



April 27, 2026

Village of Indiantown  
Community & Economic Development Department  
Phone: (772) 597-8269

Re: 18300 SW Warfield Blvd  
Indiantown, FL 34956

## PROJECT NARRATIVE

PROJECT SPECIFICATIONS · 18300 SW WARFIELD BLVD

| SITE & ZONING      |                  | BUILDING PROGRAM     |               |
|--------------------|------------------|----------------------|---------------|
| Size of Property   | 146 acres ±      | Building 1           | 340,000 sq ft |
| Zoning District    | Heavy Industrial | Building 2           | 180,000 sq ft |
| Land Use Category  | Data Processing  | Admin                | 80,000 sq ft  |
| Industrial Bldgs   | 2                | Total Building Area  | 600,000 sq ft |
| Admin Building     | 2                | Parking Spaces       | 214           |
| Security Gatehouse | 1                | ADA Accessible       | 9             |
| FPL Substation     | 1                | Substation Footprint | ± 2.5 acres   |

### PROJECT DESCRIPTION

**Water and Sewer Services.** Will be provided from a new service connection. Closed loop HVAC is proposed here.

**Wetland Impacts.** There will be no impact to the wetlands; the intent is to mitigate all impacts on the site. (2) existing drainage ponds will be relocated and expanded on site to handle stormwater.

**Access.** The site can be accessed from SW Warfield Blvd . The site will be secured with the main entrance located on the Northeast corner of the property.

**Stormwater Management.** The site will be graded to provide positive drainage to detention ponds. Detention will be provided on site.

Sincerely,

**Rory Greenberg**

Manager – Warfield 18, LLC