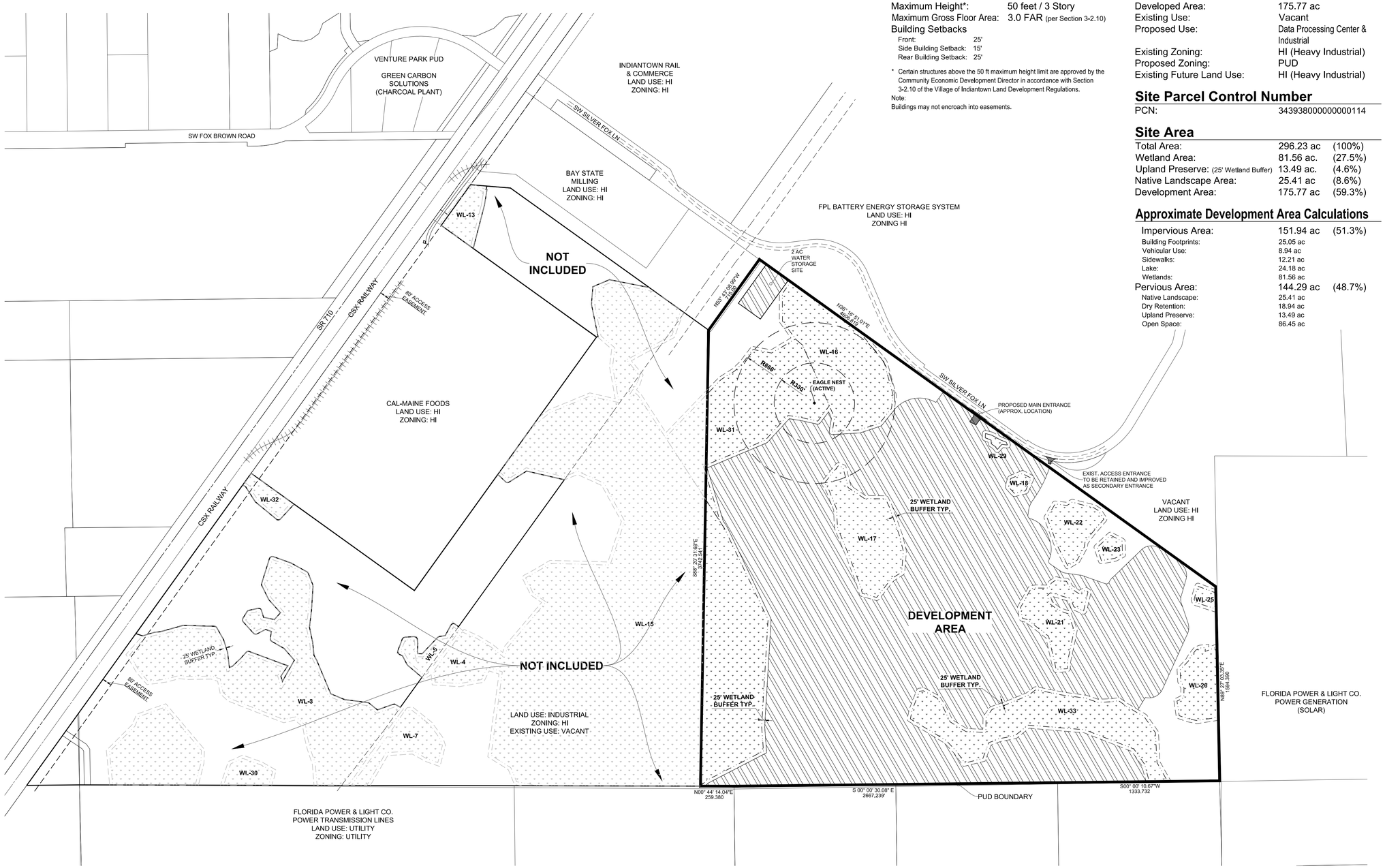


Building Data

Proposed Gross Floor Area:	2,200,000 sf / (0.29 FAR)
Maximum Height*:	50 feet / 3 Story
Maximum Gross Floor Area:	3.0 FAR (per Section 3-2.10)
Building Setbacks	
Front:	25'
Side Building Setback:	15'
Rear Building Setback:	25'

* Certain structures above the 50 ft maximum height limit are approved by the Community Economic Development Director in accordance with Section 3-2.10 of the Village of Indiantown Land Development Regulations.

Note:
Buildings may not encroach into easements.

Site Data

Total Area:	296.23 ac
Developed Area:	175.77 ac
Existing Use:	Vacant
Proposed Use:	Data Processing Center & Industrial
Existing Zoning:	HI (Heavy Industrial)
Proposed Zoning:	PUD
Existing Future Land Use:	HI (Heavy Industrial)

Site Parcel Control Number

PCN: 343938000000000114

Site Area

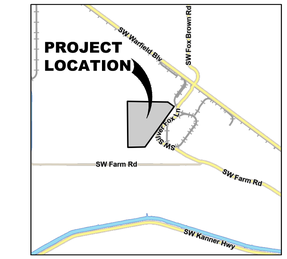
Total Area:	296.23 ac	(100%)
Wetland Area:	81.56 ac.	(27.5%)
Upland Preserve: (25' Wetland Buffer)	13.49 ac.	(4.6%)
Native Landscape Area:	25.41 ac	(8.6%)
Development Area:	175.77 ac	(59.3%)

Approximate Development Area Calculations

Impervious Area:	151.94 ac	(51.3%)
Building Footprints:	25.05 ac	
Vehicular Use:	8.94 ac	
Sidewalks:	12.21 ac	
Lake:	24.18 ac	
Wetlands:	81.56 ac	
Pervious Area:	144.29 ac	(48.7%)
Native Landscape:	25.41 ac	
Dry Retention:	18.94 ac	
Upland Preserve:	13.49 ac	
Open Space:	86.45 ac	

lucido & associates
701 E Ocean Blvd., Stuart, Florida 34994 (772) 220-2100, Fax (772) 223-0220

Key / Location:



N.T.S.

Project Team:

Client & Property Owner:	Nelson Ferreira 12800 US Highway 1 Suite 300 Juno Beach, Florida 33408
Land Planner / Landscape Architect:	Lucido & Associates 701 East Ocean Boulevard Stuart, Florida 34994
Engineer:	LaConte Engineering 2440 SE Federal Hwy, Suite W Stuart, Florida 34994
Surveyor:	GCY, Inc. P.O. Box 456 Palm City, Florida 34991
Environmental Consultant:	Advanced Restoration Ecology 2593 NE Roberta Street Jensen Beach, FL 34957

Silver Fox Grid Station PUD

Village of Indiantown, Florida

Master Site Plan

Date	By	Description
1.9.2026	S.L.S.	For Review

NORTH

SCALE: 1" = 400'

0 200' 400' 800'

LA6667114
Steven D. Garrett

Permitted Uses

Permitted Uses and Site Development Criteria shall be as specified in the PUD Agreement or the HI Zoning District of the Village of Indiantown Land Development Regulations.

Notes

1. The development shall comply with Section 3-6.9 Industrial Performance Standards of the Village of Indiantown Land Development Regulations.
2. Access and required parking, loading and storage areas shall be identified in conjunction with Final Site Plan approval.
3. Site Plan applications for Development Areas shall be submitted for each specific development area in compliance with the approved PUD Agreement following the Village of Indiantown development review process.
4. Fire Protection shall be provided for each development area in accordance with Martin County Fire Protection Standards, State of Florida Building Code and N.F.P.A. minimum standards.

LEGEND

- DEVELOPMENT AREA
- WETLAND
- WETLAND BUFFER
- NATIVE LANDSCAPE AREA

Designer		Sheet
Manager	MC	1 of 1
Project Number	25-515	
Municipal Number		
Computer File	Silver Fox.dwg	

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