VILLAGE OF INDIANTOWN
AGENDA
REGULAR VILLAGE COUNCIL MEETING

October 23, 2025
6:00 PM
15516 SW Osceola Street Suite C. Indiantown, Florida 34956

VILLAGE COUNCIL
CARMINE DIPAOLO, MAYOR
PHYLLIS WATERS BROWN, VICE MAYOR
ANGELINA PEREZ, COUNCILMEMBER
VERNESTINE PALMER, COUNCILMEMBER
KAREN ONSAGER, COUNCILMEMBER

ADMINISTRATION
TARYN KRYZDA, VILLAGE MANAGER
WADE C VOSE ESQ, VILLAGE ATTORNEY
LARHONDA MCBRIDE, VILLAGE CLERK

Civility: Being "civil" is not a restraint on the First Amendment right to speak out, but it is more than just being polite. Civility is stating your opinions and beliefs, without degrading someone else in the process. Civility requires a person to respect other people's opinions and beliefs even if he or she strongly disagrees. It is finding a common ground for dialogue with others. It is being patient, graceful, and having a strong character. That's why we say "Character Counts" in Indiantown. Civility is practiced at all Village meetings.

Special Needs: If anyone attending this meeting requires a reasonable accommodation, please contact LaRhonda McBride, Village Clerk, by telephone at (772) 597-9900 or by email at lmcbride@indiantownfl.gov at least 48 hours in advance.

Quasi-Judicial Hearings: Some of the matters on the Agenda may be "quasi-judicial" in nature. Village Council Members are required to disclose all ex-parte communications regarding these items and are subject to voir dire by any affected party regarding those communications. All witnesses testifying will be "sworn" prior to their testimony.

Appeal of Decision: If a person decides to appeal any decision made by the Village Council with respect to any matter considered at this meeting, he or she will need a record of the proceeding, and for that purpose, may need to ensure that a verbatim record of the proceeding is made, which record includes any testimony and evidence upon which the appeal will be based.

CALL TO ORDER

ROLL CALL

INVOCATION

PLEDGE OF ALLEGIANCE

ADDITIONS, DELETIONS, PULLED ITEMS OR OTHER MODIFICATIONS

PROCLAMATIONS, AWARDS AND SPECIAL PRESENTATIONS

Public Works & Utilities Update Presentation presented by Patrick Nolan.

Breast Cancer Awareness October

PUBLIC COMMENT (3 MINUTES EACH)

-The public is invited to comment for up to 3 minutes ***on any item not on the Agenda.*** *Questions are typically deferred to staff, and if civility is not practiced, the Mayor may rule the person out of order, and may require the person be removed from the meeting.*

COMMITTEE REPORTS

COMMENTS BY VILLAGE COUNCIL MEMBERS

COMMENTS BY VILLAGE MANAGER

APPROVAL OF AGENDA

APPROVAL OF CONSENT AGENDA

October 09, 2025 Minutes - Regular Village Council Meeting

REGULAR AGENDA

Update on Due Diligence Concerning Purchase of Property Immediately Behind Village Hall Prior to Conclusion of Inspection Period on November 12, 2025
Staff recommends that the Village Council allow the Inspection Period to conclude without cancellation, and that the Village proceed to close on the purchase of the Property per the terms of the Option Contract.

DISCUSSION ITEMS

PUBLIC COMMENT

-The public is invited to comment for up to 3 minutes ***on any item not on the Agenda.*** *Questions are typically deferred to staff, and if civility is not practiced, the Mayor may rule the person out of order, and may require the person be removed from the meeting.*

ANNOUNCEMENTS

NEXT REGULAR MEETING (ANNOUNCE TIME, DATE AND LOCATION)

ADJOURNMENT

VILLAGE OF INDIANTOWN, FLORIDA
AGENDA MEMORANDUM

MEETING DATE: October 23, 2025

MEETING TYPE: Regular Village Council Meeting

AGENDA ITEM TITLE: Public Works & Utilities Update Presentation presented by Patrick Nolan.

SUMMARY OF ITEM: Public Works & Utilities Update Presentation presented by Patrick Nolan.

FISCAL IMAPCT STATEMENT: N/A

RECOMMENDATION:

PREPARED BY: Katina Joy DATE: 10/14/25

ATTACHMENTS:
Description
VILLAGE- Utilities-Public Works Presentation 10-14-2025.pptx

VILLAGE OF INDIANTOWN

Utilities & Public Works Update

Pat Nolan-Utilities & Public Works Director

October

2025



Public Works Projects

Uptown Roadway and Drainage Repair



Design Phase has been Completed

Funding Source:
Florida Department of Transportation Grant

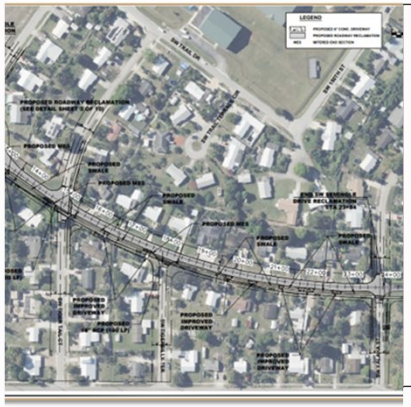
SW Lincoln Street Roadway and Drainage Project



Project will increase vehicular safety by providing a paved roadway and update drainage to eliminate unsafe ditches

Funding Source
Florida Department of Transportation Grant

Seminole Drive Project



Neighborhood Revitalization

Funding Source
Department of Economic Opportunity (DEO) Community Development Block Grant (CDBG)

Roadway Repair & Maintenance



Completed the 1st year of a multi year Asphalt Repair & Maintenance Program throughout the Village. Planning has begun for the next Phase.

Water Projects

Water Plant Project



Planned rehabilitation of the existing Water Plant and plans to build a new Water Treatment Plant.

Awarded Funding from State Revolving Fund.

Recently Received Funding for Phase 1 for the
New Water Plant

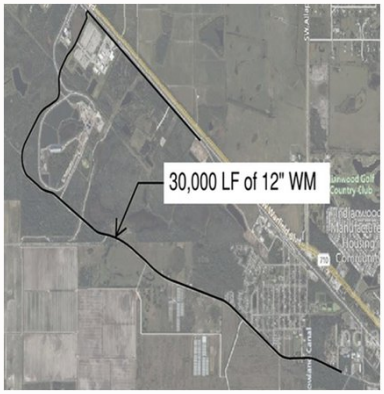
Railroad Avenue Water Main



100-Year-Old 8-inch water main replaced and upgraded to a 16 Inch Water replacement from Booker Park to Fernwood Forest along the CSX Railroad Right-of-Way.

Seeking Funding

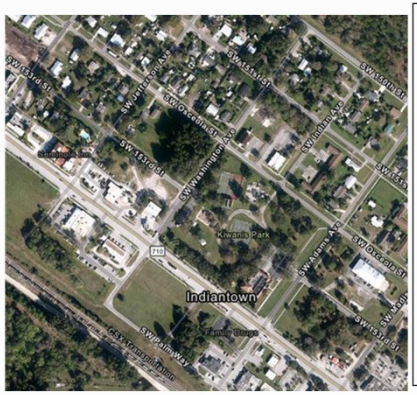
12" Water Main Looping Project



12 Inch Water Main
Farm Road looping around to State Road 710

Construction has been Completed

151st & Osceola Street Water Main Project



FY24 Mast Appropriation Funding
The Village received $3M
Included in the agriculture appropriations bill.
Funding disbursement will hopefully be FY 2025

Special Water Projects

Deep Injection Well





Construction of Deep Injection Well is underway and Projected Finish date is June ~2026~

Wastewater Projects

~ New Wastewater Plant Under Construction ~





Wastewater Department

~ In House Wastewater Utilities Projects ~





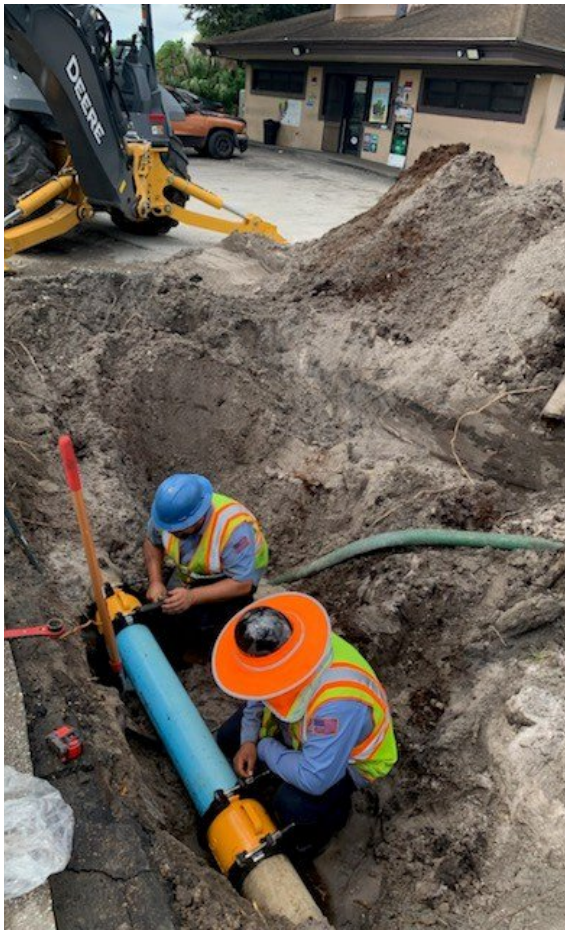


Water Utilities Department

~ In House Water Utilities Projects ~







Public Works Department

~ In House Public Works Projects ~







Questions/Comments

Pat Nolan
Utilities & Public Works Director
pnolan@indiantownfl.gov

VILLAGE OF INDIANTOWN, FLORIDA
AGENDA MEMORANDUM

MEETING DATE: October 23, 2025

MEETING TYPE: Regular Village Council Meeting

AGENDA ITEM TITLE: Breast Cancer Awareness October

SUMMARY OF ITEM: Breast Cancer Awareness October

FISCAL IMAPCT STATEMENT:

RECOMMENDATION:

PREPARED BY: Christina Hernandez DATE: 10/17/25

ATTACHMENTS:
Description
BREAST CANCER AWARENESS OCTOBER.pdf

Village of Indiantown

Indiantown, Florida

Proclamation

WHEREAS, while considerable progress has been made in the fight against breast cancer, it remains the most commonly diagnosed cancer among women and the second leading cause of death among women in the United States; and

WHEREAS, every two minutes a woman is diagnosed with breast cancer, 30% of new women's cancer diagnosis will be for breast cancer, and every 1 out of 8 women in the United States will be diagnosed with breast cancer during her lifetime; and

WHEREAS, over the past decade breast cancer rates have increased 1% annually, with the steepest increase in women under 50; and

WHEREAS, this October, we recognize breast cancer survivors, those battling the disease, their families and friends who are a tireless source of love and encouragement, and applaud the efforts of our medical professionals and researchers working to find a cure for this deadly disease; and

WHEREAS, Breast Cancer Awareness Month is an opportunity to unite all citizens in our community to prevent breast cancer deaths through increased education, early detection, prevention, and regular screening.

NOW, THEREFORE, the Mayor and Village Council of the Village of Indiantown do hereby proclaim the month of October 2025 as Breast Cancer Awareness Month in the Village of Indiantown and commend this observance to all citizens and encourage all women and men to be proactive through education and preventative screenings.

Signed the 23rd Day of October, 2025

ATTEST

LaRhonda McBride
Village Clerk

Carmine Dipaolo
Mayor

VILLAGE OF INDIANTOWN, FLORIDA
AGENDA MEMORANDUM

MEETING DATE: October 23, 2025

MEETING TYPE: Regular Village Council Meeting

AGENDA ITEM TITLE: October 09, 2025 Minutes - Regular Village Council Meeting

SUMMARY OF ITEM: October 09, 2025 Minutes - Regular Village Council Meeting

FISCAL IMAPCT STATEMENT: NA

RECOMMENDATION:

PREPARED BY: Christina Hernandez DATE: 10/17/25

ATTACHMENTS:
Description
251009 Regular Village Council Meeting.docx

VILLAGE OF INDIANTOWN
REGULAR VILLAGE COUNCIL MEETING MINUTES
October 9, 2025
6:30 PM

15516 SW Osceola Street, Suite C
Indiantown, FL 34956

CALL TO ORDER: 6:01 p.m.

ROLL CALL: LaRhonda McBride, Village Clerk

PRESENT: Mayor Carmine Dipaolo, Vice Mayor Phyllis Waters Brown, Council Member Angelina Perez, Council Member Vernestine Williams Palmer, and Council Member Karen Onsager. *Staff:* Village Manager Taryn Kryzda, Village Attorney Wade C. Vose, Parks & Recreation Director Deborah Resos, and Village Clerk LaRhonda McBride.

INVOCATION: LaRhonda McBride

PLEDGE OF ALLEGIANCE: Mayor Dipaolo led the Pledge of Allegiance.

ADDITIONS, DELETIONS, PULLED ITEMS OR OTHER MODIFICATIONS: None

PROCLAMATIONS, AWARDS AND SPECIAL PRESENTATIONS:

1. Presentation of Supervisor of Elections Vicki Davis

   Supervisor of Elections Vicki Davis provided an overview of voter registrations, voter turnout, and budget items.

   Chief Deputy of Elections Kherri Anderson presented information on ongoing voting outreach initiatives, including the Future Voter outreach program implemented in county schools. She invited anyone interested in being an election worker to contact her office.

   Ms. Davis announced that candidate training sessions are coming up for those up for reelection, with the first training session scheduled on Tuesday, October 14,

2025, from 10:00 a.m. to 12:00 p.m. at the Elections Office. Anyone interested should contact Ms. Anderson. Those who have recently renewed their driver's licenses will have been given a new license number. Ms. Anderson requested that voters provide her office with an up-to-date driver's license number.

Vera Howe, an intern from Clark Advanced Learning Center, presented an overview of her capstone project: the design of a website where people can book tours of the Elections Office.

Ms. Davis offered to take questions.

Council Member Onsager noted that trainings for elected officials are always held during the day and asked whether there were any sessions available for working people.

Ms. Davis advised that one-on-one trainings are available upon request.

Council Member Williams Palmer asked whether printed voting materials or interpreting services are offered for Creole speakers.

Ms. Davis stated that materials are not printed in Creole and that there are no Creole interpreters available. She advised that the State only mandates that materials be made available in English and Spanish.

Ms. Davis invited anyone with a question or concern to call or visit the Elections Office.

PUBLIC COMMENT: None.

COMMITTEE REPORTS:

Mayor Dipaolo reported that he was proud to present the Newcomer Award to East Coast Metals at the Business Development Board luncheon on Monday, October 6, 2025.

Council Member Onsager noted that people at the meeting commented on how well Mayor Dipaolo represented Indiantown.

COMMENTS BY VILLAGE COUNCIL MEMBERS:

Council Member Williams Palmer thanked everyone for coming.

Council Member Onsager had no comments.

Council Member Perez had no comments.

Vice Mayor Waters Brown reported that the Community Clean-up on Saturday, September 27, 2025, had been a success and was attended by many. She thanked everyone who attended and thanked in advance all who would attend the next Community Clean-up in January.

Mayor Dipaolo had no comments.

COMMENTS BY VILLAGE MANAGER:

Village Manager Kryzda stated that she had received a request from Martin County for a letter of support for proposed construction of a rail station in Stuart, for which the county is seeking grant funding. She requested direction from the Council.

Council Member Williams Palmer asked where the rail station would be.

Village Manager Kryzda stated that the proposed site was the Martin County courthouse's overflow parking lot.

Council Member Onsager asked whether Indiantown's bus system would have routes to the station.

Village Manager Kryzda stated that the buses likely would go to the station if there was enough ridership.

Council Member Onsager stated that if Indiantown had to contend with the noise from the train regardless, they should at least have some financial benefit.

Motion was made to sign the letter of support for the rail station by Vice Mayor Waters Brown. Motion was duly seconded by Council Member Onsager and approved unanimously.

Village Manager Kryzda presented a second request for a letter of support, this time for the American Heart Association's proposed weekly farmer's market at Post Family Park.

Consensus was reached to approve the letter of support for the farmer's market.

APPROVAL OF AGENDA:

Motion was made to approve the Agenda by Council Member Onsager. Motion was duly seconded by Vice Mayor Waters Brown and approved unanimously.

CONSENT AGENDA:

Motion was made to approve the Consent Agenda by Council Member Williams Palmer. Motion was duly seconded by Vice Mayor Waters Brown and approved unanimously.

2. Approval of the Minutes of the Budget and Millage Final Hearing of September

25, 2025

3. Approval of the Minutes of the Council Meeting of September 25, 2025
4. 1-Year Renewal Agreement for Professional Services for The Griffin Group FL, LLC, for Lobbying Services for the Village of Indiantown

REGULAR AGENDA:

5. Appointments to the Indiantown Community Trust Fund Advisory Committee

   Parks Director Deborah Resos provided an overview of the item.

   Consensus was reached to approve the appointments.

6. Approval of the Carnival Agreement between the Village of Indiantown and Deggeller Attractions, Inc.

   Parks Director Resos provided an overview of the item.

   Motion was made to approve the Carnival Agreement with Deggeller Attractions, Inc., by Council Member Onsager. Motion was duly seconded by Council Member Williams Palmer and approved unanimously.

7. Approval to Initiate Documentation to Martin County (County) and Florida Department of Transportation (FDOT) to Consider Including a Project for Planning and Funding Purposed for the Alignment of SW Allapattah Road and SW Dr. Martin Luther King Jr. Drive in Indiantown

   Village Manager Kryzda provided an overview of the item.

   Vice Mayor Waters Brown asked what would happen to the old Allapattah Road following the alignment of Allapattah Road and Dr. Martin Luther King Jr. Drive.

   Village Manager Kryzda stated that to her understanding it would no longer exist.

   Motion was made to initiate documentation to Martin County and FDOT for the alignment project by Vice Mayor Waters Brown. Motion was duly seconded by Council Member Onsager and approved unanimously.

FIRST READING ORDINANCES: None

SECOND READING ORDINANCES: None

DISCUSSION ITEMS:

8. Submittal of Synopsis from Strategic Planning Session on August 9, 2025

Village Manager Kryzda provided an overview of the item.

Regarding the lot down the street, Mayor Dipaolo advised that he knew of an interested party who would be willing to purchase it at the asking price of $3.25 million. The interested party would put down $1 million, then pay the remaining balance once water is connected at the property. Mayor Dipaolo asked the Council for their thoughts.

Council Member Onsager asked whether the Village would charge interest.

Mayor Dipaolo replied that it would not.

Council Member Onsager asked how long after the Village provides the water hook-up the buyer would be able to pay the remaining $2.25 million.

Mayor Dipaolo replied that he would do so within a year.

Council Member Onsager supported the proposal.

Vice Mayor Waters Brown asked Village Attorney Vose what the benefit to the Village would be of holding that loan.

Village Attorney Vose replied that the property would be sold at the asking price and the Village would get $1 million up front with a discrete repayment window. He advised that in the worst-case scenario, the Village would have to foreclose and take back the property.

Discussion ensued regarding the plans for the property.

Council Member Onsager spoke in support of the proposal.

Discussion ensued regarding foreclosure.

Village Attorney Vose clarified that in the event of foreclosure, the Village would keep the $1 million and also have the land back.

Consensus was reached to proceed with the interested party.

PUBLIC COMMENT:

Glorida Aldrige Jennings asked what code compliance officers could do about litter and debris at rental properties in Booker Park.

Vice Mayor Waters Brown stated that this was not a code compliance matter but a matter for the property owners.

Village Manager Kryzda advised that the Sheriff's office had been engaged to put up "no trespassing" signs on vacant lots in town, which would enable code compliance officers to penalize anyone caught dumping trash on those properties.

Council Members Williams Palmer and Onsager asked for an update on the proposed moratorium on food trucks in the Village.

Mayor Dipaolo stated that this would be addressed through updates to the Land Development Regulations (LDRs).

Village Attorney Vose added that the LDRs could be addressed following the completion of the Evaluation and Appraisal Report.

Vice Mayor Waters Brown asked when the Council provides answers to questions asked during Public Comment.

Village Manager Kryzda stated that if a Council Member feels a question deserves a response, they direct her to follow up.

Village Attorney Vose clarified that Public Comment is for making statements, and back-and-forth between the speaker and the Council should be avoided.

Sheila Rosario requested that someone document the questions and address them on a regular basis.

ANNOUNCEMENTS:

Council Member Perez announced three upcoming events:

- The next Mobile Food Drive at 8:00 a.m. on Wednesday, October 29, 2025, in Timer Powers Park.
- A Fall Festival hosted by Indiantown High School from 5:30 to 7:30 p.m. on Saturday, October 25, 2025

- The first Indiantown Warriors home games from 9:00 a.m. to 4:30 p.m. on Saturday, October 11, 2025, at Big Mound Park.

Vice Mayor Waters Brown announced that music at the marina would resume on Sunday, October 12, 2025, from 2:00 to 5:00 p.m.

Council Member Williams Palmer announced a breast cancer awareness event hosted by Mt. Zion Missionary Baptist Church at 3:00 p.m. on Sunday, October 19, 2025.

Village Clerk McBride announced the second annual Trunk or Treat event at Post Family Park on Friday, October 24, 2025, from 5:00 to 7:30 p.m.

NEXT REGULAR MEETING: October 23, 2025

ADJOURNMENT: 7:18 p.m.

ATTEST: **VILLAGE OF INDIANTOWN, FLORIDA**

_____ _____

LaRhonda McBride
Village Clerk

Carmine Dipaolo,
Mayor

_____
Date

VILLAGE OF INDIANTOWN, FLORIDA
AGENDA MEMORANDUM

MEETING DATE: October 23, 2025

MEETING TYPE: Regular Village Council Meeting

AGENDA ITEM TITLE: Update on Due Diligence Concerning Purchase of Property Immediately Behind Village Hall Prior to Conclusion of Inspection Period on November 12, 2025

SUMMARY OF ITEM: At its August 14, 2025 meeting, after many months of prior public discussions concerning the matter, the Village Council approved an Option Contract for the purchase of the land located immediately behind Village Hall (the "Property") owned by Indiantown Park View LLC (the "Property Owner").

Approval of the Option Contract began a 90 day Inspection Period, during which the Village could conduct due diligence concerning the property, and could terminate the agreement if the Village found that the Property was not satisfactory for its purposes. The 90 day Inspection Period concludes on Wednesday, November 12, 2025, which falls before the next regular Council meeting. As such, this item is to provide the Council with updates concerning due diligence, and to doublecheck that there is no contrary direction from the Council prior to the conclusion of the Inspection Period.

Soon after the beginning of the Inspection Period, the Property Owner provided staff with copies of the prior title commitment, geotechnical, soils, and stormwater exfiltration reports, environmental assessment, and boundary survey, none of which revealed any concerns.
The Village thereafter procured a new title commitment for the purchase of the property, as well as a new boundary survey depicting the Property to be purchased, both of which are attached. Notably, in the course of getting the new survey, the Property to be purchased was staked, which revealed in a visually compelling exactly how constrained the back portion of the current Village Hall property is, as shown in the attached photographs.

Finally, at the request of Vice Mayor Waters Brown, the Village inquired of the structural engineer who had

conducted a structural analysis of the Village Hall building prior to its purchase in December 2023, whether adding a second story to the existing Village Hall building was more feasible than building on vacant land. His professional opinion was that the structural improvements that would have to be made to the existing building to make it load bearing for a second story would exceed the cost of a new building on vacant land.

Based on the due diligence conducted, no information has been revealed that would cause Village staff to change its recommendation that the Village purchase the Property.

Indeed, the visualization of the current constraints of the back of the Village Hall property shown by the staking of the Property for survey work, and the professional opinion that adding a second story to the existing building is not a cost-effective option, both indicate that the purchase of the Property would be an example of effective planning for the future of the Village.

FISCAL IMAPCT STATEMENT: Last year, the voters in Martin County approved a one-half cent infrastructure sales tax to acquire conservation lands. Municipalities are recipients of a portion of the proceeds from that sales tax and are not restricted to utilize it for conservation land, but it does have to be for infrastructure related projects (capital projects), including related land acquisition. At the beginning of the calendar year, the Village began receiving their portion of the sales tax. The Village's receipts from the sales tax fluctuate from month to month, but to date have averaged about $65,000 per month, with distribution monthly. The Village presently anticipates receiving roughly $900,000 annually (the sales tax runs for ten years) and remaining proceeds will be included as a funding source when the Village considers adopting an updated Capital Improvement Plan (CIP). To date, since the sales tax began, the Village has received roughly $446,000 from sales tax collections through August 2025.

RECOMMENDATION: Staff recommends that the Village Council allow the Inspection Period to conclude without cancellation, and that the Village proceed to close on the purchase of the Property per the terms of the Option Contract.

PREPARED BY: Wade C Vose Esq DATE: 10/16/25

ATTACHMENTS:
Description
Title Commitment - 1685616 Fund Commitment C21.pdf
Boundary Survey - 19-84A LOTS3-5BLK 22 BNDY-SHEET (1).pdf
memo to Council on structural analysis for VIllage Hall.pdf
Photos of Staking of Property to be Purchased â€“ Along Back Property Line of Village Hall Property - reduced.pdf

ATTORNEYS' TITLE FUND SERVICES, INC.

Treasure Coast
(800) 336-3863

Vose Law Firm, L.L.P.
324 W Morse Boulevard,
Winter Park, FL 32789

Date: October 10, 2025
Fund File Number: 1685616
County: Martin
Reference: INDIANTOWN PARK VIEW

Dear Fund Member:

We have examined title to the property described in Schedule A attached and prepared these schedules to be used exclusively for the purpose of issuing a commitment or policy of title insurance underwritten by Old Republic National Title Insurance Company.

Please review the schedules before signing and inserting in a 2021 ALTA Commitment (C21) jacket. Subject to your agency authorization, you must:

A. Add additional requirements and/or exceptions to Schedule B that you find necessary from your analysis of the present transactions.

B. Evaluate Schedule A and B and issue endorsements as may be appropriate, deleting or modifying the Schedules.

C. Obtain a 2021 ALTA Commitment (C21) jacket, which must be included with Schedules A & B of the 2021 ALTA Commitment.

Fund Members may download and print the 2021 ALTA Commitment (C21) jacket by clicking here.

External software providers are currently working to update to the 2021 ALTA forms. DoubleTime and ClosingVue allows users to obtain C21 jackets and 2021 ALTA forms electronically in the most current version of the software. You may upgrade for free by going to www.thefund.com/dt. Please contact support@thefund.com with questions.

Our examination of title reflects only those matters recorded in the Official Records Books. You are responsible for such other off-record examinations and checks as you may find necessary pursuant to underwriting procedures. When the interest you are insuring is a personal property interest (such as a mortgage, a leasehold or cooperative interest), a federal tax lien search of the Secretary of State's records may be required. See Fund Title Note 30.02.08.

Where the amount of insurance is $4 million or under, a 20-year judgment and lien search was not performed on the proposed insured purchaser if a mortgage is not associated with the purchase or if the mortgage appears to be 100% purchase money in nature.

The Fund appreciates this opportunity to be of service. Please contact us if you have any questions.

Sincerely,

Attorneys' Title Fund Services, Inc.
Victor Bonilla, Examiner
vbonilla@thefund.com

AMERICAN LAND TITLE ASSOCIATION COMMITMENT

(With Florida Modifications)

ISSUED BY OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY

Transaction Identification Data, for which the Company assumes no liability as set forth in Commitment Condition 5.e.:

Commitment Number:	Revision Number:	Issuing Office File Number:	Issuing Agent:
1685616	None	INDIANTOWN PARK VIEW	543001
Property Address:	**Loan ID Number:**	**Issuing Office's ALTA Registry ID:**	**Issuing Office:**
153 Rd Street Indiantown, FL 34956		None	Vose Law Firm, L.L.P.

SCHEDULE A

1. Commitment Date: **September 29, 2025 at 11:00 PM**

2. Policy to be issued: Proposed Amount of Insurance:
   a. OWNER'S: **2021 ALTA® Owner's Policy with Florida Modifications** **$375,000.00**
      Proposed Insured: **Village of Indiantown, a Florida Municipal Corporation**
      The estate or interest to be insured**:** **Fee Simple**
   b. MORTGAGEE:
      Proposed Insured:
      The estate or interest to be insured**:**
   c. MORTGAGEE:
      Proposed Insured**:**
      The estate or interest to be insured:

3. The estate or interest in the Land at the Commitment Date is: *(Identify each estate or interest covered, i.e., fee, leasehold, etc.)* **FEE SIMPLE**

4. The Title is, at the Commitment Date, vested in: *(Identify vesting for each estate or interest identified in Item 3 above)* **Indiantown Park View LLC, a Florida Limited Liability Company** and, as disclosed in the Public Records, has been since *(Date)* **12/27/2019**

5. The Land is described as follows**:** **See Exhibit A**

Old Republic National Title Insurance Company
1408 Westshore Blvd, Suite 900, Tampa, Florida, 33607, (612) 371-1111

_____

AUTHORIZED SIGNATORY
Vose Law Firm, L.L.P.
543001

This page is only a part of a 2021 ALTA Commitment for Title Insurance issued by Old Republic National Title Insurance Company. This Commitment is not valid without the Notice; the Commitment to Issue Policy; the Commitment Conditions; Schedule A; Schedule B, Part I—Requirements; and Schedule B, Part II—Exceptions; and a counter-signature by the Company or its issuing agent that may be in electronic form.

AMERICAN LAND TITLE ASSOCIATION COMMITMENT

(With Florida Modifications)

ISSUED BY OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY

Schedule B-I

Issuing Office File Number: **INDIANTOWN PARK VIEW**

REQUIREMENTS

All of the following Requirements must be met:

1. The Proposed Insured must notify the Company in writing of the name of any party not referred to in this Commitment who will obtain an interest in the Land or who will make a loan on the Land. The Company may then make additional Requirements or Exceptions.
2. Pay the agreed amount for the estate or interest to be insured.
3. Pay the premiums, fees, and charges for the Policy to the Company.
4. Documents satisfactory to the Company that convey the Title or create the Mortgage to be insured, or both, must be properly authorized, executed, delivered, and recorded in the Public Records.
    A. Warranty Deed from Indiantown Park View LLC, a Florida Limited Liability Company, to the proposed insured purchaser(s).
5. An update of the title search must be completed just prior to the closing and the commitment must be endorsed to require clearance of, or take exception for, any additional title defects or adverse matters found.
6. Satisfactory evidence must be furnished establishing that Indiantown Park View LLC, a Florida Limited Liability Company is duly organized, validly existing, and in good standing under the laws of the jurisdiction of formation from the date of acquisition through the date of transfer.
7. Confirm the authority of the individual designated to bind the LLC by the laws of its jurisdiction of formation, and where the authority is not confirmed by public records, record appropriate evidence of authority.
8. Satisfactory evidence must be furnished establishing that Village of Indiantown, a Florida Municipal Corporation is duly organized, validly existing, and in good standing under the laws of the jurisdiction of formation from the date of acquisition through the date of transfer.
9. No open mortgage(s) were found of record. Agent should confirm with the owner that the property is free and clear.

AMERICAN LAND TITLE ASSOCIATION COMMITMENT
(With Florida Modifications)

ISSUED BY OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY

Schedule B-II

Issuing Office File Number: **INDIANTOWN PARK VIEW**

EXCEPTIONS FROM COVERAGE

SOME HISTORICAL LAND RECORDS CONTAIN DISCRIMINATORY COVENANTS THAT ARE ILLEGAL AND UNENFORCEABLE BY LAW. THIS COMMITMENT AND THE POLICY TREAT ANY DISCRIMINATORY COVENANT IN A DOCUMENT REFERENCED IN SCHEDULE B AS IF EACH DISCRIMINATORY COVENANT IS REDACTED, REPUDIATED, REMOVED, AND NOT REPUBLISHED OR RECIRCULATED. ONLY THE REMAINING PROVISIONS OF THE DOCUMENT WILL BE EXCEPTED FROM COVERAGE.

The Policy will not insure against loss or damage resulting from the terms and conditions of any lease or easement identified in Schedule A, and will include the following Exceptions unless cleared to the satisfaction of the Company:

1. Any defect, lien, encumbrance, adverse claim, or other matter that appears for the first time in the Public Records or is created, attaches, or is disclosed between the Commitment Date and the date on which all of the Schedule B, Part I—Requirements are met.

2. a. General or special taxes and assessments required to be paid in the year **2025** and subsequent years.
   b. Rights or claims of parties in possession not recorded in the Public Records.
   c. Any encroachment, encumbrance, violation, variation, or adverse circumstance that would be disclosed by an inspection or an accurate and complete land survey of the Land and inspection of the Land.
   d. Easements or claims of easements not recorded in the Public Records.
   e. Any lien, or right to a lien, for services, labor or material furnished, imposed by law and not recorded in the Public Records.

3. Any Owner's Policy issued pursuant hereto will contain under Schedule B the following exception: *Any adverse ownership claim by the State of Florida by right of sovereignty to any portion of the Land insured hereunder, including submerged, filled and artificially exposed lands, and lands accreted to such lands.*

4. Any lien provided by County Ordinance or by Chapter 159, F.S., in favor of any city, town, village or port authority, for unpaid service charges for services by any water systems, sewer systems or gas systems serving the land described herein; and any lien for waste fees in favor of any county or municipality.

5. Rights of the lessees under unrecorded leases.

6. All matters contained on the Plat of Plat "B" of Indiantown, as recorded in Plat Book 1, Page(s) 79, Public Records of Martin County, Florida.

7. Ordinance Number 664 recorded in O.R. Book 1983, Page 346, Public Records of Martin County, Florida.

Schedule B-II

Issuing Office File Number: INDIANTOWN PARK VIEW

8. Easement in favor of Indiantown Company, Inc., contained in instrument recorded August 3, 2010, under O.R. Book 2468, Page 900; O.R. Book 2468, Page 939, with Assignment and Assumption of Easements recorded in O.R. Book 3162, Page 619, Public Records of Martin County, Florida.

9. Any easements that may lie in the abandoned alley and road rights of way as abandoned by Resolution No. 06-6.27, recorded in O.R. Book 2196, Page 1430 and recorded in O.R. Book 2196, Page 1431, Public Records of Martin County, Florida.

10. Village of Indiantown, Development Order, Regarding a Minor Development Minor Site Plan Approval for Parkview Villas Residential Development, as recorded in O.R. Book 3345, Page 1479, as Amended in O.R. Book 3396 ,Page 1208, Public Records of Martin County, Florida.

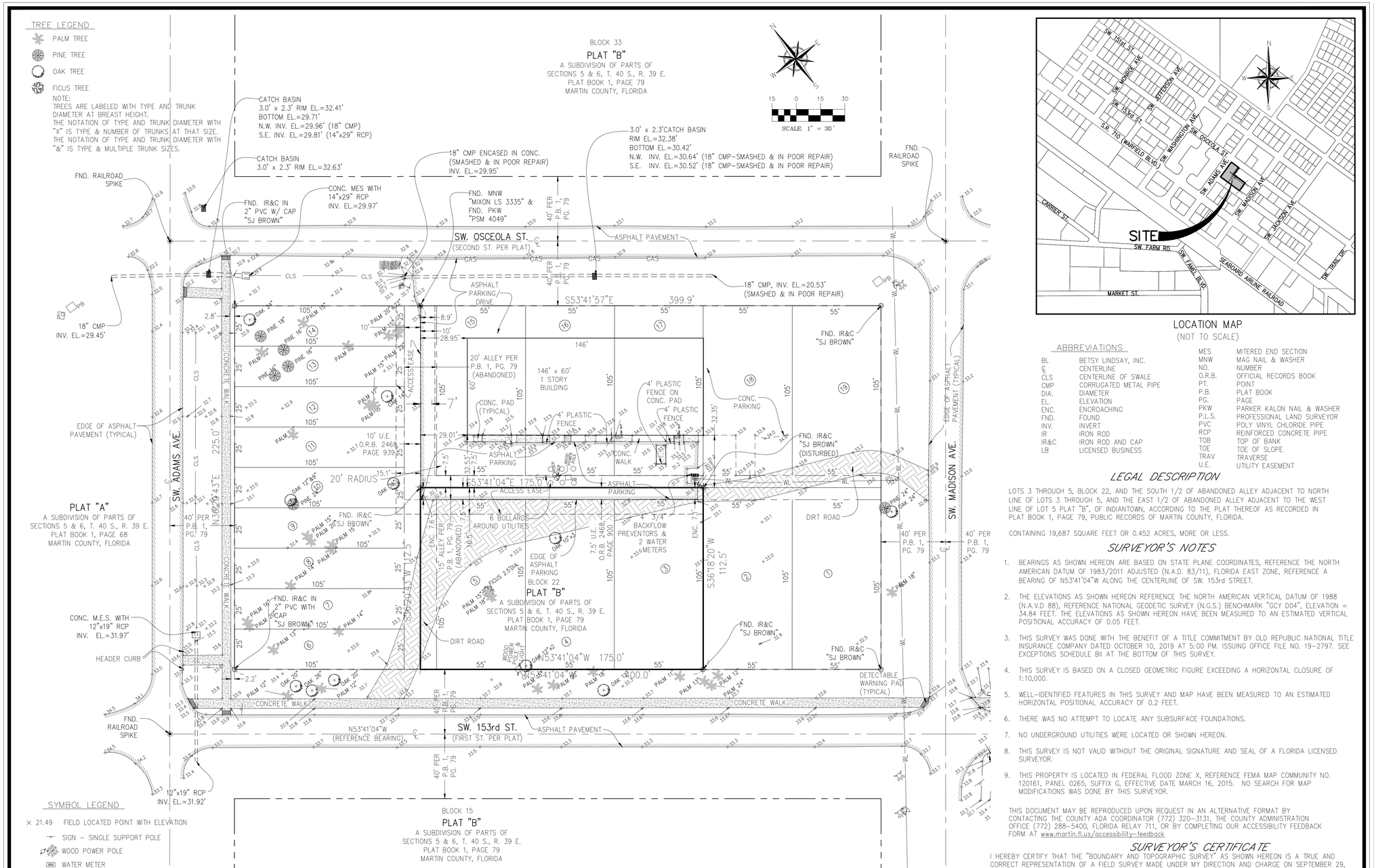
AMERICAN LAND TITLE ASSOCIATION COMMITMENT
(With Florida Modifications)

ISSUED BY OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY

Exhibit A

Commitment Number:	**Issuing Office File Number:**
1685616	INDIANTOWN PARK VIEW

Lot 3 through 5, Block 22, and the South 1/2 of abandoned alley adjacent to North of Lot 3 through 5, East 1/2 of abandoned alley adjacent to West of Lot 5, PLAT "B", OF INDIANTOWN, according to the map or plat thereof as recorded in Plat Book 1, Page 79, Public Records of Martin County, Florida.



LOCATION MAP
(NOT TO SCALE)

ABBREVIATIONS

BL	BETSY LINDSAY, INC.	MES	MITERED END SECTION
℄	CENTERLINE	MNW	MAG NAIL & WASHER
CLS	CENTERLINE OF SWALE	NO.	NUMBER
CMP	CORRUGATED METAL PIPE	O.R.B.	OFFICIAL RECORDS BOOK
DIA.	DIAMETER	PT.	POINT
EL.	ELEVATION	P.B.	PLAT BOOK
ENC.	ENCROACHING	PG.	PAGE
FND.	FOUND	PKW	PARKER KALON NAIL & WASHER
INV.	INVERT	P.L.S.	PROFESSIONAL LAND SURVEYOR
IR	IRON ROD	PVC	POLY VINYL CHLORIDE PIPE
IR&C	IRON ROD AND CAP	RCP	REINFORCED CONCRETE PIPE
LB	LICENSED BUSINESS	TOB	TOP OF BANK
		TOE	TOE OF SLOPE
		TRAV.	TRAVERSE
		U.E.	UTILITY EASEMENT

LEGAL DESCRIPTION

LOTS 3 THROUGH 5, BLOCK 22, AND THE SOUTH 1/2 OF ABANDONED ALLEY ADJACENT TO NORTH LINE OF LOTS 3 THROUGH 5, AND THE EAST 1/2 OF ABANDONED ALLEY ADJACENT TO THE WEST LINE OF LOT 5 PLAT "B", OF INDIANTOWN, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 1, PAGE 79, PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA.

CONTAINING 19,687 SQUARE FEET OR 0.452 ACRES, MORE OR LESS.

SURVEYOR'S NOTES

1. BEARINGS AS SHOWN HEREON ARE BASED ON STATE PLANE COORDINATES, REFERENCE THE NORTH AMERICAN DATUM OF 1983/2011 ADJUSTED (N.A.D. 83/11), FLORIDA EAST ZONE, REFERENCE A BEARING OF N53°41'04"W ALONG THE CENTERLINE OF SW. 153rd STREET.
2. THE ELEVATIONS AS SHOWN HEREON REFERENCE THE NORTH AMERICAN VERTICAL DATUM OF 1988 (N.A.V.D 88), REFERENCE NATIONAL GEODETIC SURVEY (N.G.S.) BENCHMARK "GCY D04", ELEVATION = 34.84 FEET. THE ELEVATIONS AS SHOWN HEREON HAVE BEEN MEASURED TO AN ESTIMATED VERTICAL POSITIONAL ACCURACY OF 0.05 FEET.
3. THIS SURVEY WAS DONE WITH THE BENEFIT OF A TITLE COMMITMENT BY OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY DATED OCTOBER 10, 2019 AT 5:00 PM. ISSUING OFFICE FILE NO. 19-2797. SEE EXCEPTIONS SCHEDULE BII AT THE BOTTOM OF THIS SURVEY.
4. THIS SURVEY IS BASED ON A CLOSED GEOMETRIC FIGURE EXCEEDING A HORIZONTAL CLOSURE OF 1:10,000.
5. WELL-IDENTIFIED FEATURES IN THIS SURVEY AND MAP HAVE BEEN MEASURED TO AN ESTIMATED HORIZONTAL POSITIONAL ACCURACY OF 0.2 FEET.
6. THERE WAS NO ATTEMPT TO LOCATE ANY SUBSURFACE FOUNDATIONS.
7. NO UNDERGROUND UTILITIES WERE LOCATED OR SHOWN HEREON.
8. THIS SURVEY IS NOT VALID WITHOUT THE ORIGINAL SIGNATURE AND SEAL OF A FLORIDA LICENSED SURVEYOR.
9. THIS PROPERTY IS LOCATED IN FEDERAL FLOOD ZONE X, REFERENCE FEMA MAP COMMUNITY NO. 120161, PANEL 0265, SUFFIX G, EFFECTIVE DATE MARCH 16, 2015. NO SEARCH FOR MAP MODIFICATIONS WAS DONE BY THIS SURVEYOR.

THIS DOCUMENT MAY BE REPRODUCED UPON REQUEST IN AN ALTERNATIVE FORMAT BY CONTACTING THE COUNTY ADA COORDINATOR (772) 320-3131, THE COUNTY ADMINISTRATION OFFICE (772) 288-5400, FLORIDA RELAY 711, OR BY COMPLETING OUR ACCESSIBILITY FEEDBACK FORM AT www.martin.fl.us/accessibility-feedback

EXCEPTIONS SCHEDULE BII

5. Restrictions, covenants, conditions easements and other matters as contained on the plat of Plat "B"of Indiantown, recorded in Plat Book I , Page 79.(RESPONSE: ILLUSTRATED ON SURVEY)
6. Ord inance Number 664 regarding Indiantown Redevelopment Overly District recorded in Official Records Book 1983, Page 346. (RESPONSE: NOT ILLUSTRATED ON SURVEY)
7. Any easements that may lie in the abandoned alley and road rights of way as abandoned by Resolution No. 06-6.27 recorded in Official Records Book 2196, Page 1430 and Official Records Book 2196, Page 1431.(RESPONSE: THERE IS AN ACCEES EASEMENT PREPARED BY BETYS LINDSAY, INC ILLUSTRATED ON THE SURVEY. NO RECORDING INFORMATION FOR THE EASEMENT HAS BEEN FURNISHED. THERE MAY BE ADDITIONAL EASEMENTS)
8. Easements in favor of ndiantown Company, Inc., recorded in Official Records Book 2468, Page 900 and Official Records Book 2468, Page 939. (RESPONSE: THIS EASEMENT IS BLANKET OVER LOTS 3, 4 & 5 OF BLOCK 22 TOGETHER WITH THE ALLEY)

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THE "BOUNDARY AND TOPOGRAPHIC SURVEY" AS SHOWN HEREON IS A TRUE AND CORRECT REPRESENTATION OF A FIELD SURVEY MADE UNDER MY DIRECTION AND CHARGE ON SEPTEMBER 29, 2025, AND SAID "BOUNDARY AND TOPOGRAPHIC SURVEY" IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE AND BELIEF. IT IS FURTHER CERTIFIED THAT THIS "BOUNDARY AND TOPOGRAPHIC SURVEY" COMPLIES WITH THE STANDARDS OF PRACTICE FOR "BOUNDARY AND TOPOGRAPHIC SURVEY" SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES.

BETSY LINDSAY, INC.
SURVEYING AND MAPPING

ELIZABETH A. LINDSAY, P.L.S.
FLORIDA REGISTRATION NO. 4724

NOT VALID WITHOUT THE ORIGINAL SIGNATURE AND SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER UNLESS DIGITALLY SIGNED

THE SEAL APPEARING ON THIS DOCUMENT WAS AUTHORIZED BY ELIZABETH A. LINDSAY, P.L.S. 4724 ON SEPTEMBER 29, 2025

BETSY LINDSAY, INC.
A DIVISION OF HALEY WARD INC.
7997 S.W. JACK JAMES DRIVE STUART, FLORIDA 34997
(772)286-5753 (772)286-5933 FAX
LICENSED BUSINESS NO. 6852

DATE	REVISIONS

DATE 9/29/2025
SCALE 1"=30'
FIELD BK. VMC 9/VMC 14
DRAWN BY D.B./C.R.
CHECKED BY E.A.L.

LOTS 3-5, BLOCK 22, PLAT "B", INDIANTOWN
MARTIN COUNTY, FLORIDA

BOUNDARY & TOPOGRAPHIC SURVEY

INDIANTOWN PARK VIEW, LLC "IPV"

SHEET NO. 1
OF 1 SHEETS
PROJECT NO. 19-84B 2012428

P:\FL\2012428-Village of Indiantown\002-Plat B Lots 3-4-5 Osceola St-EAL\19-84b\19-84A LOTS3-5BLK 22 BNDY.dwg, 9/30/2025 10:24:43 AM, DWG To PDF.pc3, 1:1, EAL

Office of Village Manager

MEMORANDUM

To: Mayor Carmine Dipaolo, Vice-Mayor Angelina Perez, Councilwoman Phyllis Waters Brown, Councilwoman Karen Onsager and Councilwoman Vernestine Williams Palmer

From: Taryn G. Kryzda, Village Manager

Date: September22, 2025

Re: **Structural Analysis of Village Hall Building (located at 15516 SW Osceola Street, Indiantown)**

Village staff were asked to have a structural analysis performed on the Village Hall building. When the Village Council acquired the building in December 2023, part of the due diligence, before buying the concrete and stucco building that was built in 1975, was to have an assessment of the building by a structural engineer. Kimley-Horn was contacted and one of their structural engineers did a thorough inspection of the building, with no apparent findings for concern or major areas that would need to be fixed prior to closing and acquiring the building.

In reviewing records, it is apparent that the original roof from 1975 when the building was built was replaced in April 2013 when a new trussed roof was placed over the existing bar joist roof. In 2013 when the roof was replaced, there is no indication that the roof or building was reinforced (per building department records).

The same structural engineer at Kimley-Horn was approached and asked if through his initial assessment, would he be able to determine if adding a second story to the existing Village Hall building was more feasible than building on vacant land. His professional opinion was that the structural improvements that would have to be made to the existing building to make it load bearing for a second story would exceed the cost of a new building on vacant land.

Cc: Mr. Tom Jensen, Village Engineer

END OF MEMORANDUM

Staking of Property to be Purchased –
Along Back Property Line of Village Hall Property – Page 1 of 4





Staking of Property to be Purchased –
Along Back Property Line of Village Hall Property – Page 2 of 4



Staking of Property to be Purchased –
Along Back Property Line of Village Hall Property – Page 3 of 4





Staking of Property to be Purchased –
Along Back Property Line of Village Hall Property – Page 4 of 4

