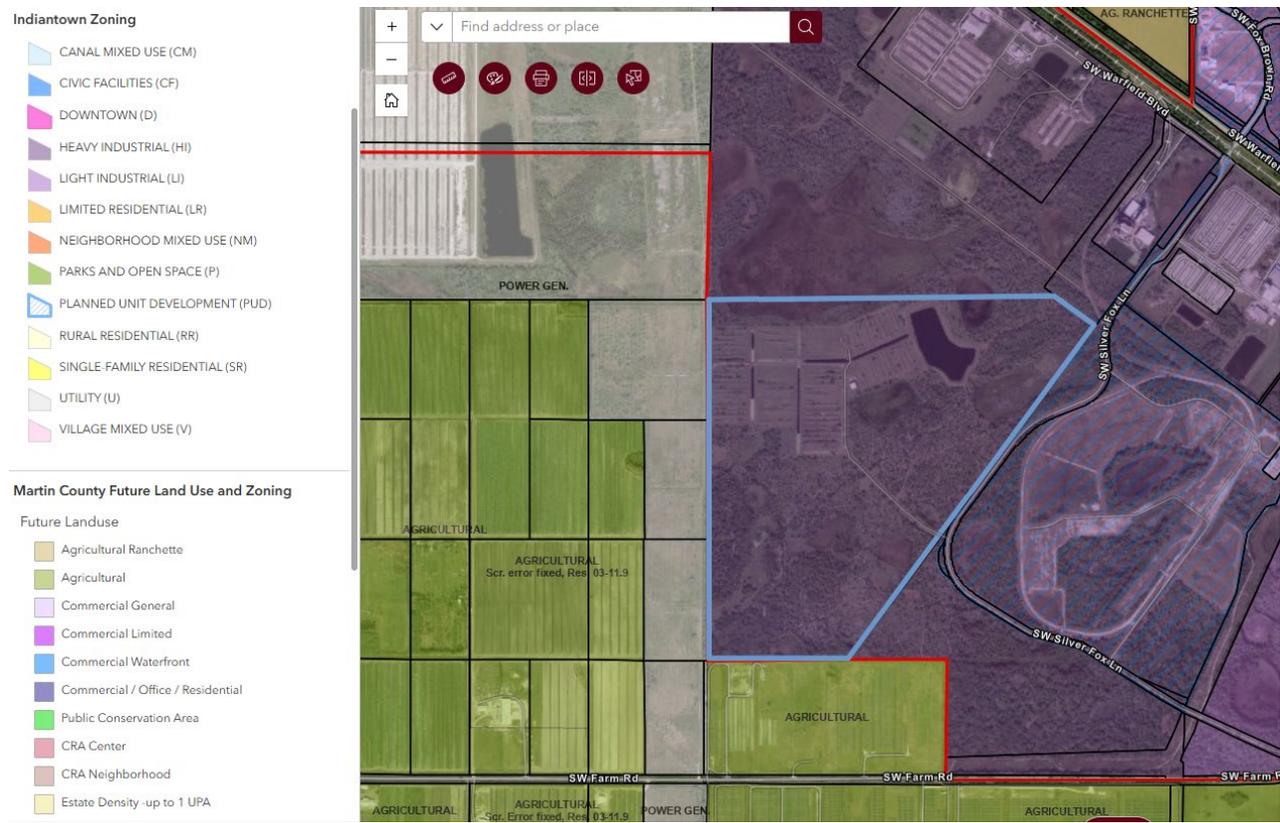
Zoning Map: Heavy Industrial



Martin County & Village of Indiantown Land Use Map:



Martin County & Village of Indiantown Zoning Map:



SECTION F: APPLICATION REVIEW & RECOMMENDATIONS:

Surrounding Land Use, Zoning & Existing Use:

An overview of established development patterns within proximity to the subject property includes vacant industrial property owned by the applicant to the north with a Heavy Industrial future land use designation and Heavy Industrial zoning district designation.

Further north is the existing Cal-Maine Foods Inc. industrial manufacturing operation, and northeast is the I-Town Rail & Commerce industrial operations (former Juice Plant). CSX railway line and SW Warfield Avenue (SR 710) are also further north of the subject property.

To the east is SW Silver Fox Lane with the former Co-gen property utilized by FP&L operations and vacant industrial lands, all with Heavy & Light Industrial future land use designations and zoning district designations.

South of the subject property are existing FP&L solar farm, agricultural lands, SW Farm Road, and the St. Lucie Canal. A recent approval of a Voluntary Annexation by FP&L was approved 2-12-2026 with a request for a Large Scale Comprehensive Plan Amendment to change the future land use to Light Industrial scheduled for an adoption hearing 2-26-2026 before Village Council.

West of the subject property are lands owned by FP&L and utilized for the major power plant, located within Martin County with a designation of Public Utilities - Major Power Generation Facilities.

Approval Evaluation Criteria

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

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

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

Staff Response: The proposed 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.

b. The proposed zoning district is compatible with the surrounding area’s zoning designation(s) and existing uses.

Staff Response: The subject property is surrounded on three sides by Heavy and Light Industrial land use and zoning district designations. The request to amend the zoning designation from Heavy Industrial to a PUD provides additional safeguards and control of the end use of the subject property beyond the provisions of the Heavy Industrial zoning district designation. Any development of the subject property will be subject to demonstrating compliance with all applicable Land Development Regulations (LDRs) at the time of site plan review.

c. The subject property is physically suitable for the uses permitted in the proposed district.

Staff Response: The property consists of +/- 296.23-acre vacant industrial parcel located within a part of the Village consisting of lands with a Heavy or Light Industrial land use designation and zoning district designation.

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 in response to the separate staff report issued regarding the PUD Master Site Plan application. Staff require those responses ahead of making a determination of the physical suitability of uses proposed as part of the PUD Master Site Plan application. Details requested include an indication of whether the proposal constitutes a hyperscale data center in the response and provide additional narrative and description in the resubmission.

Staff Recommendation

Village Staff recommendation is pending the resubmission of the concurrent PUD Master Site Plan application materials to confirm details pertaining to the suitability of the proposed use in relation to the subject property.

A recommendation is also required from the PZAB, ahead of consideration before the Village Council as two separate public hearings.

Attachments

- 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
 (887) 385-1065 • 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.	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'

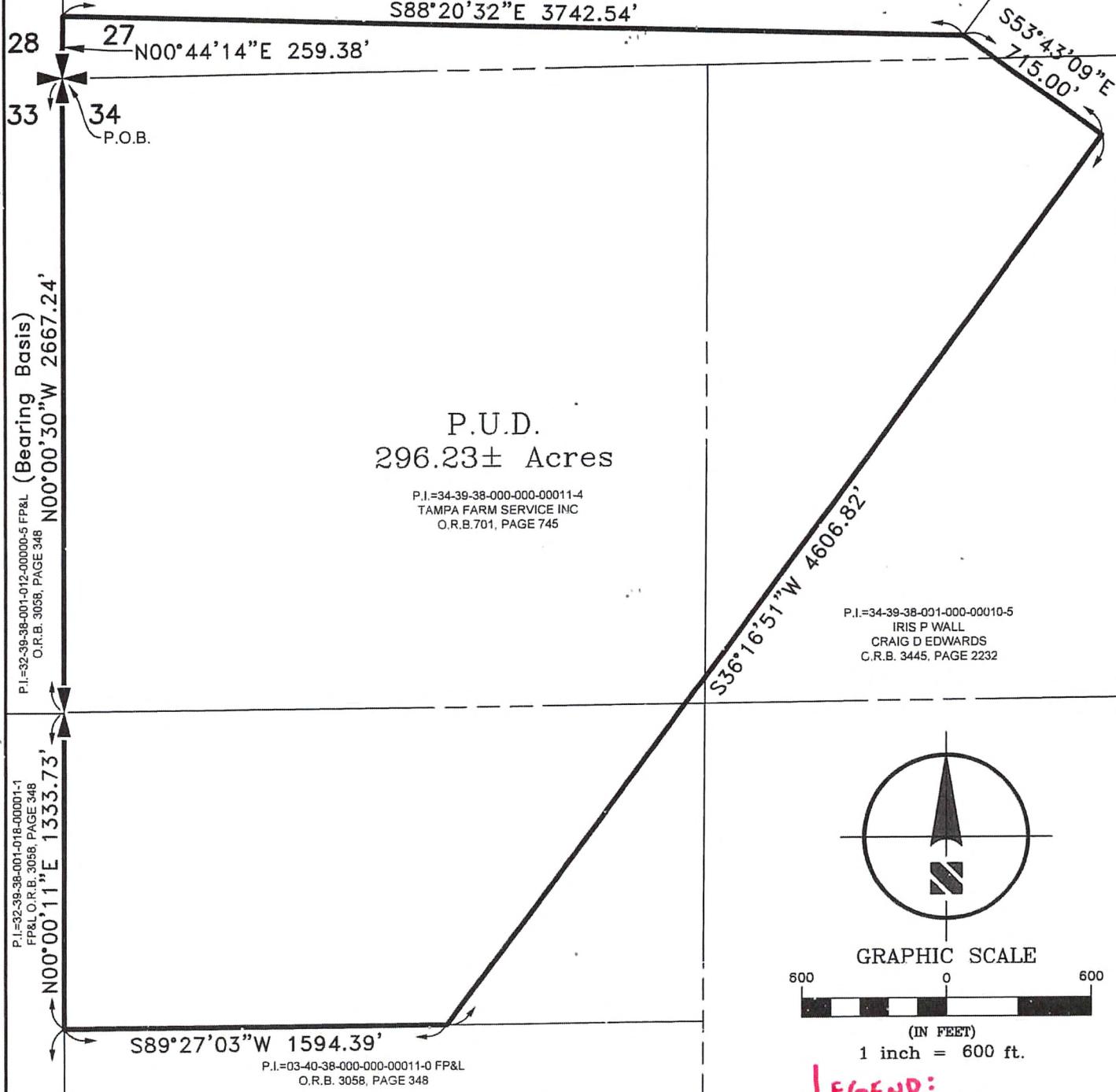
Peter Andersen
Professional Surveyor and Mapper
Florida Certificate No. 5199

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

P.I.=34-39-38-000-000-00011-4
 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

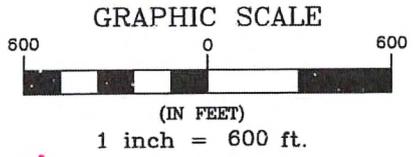
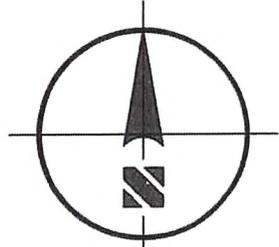
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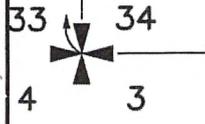
N00°00'11\"/>

P.I.=03-40-38-000-000-00011-0 FP&L
 O.R.B. 3058, PAGE 348

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



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



NO.	REVISIONS	DATE	BY

GCY
 INCORPORATED
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 CERTIFICATE OF AUTHORIZATION LB 4108
 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

MEMORANDUM

To: Deanna Freeman, Village of Indiantown
From: Arnaud Roux, ARNO Environmental Consultants, Inc.
Date: 2-12-2026
SUBJECT: RZ-26-0001 Silver Fox

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 the rezoning of a property from Heavy Industrial to a PUD for the proposed Silver Fox Grid Station 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), and applicable ordinances:

CONSISTENCY WITH THE VILLAGE OF INDIANTOWN LAND DEVELOPMENT REGULATIONS:

Approval criteria for a rezoning application (LDR Sec. 12-6 (5)) requires:

- a. *"The proposed rezone to be consistent with goals, objectives and policies of the Comprehensive Plan"*. Comment: Please refer to the "Comprehensive Plan" section below.

- b. *"The proposed zoning district is compatible with the surrounding area's zoning designation(s) and existing uses."* Comment: From an environmental perspective, the subject property is currently zoned Heavy Industrial, similar to the surrounding area's zoning. The proposed rezoning to a PUD for a proposed Data center/industrial use is considered a less intensive use. The proposed rezoning meets the rezoning approval criteria from an environmental standpoint.

- c. The subject property is physically suitable for the uses permitted in the proposed district.
Comment: The proposed site plan indicates that the proposed use is physically suitable for the proposed data center as evidenced by the avoidance of all wetlands and some uplands.

There are no further requirements to meet the Village of Indiantown LDRs for the purpose of the rezoning application.

CONSISTENCY WITH THE COMPREHENSIVE PLAN:

The evaluation of the approval criteria for a rezoning application (LDR Sec. 12-6 (5)) requires, in part, the evaluation of compatibility of the proposed use with the different elements of the Comprehensive Plan, and for the purpose of this review, compatibility with the Conservation Element.

The applicant has provided a Master Site Plan, Engineering Report, Environmental Assessment, and preliminary plans to address stormwater management on site. Based on the review of these documents, it appears that the applicant is proposing to develop most of the available uplands while preserving all wetlands identified on site.

Conservation Element

Goal 1. Maintain Air and Water Quality

Comment: The proposed rezoning and use to Data Center/Industrial are not likely to have a greater impact to Air and Water Quality than a Heavy Industrial land use. The proposed rezoning satisfies this Policy.

Goal 2. Conservation of Environmentally Sensitive Land and Native Vegetation

Comment: This rezoning and proposed land use to Data Center/Industrial are not likely to have a greater impact to the conservation of environmentally sensitive land and native vegetation than a Heavy Industrial land use because of the proposed avoidance of all wetland impacts. The proposed rezoning satisfies this Policy.

Goal 3. Habitat Protection

Comment: This rezoning and proposed land use to Data Center/Industrial are not likely to have a greater impact to natural habitat than a Heavy Industrial land use because of the proposed avoidance of all wetland impacts and the preservation of some uplands. The proposed rezoning satisfies this Policy.

Goal 4. Sustainable Village

Comment: It is unclear at this time how this rezoning will contribute to this goal however, the proposed rezoning and use to Data Center/Industrial is not likely to have a greater impact to the Village Sustainability than a Heavy Industrial land use. The proposed rezoning satisfies this Policy.

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 328.89 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-mco.gov/opendata.arcgis.com/apps/interactive-imagery-download/#!/>
- 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 Wingtra One gen II and a Interleaf Labs 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

CERTIFICATION

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

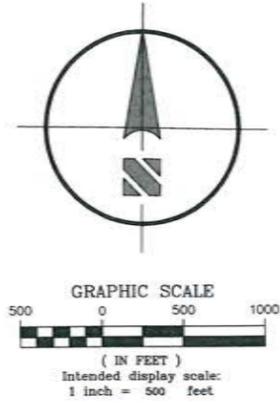
GCY
INCORPORATED
PROFESSIONAL SURVEYORS AND MAPPERS
CERTIFICATE OF AUTHORIZATION LB 4108

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

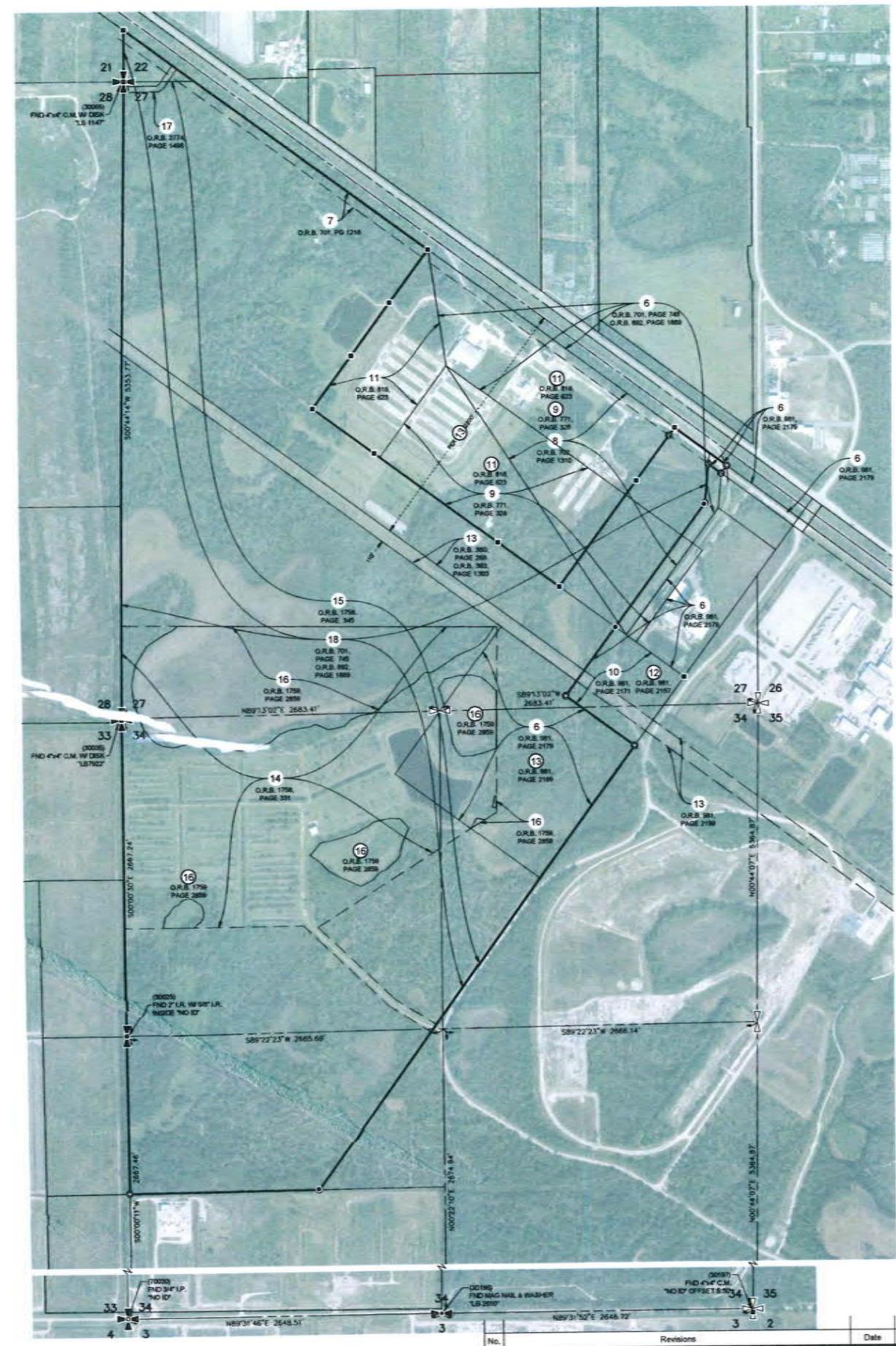
BOUNDARY & TOPO SURVEY FOR:
Silver Fox 606 LLC
a Florida limited liability company
MARTIN COUNTY FLORIDA

Scale:	Date:	File & Drawing No.:
NA	Feb. 2025	24-1039-01-02
Drawn By:	Checked By:	Sheet
M.F.M.	P.A.	1 of 6

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

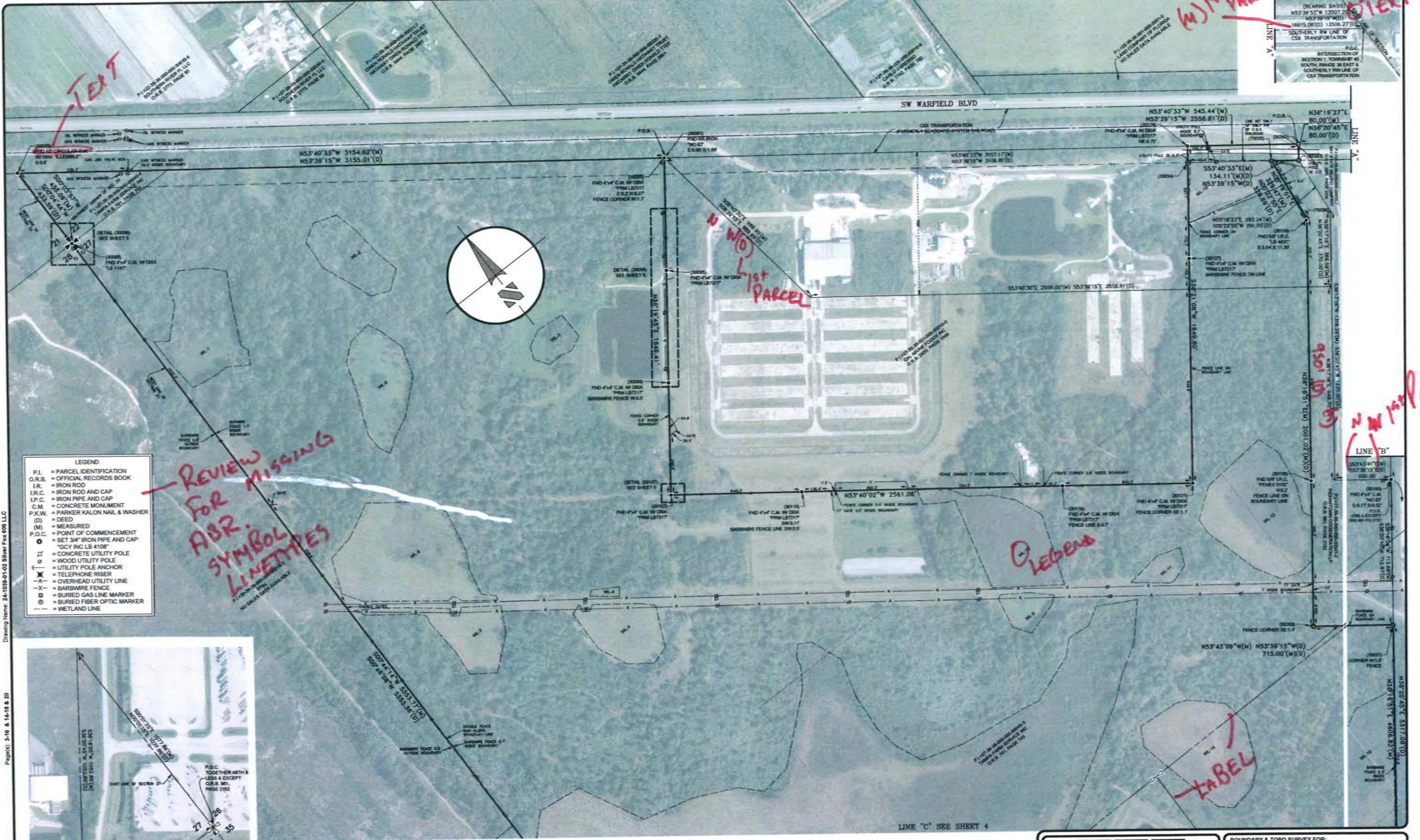


LEGEND	
	= FOUND SECTION CORNER
	= FOUND QUARTER CORNER
	= CALCULATED SECTION CORNER
	= CALCULATED QUARTER CORNER
	= TITLE EXCEPTION



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

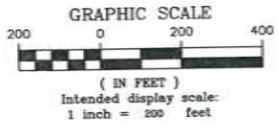
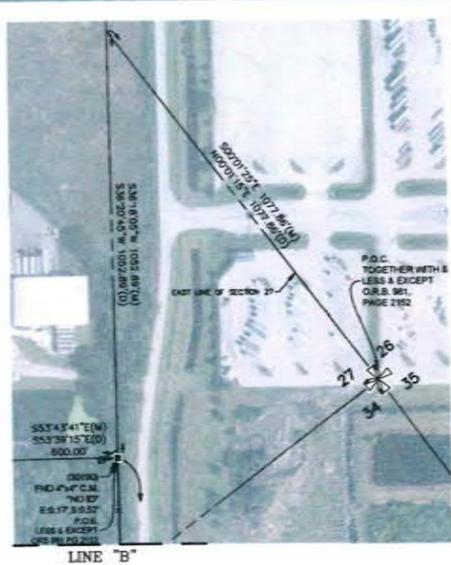
 INCORPORATED PROFESSIONAL SURVEYORS AND MAPPERS CERTIFICATE OF AUTHORIZATION LB 4108 <small>CORPORATE OFFICE MAIL, PO BOX 1488 - PALM CITY, FL 34981 OFFICE 1525 SW MARTIN HWY - PALM CITY, FL 34990 (772) 285-8583 - WWW.GCMINC.COM</small>	BOUNDARY & TOPO SURVEY FOR: Silver Fox 606 LLC <small>a Florida limited liability company</small> MARTIN COUNTY FLORIDA	
	Scale: 1"=500'	Date: Feb. 2025
Drawn By: M.F.M.	Checked By: P.A.	Sheet: 2 of 6



Drawing Name: 24-1039-01-02 Silver Fox 606 LLC
 Page(s): 3-16 & 14-18 & 20
 File Name(s): 1933 & 1938

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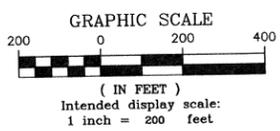
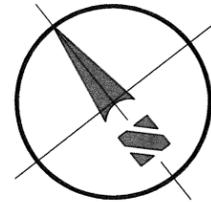
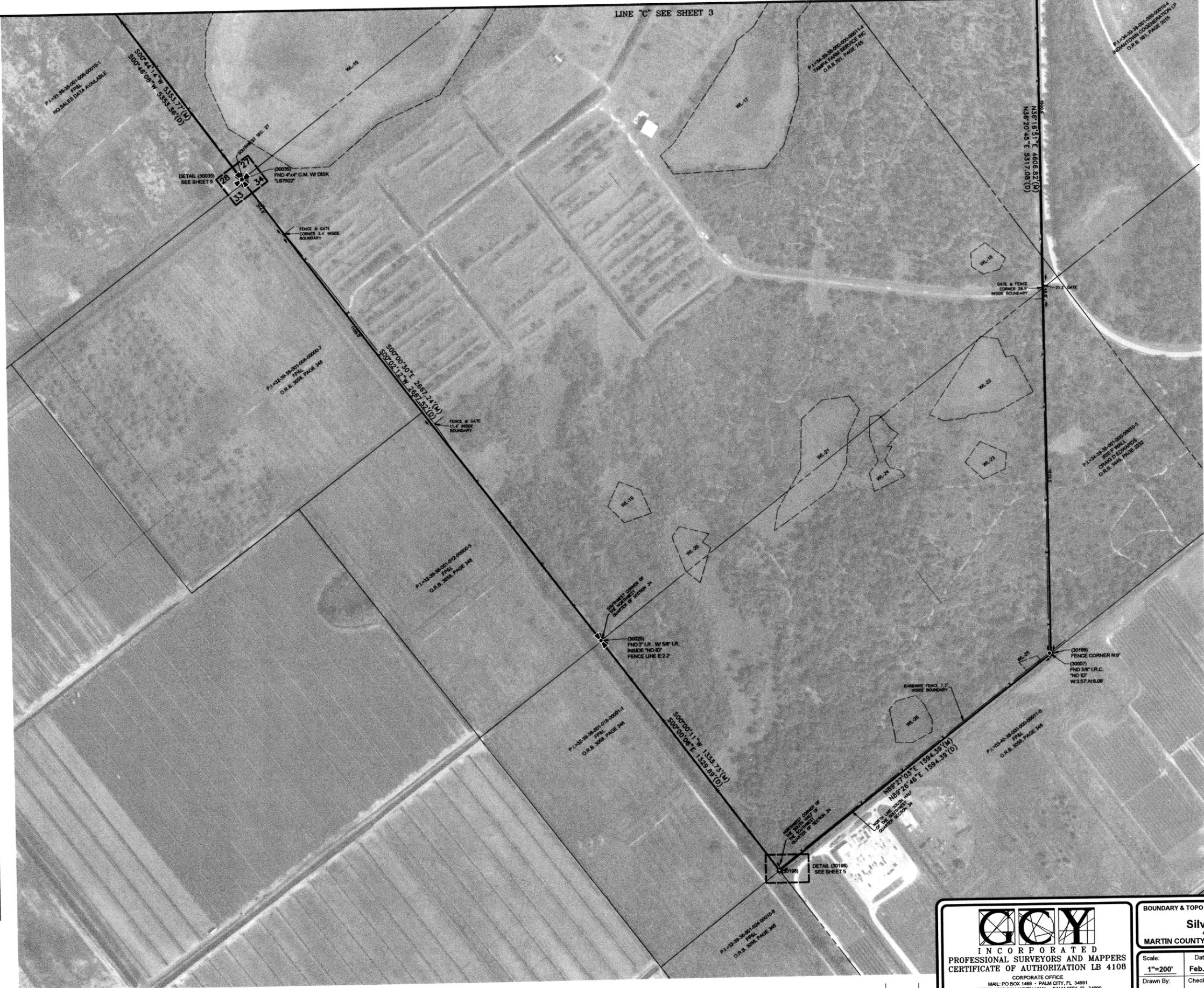
- P.I. = PARCEL IDENTIFICATION
- O.R.B. = OFFICIAL RECORDS BOOK
- I.R. = IRON ROD
- I.R.C. = IRON ROD AND CAP
- I.P.C. = IRON PIPE AND CAP
- C.M. = CONCRETE MONUMENT
- P.K.W. = PARKER KALON NAIL & WASHER
- (D) = DEED
- (M) = MEASURED
- (M) = POINT OF COMMENCEMENT
- = SET 3/4" IRON PIPE AND CAP
- = "GCY 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



GCY INCORPORATED PROFESSIONAL SURVEYORS AND MAPPERS CERTIFICATE OF AUTHORIZATION LB 4108 <small>CORPORATE OFFICE MAIL PO BOX 1488 - PALM CITY, FL 34881 OFFICE: 1505 SW MARTIN HWY - PALM CITY, FL 34880 (772) 285-8063 - WWW.GCYINC.COM</small>		BOUNDARY & TOPO SURVEY FOR: Silver Fox 606 LLC <small>a Florida limited liability company</small> MARTIN COUNTY FLORIDA	
Scale:	Date:	File & Drawing No.:	
1"=200'	Feb. 2025	24-1039-01-02	
Drawn By:	Checked By:	Sheet	
M.F.M.	P.A.	3 of 6	

No.	Revisions	Date	By

LINE "C" SEE SHEET 3



- LEGEND
- P.I. = PARCEL IDENTIFICATION
 - 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
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 - (D) = DEED
 - (M) = MEASURED
 - P.O.C. = POINT OF COMMENCEMENT
 - = SET 3/4" IRON PIPE AND CAP
 - "GCY INC LB 4108"
 - = CONCRETE UTILITY POLE
 - ⊕ = WOOD UTILITY POLE
 - ⊙ = UTILITY POLE ANCHOR
 - ⊕ = TELEPHONE RISER
 - A- = OVERHEAD UTILITY LINE
 - X- = BARBWIRE FENCE
 - ⊕ = BURIED GAS LINE MARKER
 - ⊕ = BURIED FIBER OPTIC MARKER
 - - - = WETLAND LINE

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BOUNDARY & TOPO SURVEY FOR:

Silver Fox 606 LLC
a Florida limited liability company

MARTIN COUNTY FLORIDA

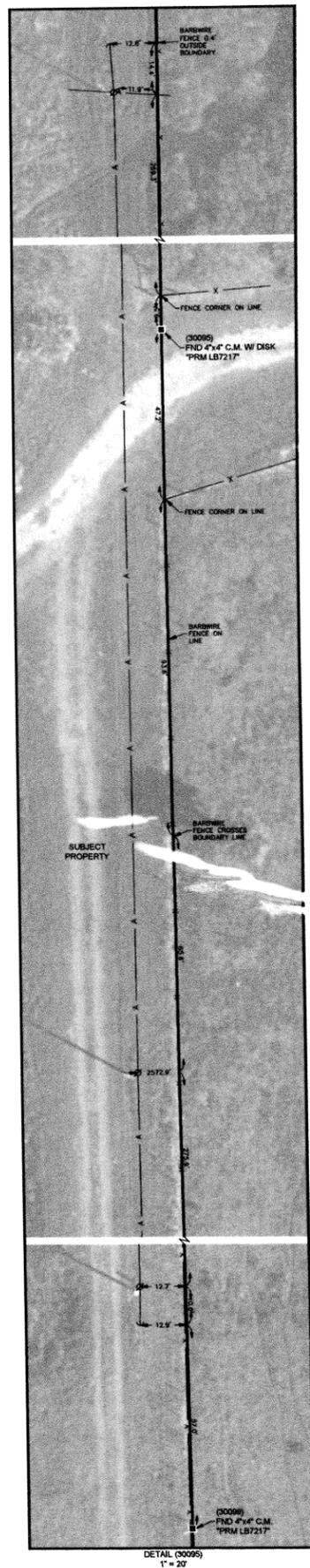
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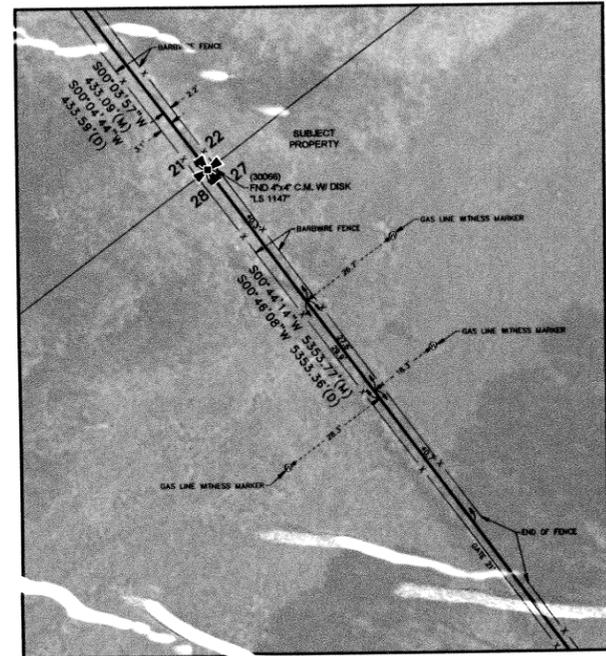
Drawn By: **M.F.M.** Checked By: **P.A.**

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

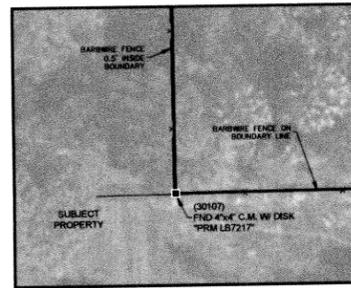
No.	Revisions	Date	By



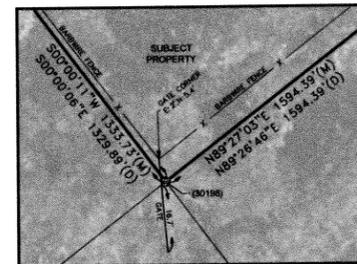
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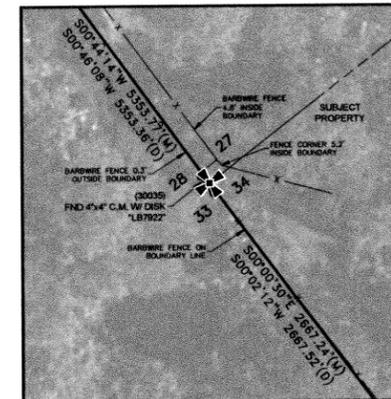
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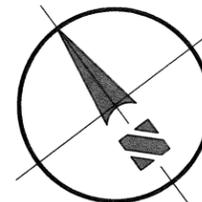
DETAIL (30107)
1" = 20'



DETAIL (30198)
1" = 20'



DETAIL (30035)
1" = 20'

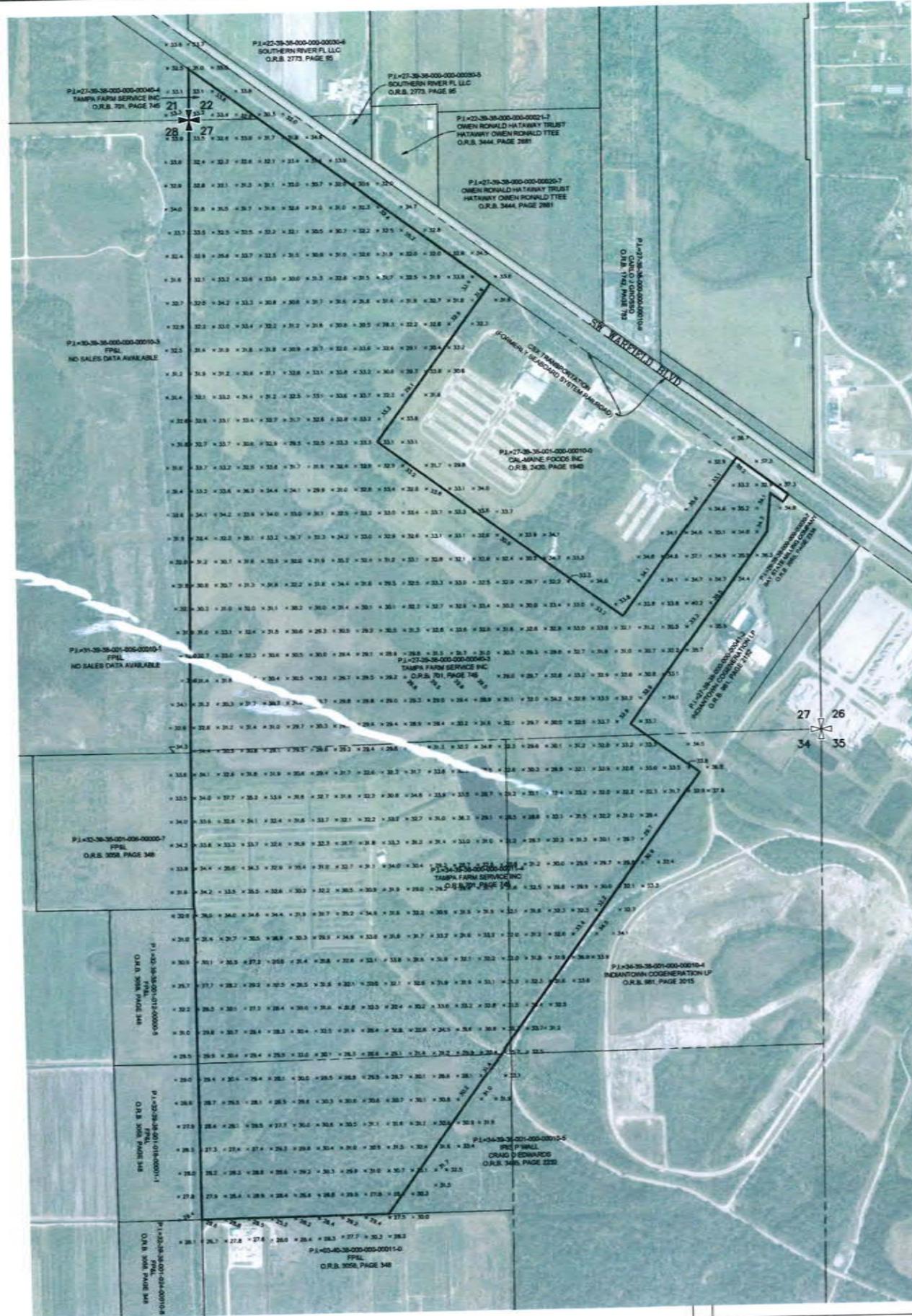


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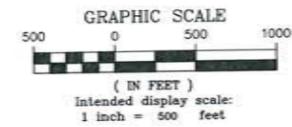
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- ⊚ = CONCRETE UTILITY POLE
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- A- = OVERHEAD UTILITY LINE
- X- = BARB WIRE FENCE
- ⊚ = BURIED GAS LINE MARKER
- ⊚ = BURIED FIBER OPTIC MARKER
- - - = WETLAND LINE

No.	Revisions	Date	By

 INCORPORATED PROFESSIONAL SURVEYORS AND MAPPERS CERTIFICATE OF AUTHORIZATION LB 4108 <small>CORPORATE OFFICE MAIL: PO BOX 1488 - PALM CITY, FL 34981 OFFICE: 1506 SW MARTIN HWY - PALM CITY, FL 34990 (772) 288-8063 - WWW.GCYINC.COM</small>		BOUNDARY & TOPO SURVEY FOR: Silver Fox 606 LLC <small>a Florida limited liability company</small> 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

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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


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 (807) 386-1066 • WWW.GCMYINC.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



GCOY
INCORPORATED
PROFESSIONAL SURVEYORS AND MAPPERS
CERTIFICATE OF AUTHORIZATION LB 4108

CORPORATE OFFICE
PO BOX 1469 • 1595 SW MARTIN HWY.
PALM CITY, FL 34981
(800) 386-1066 • WWW.GCOYINC.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

(Bearing Basis)
 N00°00'30"W 2667.24'

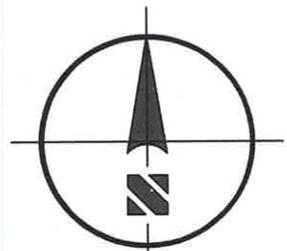
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 O.R.B. 3058, PAGE 348

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 IRIS P WALL
 CRAIG D EDWARDS
 C.R.B. 3445, PAGE 2232

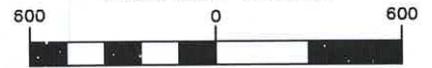
S36°16'51"W 4606.82'

N00°00'11"E 1333.73'

P.I.=32-39-38-001-018-00001-1
 FP&L O.R.B. 3058, PAGE 348



GRAPHIC SCALE



(IN FEET)

1 inch = 600 ft.

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.

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

N00°00'11"E
 1333.73'

33
 34
 4 3

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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