

**VILLAGE OF INDIANTOWN, FLORIDA
AGENDA MEMORANDUM**

MEETING DATE: January 8, 2026

MEETING TYPE: Regular Village Council Meeting

AGENDA ITEM TITLE: APPLICATION NO. SP-25-016 - RESOLUTION NO. 001-2026 - A RESOLUTION OF THE VILLAGE COUNCIL OF THE VILLAGE OF INDIANTOWN, FLORIDA, APPROVING APPLICATION NO. SP-25-016 FOR THE MAJOR SITE PLAN FOR AN APPROXIMATELY 10.87-ACRE +/- RESIDENTIAL DEVELOPMENT COMPRISING 71 SINGLE-FAMILY LOTS, LOCATED ON TWO PARCELS AT 16986 SW CHARLESTON STREET AND 16991 SW FARM ROAD, INDIANTOWN; AND PROVIDING FOR FINDINGS, CONDITIONS, REMEDIES, AND AN EFFECTIVE DATE.

SUMMARY OF ITEM: A proposal for 71 single-family residential dwellings falls under the category of requiring a Major Site Plan development application submission. The application will be processed in accordance with Land Development Regulation (LDR) Sec.12-8. - Major site plan. Staff, as the Development Review Colleagues (DRC) will 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 Major Site Plan approval.

FISCAL IMPACT STATEMENT: See attached Staff Report.

RECOMMENDATION: Staff recommends that the Village Council approve the Major Site Plan.

PREPARED BY: Deanna Freeman DATE: 12/26/25

ATTACHMENTS:
Description
[A. VC Staff Report 12-2025 & exhibits.pdf](#)
[B. Draft Resolution for Heritage Park Major Site Plan wcv rev.docx](#)
[C. VC Presentation Site Plan.pptx](#)
[D. Application Materials.pdf](#)
[E. Public Notice Affidavit.pdf](#)
[F. Signage.pdf](#)