VILLAGE OF INDIANTOWN, FLORIDA
AGENDA MEMORANDUM

MEETING DATE: April 23, 2026

MEETING TYPE: Regular Village Council Meeting

AGENDA ITEM TITLE:

ORDINANCE NO. 03-2026 - AN ORDINANCE OF THE VILLAGE OF INDIANTOWN, FLORIDA, AMENDING THE VILLAGE ZONING MAP TO REZONE CERTAIN REAL PROPERTY TOTALING 5,722.30 +/- ACRES IN SIZE, LOCATED NORTH AND SOUTH OF SW KANNER HIGHWAY AND WEST OF SW WARFIELD BLVD, TO THE VILLAGE PLANNED UNIT DEVELOPMENT (PUD) ZONING DISTRICT DESIGNATION; APPROVING THE "TESORO GROVES PLANNED UNIT DEVELOPMENT ZONING AGREEMENT" AND INCORPORATED MASTER SITE PLAN; AND PROVIDING FOR FINDINGS, SEVERABILITY, CONFLICTS, CODIFICATION, AND AN EFFECTIVE DATE.

APPLICATION NO: SP-26-005 AND RZ-26-002

SUMMARY OF ITEM: Florida Power & Light Company ("Applicant") is seeking approval from the Village Council for a rezoning to a Planned Unit Development (PUD) zoning designation, pursuant to Sec.12-6 – Rezoning, Village LDRs, and for a Planned Unit Development (PUD) Zoning Agreement and Master Site Plan, pursuant to Sec. 12-10. – Planned Unit Developments (PUD), Village LDRs, for +/- 5,722.30-acres of real property.

FISCAL IMAPCT STATEMENT: N/A

RECOMMENDATION: Village Staff recommends that the Village Council approve the requested rezoning, PUD Zoning Agreement and Master Site Plan, and adopt the proposed ordinance.

PZAB recommended approval at a public hearing held April 16, 2026.

PREPARED BY: Deanna Freeman DATE: 04/14/26

ATTACHMENTS:

Description
1._VC_Staff_Report_RZ VC1.docx
2._VC_Staff_Report_PUD VC1.docx
3._VOI_Ordinance_No._03-2026_-_FPL_5722.30_ac_Rezoning_Ordinance_04-02-2026_final.docx
4._Tesoro_Groves_FPL_PUD_Agreement_38815258.29__wcv_rev_04-10-26.docx
5_3_V3_TesoroGrovesPUD_MasterAndPhasePlan.pdf
6._Presentation_VC1.pdf
7_Public Noticing.pdf
8.V3_Application_Materials.pdf