

TERRA LAGO PLANNED UNIT DEVELOPMENT

COMPREHENSIVE GAP ANALYSIS REPORT

Identification of Removed, Altered, and Missing Protections
From Original Master Site Plan (2021) to Current Approvals

Focus: Impacts on Neighboring Communities and Future Residents

Prepared for Community Review and Village Leadership

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Executive Summary

This Gap Analysis examines the Terra Lago Planned Unit Development from its original Master Site Plan approval in 2021 through the current Phase 1A and Phase 1B detailed approvals and the proposed Sixth Amendment. The purpose is to identify protections, mitigation measures, and community safeguards that were included in the original Master Plan but have since been removed, significantly altered, or never carried forward into the detailed engineering and phasing plans.

The most significant finding is the removal of the 6.6-acre Dry Storage Area — a dedicated parking and storage facility for work vehicles, construction equipment, boats, and RVs. This facility was explicitly shown in the original Master Plan as a community protection measure. It no longer exists in any current plan. Its removal leaves future residents and neighboring communities without a designated location for operational vehicles, increasing the likelihood that work trucks and equipment will park in residential areas.

Other critical gaps include the aggressive acceleration of multiple development phases, the concentration of higher density and major amenities into Phase 1B, and the absence of meaningful outdoor lighting standards. These gaps are occurring against a backdrop of already documented drainage harm to Little Ranch Estates, where ponds on the northern border have experienced severe depletion and fish kills never before seen in over 70 years.

This report concludes that the current trajectory of the PUD has removed or weakened several key protections that were part of the original vision. The Village should require these gaps to be addressed before any further acceleration or expansion is approved.

Methodology and Scope

This analysis compares the following documents:

- Original Terra Lago Illustrative Master Plan and Master Development Program (2021)
- Phase 1A Major Site Plan approval documents (SP-21-628)
- Phase 1B Major Site Plan approval documents (SP-23-001)
- Sandy Oaks PAMP Amendment and SW American Street ROW dedication (February 2023)
- Proposed Sixth Amendment to the Terra Lago PUD Zoning Agreement

Each gap identified below represents a protection, facility, or standard that was present in the original Master Plan but is missing, reduced, or insufficient in the current detailed plans and proposed amendment.

Gap 1: Removal of Dedicated Work Vehicle Dry Storage Area

Original Master Plan Commitment

The original Illustrative Master Plan and Master Development Program explicitly designated a **6.6-acre Dry Storage Area**. This was listed as a distinct land use category separate from residential, commercial, amenity, and stormwater features.

What Was Removed

The 6.6-acre Dry Storage Area has been completely eliminated from all current Phase 1A and Phase 1B site plans and engineering documents. No equivalent dedicated facility for work vehicle parking or staging has been provided anywhere in the development.

Purpose of the Original Facility

This area was intended to serve as a centralized, screened parking and storage lot for:

- Construction trucks and heavy equipment during the multi-year build-out
- Future HOA and CDD maintenance vehicles and equipment
- Boats, RVs, and other large personal vehicles

The explicit purpose was to prevent these vehicles from parking in residential neighborhoods, on residential streets, or in common areas. It was a community protection measure designed to preserve neighborhood character and reduce long-term operational conflicts.

Current Gap and Impact

With no designated location for work vehicles:

- Construction contractors working on Phase 1A currently have nowhere official to stage and park equipment.
- As Phases 2–5 accelerate under the proposed Sixth Amendment, the volume of construction and service vehicles will increase dramatically.
- Future HOA maintenance operations will lack a base of operations, likely resulting in vehicles and equipment being stored in residential areas or common spaces.
- Neighboring communities (including Little Ranch Estates) face increased risk of work vehicle traffic and parking spillover.

This is a clear gap: a protective facility shown in the original Master Plan has been removed without replacement.

Gap 2: Aggressive Acceleration of Development Phases

Original Master Plan Timeline

The original Master Phasing Schedule spread development over an extended period, with later phases (particularly Phases 4 and 5) not beginning until the early 2030s. This measured pace allowed infrastructure, mitigation, and community adaptation to occur incrementally.

Current Proposed Timeline (Sixth Amendment)

The proposed Sixth Amendment accelerates multiple phases by 1–2 years:

- Phase 2: April 2026 (1 year earlier)
- Phase 3: April 2027 (1 year earlier)
- Phase 4: April 2028 (2 years earlier)
- Phase 5: April 2030 (2 years earlier)

This acceleration is proposed while documented drainage harm to Little Ranch Estates is still ongoing and while multiple protective measures (including the Dry Storage Area) have already been removed.

Impact of the Gap

The compressed timeline means traffic, construction activity, school impacts, and other effects will hit neighboring communities earlier and with greater intensity. Mitigation measures tied to trip thresholds will be triggered sooner, leaving less time for corrective action or community adaptation.

Gap 3: Concentration of Higher Density in Phase 1B

Original Master Plan Vision

The original Master Plan envisioned a more balanced distribution of density across phases, with an overall average of approximately 3.1 dwelling units per acre.

Current Approved Density

Phase 1B has been approved at a density of **4.49 dwelling units per acre** — materially higher than the overall master average. This represents a significant concentration of density in one phase.

Impact of the Gap

Higher localized density increases traffic generation, parking demand, and activity levels within Phase 1B. When combined with the accelerated phasing and the removal of the Dry Storage Area, this concentration increases the intensity of impacts on both future residents and neighboring communities during the early phases of development.

Gap 4: Concentration of Major Amenities into Phase 1B

Original Master Plan Concept

Major amenities were shown in a more central or distributed location, intended to serve the community as it grew over multiple phases.

Current Approved Configuration

A full 12-acre community center campus (clubhouse, pool, pickleball courts, volleyball courts, playground, and multipurpose fields) has been moved into Phase 1B. This represents both a relocation and an acceleration of major amenity delivery.

Impact of the Gap

While earlier delivery of amenities can benefit future residents, the concentration of high-activity uses in Phase 1B increases localized traffic, noise, and lighting impacts during the early phases. This concentration was not part of the original distributed amenity concept.

Gap 5: Complete Absence of Outdoor Lighting Standards

Original Master Plan and Current PUD

Neither the original Master Plan nor the current PUD agreement (including the proposed Sixth Amendment) contains any substantive standards for outdoor lighting, light trespass, shielded fixtures, or protection of dark skies.

Impact of the Gap

As Terra Lago develops — particularly with accelerated phasing — neighboring residents in Little Ranch Estates and other adjacent neighborhoods can expect a substantial increase in nighttime lighting from streets, parking areas, homes, commercial buildings, and amenities. This will have direct negative impacts on quality of life, wildlife, and the rural/semi-rural character that many long-time Indiantown residents value.

This is a significant and easily addressable gap that has not been corrected in any amendment to date.

Gap 6: Ongoing Drainage Harm to Little Ranch Estates

Documented Current Impact

Residents of Little Ranch Estates, located immediately north of the Terra Lago project boundary, have documented severe and unprecedented impacts from the owner's existing site work. Local ponds that have sustained fish and wildlife populations for over 70 years sit directly on the shared border. These ponds have been significantly depleted, resulting in fish kill levels never before observed in the living memory of long-time residents.

Nature of the Gap

This ongoing harm demonstrates that current construction-phase erosion control, dewatering, and stormwater management practices are insufficient to prevent off-site impacts. The PUD framework has failed to protect neighboring properties even before major residential phases have begun. The proposed acceleration of development phases will only increase the intensity and duration of these impacts unless far stronger interim protections and enforcement mechanisms are put in place immediately.

Cumulative Impact Assessment

When viewed individually, some gaps may appear manageable. However, when considered cumulatively — especially in light of the proposed acceleration in the Sixth Amendment and the already documented harm to Little Ranch Estates — the combined effect on neighboring communities is substantially more severe.

The simultaneous removal of the Dry Storage Area, acceleration of multiple phases, concentration of density and amenities in Phase 1B, and absence of lighting standards creates a situation where impacts will arrive in a compressed timeframe with fewer protective measures in place. The ongoing fish kills in border ponds demonstrate that even current activity levels are

causing unacceptable off-site harm. Accelerating development without first correcting these failures will compound the damage.

Recommendations

The Village Council and Planning, Zoning and Appeals Board should require the following before approving any further acceleration or expansion of the Terra Lago PUD:

Recommendation 1 (Dry Storage Area): Require the developer to identify and commit to a dedicated, screened work vehicle storage and staging area of no less than 6 acres (or functionally equivalent capacity). This commitment must be memorialized in a binding agreement with enforcement mechanisms and cost-recovery provisions for the Village.

Recommendation 2 (Phasing Acceleration): Reject or substantially condition the accelerated phasing schedule proposed in the Sixth Amendment until existing drainage harm to Little Ranch Estates is fully investigated and remediated, and the Dry Storage Area protection is restored.

Recommendation 3 (Lighting Standards): Require the addition of meaningful outdoor lighting standards, including requirements for shielded/full cut-off fixtures, limits on light trespass onto neighboring properties, and protections for preserve areas and buffers.

Recommendation 4 (Density Distribution): Implement density caps or transition requirements for future phases to prevent excessive concentration in any single phase.

Recommendation 5 (Drainage Protection): Require immediate corrective action for the ongoing drainage impacts to Little Ranch Estates ponds, including restoration measures, stronger interim controls on current site work, and independent monitoring.

Recommendation 6 (Commercial Timeline): Require the developer to provide an updated commercial development timeline and phasing plan prior to approval of any further residential phases beyond Phase 1B.

Recommendation 7 (Construction Staging): Require an interim construction management plan that addresses work vehicle parking and staging during Phase 1A and Phase 1B until a permanent Dry Storage Area solution is implemented.

Recommendation 8 (Unit Tracking): Maintain strict cumulative unit tracking by phase with regular public reporting to ensure transparency and accountability.

Conclusion

The Terra Lago PUD has evolved in ways that have removed or weakened several key protections that were part of the original Master Plan vision. The elimination of the 6.6-acre Dry Storage Area, the acceleration of multiple phases, the concentration of density and amenities, and the complete absence of lighting standards represent significant gaps that increase the burden on neighboring communities and the future Terra Lago HOA.

The documented drainage harm to Little Ranch Estates is not a future risk — it is current reality. Approving further acceleration without addressing these gaps would compound an existing injustice rather than correct it.

The Village of Indiantown has both the legal authority and the moral responsibility to require that these gaps be addressed before any further approvals are granted. The recommendations in this report are offered to ensure that the project proceeds in a manner that protects existing

residents, supports a viable long-term community, and fulfills the commitments originally made in the Master Plan.

This Gap Analysis is submitted for community review and Village leadership consideration.