

# FLORIDIAN INDUSTRIAL PARCEL

Indiantown, Florida

145 ACRES

VACANT HEAVY INDUSTRIAL ZONING

**OPPORTUNITY ZONE**



Foreign Trade Zone - HUB Zone - Direct Port Access - Direct Highway and CSX Rail

Parcel ID Number 35-39-38-000-000-0001 I-I

+/- 145 Acres

Rail Access - CSX MAIN LINE

Natural Gas 250 PSI / 6" Main

Redundant Fiber Network

FPL Substation on property

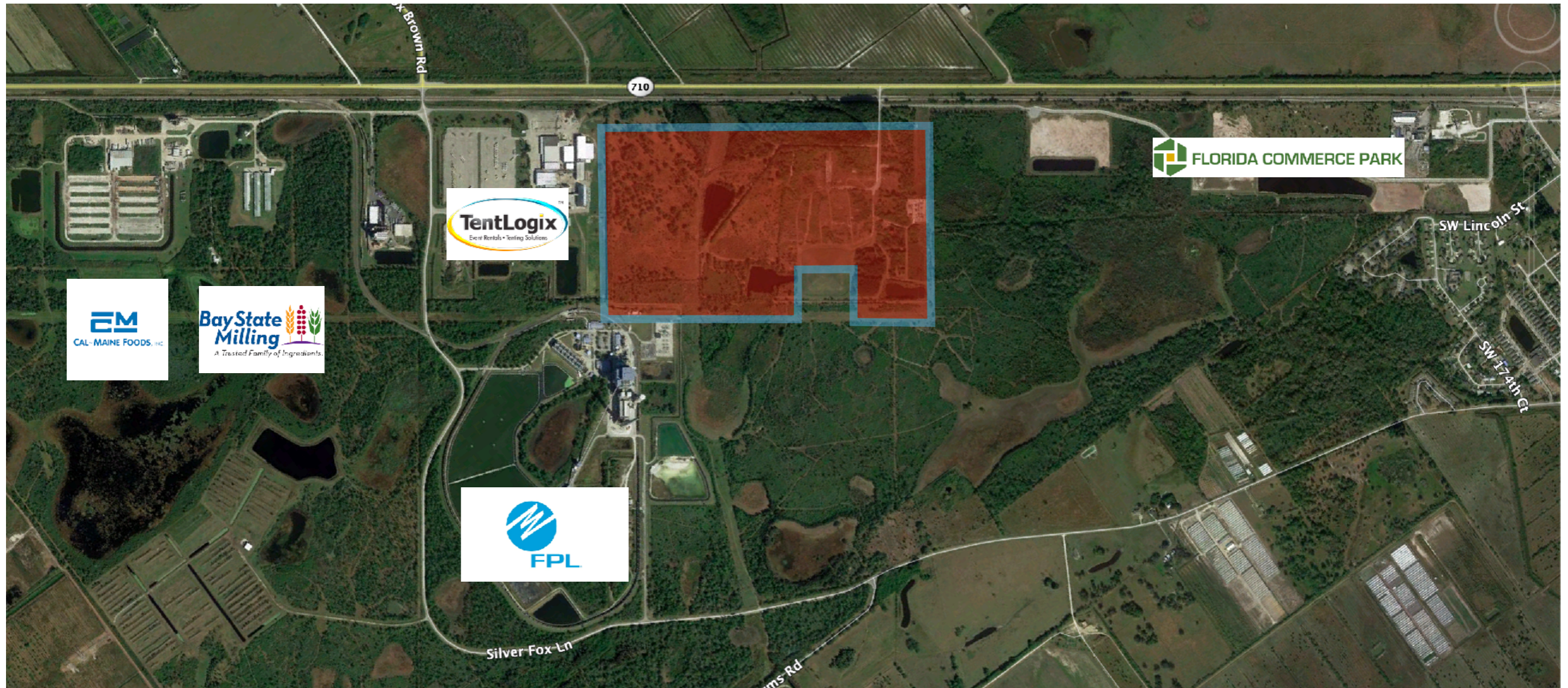
Land Use / Zoning: Heavy Industrial

Utilities: Water, Sewer, Re-Use Water, Natural Gas

3,400' SR 710 & CSX Rail Frontage

EPA ID: FLD050432251 / Florida Steel Corp

EPA Superfund Redevelopment Focus List



## Policy L6.1.12 Industrial Future Land Use

The Industrial Future Land Use provides for existing and future industrial development. Industrial development includes both Limited Impact and Extensive Impact Industries. Limited Impact Industries include, but are not limited to, research and development, light assembly and manufacturing. Extensive Impact Industries include, but are not limited to, heavy assembly plants, manufacturing/processing plants, fabricators of metal products, and uses customarily associated with airports. Based upon the extensive impacts that industrial development may generate, industrial development shall be encouraged to develop under provisions of a Planned Unit Development zoning district to give the applicant maximum design flexibility and to avoid major unanticipated adverse impacts. The Land Development Regulations shall include performance standards and location criteria for nuisance impacts sometimes associated with intense commercial and industrial development. There will be additional requirements for the use of Mining. Salvage yards shall be considered an industrial use due to the potential intensity and nature of the use, acreage requirements, aesthetic impact and associated heavy truck traffic. Residential uses shall be permitted in the Industrial Future Land Use designation as part of a mixed-use project. Ancillary commercial uses designed to support adjacent workers may be permitted. Those industries that have the potential to result in any other pollution of the air or ground shall adhere to existing state and federal operational or industry standards in order to avoid or mitigate these potential impacts.

### SPECIAL CONDITIONS:

The following special conditions shall apply to the Industrial Land Use category:

1. Administrative offices that support and are functionally related to onsite activities are allowed in any of the implementing zoning districts for the Industrial Future Land Use Category.
2. Site plans must demonstrate the protection of adjacent non- industrial properties through development standards outlined in the land development regulations.
3. A plan for vehicular access to and from the site addressing heavy trucks and equipment must be submitted with site plans and must demonstrate compatibility with adjacent land uses.
4. Hydraulic fracturing, commonly referred to as fracking, is not a permitted use in the Industrial Future Land Use.

### Density and Intensity

Intensity of use, including maximum building size, will be addressed in the Land Development Regulations. The development intensity may be further limited according to the absence or presence of central water and sewer service, roadway capacity, and environmental limitations.

### Location

This Future Land Use is primarily located west of the urban core and surrounding the local airport. This land use is accessible to rail facilities, major arterials or interchanges.



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