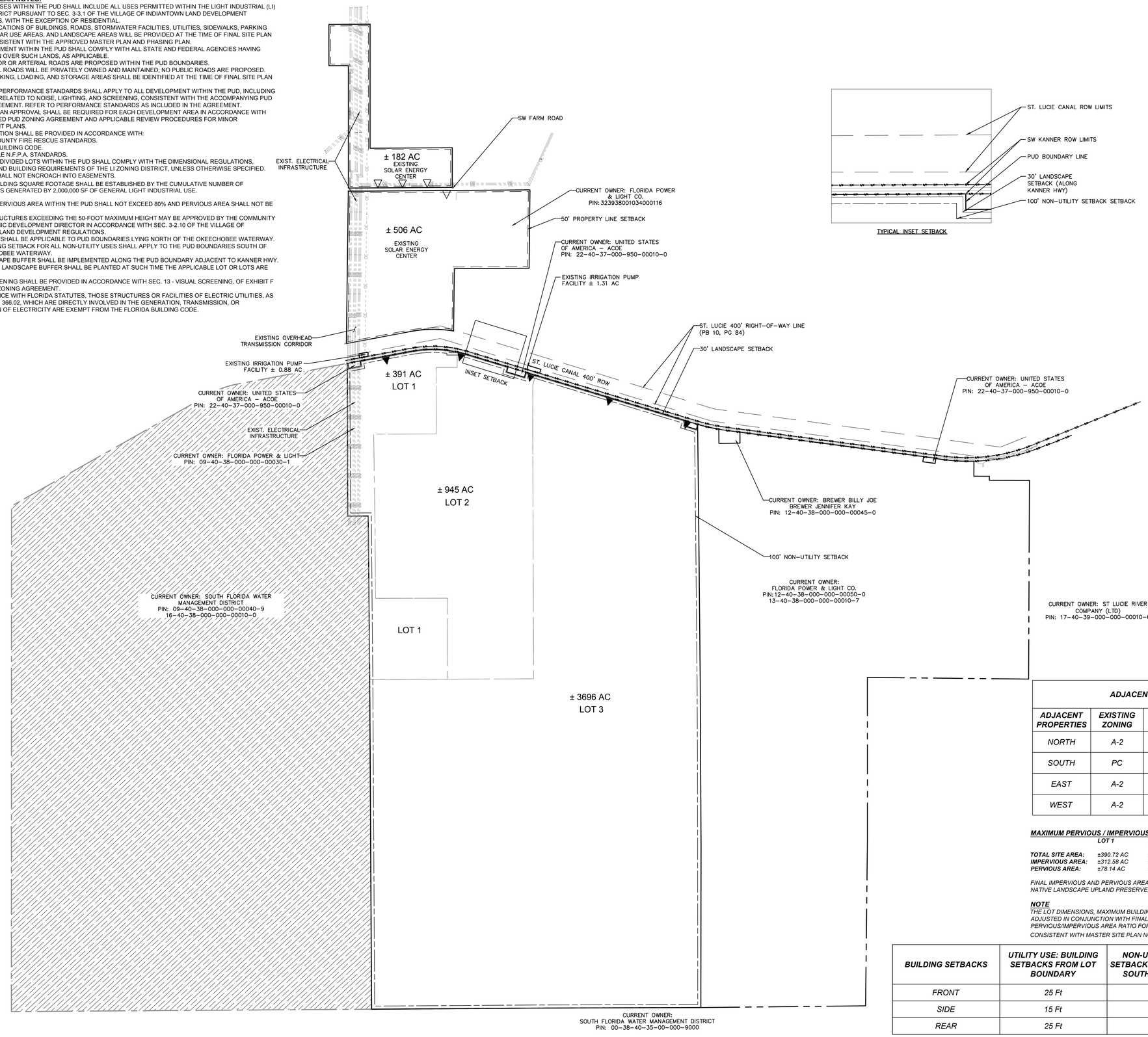
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MASTER SITE PLAN NOTES:

1. PERMITTED USES WITHIN THE PUD SHALL INCLUDE ALL USES PERMITTED WITHIN THE LIGHT INDUSTRIAL (LI) ZONING DISTRICT PURSUANT TO SEC. 3-3.1 OF THE VILLAGE OF INDIANTOWN LAND DEVELOPMENT REGULATIONS, WITH THE EXCEPTION OF RESIDENTIAL.
2. DETAILED LOCATIONS OF BUILDINGS, ROADS, STORMWATER FACILITIES, UTILITIES, SIDEWALKS, PARKING AND VEHICULAR USE AREAS, AND LANDSCAPE AREAS WILL BE PROVIDED AT THE TIME OF FINAL SITE PLAN REVIEW, CONSISTENT WITH THE APPROVED MASTER PLAN AND PHASING PLAN.
3. ALL DEVELOPMENT WITHIN THE PUD SHALL COMPLY WITH ALL STATE AND FEDERAL AGENCIES HAVING JURISDICTION OVER SUCH LANDS, AS APPLICABLE.
4. NO COLLECTOR OR ARTERIAL ROADS ARE PROPOSED WITHIN THE PUD BOUNDARIES.
5. ALL INTERNAL ROADS WILL BE PRIVATELY OWNED AND MAINTAINED; NO PUBLIC ROADS ARE PROPOSED.
6. ACCESS, PARKING, LOADING, AND STORAGE AREAS SHALL BE IDENTIFIED AT THE TIME OF FINAL SITE PLAN REVIEW.
7. INDUSTRIAL PERFORMANCE STANDARDS SHALL APPLY TO ALL DEVELOPMENT WITHIN THE PUD, INCLUDING PROVISIONS RELATED TO NOISE, LIGHTING, AND SCREENING, CONSISTENT WITH THE ACCOMPANYING PUD ZONING AGREEMENT. REFER TO PERFORMANCE STANDARDS AS INCLUDED IN THE AGREEMENT.
8. FINAL SITE PLAN APPROVAL SHALL BE REQUIRED FOR EACH DEVELOPMENT AREA IN ACCORDANCE WITH THE APPROVED PUD ZONING AGREEMENT AND APPLICABLE REVIEW PROCEDURES FOR MINOR DEVELOPMENT PLANS.
9. FIRE PROTECTION SHALL BE PROVIDED IN ACCORDANCE WITH:
   A. MARTIN COUNTY FIRE RESCUE STANDARDS.
   B. FLORIDA BUILDING CODE.
   C. APPLICABLE N.F.P.A. STANDARDS.
10. LEGALLY SUBDIVIDED LOTS WITHIN THE PUD SHALL COMPLY WITH THE DIMENSIONAL REGULATIONS, SETBACKS, AND BUILDING REQUIREMENTS OF THE LI ZONING DISTRICT, UNLESS OTHERWISE SPECIFIED.
11. BUILDINGS SHALL NOT ENCROACH INTO EASEMENTS.
12. MAXIMUM BUILDING SQUARE FOOTAGE SHALL BE ESTABLISHED BY THE CUMULATIVE NUMBER OF VEHICLE TRIPS GENERATED BY 2,000,000 SF OF GENERAL LIGHT INDUSTRIAL USE.
13. OVERALL IMPERVIOUS AREA WITHIN THE PUD SHALL NOT EXCEED 80% AND PERVIOUS AREA SHALL NOT BE BELOW 20%.
14. CERTAIN STRUCTURES EXCEEDING THE 50-FOOT MAXIMUM HEIGHT MAY BE APPROVED BY THE COMMUNITY AND ECONOMIC DEVELOPMENT DIRECTOR IN ACCORDANCE WITH SEC. 3-2.10 OF THE VILLAGE OF INDIANTOWN LAND DEVELOPMENT REGULATIONS.
15. A 50' BUFFER SHALL BE APPLICABLE TO PUD BOUNDARIES LYING NORTH OF THE OKEECHOBEE WATERWAY.
16. A 100' BUILDING SETBACK FOR ALL NON-UTILITY USES SHALL APPLY TO THE PUD BOUNDARIES SOUTH OF THE OKEECHOBEE WATERWAY.
17. A 30' LANDSCAPE BUFFER SHALL BE IMPLEMENTED ALONG THE PUD BOUNDARY ADJACENT TO KANNER HWY. (SR 76); SUCH LANDSCAPE BUFFER SHALL BE PLANTED AT SUCH TIME THE APPLICABLE LOT OR LOTS ARE DEVELOPED.
18. VISUAL SCREENING SHALL BE PROVIDED IN ACCORDANCE WITH SEC. 13 - VISUAL SCREENING, OF EXHIBIT F OF THE PUD ZONING AGREEMENT.
19. IN ACCORDANCE WITH FLORIDA STATUTES, THOSE STRUCTURES OR FACILITIES OF ELECTRIC UTILITIES, AS DEFINED IN S. 366.02, WHICH ARE DIRECTLY INVOLVED IN THE GENERATION, TRANSMISSION, OR DISTRIBUTION OF ELECTRICITY ARE EXEMPT FROM THE FLORIDA BUILDING CODE.



TYPICAL INSET SETBACK



GRAPHIC SCALE IN FEET
0 750 1500 3000

LEGEND:

- PROPERTY LINE
- PRESERVE AREA
- LOT BOUNDARY
- CANAL R/W LIMITS
- ROADWAY R/W LIMITS
- PUD BOUNDARY
- ADJACENT BOUNDARY
- EXISTING OVERHEAD WIRE
- APPROXIMATE SITE ENTRANCE LOCATION
- APPROXIMATE EXISTING SITE ENTRANCE LOCATION
- 100' NON-UTILITY SETBACK
- 50' PROPERTY LINE SETBACK
- 30' LANDSCAPE SETBACK

OVERALL PUD SITE DATA

TOTAL AREA:	*5,722.3 AC*
EXISTING USE:	*AGRICULTURE, ELECTRIC TRANSMISSION AND SOLAR FACILITY*
EXISTING ZONING:	*A-2 (MARTIN COUNTY)*
EXISTING FUTURE LAND USE:	*LIGHT INDUSTRIAL. EXISTING SECTION 3-3.1 OF LDR WITH THE EXCEPTION OF ALL RESIDENTIAL USES AS OF THE EFFECTIVE DATE OF THIS AGREEMENT.*
PROPOSED ZONING:	*PUD*
MAXIMUM IMPERVIOUS USE:	*4,577.84 AC **(80%)***
MINIMUM PERVIOUS AREA:	*1,144.46 AC **(20%)***

OPEN SPACE DATA

PROJECT AREA:	*5,722.3 AC (100%)*
REQUIRED OPEN SPACE:	*1,144.46 AC (20.0%)*

**SITE PLAN SUBMITTALS FOR EACH LOT WILL PROVIDE CALCULATIONS FOR OPEN SPACE AND MEET THE MINIMUM 20% OPEN SPACE REQUIREMENT ON THE OVERALL PUD.*

SURFACING

BUILDING SQUARE FOOTAGE

MAXIMUM:	*Refer to Master Site Plan Note 12*
PROPOSED:	*Refer to Master Site Plan Note 12*

BUILDING COVERAGE

MAXIMUM:	*80%*
PROPOSED:	*80%*

BUILDING HEIGHT

MAXIMUM:	*50 FT (3 STORIES)*
PROPOSED:	*50 FT (3 STORIES)**

SETBACKS

BUILDING

FROM SW KANNER HWY (S.R. 76)
SOUTHERN RIGHT-OF-WAY LINE: *50' MIN.*

LANDSCAPE BUFFER

FROM SW KANNER HWY (S.R. 76)
SOUTHERN RIGHT-OF-WAY LINE: *30' MIN.*

SETBACK

100' SOUTH OF RIVER
50' NORTH OF RIVER

** CERTAIN STRUCTURES EXCEEDING THE 50-FOOT MAXIMUM HEIGHT MAY BE APPROVED BY THE COMMUNITY AND ECONOMIC DEVELOPMENT DIRECTOR IN ACCORDANCE WITH SEC. 3-2.10 OF THE VILLAGE OF INDIANTOWN LAND DEVELOPMENT REGULATIONS.*

ADJACENT ZONING AND FUTURE LANDUSE TABLE

ADJACENT PROPERTIES	*EXISTING ZONING*	*EXISTING LANDUSE*	*FUTURE LANDUSE*	*FUTURE ZONING*
NORTH	*A-2*	*AGRICULTURAL*	*AGRICULTURAL*	*A-2*
SOUTH	*PC*	*CONSERVATION*	*CONSERVATION*	*PC*
EAST	*A-2*	*AGRICULTURAL*	*AGRICULTURAL*	*A-2*
WEST	*A-2*	*CONSERVATION*	*CONSERVATION*	*A-2*

MAXIMUM PERVIOUS / IMPERVIOUS LOT / TRACT DATA

	LOT 1	*LOT 2*	*LOT 3*	*EX. SOLAR CENTER/ELEC INFRASTRUCTURE*	*EX. PUMP FACILITIES*
TOTAL SITE AREA:	*±390.72 AC*	*±945.14 AC*	*±3696.18 AC*	*±688 AC*	*±2.19 AC*
IMPERVIOUS AREA:	*±312.58 AC*	*±756.11 AC*	*±2956.94 AC*	*±41.28 AC*	
PERVIOUS AREA:	*±78.14 AC*	*±189.03 AC*	*±739.24 AC*	*±646.72 AC*	

FINAL IMPERVIOUS AND PERVIOUS AREAS TO BE DETERMINED AT SITE PLAN. FULL PUD NOT TO EXCEED 80% IMPERVIOUS AREA. NATIVE LANDSCAPE UPLAND PRESERVE, OPEN SPACE AND DRY RETENTION, TO BE PROVIDED AT SITE PLAN SUBMITTAL.

NOTE

THE LOT DIMENSIONS, MAXIMUM BUILDING SQUARE FOOTAGE AND PERVIOUS/IMPERVIOUS LOT TRACT DATA PER PHASE MAY BE ADJUSTED IN CONJUNCTION WITH FINAL SITE PLAN APPLICATION WITHOUT A PUD AMENDMENT PROVIDED THE OVERALL PERVIOUS/IMPERVIOUS AREA RATIO FOR THE ENTIRE PROJECT IS MAINTAINED AND MAXIMUM BUILDING SQUARE FOOTAGE IS CONSISTENT WITH MASTER SITE PLAN NOTE 12.

BUILDING SETBACKS	*UTILITY USE: BUILDING SETBACKS FROM LOT BOUNDARY*	*NON-UTILITY USE: BUILDING SETBACKS FROM PUD BOUNDARY SOUTH OF ST. LUCIE CANAL*	*NON-UTILITY USE: BUILDING SETBACKS FROM TESORO GROVES PUD BOUNDARY NORTH OF ST. LUCIE CANAL*
FRONT	*25 Ft*	*100 Ft*	*50 Ft*
SIDE	*15 Ft*	*100 Ft*	*50 Ft*
REAR	*25 Ft*	*100 Ft*	*50 Ft*

No.	REVISIONS	DATE	BY

Kimley»Horn

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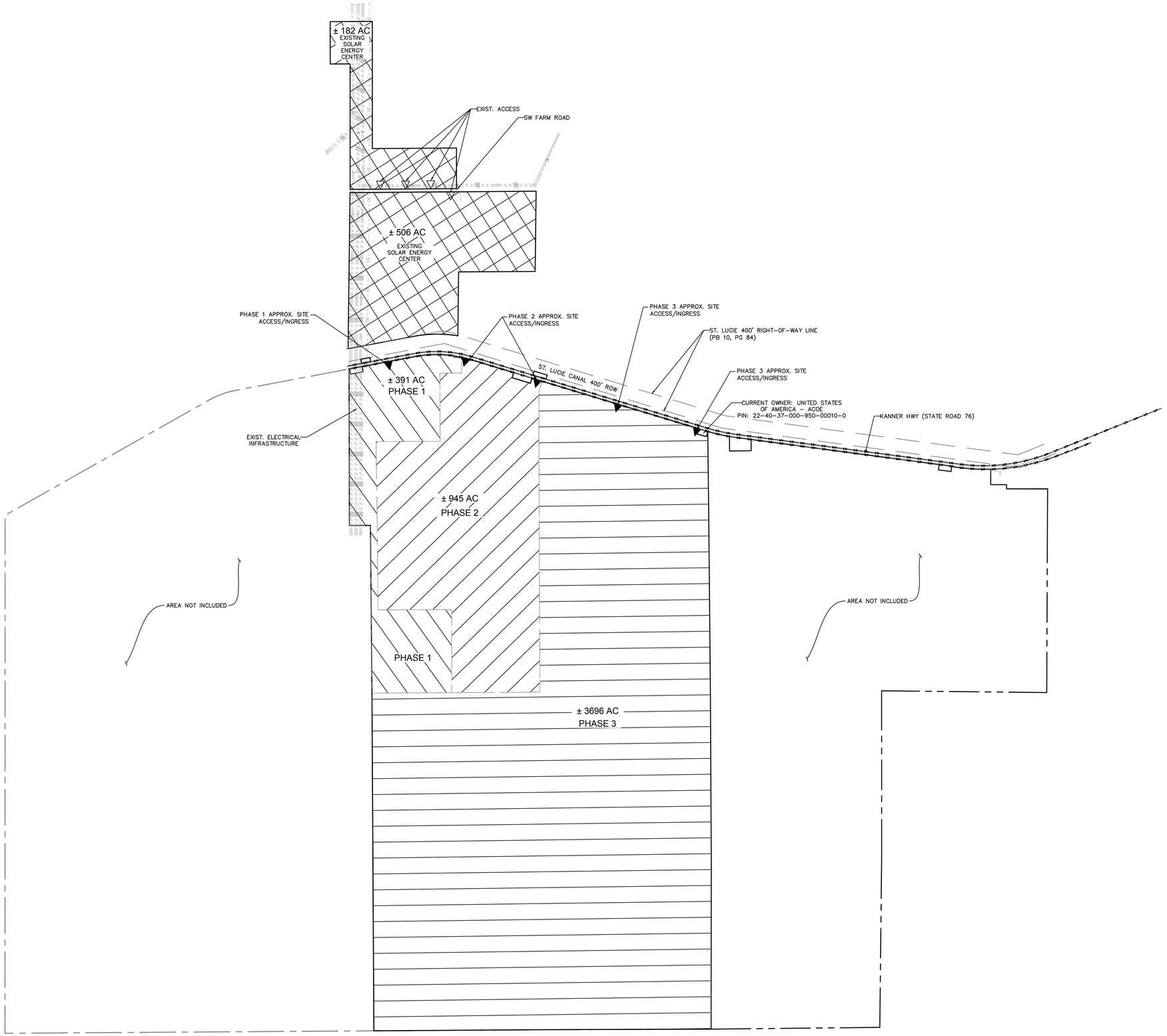
KHA PROJECT 144196173
DATE 04/09/26
SCALE AS SHOWN

MASTER SITE PLAN

TESORO GROVES PUD
PREPARED FOR
FLORIDA POWER & LIGHT COMPANY
VILLAGE OF INDIANTOWN FLORIDA

SHEET NUMBER
C2.00

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GRAPHIC SCALE IN FEET
0 750 1500 3000

PHASE DATA:

EXISTING SOLAR FACILITY AND ELECTRIC INFRASTRUCTURE TO REMAIN

PHASE 1: EXISTING ELECTRIC INFRASTRUCTURE TO REMAIN. FUTURE UTILITY USES. SITE ACCESS AND INFRASTRUCTURE TO SUPPORT FUTURE UTILITY USES. INSTALL 30' WIDE LANDSCAPE BUFFER ADJACENT TO KANNER HWY

PHASE 2:FUTURE LIGHT INDUSTRIAL USES. SITE ACCESS AND INFRASTRUCTURE TO SUPPORT PROPOSED USES. INSTALL 30' WIDE LANDSCAPE BUFFER ADJACENT TO KANNER HWY

PHASE 3:FUTURE UTILITY USES. SITE ACCESS AND INFRASTRUCTURE TO SUPPORT FUTURE UTILITY USES. INSTALL 30' WIDE LANDSCAPE BUFFER ADJACENT TO KANNER HWY

PHASE NOTES:

1. *EACH PHASE SHALL BE DEVELOPED CONSISTENT WITH THE PERMITTED USES IDENTIFIED IN THE PUD ZONING AGREEMENT AND/OR AS DEPICTED ON THE MASTER SITE PLAN.*
2. *PHASES MAY BE DEVELOPED NON-SEQUENTIALLY AND CONCURRENTLY (I.E., MULTIPLE PHASES MAY BE CONSTRUCTED AT ONCE) AS PROVIDED FOR IN THE ACCOMPANYING PUD ZONING AGREEMENT.*
3. *THE TIMETABLE FOR DEVELOPMENT SHALL BE CONSISTENT WITH THE PUD ZONING AGREEMENT.*
4. *MAXIMUM BUILDING SQUARE FOOTAGE SHALL BE ESTABLISHED BY THE CUMULATIVE NUMBER OF VEHICLE TRIPS GENERATED BY 2,000,000 SF OF GENERAL LIGHT INDUSTRIAL USE.*

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KHA PROJECT
144196173

DATE
04/09/26

SCALE AS SHOWN

PHASING PLAN

TESORO GROVES PUD
PREPARED FOR
FLORIDA POWER & LIGHT COMPANY

VILLAGE OF INDIANTOWN
FLORIDA

SHEET NUMBER
C2.01