VILLAGE OF INDIANTOWN
AGENDA
REGULAR VILLAGE COUNCIL MEETING

January 22, 2026
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
KAREN ONSAGER, COUNCILMEMBER
VERNESTINE PALMER, 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

Community Development Updates

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

January 8, 2026, Village Council Minutes

REGULAR AGENDA

Offer to Acquire Property Located at 16870 SW Charleston Street in Indiantown from Martin County Board of County Commissioners Community Redevelopment Agency

Village Council approve making an offer to Martin County Board of County Commissioners CRA in an amount of $275,000 for the property located at 16870 SW Charleston Street (adjacent to the Village's multi-use athletic field in Booker Park) in Indiantown.

Approval to Place on the August Ballot Language Requesting the Voters Consider the Village Adopting a Grant Program for Property Tax Exemptions Pursuant to s. 3, Art VII of the State Constitution for New Businesses and Expansions of Existing Businesses that will Create new Full-Time Jobs in the Village

The Village Council authorize having staff prepare referendum language for

consideration of the Village developing a grant program that duplicates Martin County's Economic Development Toolkit.

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: January 22, 2026

MEETING TYPE: Regular Village Council Meeting

AGENDA ITEM TITLE: Community Development Updates

SUMMARY OF ITEM: Community Development Updates

FISCAL IMAPCT STATEMENT: NA

RECOMMENDATION:

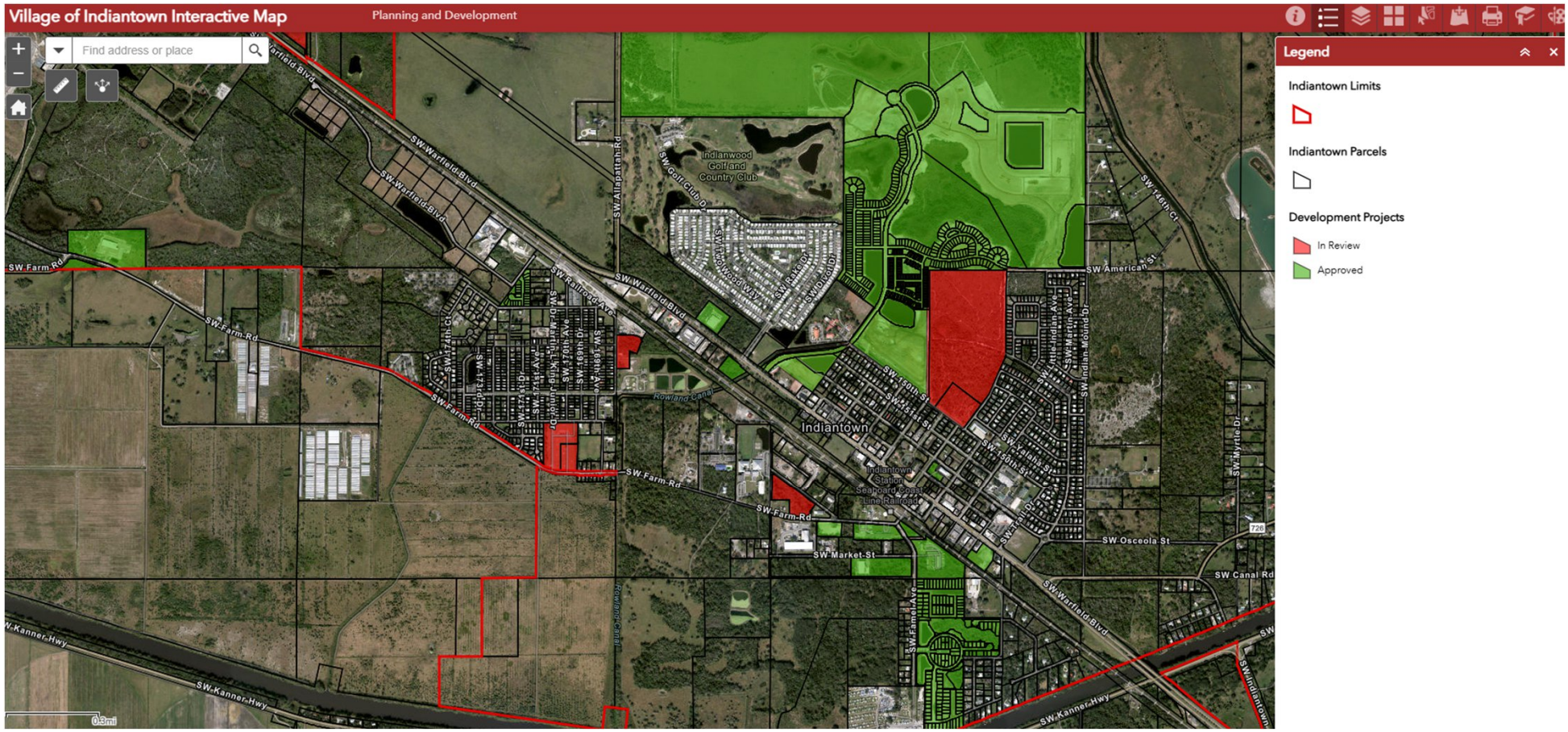
PREPARED BY: Deanna Freeman DATE: 01/16/26

ATTACHMENTS:
Description
Development Update.pptx

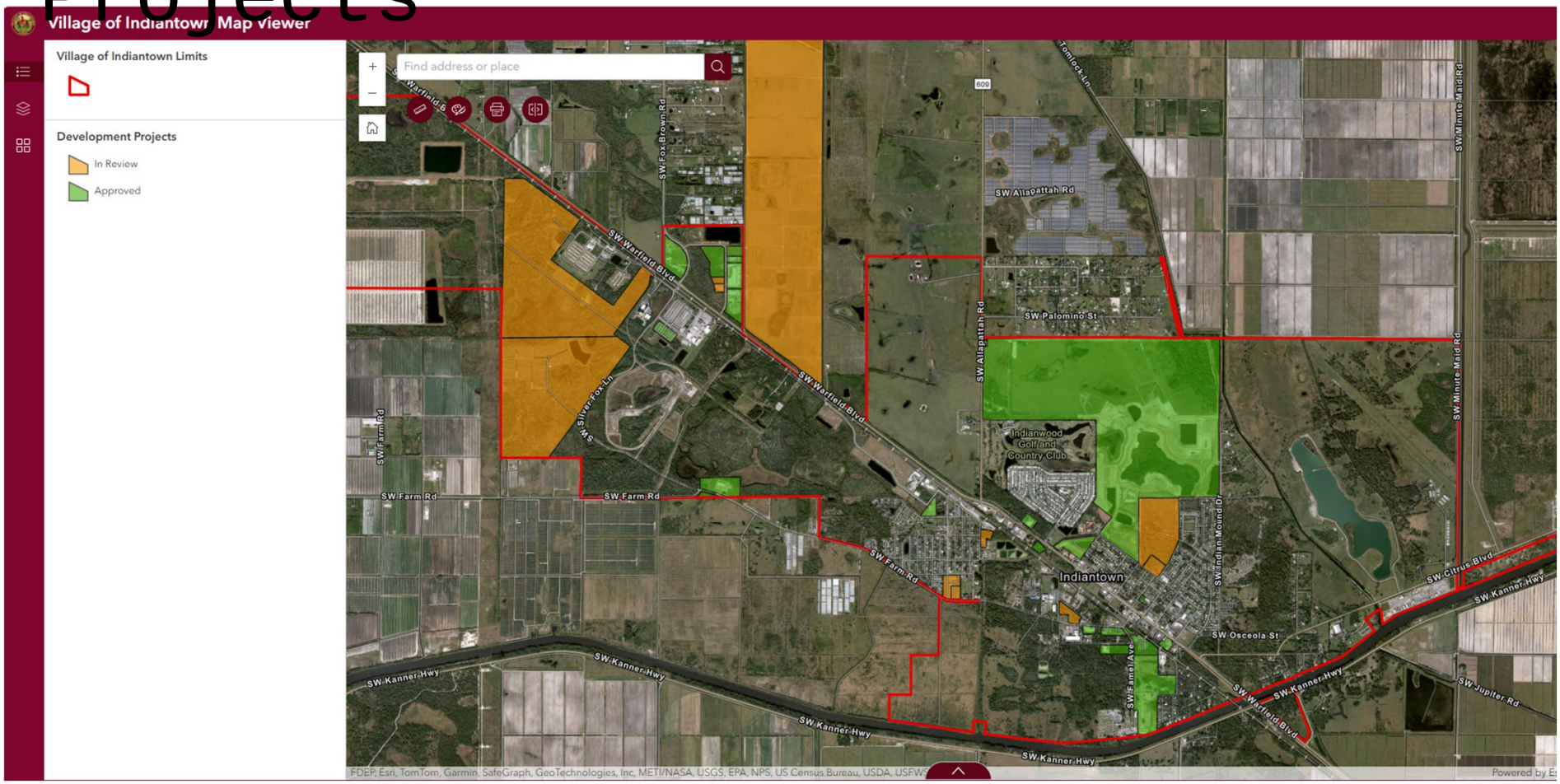


January 2026
Development Activity

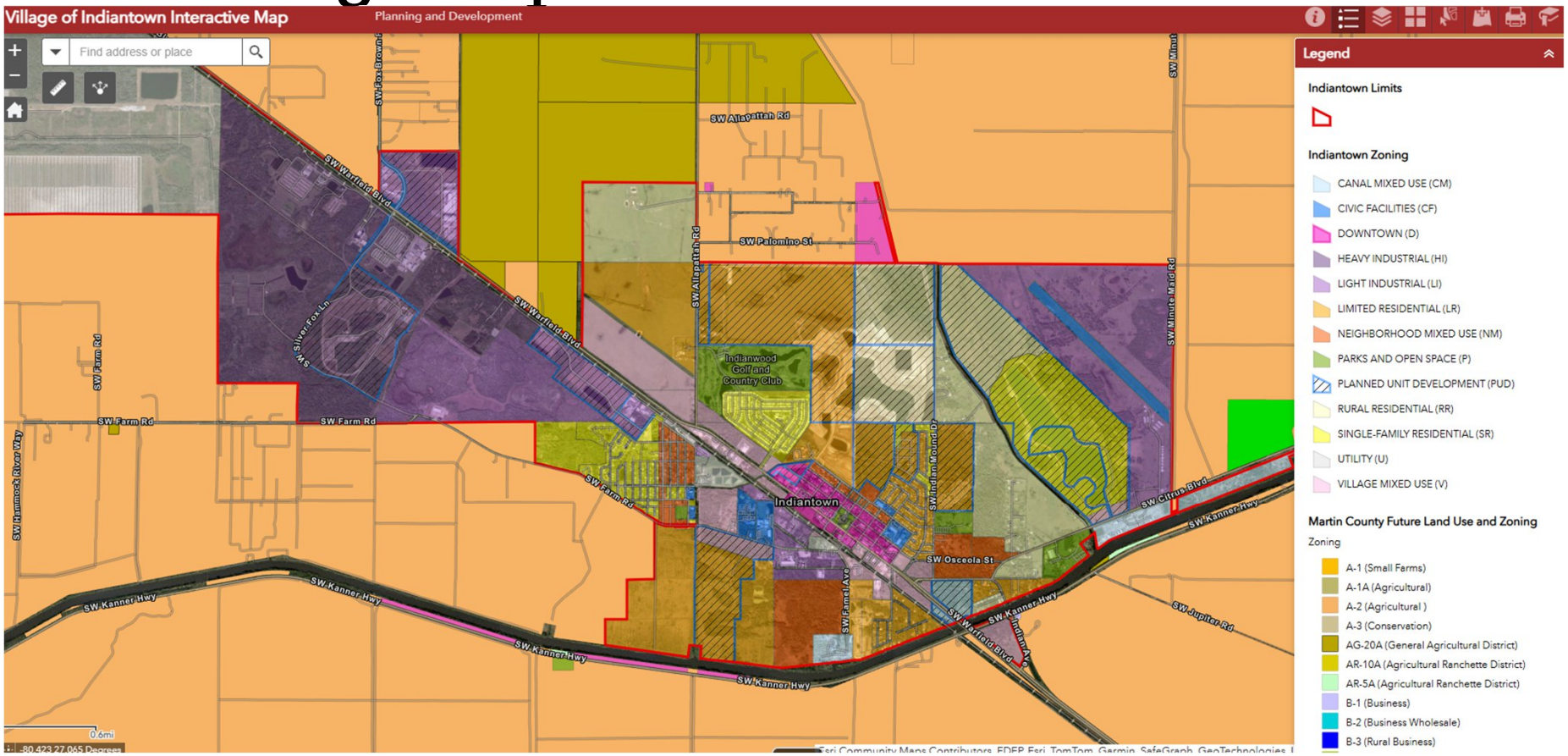
Existing GIS: Development Projects



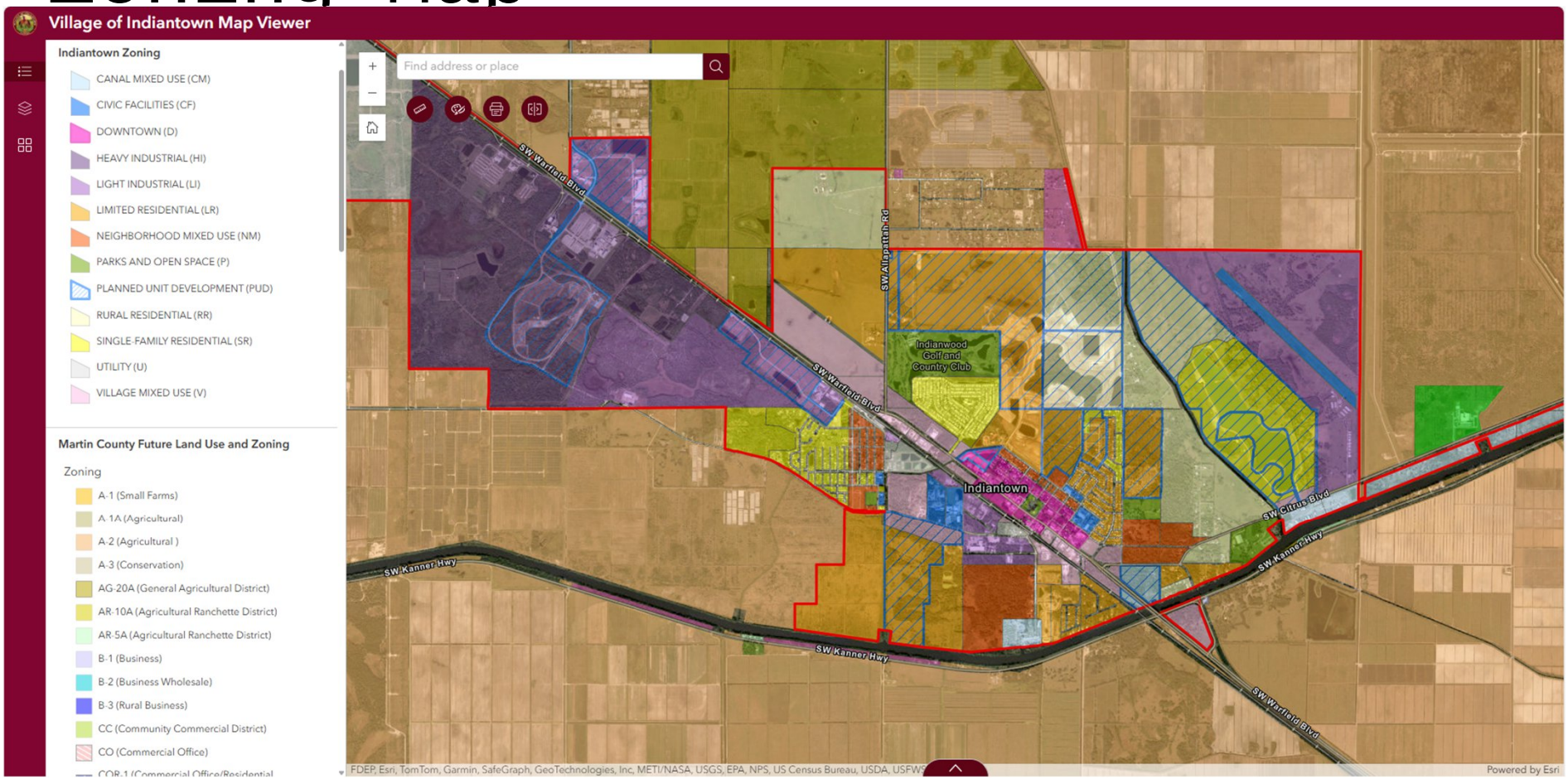
Proposed GIS: Development Projects



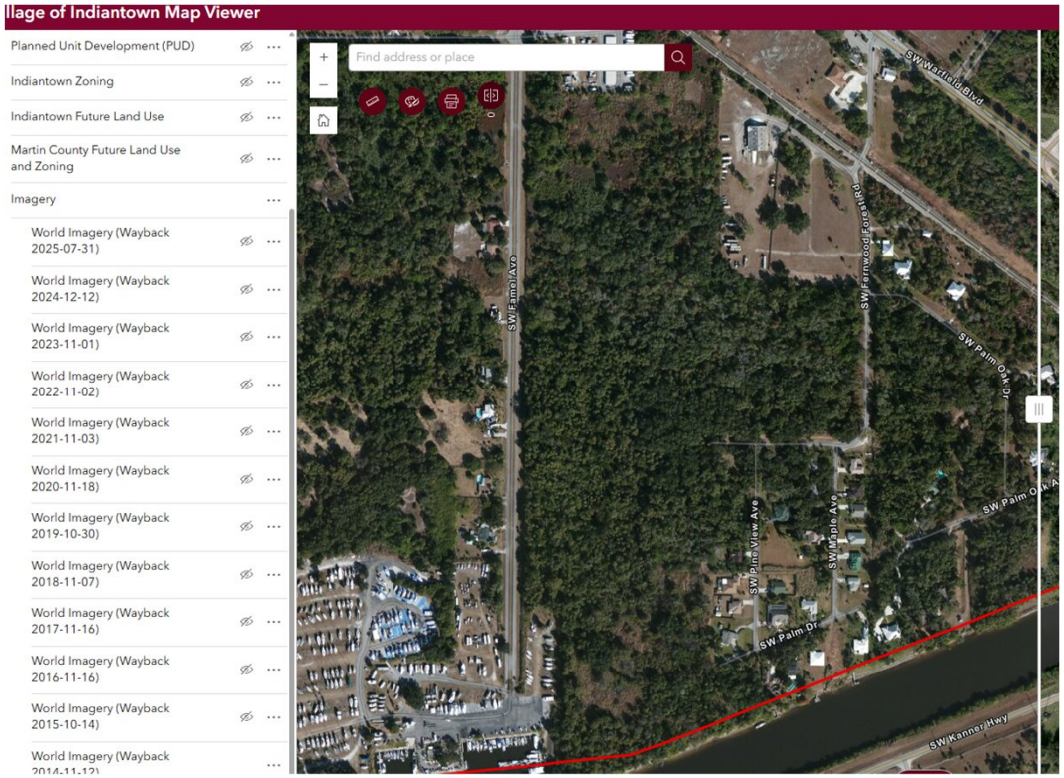
GIS: Existing Village & County Zoning Map

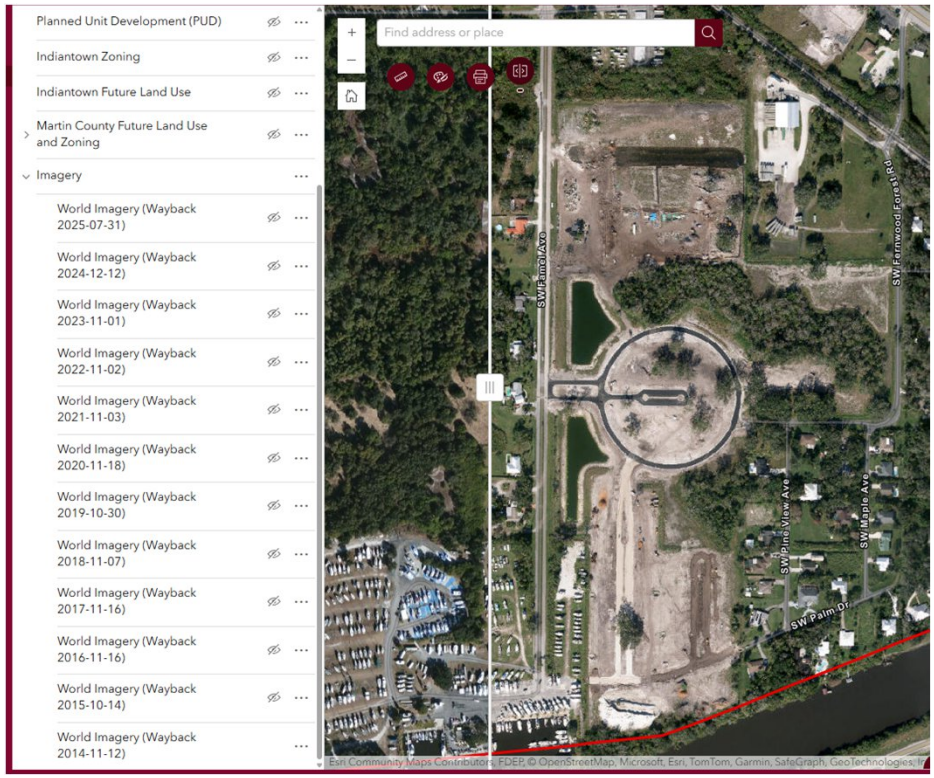


Proposed GIS: Village & County Zoning Map



Proposed GIS Map: Imagery (Wayback)





NON-RESIDENTIAL PROJECTS

Project Name	Location	Square footage	Proposal	Project Status
Dollar Tree	15388 SW Warfield Blvd.	10,000	Commercial building	Approved and pending opening.
Stor-A-Way	15501 SW Famel Ave.	11,650	Addition storage building	Approved site plan & Under Construction/Building Permit stage.
Performance Power Boats	Lot 8 Venture Park, SW Impact Dr	13,442	Marine manufacturing service & repair	Approved site plan & Under Construction/Building Permit stage.
T.A. Estates	SW Farm Road	22,600	Office & warehouse buildings	Approved site plan & Under Construction/Building Permit stage.
	SW Farm Road &		25,000 sf manufacturing building	Approved site plan & Under Construction/Building

NON-RESIDENTIAL PROJECTS

Project Name	Location	Square footage	Proposal	Project Status
RCC Construction	Venture Park PUD, SW Impact Dr, Lots 9-14	22,500	Manufacturing building facility	Approved site plan. Building Permit Stage.
Indiantown Upcycling Facility (Sedron)	I-Town Commerce Park	62,990	Processing Facility	Currently under review by DRC.
Yellowpine Truss Company	SW Silverfox Lane – former Juice Plant property	86,165	Truss Company Manufacturing Facility	Approved site plan & Under Construction/Building Permit stage.
P3 Technologies	Venture Park, Lot 9 SW Impact Drive	1,500	Pump Testing Facility	Approved site plan & Under Construction/Building Permit stage.

NON-RESIDENTIAL PROJECTS

Project Name	Location	Square footage	Proposal	Project Status
Sky Leasing	Venture Park Lot 16	2,496	Truck parking	Pending resubmission of site plan in response to DRC comments 5-2025.
US Advance Transportation	Venture Park Lot 15	120	Truck parking and office facility	Currently under review by DRC.
Silver Fox	13820 SW Silver Fox Lane	2 million	Data processing center	Pre-application meeting held 5-2025. Pending major site plan application submission.
Venture Park Lot 24	Venture Park Lot 24	0 sf	Outdoor storage	DRC review ongoing.

RESIDENTIAL DEVELOPMENT

Project Name	Location	Residential #'s	Residential Type	Project Status
Terra Lago Master Site Plan	SW Warfield Boulevard, SW Allapattah Road SW Indian Mound Drive	2,488	SF, MF, & TH	5th Amendment to PUD Final approved 2-27-2025
Terra Lago Phase 1A	SW Warfield Boulevard, SW Allapattah Road SW Indian Mound Drive	224	SF	Approved & at Building Permit/Construction stage.
Terra Lago Phase 1B	SW Warfield Boulevard, SW Allapattah Road SW Indian Mound Drive	584	SF & TH	Approved & at Building Permit/Construction stage.
Terra Lago Phase 1C	SW Warfield Boulevard, SW Allapattah Road SW Indian Mound Drive	300	MF	Pending Final Site Plan submission
Terra Lago	SW Warfield Boulevard, SW Allapattah Road SW Indian			Pending Final

RESIDENTIAL DEVELOPMENT

Project Name	Location	Residential #'s	Residential Type	Project Status
Terra Lago Phase 3	SW Warfield Boulevard, SW Allapattah Road SW Indian Mound Drive	484	SF	Pending Final Site Plan submission
Terra Lago Phase 4	SW Warfield Boulevard, SW Allapattah Road SW Indian Mound Drive	364	SF	Pending Final Site Plan submission
Terra Lago Phase 5	SW Warfield Boulevard, SW Allapattah Road SW Indian Mound Drive	280	SF	Pending Final Site Plan submission
Terra Lago Phases 1A & 1B Plat	SW Warfield Boulevard, SW Allapattah Road SW Indian Mound Drive	224 & 584	SF & TH	Approved by Village Council 2-27-2025
Terra Lago Remaining of Phases 1B Plat	SW Warfield Boulevard, SW Allapattah Road SW Indian Mound Drive	412	SF	Approved by Village Council 2-27-2025

RESIDENTIAL DEVELOPMENT

Project Name	Location	Residential #'s	Residential Type	Project Status
River Oak Major Site Plan & Plat	SW Famel Street	131	SF	Approved & at Building Permit/Construction stage
Seminole Crossing	SW Lincoln Street & SW Commerce Park Drive	25	SF	Approved & at Building Permit/Construction stage
Indianwood Landing	SW Warfield Boulevard and SW Indianwood Drive	57	TH	Pre-app held. Pending Site Plan Submission
Osceola Pines PUD Master Site Plan	SW Shawnee Ave. & SW 150th St.	158	SF	PUD Amendment approved 6-2025. Limited to 40 units due to water capacity
	16986 SW Charleston Street and 16991			1-7-2026 P7AB & 1-8-

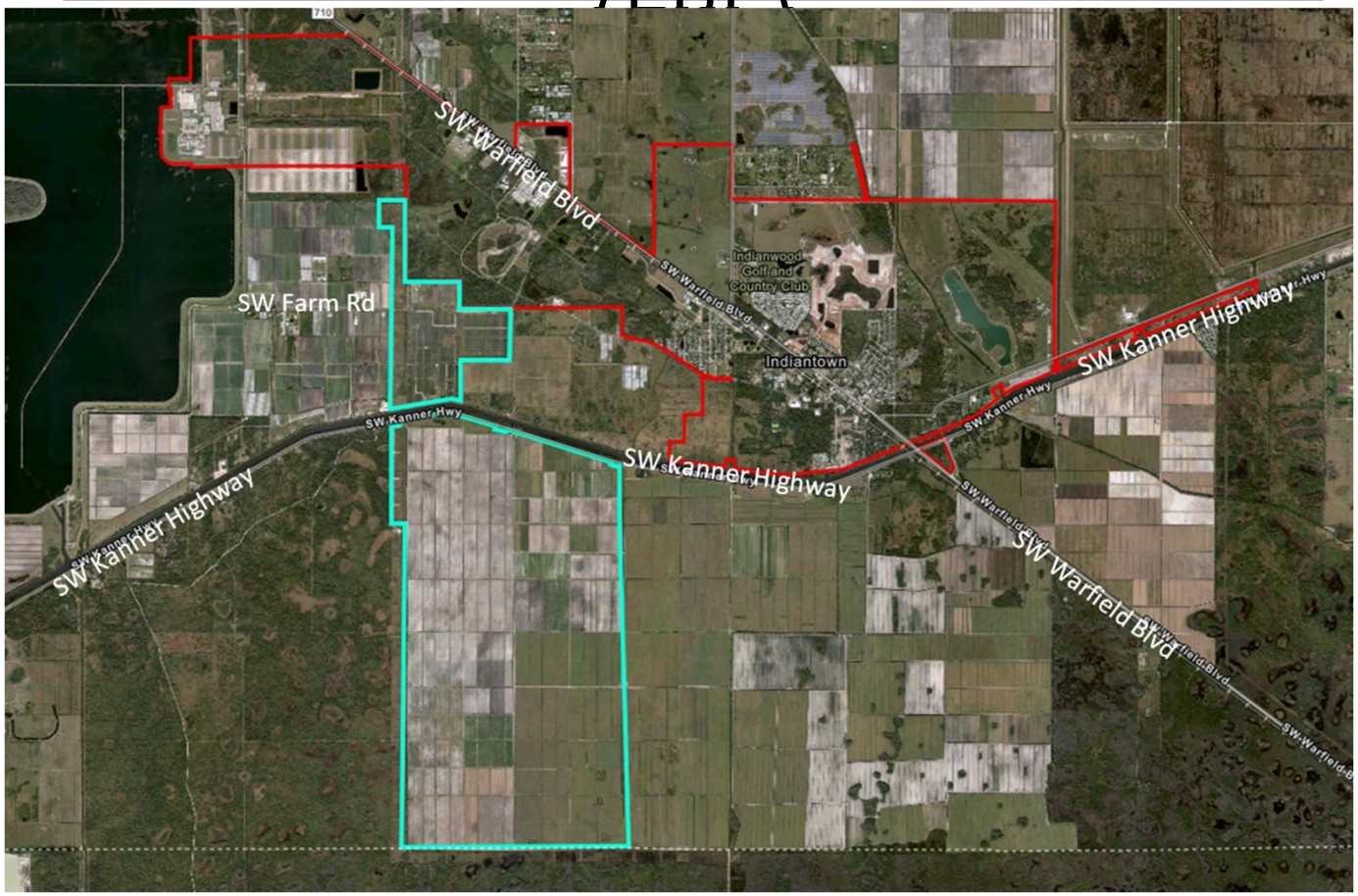
RESIDENTIAL DEVELOPMENT

Project Name	Location	Residential #'s	Residential Type	Project Status
Heritage Park Plat	16986 SW Charleston Street and 16991 SW Farm Street	71	SF	Under DRC review.
JPI Indiantown	Corner of SW 150th St & SW Shawnee Ave	40	SF	Approved. Pending recordation of development order.
Park View Apartments	SW Osceola Street	40	MF	Approved site plan – no building permits to date.
Hendry Ridge	SW Farms Road	443	SF, TH, & APT	Pre-app completed with DRC 10-8-2025.
River Oak PUD	SW Famel Ave	800	SF, MF, & TWH	Pre-app held. Pending Site Plan Submission.
Citrus Grove	SW Citrus Blvd	309	SF & TWH	CPA amendment to Suburban Residential from Rural Residential. Under DRC staff review.

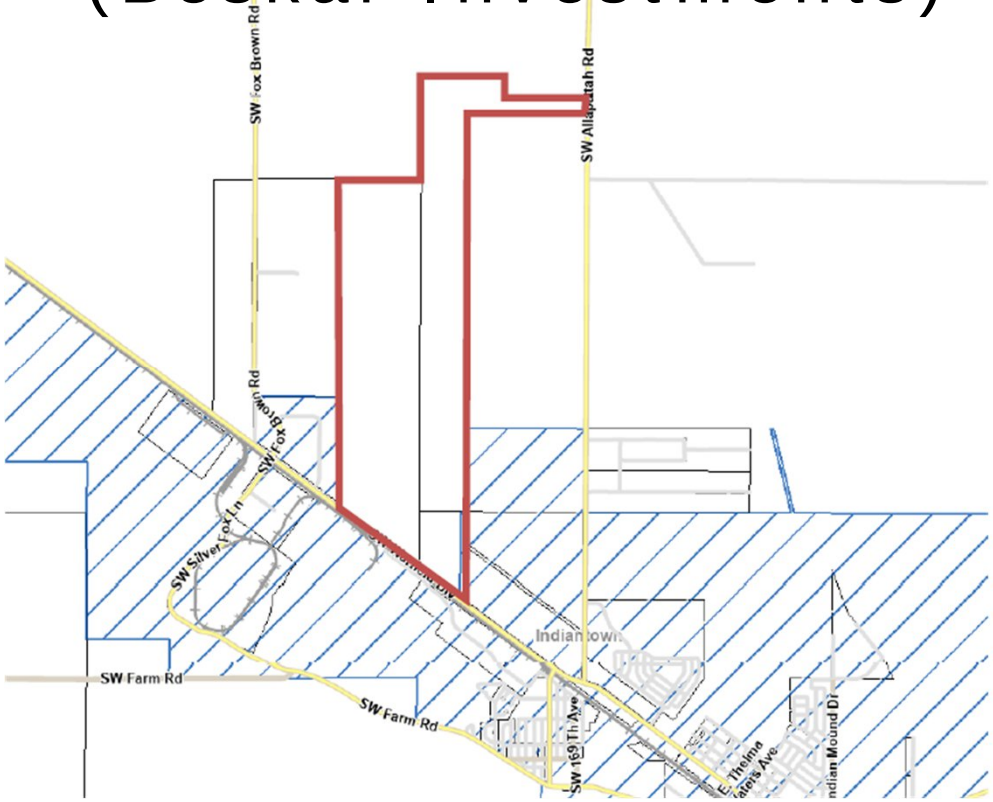
Application for Annexation, Comprehensive Plan Amendment, & Rezoning

Plan Amendment	Application Location	Acres	Previous FLU	Proposed FLU	Final Action
Beskar Investments, LLC	North side of SW Warfield Blvd between SW Fox Brown Road & SW Allapattah Road.	1,289.71-acres	Martin County Unincorporated Agricultural	Light Industrial	Under Review
Project Parrot	Voluntary Annexation	5,722.30 acres	Agricultural, Public Utilities - Major Power Generation Facilities, and Institutional	Light Industrial	PZAB 1-7-26 VC 1-8-26

Application for Annexation & Comprehensive Plan Amendment – Project Parrot (FPL)



Application for Annexation, Comprehensive Plan Amendment, & Rezoning (Beskar Investments)



VILLAGE OF INDIANTOWN, FLORIDA
AGENDA MEMORANDUM

MEETING DATE: January 22, 2026

MEETING TYPE: Regular Village Council Meeting

AGENDA ITEM TITLE: January 8, 2026, Village Council Minutes

SUMMARY OF ITEM: January 8, 2026, Village Council Minutes

FISCAL IMAPCT STATEMENT: NA

RECOMMENDATION:

PREPARED BY: LaRhonda McBride DATE: 01/16/26

ATTACHMENTS:
Description
010826 VILLAGE COUNCIL MINUTES DRAFT. LM.docx

VILLAGE OF INDIANTOWN
REGULAR VILLAGE COUNCIL MEETING MINUTES
January 8, 2026
6:00 PM

15516 SW Osceola Street, Suite C
Indiantown, FL 34956

CALL TO ORDER: 6:02 p.m.

ROLL CALL: LaRhonda McBride, Village Clerk

PRESENT: Mayor Carmine Dipaolo, Vice Mayor Phyllis Waters Brown, Council Member Vernestine Williams-Palmer, Council Member Angelina Perez, and Council Member Karen Onsager. *Staff:* Village Manager Taryn Kryzda, Village Attorney Wade C. Vose, Community Development Director Deanna Freeman, Public Works & Utilities Director Patrick Nolan, Village Engineer Tom Jensen, Village Clerk LaRhonda McBride, and Deputy Clerk Christina Hernandez.

INVOCATION: Brother Dylan Robrecht

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

ADDITIONS, DELETIONS, PULLED ITEMS OR OTHER MODIFICATIONS:

MODIFICATION: Agenda was reordered to keep items consistent and in order according to project.

PULLED ITEMS: Staff requested that the Addendum to the Village Council Agenda be moved to #6 on the Regular Agenda.

PUBLIC COMMENT: None

COMMENTS BY VILLAGE COUNCIL MEMBERS:

Council Member Williams-Palmer wished everyone in attendance a Happy New Year and thanked all of those in attendance

Council Member Perez wished everyone a Happy New Year, thanked everyone in attendance, and asked for an update on the Heritage Festival and also wanted an update on Indian Mound Drive at the end of American Street due to work being done.

Village Manager Kryzda mentioned the work was being completed by Pike Electric.

Public Works & Utilities Director Patrick Nolan addressed the concerns by informing everyone that the project is not a Village of Indiantown project, and they are working with getting Pike Electric back in the Village to address the concerns due to the placement of fiber lines in the ground.

Vice Mayor Waters Brown thanked everyone for attending the meeting. She announced that the last Saturday of January (31st) will be the Annual Community Clean Up. 6:00 AM is the start time and volunteers can show up at either of the two locations one in Booker Park at the parks office and at Post Family Park. She also mentioned that a previous concern about the lack of lighting at Big Mound Park in the parking lot has been resolved. She would like to see some progress with Youth Sports for the Village. Waters Brown wanted to know why the name of the Heritage Festival was Martin instead of Indiantown Heritage Festival.

Village Manager Kryzda mentioned when the conversation initiated about the Heritage Festival started, the name was selected because of the location of the festival- Timer Powers Park is managed through the county and also to not limit sponsorship to Indiantown.

Vice Mayor Waters Brown asked to revisit the name of the festival and mentioned that most of the resources that was being used were from Indiantown.

Village Manager Kryzda mentioned that there was some use of parks staff.

Mayor Dipaolo thanked everyone in attendance wished everyone a Happy New Year.

COMMITTEE REPORTS: None.

COMMENTS BY VILLAGE MANAGER: None

APPROVAL OF CONSENT AGENDA:

Motion was made to approve the Agenda by Council Williams-Palmer. Motion was duly seconded by Council Member Onsager and approved unanimously.

1. December 11, 2025, Minutes- Regular Village Council Meeting

2. Authorization to Accept Community Planning Technical Assistance Grant Awarded by Florida Commerce.

APPROVAL OF AGENDA:

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

FIRST READING ORDINANCES:

1. **ORDINANCE NO. 01-2026:** AN ORDINANCE OF THE VILLAGE OF

INDIANTOWN, FLORIDA, ANNEXING BY VOLUNTARY PETITION CERTAIN REAL PROPERTY TOTALING 5,722.30 +/-ACRES IN SIZE, LOCATED NORTH AND SOUTH OF SW KANNER HIGHWAY AND WEST OF WARFIELD BLVD, AND IMMEDIATELY SOUTH OF THE EXISTING BOUNDARIES OF THE VILLAGE OF INDIANTOWN, PARCEL IDS 32-39-38-001-006-00000-7, 32-39-38-001-012-00000-5, 32-39-38-001-018-00001-1, 32-39-38-001-024-00010-8, 32-39-38-001-029-00010-7, 32-39-38-001-034-00011-6, 32-39-38-001-039-00001-7, 09-40-38-000-000-00030-1, 03-40-38-000-000-00050-9, 10-40-38-000-000-00020-1, 15-40-38-000-000-00010-2, 22-40-38-000-000-00010-8, 27-40-38-000-000-00010-7, 11-40-38-000-000-00020-9, 14-40-38-000-000-00010-5, 23-40-38-000-000-00010-6, 26-40-38-000-000-00010-9, 03-40-38-000-000-00011-0, WHICH PROPERTY IS CONTIGUOUS TO THE VILLAGE OF INDIANTOWN IN ACCORDANCE WITH THE VOLUNTARY ANNEXATION PROVISIONS OF SECTION 171.044, FLORIDA STATUTES, AND OTHER CONTROLLING LAW; REDEFINING THE BOUNDARIES OF THE VILLAGE OF INDIANTOWN TO INCLUDE SAID PROPERTY; PROVIDING FOR LEGAL DESCRIPTION AND A MAP; PROVIDING FOR IMPLEMENTATION AND NOTICE TO APPROPRIATE AGENCIES; AND PROVIDING FOR FINDINGS, CONFLICTS, NON-CODIFICATION, SEVERABILITY AND AN EFFECTIVE DATE.

Village Attorney Vose introduced the item and read the item title with location of property.

FPL Senior Director Jamie Gentile introduced himself offered to answer any questions and allow for additional time for rebuttal. Mr. Gentile introduced the team, Brian Nolan with Lucido & Associates, Matt Silver, FPL Development Team, Attorney Bob Raynes.

Mr. Gentile told the council that he spoke with commenters from the PZAB meeting on 1/7/2026, exchanged business cards, and provided some answers to some of the questions. He advised that the team will be back out throughout the development process to request a rezoning and will continue to have conversations with the neighbors and anyone who had questions.

PUBLIC COMMENT

Ms. Danielle Williamson spoke in support of the annexation.

Ms. Bonnie Sheldon provided comments and expressed disinterest in the annexation.

Mr. Kevin Powers spoke in support of the annexation.

Mr. Kuisman Mazariegos expressed disinterest in the annexation.

Susan Gibbs Thomas spoke in support of the annexation.

Donna Carman spoke in support of the annexation.

Attorney Bob Raynes (Land Use Attorney-Gunster Law) provided comments and commended the public for its civility. Mr. Raynes clarified that this is the first step in the process and certain comments regarding the project will be addressed at a later time when appropriate.

Mayor Dipaolo clarified that the item before the council is for an annexation and a land use change. The item and decision made is not for what the proposed use of the property will be.

Motion was made to approve Ordinance No. 01-2026 on first reading by Council Member Onsager. Motion was duly seconded by Council Member Williams-Palmer and approved unanimously.

2. **ORDINANCE NO. 02-2026**: AN ORDINANCE OF THE VILLAGE OF INDIANTOWN, FLORIDA, PROVIDING FOR A LARGE SCALE COMPREHENSIVE PLAN AMENDMENT CONCERNING REAL PROPERTY TOTALING 5,722.30 +/- ACRES IN SIZE, LOCATED NORTH AND SOUTH OF SW KANNER HIGHWAY AND WEST OF WARFIELD BLVD, PARCEL IDS 32-39-38-001-006-00000-7, 32-39-38-001-012-00000-5, 32-39-38-001-018-00001-1, 32-39-38-001-024-00010-8, 32-39-38-001-029-00010-7, 32-39-38-001-034-00011-6, 32-39-38-001-039-00001-7, 09-40-38-000-000-00030-1, 03-40-38-000-000-00050-9, 10-40-38-000-000-00020-1, 15-40-38-000-000-00010-2, 22-40-38-000-000-00010-8, 27-40-38-000-000-00010-7, 11-40-38-000-000-00020-9, 14-40-38-000-000-00010-5, 23-40-38-000-000-00010-6, 26-40-38-000-000-00010-9, 03-40-38-000-000-00011-0; FROM MARTIN COUNTY PUBLIC UTILITIES - MAJOR POWER GENERATION FACILITIES, AGRICULTURAL, AND INSTITUTIONAL DEVELOPMENT - PUBLIC CONSERVATION FUTURE LAND USE DESIGNATIONS TO THE VILLAGE OF INDIANTOWN LIGHT INDUSTRIAL FUTURE LAND USE DESIGNATION; AND PROVIDING FOR FINDINGS, SEVERABILITY, CONFLICTS, CODIFICATION, AND AN EFFECTIVE DATE.

Community Development Director Freeman provided an overview of the item.

Council Member Onsager gave kudos to staff for the efforts and all of the hard work.

FPL Senior Director Jamie Gentile offered to answer any questions and allow for additional time for rebuttal.

Motion was made to approve Ordinance No. 02-2026 on first reading by Council Member Onsager. Motion was duly seconded by Vice Mayor Waters Brown and approved unanimously.

Mayor Dipaolo thanked FPL for their partnership.

REGULAR AGENDA:

3. **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.

   Village Attorney Vose introduced the item and read the item title with location of property. Mr. Vose stated for the record the quasi-judicial nature of the proceedings.

   Those offering testimony were sworn in by the Village Clerk McBride.

   Village Clerk McBride confirmed that the application had been properly advertised.

   No conflicts of interest were declared by the Council Members.

   Mr. Vose explained in detail what quasi-judicial matters consist of and what the responsibility of the council is. He explained that the project should be judged and voted upon based on what is outlined in the Land Development Regulations (LDR).

   Community Development Director Deanna Freeman provided a presentation and an overview of the item.

PUBLIC COMMENT:

Linda Nycum expressed disinterest in the project.

Kiersten Pritchard expressed disinterest in the project.

Bonnie Sheldon expressed disinterest in the project.

Nikki Parker expressed disinterest in the project.

Kuisman Mazariegos expressed disinterest in the project.

Gloria Alridge Jennings expressed disinterest in the project.

Kimberly Jackson Brown expressed disinterest in the project.

Sheila Rosario provided public comment regarding the item.

Dylan Robrecht provided public comment regarding the item.

Keith Leonard, Director of Forward Planning and Land Development from D.R. Horton introduced the team. Darlene De Paula, Lauren McClellan, Gabe Burden-Civil Design Engineer, and Dr. Juan Ortega.

Mr. Leonard and Ms. McClellan provided a presentation to the council.

Public Comment- Ciressa Thompson expressed disinterest in the project.

Council Member Onsager thanked everyone for comments and concerns. She provided clarity on the responsibility of the council and whether the proposal meets the LDR's.

Vice Mayor Waters Brown clarified that she understands her responsibility as a council member and provided a counteroffer to the 71 units submitted on the application. Waters Brown asked Ms. McClellen how much green space would be provided.

Ms. McClellen answered that there would be .2 acres of green space within the property and additional green space around the perimeter of the property for drainage, etc.

Vice Mayor Waters Brown stated she does not oppose housing. She does not oppose growth. She wants to have a sensitive development that strengthens the long-term growth and well-being and health of our community. High density housing on a central avenue may be appropriate for urban areas with transit services infrastructure capacity. but in a small town, however concentrated. density creates disproportionate impact on traffic, utility, emergency service and overall quality of life. Well planned lower density development centered on shared green space provide housing while preserving community character. Green space is not an amenity. It is essential infrastructure to reduce flooding, heat support, public health and lower long term municipal costs. Human scale neighborhoods better support families, seniors, and individuals living together, enabling aging in place, social connection and neighborhood stability. These outcomes are more difficult to achieve in high density format without significant additional infrastructure. Approving excessive density also sets a lasting precedent. Development decisions made today will shape the town's future for decades. A low a lower density, green centered approach establishing higher planning standard that balances growth with stewardship.

Discussion ensued between the council members

Ms. McClellan mentioned that the client stated he would revisit plans.

Council Members Williams-Palmer provided comment to the public and asked the applicant did they meet with the residents although they are not required to.

Builder stated they have not had any meetings with the community.

Motion was made to approve Application SP-25-016-Resolution 001-2026 by Vice Mayor Waters Brown. Motion was duly seconded by Council Member Onsager and approved unanimously.

Council Member Onsager emphasized her desire for the developers to become partners of the community and asked for a revamp to make the project more neighborhood friendly.

Vice Mayor Waters Brown thanked the team for listening to her counteroffer and reconsidering.

Village Manager Kryzda asked the Mayor if we could discuss the councils 2026 Priorities and move the other two items to the January 22, 2026 meeting.

MOVED ITEMS:

1. Offer to Acquire Property Located at 16870 SW Charleston Street in Indiantown from Martin County Board of County Commissioners.
2. Directors Development Report

DISCUSSION ITEMS:

4. **Request for Village Council Members to Provide Top Three Priorities for 2026.**

Council Member Perez Top Three Priorities: Revisions of the LDR's, Forming Youth Sports, how to improve residential communications?

Vice Mayor Waters Brown Top Priorities: Strategic Planning, Property Tax (Elections-what do we do), LDR's, Codes, and Comp Plans, Sports for the Village, Mission and Vision Statement.

Council Member Onsager: LDR'S revision, Community Beautification and more community activities, and developing the equestrian activity lands.

Council Member Williams-Palmer: Job Fair, Strategic Planning Sessions, Customer Service Training, She asked the Village Manager if we could do a two week Manager's Report.

Village Manager discussed the repetition of some of the information and also the downside to providing information in its infancy and risk of information possibly changing.

Council Member Williams-Palmer mentioned that the items are priorities for her, but community members have asked about these things.

Council Member Perez added about forming an affordable housing community using the half-cent sales taxes.

Mayor Dipaolo Top Priorities: Redevelop Booker Park (Buy land and expand the park), affordable housing, and youth sports

Mayor Dipaolo talked about the FPL project and asked the Village Manager Kryzda the estimate financials from FPL with the annexation.

Village Manager Kryzda mentioned that the Village would gain at least an additional half million in new money.

Mayor Dipaolo continued to expound on his priorities for 2026.

Vice Mayor Waters Brown asked what the next steps were following providing priorities.

Village Manager Kryzda mentioned having a strategic planning session and regrouping with staff to discuss some of the items mentioned.

PUBLIC COMMENT:

Carolyn Parker spoke regarding her dissatisfaction with the approval of Application SP-25-016.

Kuisman Mazariegos provided comments about the LDR's and the growth in Indiantown.

Alex Pritchard spoke regarding dissatisfaction of growth.

ANNOUNCEMENTS:

Music at the Marina Sunday 2:00 PM, Jazz and Smooth R&B.

Yoga Sunday at 10:00 AM at the Parks Office in Booker Park

Annual Community Clean Up: January 31, 2026, 6:00 AM

Mobile Food Drive January 16th at 8:00 AM at Timer Powers Park

Indiantown High School Information Session January 21st 5:30 PM – 7:00 PM

Community Trust Fund Deadline Applications January 30th

NEXT REGULAR MEETING: January 22, 2026

ADJOURNMENT: 8:52 p.m.

ATTEST: **VILLAGE OF INDIANTOWN, FLORIDA**

_____ _____

LaRhonda McBride
Village Clerk

Carmine Dipaolo,
Mayor

_____
Date

VILLAGE OF INDIANTOWN, FLORIDA
AGENDA MEMORANDUM

MEETING DATE: January 22, 2026

MEETING TYPE: Regular Village Council Meeting

AGENDA ITEM TITLE: Offer to Acquire Property Located at 16870 SW Charleston Street in Indiantown from Martin County Board of County Commissioners Community Redevelopment Agency

SUMMARY OF ITEM:

Village Staff has been communicating with Martin County Board of County Commissioners' (Board) Staff on the possibility of acquiring the property at 16870 SW Charleston Street in Indiantown. The parcel is adjacent to the Village's multi-use athletic field in Booker Park across the street from the Parks & Recreation office building. The parcel is roughly 1.0124 acres.

In 2001, Martin County established various Community Redevelopment Agencies (CRAs), with Indiantown CRA being one of them. The Indiantown CRA acquired the vacant property in 2011 for $24,900 with plans to provide affordable housing. When the Village incorporated, the parcel was included in the Village boundary and the Indiantown CRA was decommissioned. Because it was acquired with CRA Tax Increment Financing (TIF) funds, the County is requesting the Village buy the property, at fair market value, and reimburse the County's CRA.

The County had an appraisal performed on the property, which indicates there were limited comparables, but given the current Village Zoning of Neighborhood Mixed-Use, the value would be $310,000. The County offered the property to the Village for a price of $283,234. The Village had an appraisal done for comparison purposes, which appraised the parcel at $275,000. Staff is recommending the Village Council authorize the Village Manager to make an offer to the County CRA to acquire the parcel at the Village appraised price of $275,000. Staff would like to add the parcel

to the park inventory for possible expansion of athletic facilities relating to the multi-use athletic field that is adjacent to the parcel. Funds from the half-cent infrastructure sales tax that was approved by Martin County voters for land acquisition would be the source of funding.

Staff is recommending the Village Council authorize the Mayor to make an offer to the County's CRA to approve and recommend to the Board to sell the property to the Village for the appraised price of $275,000. Staff would like to add the parcel to the park inventory for possible expansion of athletic facilities adjacent to the multi-use athletic field

FISCAL IMAPCT STATEMENT:	Last year, a voter referendum was approved for a one-half cent infrastructure sales tax for ten years for acquisition of Martin County environmental lands, with collections beginning January 2025. The Village receives a portion of the funds collected, which are not restricted to environmental lands, but are required to be used for infrastructure, with land acquisition meeting that requirement. The Village collects on average (based on past nine months), $62,121, which for a full year would be $745,459. The Village has spent $375,000 of these funds to date, for the acquisition on the property adjacent to Village Hall. There would be an estimated $370,459 of an annual collection remaining for this acquisition.
RECOMMENDATION:	Village Council approve making an offer to Martin County Board of County Commissioners CRA in an amount of $275,000 for the property located at 16870 SW Charleston Street (adjacent to the Village's multi-use athletic field in Booker Park) in Indiantown.
PREPARED BY:	Taryn Kryzda DATE: 01/09/26

ATTACHMENTS:
Description
appraisal Charleston parcel.pdf

AN APPRAISAL OF

THE 1.0124 ACRES OF VACANT LAND
LOCATED AT 16870 SW CHARLESTON STREET
IN THE VILLAGE OF INDIANTOWN,
MARTIN COUNTY, FLORIDA

FILE #25-87312

PREPARED FOR

VILLAGE OF INDIANTOWN

AS OF

DECEMBER 9, 2025

BY

STEPHEN D. SHAW, MAI, AI-GRS
CALLAWAY & PRICE, INC.

Callaway & Price, Inc.

Real Estate Appraisers and Consultants
Licensed Real Estate Brokers
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December 11, 2025

Taryn G. Kryzda
Village of Indiantown
Village Manager
P.O Box 39
15516 SW Osceola Street, Suite B
Indiantown, FL 34956

Dear Ms. Kryzda:

We have made an investigation and analysis of the 1.0124 acres of vacant land (See Limiting Condition 5) located at 16870 Charleston Street in the Village of Indiantown, Martin County, Florida. The Subject Property will be further described both narratively and legally within the Appraisal Report. The purpose of this investigation and analysis was to provide our opinion of the Market Value of the Fee Simple Estate Subject Property based on the Highest and Best Use as of December 9, 2025.

This report has been prepared for our client and intended user, Village of Indiantown. The intended use of this appraisal is for internal decision making relative to the possible purchase of the Subject Property. The scope of work performed is specific to the needs of the intended user and the intended use. No other use is intended, and the scope of work may not be appropriate for other uses.

The scope of work performed included a complete analysis of the Subject Property. A detailed scope of work description can be found in the body of this report.

Based upon the scope of the assignment, our investigation and analysis of the information contained within this report, as well as our general knowledge of real estate valuation procedures and market conditions, it is our opinion that:

The Market Value of the
Fee Simple Estate of the
Subject Property Based on
The Highest and Best Use
as of December 9, 2025, was: **$275,000**

A description of the property appraised, together with an explanation of the valuation procedures utilized, is contained in the body of the attached report. For your convenience, an Executive Summary follows this letter. Your attention is directed to the Limiting Conditions and underlying assumptions upon which the value conclusions are contingent.

Respectfully submitted,

CALLAWAY & PRICE, INC.

Stephen D. Shaw, MAI, AI-GRS

Digitally signed by Stephen D. Shaw, MAI, AI-GRS
DN: cn=Stephen D. Shaw, MAI, AI-GRS, o=Callaway & Price, Inc., ou, email=s.shaw@callawayandprice.com, c=US
Date: 2025.12.11 12:06:24 -05'00'

Stephen D. Shaw, MAI, AI-GRS
Cert Gen RZ1192

Joe M. Merritt

Digitally signed by Joe M. Merritt
DN: cn=Joe M. Merritt, o=Callaway & Price, INc., ou, email=j.merritt@callawayandprice.com, c=US
Date: 2025.12.11 12:07:06 -05'00'

Joe M. Merritt, Associate Appraiser
Cert Gen RZ672

SDS/JMM/js/25-87312
Attachments

PROPERTY TYPE	:	Vacant Land
LOCATION	:	The Subject Property is located on the southwest corner of SW Charleston Street and SW 169th Avenue, in the Village of Indiantown, Martin County, Florida. The street address is 16870 SW Charleston Street, Indiantown, FL 34956.
DATE OF VALUATION	:	December 9, 2025
DATE OF REPORT	:	December 11, 2025
PROPERTY DESCRIPTION:		
LAND	:	The Subject site has a square shape and contains 1.0124 acres (44,100 square feet). See Limiting Condition #5.
IMPROVEMENTS	:	The Subject Property consists of mostly cleared, level, all upland and useable vacant land with no building or site improvements.
ZONING	:	NM, Neighborhood Mixed-Use District, by the Village of Indiantown.
LAND USE PLAN	:	Urban Residential Office, by the Village of Indiantown.
HIGHEST AND BEST USE	:	Future mixed-use (residential and/or office) development.
MARKET VALUE OF THE FEE SIMPLE ESTATE OF THE SUBJECT PROPERTY BASED ON THE HIGHEST AND BEST USE AS OF DECEMBER 9, 2025	:	$275,000

Page No.

CERTIFICATION 1
GENERAL ASSUMPTIONS 3
LIMITING CONDITIONS 5
DEFINITION OF THE APPRAISAL PROBLEM 9
Purpose, Date of Value, and Interest Appraised 9
Intended User and Use of Appraisal 9
Market Value 9
Fee Simple Estate 10
Exposure Time 10
Marketing Time 10
Legal Description 11
SCOPE OF WORK 12
NEIGHBORHOOD DATA 13
PROPERTY DATA 15
Location 15
Zoning 15
Land-Use Plan 16
Easements and Deed Restrictions 16
Site Size, Shape and Access 16
Utilities 17
Topography 17
Flood Hazard Zone 17
Assessed Value and Taxes 18
Property History 18
Improvements 18
HIGHEST AND BEST USE 19
Highest and Best Use Conclusion 19
LAND VALUE ANALYSIS 21
Sales Comparison Approach 21
Discussion of Vacant Land Sales 22
Conclusion – Land Value Analysis 26

ADDENDA

Qualifications and State Certifications:
Stephen D. Shaw, MAI, AI-GRS
Joe M. Merritt, Associate Appraiser

CERTIFICATION

We certify that, to the best of our knowledge and belief:

1. The statements of fact contained in this report are true and correct.

2. The reported analyses, opinions, and conclusions are limited only by the reported assumptions and limiting conditions, and are our personal, impartial, and unbiased professional analyses, opinions, and conclusions.

3. We have no present or prospective interest in the property that is the subject of this report, and we have no personal interest with respect to the parties involved.

4. We have not performed services, as an appraiser or in any other capacity, regarding the property that is the subject of this appraisal report within the three-year period immediately preceding the agreement to perform this assignment.

5. We have no bias with respect to the property that is the subject of this report or to the parties involved with this assignment.

6. Our engagement in this assignment was not contingent upon developing or reporting predetermined results.

7. Our compensation for completing this assignment is not contingent upon the development or reporting of a predetermined value or direction in value that favors the cause of the client, the amount of the value opinion, the attainment of a stipulated result, or the occurrence of a subsequent event directly related to the intended use of this appraisal.

8. The analyses, opinions, and conclusion were developed, and this report was prepared, in conformity with the Uniform Standards of Professional Appraisal Practice (USPAP) and The Interagency Appraisal and Evaluation Guidelines, December 10, 2010.

9. Joe M. Merritt made a personal inspection of the property that is the subject of this report. Stephen D. Shaw, MAI, AI-GRS is signing this report having not inspected.

10. No one provided significant real property appraisal assistance to the persons signing this certification.

11. The use of this report is subject to the requirements of the State of Florida relating to review by the Florida Real Estate Appraisal Board.

12. This appraisal assignment was not based on a requested minimum valuation, a specific valuation, or the approval of a loan.

13. The reported analyses, opinions and conclusions were developed, and this report was prepared, in conformity with the requirements of the Code of Professional Ethics and Standards of Professional Appraisal Practice of the Appraisal Institute.

14. The use of this report is subject to the requirements of the Appraisal Institute relating to review by its duly authorized representatives.

15. As of the date of this report, Stephen D. Shaw, MAI, AI-GRS has completed the continuing education program for Designated Members of the Appraisal Institute.

Joe M. Merritt

Digitally signed by Joe M. Merritt
DN: cn=Joe M. Merritt, o=Callaway & Price, INc., ou, email=j.merritt@callawayandprice.com, c=US
Date: 2025.12.11 12:07:06 -05'00'

Stephen D. Shaw, MAI-AI-GRS
Cert Gen RZ1192

Joe M. Merritt

Digitally signed by Joe M. Merritt
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Date: 2025.12.11 12:07:06 -05'00'

Joe M. Merritt, Associate Appraiser
Cert Gen RZ672

GENERAL ASSUMPTIONS

1. Unless otherwise stated, the value appearing in this appraisal represents the opinion of the Market Value or the Value Defined AS OF THE DATE SPECIFIED. Market Value of real estate is affected by national and local economic conditions and consequently will vary with future changes in such conditions.

2. The value opinion in this appraisal report is gross, without consideration given to any encumbrance, restriction or question of title, unless specifically defined.

3. It is assumed that the title to the premises is good; that the legal description is correct; that the improvements are entirely and correctly located on the property described and that there are no encroachments on this property, but no investigation or survey has been made.

4. No responsibility is assumed for matters legal in nature, nor is any opinion of title rendered. No right to expert testimony is included unless other arrangements have been originally completed. In the performance of our investigation and analysis leading to the conclusions reached herein, the statements of others were relied on. No liability is assumed for the correctness of these statements; and, in any event, the appraiser's total liability for this report is limited to the actual fee charged.

5. No rights to expert witness testimony, pre-trial or other conferences, depositions, or related services are included with this appraisal. If as a result of this appraisal process Callaway and Price, Inc., or any of its principals, its appraisal consultants or experts are requested or required to provide any litigation services, such shall be subject to the provisions of the engagement letter or, if not specified therein, subject to the reasonable availabilty of Callaway and Price, Inc. and/or said principals or appraisers at the time and shall further be subject to the party or parties requesting or requiring such services paying the then applicable professional fees and expenses of Callaway and Price, Inc. either in accordance with the engagement letter or arrangements at the time, as the case may be.

6. Any material error in any of the data relied upon herein could have an impact on the conclusions reported. We reserve the right to amend conclusions reported if made aware of such error. Accordingly, the client-addressee should carefully review all assumptions, data, relevant calculations, and conclusion within 30 days of delivery of this reported and should immediately notify us of any questions or errors.

7. The market value reported herein assumes that all taxes and assessments have been paid and assumes a fee simple interest unless otherwise reported. The body of the report will define the interest appraised if it differs.

8. Neither all nor any part of the contents of this report (especially any conclusions, the identity of the appraiser or the firm with which he is connected, or any reference to the Appraisal Institute or any of its designations) shall be disseminated to the public through advertising media, public relations media, news media, sales media or any other public means of communication without our prior written consent and approval.

9. It is assumed that there are no hidden or unapparent conditions of the property, subsoil, or structures which would render it more or less valuable. The appraiser assumes no responsibility for such conditions or the engineering which might be required to discover these factors.

10. Our opinion of value was based on the assumption of competent marketing and management regarding the property. If there is no competent marketing and management, then the market value opinion herein may not apply.

LIMITING CONDITIONS

1. No hypothetical conditions are part of this appraisal assignment.

2. No extraordinary assumptions are part of this assignment.

3. Unless otherwise stated in this report, the existence of hazardous substances, including without limitation stachybotrys chartarum (mold), asbestos, polychlorinated biphenyls, petroleum leakage, or agricultural chemicals, which may or may not be present on the property, or other environmental conditions, was not called to the attention of, nor did the appraisers become aware of such during their inspection. The appraisers have no knowledge of the existence of such materials on or in the property unless otherwise stated. The appraisers, however, are not qualified to test for such substances or conditions. If the presence of such substances, such as asbestos, urea formaldehyde foam insulation, or other hazardous substances or environmental conditions, may affect the value of the property, the value estimated is predicated on the assumption that there is no such proximity thereto that would cause a loss in value. We are unaware of very wet conditions that may have existed for days or weeks which are required to grow mold. No responsibility is assumed for any such conditions, or for any expertise or engineering knowledge required to discover them.

4. The Americans with Disabilities Act ("ADA") became effective January 26, 1992. The appraisers have not made a specific compliance survey and analysis of this property to determine whether or not it is in conformity with the various detailed requirements of the ADA. It is possible that a compliance survey of the property, together with a detailed analysis of the requirements of the ADA, could reveal that the property is not in compliance with one or more of the requirements of the Act. If so, this fact could have a negative effect upon the value of the property. Since the appraisers have no direct evidence relating to this issue, possible noncompliance with the requirements of ADA in estimating the value of the property has not been considered.

5. We have relied upon the Martin County Property Appraiser web site which indicates that the Subject Property contains 1.0124 acres, or 44,100 square feet based on the legal description. If a survey indicates a significantly different size, revision of this appraisal will be necessary.





AERIAL VIEWS OF THE SUBJECT PROPERTY



SOUTHWEST VIEW OF THE SUBJECT PROPERTY FROM THE CORNER OF SW CHARLESTON STREET AND SW 169TH AVENUE



NORTHWEST VIEW OF THE SUBJECT PROPERTY FROM SW 169TH AVENUE



NORTHEAST VIEW FROM THE SOUTHWEST CORNER OF THE SUBJECT PROPERTY



SOUTHEAST VIEW OF THE SUBJECT PROPERTY FROM SW CHARLESTON STREET

DEFINITION OF THE APPRAISAL PROBLEM

Purpose, Date of Value, and Interest Appraised

The purpose of this investigation and analysis was to provide our opinion of the Market Value of the Fee Simple Estate Subject Property as of December 9, 2025.

Intended User and Use of Appraisal

This report has been prepared for our client and intended user, Village of Indiantown. The intended use of this appraisal is for internal decision making relative to the possible purchase of the Subject Property. The scope of work performed is specific to the needs of the intended user and the intended use. No other use is intended, and the scope of work may not be appropriate for other uses.

Market Value

"As defined in the Agencies' appraisal regulations, the most probable price which a property should bring in a competitive and open market under all conditions requisite to a fair sale, the buyer and seller each acting prudently and knowledgeably, and assuming the price is not affected by undue stimulus. Implicit in this definition are the consummation of a sale as of a specified date and the passing of title from seller to buyer under conditions whereby:

a. Buyer and seller are typically motivated;

b. Both parties are well informed or well advised, and acting in what they consider their own best interests;

c. A reasonable time is allowed for exposure in the open market;

d. Payment is made in terms of cash in U.S. dollars or in terms of financial arrangements comparable thereto; and

e. The price represents the normal consideration for the property sold unaffected by special or creative financing or sales concessions granted by anyone associated with the sale."

Source: The Interagency Appraisal and Evaluation Guidelines, Federal Register, Volume 75, No. 237, December 10, 2010, Pgs. 61-62.

Fee Simple Estate

The Dictionary of Real Estate Appraisal, Seventh Edition 2022, by the Appraisal Institute, defines Fee Simple Estate on page 73 as follows:

> "Absolute ownership unencumbered by any other interest or estate, subject only to the limitations imposed by the governmental powers of taxation, eminent domain, police power, and escheat."

Exposure Time

The Dictionary of Real Estate Appraisal, Seventh Edition 2022, by the Appraisal Institute, defines Exposure Time on pages 67 - 68 as follows:

1. "The time a property remains on the market."

2. "An opinion, based on supporting market data, of the length of time that the property interest being appraised would have been offered on the market prior to the hypothetical consummation of a sale at market value on the effective date of the appraisal."

There is a requirement under Standard Two to report exposure time according to the latest USPAP publication. "Exposure Time" is different for various types of property under different market conditions.

We have reviewed the exposure time on the sales used in the Sales Comparison Approach of this appraisal, as well as other sales within our database and current listings in the market. Based on these indications, as well as discussions with local brokers active in the market, and with consideration of the current overall economic and real estate market conditions, it is our opinion that the Subject would have an exposure time of up to 18 months.

Marketing Time

The Dictionary of Real Estate Appraisal, Seventh Edition 2022, by the Appraisal Institute, defines Marketing Time on page 116 as follows:

> "An opinion of the amount of time to sell a property interest at the concluded market value or at a benchmark price during the period immediately after the effective date of an appraisal. Marketing time differs from exposure time, which precedes the effective date of an appraisal."

"Advisory Opinion 7 of the Appraisal Standards Board of The Appraisal Foundation and Statement on Appraisal Standards No. 6, "Reasonable Exposure Time in Real Property and Personal Property Market Value Opinions" address the determination of reasonable exposure and marketing time."

As in most markets, properties that are priced competitively and marketed professionally will sell before others which are not. Based on this, the Subject should have a marketing time of up to 18 months, provided adequate financing is available, the property is listed for sale at market value and is marketed by a competent brokerage firm.

Legal Description

THE NORTH 210 FEET OF THE WEST 210 FEET OF THE EAST 450 FEET OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 1 IN TOWNSHIP 40 SOUTH, RANGE 38 EAST, SAID LANDS LYING IN MARTIN COUNTY, FLORIDA.

The Subject Property may also be described as Martin County Property Appraiser Parcel ID Number 01-40-38-000-000-00120-9.

Source: Special Warranty Deed dated March 24, 2011 recorded in Martin County Official Records Book 02508 on Page 2642 and the Martin County Property Appraiser.

SCOPE OF WORK

According to the 15th Edition of The Appraisal of Real Estate, page 75, "In the valuation process, the identification of the assignment elements leads directly into the determination of the scope of work of an assignment, i.e., the type and extent of research needed to solve an appraisal problem. Professional valuation standards place the responsibility for determining the appropriate scope of work in an appraisal assignment squarely on the shoulders of the appraiser. The scope of work for an assignment is acceptable if it leads to credible assignment results, is consistent with the expectations of parties who are regularly intended users for similar assignments and is consistent with what the actions of an appraiser's peers would be in the same or a similar assignment.

The first step in the appraisal process is the identification of the appraisal problem which includes the purpose and date of value, determining the interest being appraised, intended use and user of the appraisal, and identifying the real estate (legal description). This step also determines if the appraisal is subject to any extraordinary assumptions or hypothetical conditions.

The next step involved inspection of the Subject Property in December 2025 by Joe M. Merritt. The inspection allowed us to understand the physical components of the Subject Property. In addition to the inspection of the Subject Property, we also began the data-collection process and, subsequently, an analysis of the factors that affect the market value of the Subject Property, including a property data analysis. We gathered and reviewed information from our client, the Martin County Property Appraiser's Office, the Village of Indiantown Planning and Zoning Department, as well as discussions with local brokers and other market participants to understand and describe the Subject Property and its surroundings.

The third step in the process is a market area analysis and neighborhood analysis to determine the Highest and Best Use of the Subject Property. Through the Highest and Best Use analysis, we determine the issues that have an effect on the final opinion of value. To determine the Highest and Best Use, we rely on information obtained from the data-collection process.

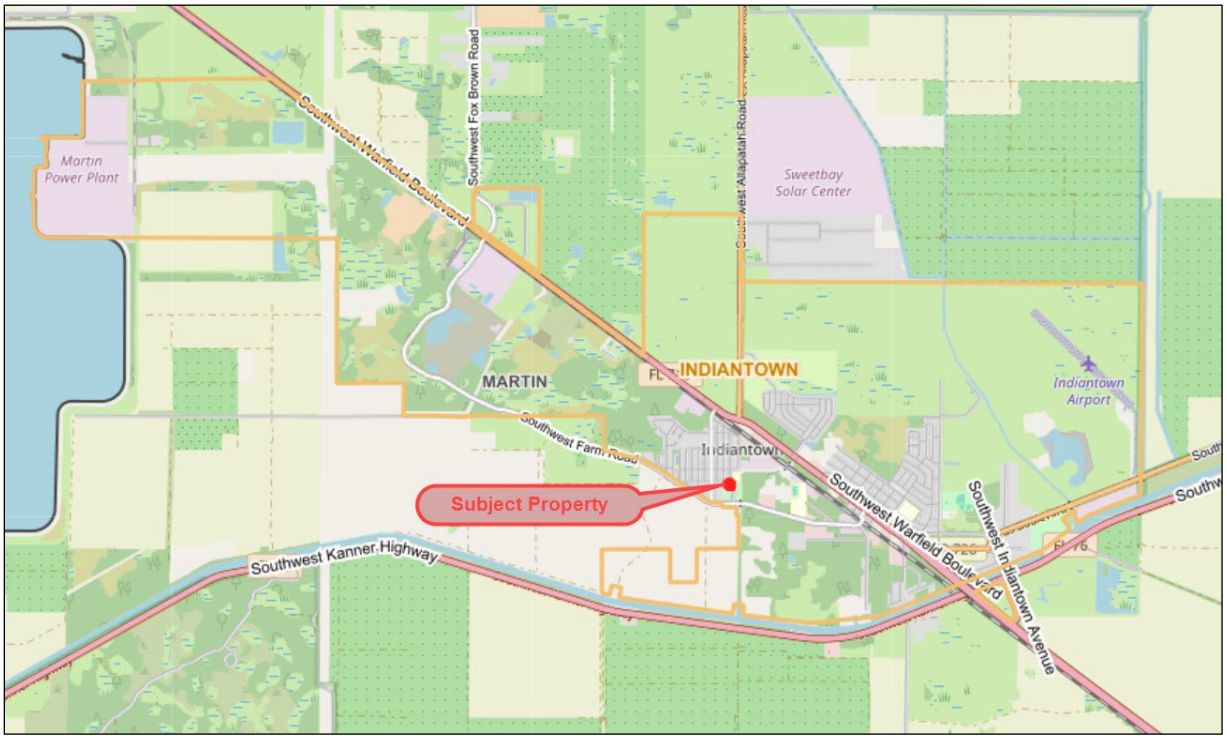
The fourth step was the application of the appropriate approaches to value. Three conventional approaches to value are typically utilized in the valuation of real estate. They are the Cost, Sales Comparison and Income Capitalization Approaches. *No approaches were specifically omitted from this appraisal by the client.*

The Subject consists of 1.024 acres (44,100 square feet) of vacant land with no building or site improvements. The most reliable way to estimate land value is by the Sales Comparison Approach and this valuation procedure is performed in the following Land Value Analysis.

NEIGHBORHOOD DATA

The relationship of the Subject Property with surrounding properties forms the basis of neighborhood analysis. The Appraisal of Real Estate, 15th Edition on page 141 states: "The boundaries of market areas, neighborhoods, and districts identify the areas that influence a subject property's value. These boundaries may coincide with observable changes in land use or demographic characteristics. Physical features such as structure types, street patterns, terrain, vegetation, and lot sizes help to identify land use districts. Transportation arteries (highways, major streets, and railroads), bodies of water (rivers, lakes, and streams), and changing elevation (hills, mountains, cliffs, and valleys) can also be significant boundaries."

Neighborhood Map



The Subject Neighborhood is considered to include the western portion of Martin County known as the Village of Indiantown. It was officially voted to be incorporated as a municipality in November 2017 and was the first new town in Martin County in over 57 years.

Indiantown is a small, quiet town just outside the South Florida metropolitan area. It is a newly incorporated part of Martin County, about 15 miles west of Stuart, and about eight miles north of the Palm Beach County line, surrounded by citrus groves and cattle ranches. It is governed by a five-member village council and has a village manager and attorney. Home to approximately 6,000 residents, Indiantown is a culturally and ethnically diverse community, surrounded by a rural greenbelt consisting mainly of agriculture. Its location, history, demographics, and residents make it unique. The community envisions Indiantown as an ethnically diverse, clean, safe, and friendly small town with rural character. The community is balanced with a commercial, agricultural, corporate, and commercial base providing jobs, services, and products available for all its residents. The main thoroughfare through Indiantown is SW Warfield Boulevard (aka Beeline Highway or State Road 710). More than 80% of the town's commercial services are located along this roadway.

Conclusion

The Subject neighborhood (The Village of Indiantown) is the only established municipality located in western Martin County. It is developed with a wide variety of commercial and residential uses. There is a significant amount of vacant land remaining that is suitable for future commercial, residential or mixed-use development. Real estate market activity has been recently active as the community continues to grow. This trend is expected to continue during the foreseeable future.

PROPERTY DATA

Location

The Subject Property is located on the southwest corner of SW Charleston Street and SW 169th Avenue, in the Village of Indiantown, Martin County, Florida. The street address is 16870 SW Charleston Street, Indiantown, FL 34956.

Subject Property Location Map



Zoning

The Subject is zoned, NM, Neighborhood Mixed-Use Zoning District, by the Village of Indiantown. The Neighborhood Mixed-Use zoning district is intended to encourage the creation of complete neighborhoods through the integration of residential, commercial and mixed-use developments. Allowable uses in the Neighborhood Mixed-Use zoning district include a mix of dwelling types, as well as small-scale neighborhood-serving commercial uses and a complement of civic amenities

The Neighborhood Mixed-Use zoning district enables the Village Core Mixed-Use and Urban Residential Office Future Land Use Designations. The allowable density and intensity of a property is dependent upon the underlying Future Land Use Designation. For land in the Village Core Mixed-Use Future Land Use Designation the density range is 5-20 dwelling units per acre and maximum intensity for non-residential uses is floor area ratio of 2.5. For land in the Urban Residential Office

Future Land Use Designation the density range is 3-15 dwelling units per acre and maximum intensity for non-residential uses is floor area ratio of 1.5.

Land-Use Plan

The Subject Property is designated Urban Residential Office by the Village of Indiantown, which is consistent with the current zoning.

Easements and Deed Restrictions

The Subject does not appear to have any adverse easements or deed restrictions, as far as we could determine.

Site Size, Shape and Access

As shown below, the Subject Property has a square shape and contains 1.0124 acres or 44,100 square feet (See Limiting Condition 5). The site has 210 feet of frontage on and access to SW Charleston Street, which is an asphalt paved city street that extends along the north boundary, and 210 feet of frontage on and access to SW 169th Avenue, which is also an asphalt city street that extends along the east boundary.



Utilities

All public utilities are available to the Subject Property. Water and sewer service is provided by the Village of Indiantown, electricity by Florida Power & Light and telephone by numerous providers.

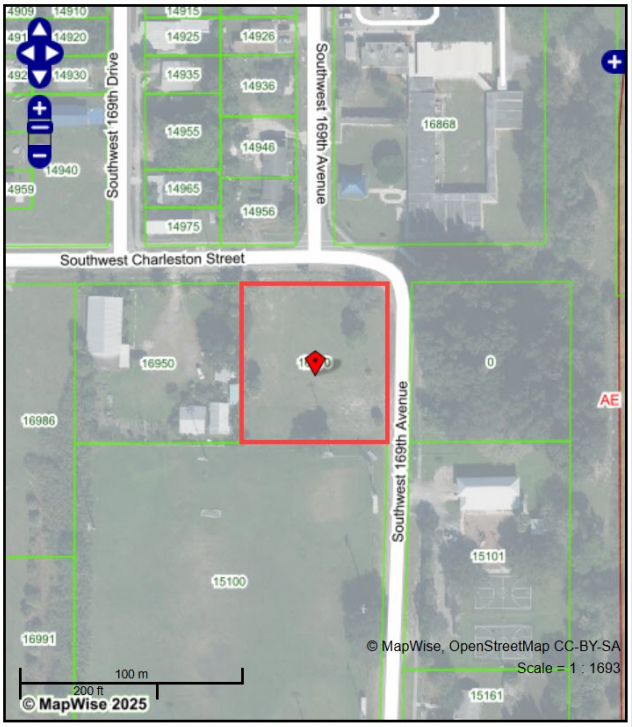
Topography

The Subject site is mostly cleared, level and at the approximate grade of the adjacent lands and streets. No obvious drainage problems were noted during our inspection.

Flood Hazard Zone

As shown below, the Subject Property is designated Flood Zone “X”, which includes areas outside of the floodplain.

Address (from parcels)	16870 SW CHARLESTON ST
FEMA Data Source	DFIRM - Digital Flood Information Rate Map
Inside Special Flood Hazard Area?	OUTSIDE SPECIAL FLOOD HAZARD AREA
Risk Level	MODERATE TO LOW RISK AREAS
Flood Zone(s)	X
Description(s)	X = OUTSIDE FLOODPLAIN
Base Flood Elevation	N/A
NFIP Community Name	Martin County
County	MARTIN
State	Florida
NFIP Community Number	120161
NFIP Map Number or Community Panel Number	12085C0265G
Inside CBRA?	FALSE
CBRA Type	N/A
Map Panel Effective Date	2015-03-16 00:00:00-04
LOMA/LOMR (yes/no)	UNKNOWN - check map
LOMA/LOMR Date	UNKNOWN - check map



Assessed Value and Taxes

The assessed value and taxes for the Subject Property for the year 2025 were as shown below.

		2025 Assessed Value and Taxes							
Parcel ID Number	Acres	Land Value	Impr. Value	Market Value	Value Not Taxed	Assessed Value	Total County Exemptions	County Taxable Value	2025 Taxes
01-40-38-000-000-00120-9	1.0124	$38,150	$0	$38,150	$17,552	$20,598	$20,598	$0.00	$0.00

Since this property is under public ownership (Martin County Community Redevelopment Agency) it is not subject to Martin County real estate taxes. In addition, there were also no non-ad valorem taxes.

Property History

According to the Martin County Property Appraiser's Office, the Subject Property has been under the ownership of the Martin County Community Redevelopment Agency for more than five years. To our knowledge, the Subject Property was not listed for sale or under contract as of the appraisal date.

Improvements

The Subject Property consists of mostly cleared, level, all upland and useable vacant land with no building or site improvements.

HIGHEST AND BEST USE

The Dictionary of Real Estate Appraisal, Seventh Edition 2022, by the Appraisal Institute defines Highest and Best Use on pages 88 - 89 as follows:

> "The reasonably probable use of property that results in the highest value. The four criteria that the highest and best use must meet are legal permissibility, physical possibility, financial feasibility, and maximum productivity."

To estimate the Highest and Best Use of the Subject, we have considered those uses which are legally permissible, physically possible, financially feasible, and maximally productive. Consideration was given to individual features of the land such as size, shape, location, access to roadways, and the availability of utilities. Consideration was also given to the surrounding land uses and the demand for property in the current real estate market.

Highest and Best Use Conclusion

It is our opinion that the Highest and Best Use of the Subject Property would be for future mixed-use (residential and/or commercial) development based on the reasons discussed below.

Legally Permissible

The Subject is zoned, NM, Neighborhood Mixed-Use Zoning District, by the Village of Indiantown. The Neighborhood Mixed-Use zoning district is intended to encourage the creation of complete neighborhoods through the integration of residential, commercial and mixed-use developments. Allowable uses in the Neighborhood Mixed-Use zoning district include a mix of dwelling types, as well as small-scale neighborhood-serving commercial uses and a complement of civic amenities

The Neighborhood Mixed-Use zoning district enables the Village Core Mixed-Use and Urban Residential Office Future Land Use Designations. The allowable density and intensity of a property is dependent upon the underlying Future Land Use Designation. For land in the Village Core Mixed-Use Future Land Use Designation the density range is 5-20 dwelling units per acre and maximum intensity for non-residential uses is floor area ratio of 2.5. For land in the Urban Residential Office Future Land Use Designation the density range is 3-15 dwelling units per acre and maximum intensity for non-residential uses is floor area ratio of 1.5.

The Subject Property is designated Urban Residential Office by the Village of Indiantown, which is consistent with the current zoning.

Therefore, future mixed-use (residential and/or office) development is legally permissible.

Physically Possible

The Subject Property has a square shape and contains 1.024 acres or 44,100 square feet (See Limiting Condition 5). The site has good access with frontage on two asphalt paved city streets and is situated in the southwest portion of the Downtown Area of the Village of Indiantown. The Subject Property is mostly cleared, leveled all upland and useable. It would be physically suitable for a wide variety of uses including future mixed-use (residential and/or office) development.

Financially Feasible

The Village of Indiantown vacant land market has been active and is relatively strong and stable given the current state of the overall economy. In summary, it is our opinion that the long-term outlook for mixed use development in the Village of Indiantown remains favorable in the foreseeable future. Future mixed use (residential and/or office) could be considered financially feasible at this time.

Maximally Productive

The maximally productive use of a site is that use of those which are financially feasible, which generates the highest rate of return to the underlying land. It is our opinion that the maximally productive use of the Subject site as of the date of this report is for future mixed use (residential and/or commercial) development. The most probable buyer would be an owner-user or a developer.

LAND VALUE ANALYSIS

According to the 15th Edition of The Appraisal of Real Estate on page 35, developing an opinion of land value can be considered a separate step in the valuation model or an essential technique for applying certain approaches to value, depending on the defined appraisal problem and on the highest and best use analysis. The relationship between highest and best use and land value may indicate whether an existing use is the highest and best use of the land.

An appraiser can use several techniques to obtain an indication of land value:

- Sales Comparison
- Extraction
- Allocation
- Subdivision Development
- Land Residual
- Ground Rent Capitalization

The most common way to develop an opinion of land value is by sales comparison. When few sales are available, however, or when the value indications produced through sales comparison need additional support, procedures like extraction or allocation may be applied. In the case of the Subject Property, the only approach used was the sales comparison approach.

Sales Comparison Approach

In order to estimate the value of the Subject Property, a search was made for the most recent sales of vacant properties located in the Village of Indiantown. We analyzed the Subject Property and the comparables on a price per square foot of land area basis, which is the unit of comparison most commonly used by participants in this market sector. All the comparables were considered with regard to property rights appraised, financing, conditions of sale, time or market conditions, location, site size, site quality and zoning/future land use.

Discussion of Vacant Land Sales

Our search revealed four recent sales and one current listing of vacant properties located in the Village of Indiantown that we considered to be suitable for direct comparison to the Subject. As shown below, the comparable sales indicated non-adjusted values ranging from $5.70 to $8.00 per square foot of land area. The Current Listing indicated a non-adjusted value of $7.43 per square foot of land area.

VACANT LAND LAND SALES
Callaway & Price, Inc. # 25-87312

Sale Number	Subject Property	1	2	3	4	5
ORBK/PG		3536/2583	3479/2832	3464/1077	3464/1081	Listing
Address	16870 SW Charleston Street	14812 SW 168th Avenue	0 SW Farm Road	17029 SW Charlston Street	14965 SW Dr. MLK Drive	TBD SW Famel Avenue
Location	Southwest corner of SW Charleston Street and SW 169th Avenue	West side of SW 168th Avenue, 165 feet north of SW Palm Beach Street	South side of SW Farm Road, 75 feet east of Carrier Street	North side of SW Charleston Street between SW Dr ML King Drive and SW 170th Avenue	East side of Dr. MLK Drive, 60 feet north of SW Charleston Street	East side of SW Famel Avenue, 900 feet south of SW Market Street
Municipality	Indiantown	Indiantown	Indiantown	Indiantown	Indiantown	Indiantown
County	Martin	Martin	Martin	Martin	Martin	Martin
Folio Numbers	01-40-38-000-000-00140-5	01-40-38-002-009-00200-1	06-40-39-001-005-00120-4	01-40-38-002-013-00090-6 01-40-38-002-013-00240-5	01-40-38-002-013-00100-4	07-40-39-000-000-00016-0 07-40-39-001-003-00120-7
Owner/Grantor	Martin County Community Redevelopment Agency	Johnny Jones and Donna Jones	M & M Delivery & Loading, LLC	Alimod Eugene Williams	Rosa M. Williams and Milton E. Williams	Jeff and Elizabeth Wagoner Living Trust
Grantee		Najera Amilear Lopez	Johathan St. John	Jose F. Diaz	Jose L. Diaz	N/A
Date of Sale		Dec-25	Jan-25	Oct-24	Oct-24	Dec-25
Sale Price		$40,000	$290,000	$80,000	$39,000	$179,000
Size - Acres	1.0124	0.16	1.10	0.23	0.11	0.55
Size - Square Feet	44,100	7,013	47,916	10,000	5,000	24,089
Price/Square Foot		**$5.70**	**$6.05**	**$8.00**	**$7.80**	**$7.43**
Zoning	NM, Neighborhood Mixed Use	NM, Neighborhood Mixed Use	LI, Light Industrial	NM, Neighborhood Mixed Use SR, Single-Family Residential	NM, Neighborhood Mixed Use	NM, Neighborhood Mixed Use
Future Land Use Plan	Urban Residential Office	Village Core Mixed Use	Light Industrial	Village Core Mixed Use Residential	Village Core Mixed Use	Urban Residential Office
Conditions of Sale		0%	0%	0%	0%	-15%
Market Condition Adj.		0%	0%	0%	0%	0%
Adjusted Price Per Acre		**$5.70**	**$6.05**	**$8.00**	**$7.80**	**$6.32**
Physical Adjustments						
Location		0%	0%	0%	0%	0%
Site Size		-10%	0%	-10%	-10%	-5%
Site Quality		0%	10%	0%	0%	0%
Zoning/Future Land Use		0%	-10%	0%	0%	0%
Total Physical Adjustment		-10%	0%	-10%	-10%	-5%
Adjusted Price Per Acre		**$5.13**	**$6.05**	**$7.20**	**$7.02**	**$6.00**

	Sales	Sales & Listing
Low	$5.13	$5.13
High	$7.20	$7.20
Average	$6.35	$6.28

Vacant Land Sales Map



Property Rights Transferred

All of the comparable sales used in this analysis involved ownership transfer on a Fee Simple Estate basis, with the buyers receiving full property rights. We are also unaware of any adverse deed restrictions or any other property rights limitations which would have affected the sales. Therefore, no adjustments were necessary for property rights transferred.

Terms of Financing

The transaction price of one property may differ from that of a similar property due to atypical financing arrangements. In a case where favorable financing is established, a cash equivalency adjustment is often necessary. All of the comparable sales analyzed herein involved either market financing terms or cash to the Grantor. Therefore, no terms of financing adjustments were made, nor any cash equivalency performed.

Conditions of Sale

Adjustments for conditions of sale usually reflect the motivations of the buyer and seller at the time of conveyance. Within the confirmation process, detailed attention was made to ensure the conditions of each sale. All of the comparable sales were arm's length transactions and they required no adjustments for conditions of sale. Listing 5 received a downward conditions of sale adjustment because properties typically sell for less than the listing price.

Time or Changes in Market Conditions

Market conditions generally change over time and may be caused by inflation, deflation, fluctuations in supply and demand, or other factors. The comparable sales occurred from October 2024 to December 2025 with Listing 5 being current as of the appraisal date. The available market data indicates that values for this property type were stable during the time period that these sales occurred. Therefore, all of the comparables were considered to be representative of the current market and no adjustments were made for time or changes in market conditions.

Location

The Subject Property is considered to have an average to good general location within the southwest portion of the Village of Indiantown. All of the comparables are located in close proximity to the Subject Property within the southwest portion of the Village of Indiantown. They were considered to be similar to the Subject as to overall general location and no location adjustments were necessary.

Site Size

The Subject Property contains 1.0124 acres (See Limiting Condition 5). The comparables range from 0.11 to 1.10 acres. It is typical in real estate for a small site to sell at a higher price per square foot of land area than a large site, when all other characteristics are equal and vice versa. Sales 1, 3, 4 and Listing 5 are smaller than the Subject ranging from 0.11 to 0.55 acres and they received downward size adjustments to varying degrees. Sale 2, which contains 1.10 acres, is similar in size to the Subject and it was not adjusted for this factor.

Site Quality

The Subject Property and most of the sales were considered to have generally good site quality, being mostly cleared, all upland and useable. Sale 2, which is overgrown with vegetation and will have to be cleared prior to development, received and upward site quality adjustment.

Zoning/Future Land Use Plan

The Subject Property is zoned NM, Neighborhood Mixed Use, by the Village of Indiantown and designated Urban Residential Office by the Village of Indiantown Future Land Use Plan. The majority of the comparables have zoning and future land use plan designations generally similar to that of the Subject Property. Sale 2 is zoned LI, Light Industrial by the Village of Indiantown and designated Light Industrial by the Village of Indiantown Future Land Use Plan. This is considered to be a superior zoning/future land use plan compared to the Subject and a downward adjustment was made for this factor.

Conclusion – Land Value Analysis

As can be seen on the chart displayed earlier, the comparable sales indicated a range of adjusted values from $5.13 to $7.20 per square foot with an average of $6.35 per square foot. Listing 6 indicated an adjusted value of $6.00 per square foot. Including Listing 6, the comparables also indicated an adjusted range from $5.13 to $7.20 with an average of $6.28 per square foot. All of the comparables were considered to offer reasonable indications of value of the Subject Property.

Therefore, based on the available market data and preceding discussion, it is our opinion that the Market Value of the Fee Simple Estate of the Subject Property as of December 9, 2025, was $6.00 to $6.50 per square foot of land area calculated as follows:

44,100	Square Feet	X	$6.00	Per Square Foot	=	$264,600
44,100	Square Feet	X	$6.50	Per Square Foot	=	$286,650
(1.024 Acres)					Say	**$275,000**

ADDENDA

QUALIFICATIONS

Professional Designations\Licenses\Certifications
Member, Appraisal Institute, MAI Designation #10461
Member, Appraisal Institute, AI-GRS
State-certified general real estate appraiser RZ1192
Florida State Licensed Real Estate Salesman 0495422

Professional Experience
Principal, Callaway & Price, Inc., since January 1999
Senior Appraisal Consultant, Callaway & Price, Inc., since July 1997 – December 1998
Appraisal Consultant, Callaway & Price, Inc., since April 1994
Associate Appraiser, Pinel & Carpenter, Inc., Orlando, April 1992 - March 1994
Appraiser/Researcher, Callaway & Price, Inc., September 1987 - March 1992
Special Magistrate Palm Beach County 1996-2012
Special Magistrate, Martin County, 2009

Qualified as an Expert Witness
Palm Beach County, Florida
Martin County, Florida
Broward County, Florida
Sarasota County, Florida
Miami-Dade County, Florida

Education
Bachelor of Science Degree, Business Administration, Major in Real Estate and Finance, University of Florida
Appraisal Institute:
- Course 101 - An Introduction to Appraising Real Property, 1992
- Course 201 - Principles of Income Producing Properties, 1991
- Course 2-1 - Case Studies in Real Estate Valuation, 1992
- Course 540 - Report Writing and Valuation Analysis, 1993
- Course 2-3 - Standards of Professional Practice Parts A & B, 1991
- Review Theory - General

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- Medical Office Condominiums
- Medical Campus Sites
- Medical Office Sites
- Surgery Centers
- Self-Storage Facilities
- Office Buildings
- Office/Warehouses
- Retail Buildings
- Restaurants
- Special Purpose Properties
- Shopping Centers
- Vacant Commercial Land
- Vacant Industrial Land
- Vacant Multifamily Pods
- Vacant Residential Land
- Vacant Single-Family Subdivisions
- Warehouses

Organizations and Affiliations

Appraisal Institute:

- Experience Review Committee
- Ethics & Counseling Committee
- South Florida Chapter Board of Directors
- Business Development Board Palm Beach County, Member

Ron DeSantis, Governor

Melanie S. Griffin, Secretary

STATE OF FLORIDA
DEPARTMENT OF BUSINESS AND PROFESSIONAL REGULATION

FLORIDA REAL ESTATE APPRAISAL BD

THE CERTIFIED GENERAL APPRAISER HEREIN IS CERTIFIED UNDER THE
PROVISIONS OF CHAPTER 475, FLORIDA STATUTES

SHAW, STEPHEN DAY

1639 FORUM PLACE
SUITE 5
WEST PALM BEACH FL 33401

LICENSE NUMBER: RZ1192

EXPIRATION DATE: NOVEMBER 30, 2026

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Professional Designations\Licenses\Certifications

State-certified general real estate appraiser RZ672

Professional Experience

Staff Appraiser, First Federal Savings & Loan Association of Delray Beach, 1977-1982
Associate Appraiser, Callaway & Price, Inc., since September 1982

Qualified As An Expert Witness

Circuit Court of Palm Beach County, Florida

Education

Florida Real Estate Commission, Course 1, 1977
Appraisal Institute:
- Course 101 - An Introduction to Appraising Real Property, 1978
- Course 201 - Principles of Income Property Appraising, 1978
- Narrative Report Writing Seminar & R-2 Examination, 1978
- Course 1A-1 - Real Estate Appraisal Principles, 1987
- Course 1A-2 - Basic Valuation Procedures, 1987
- USPAP Core Law for Appraisers, 1994
- Appraisal Review, 1994

Numerous Continuing Education Courses and Seminars by:
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- Gold Coast Professional Schools
- Bert Rodgers Schools
- McKissock Appraisal School
- South Florida Water Management District

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Warehouses
Marinas
Office Buildings
Regional Malls
Retail Buildings
Self Storage Facilities
Shopping Centers
Sovereignty Submerged Land
Special Purpose Properties
Commercial Land
Industrial Land
Residential Land

Ron DeSantis, Governor

Melanie S. Griffin, Secretary

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DEPARTMENT OF BUSINESS AND PROFESSIONAL REGULATION

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VILLAGE OF INDIANTOWN, FLORIDA
AGENDA MEMORANDUM

MEETING DATE: January 22, 2026

MEETING TYPE: Regular Village Council Meeting

AGENDA ITEM TITLE: Approval to Place on the August Ballot Language Requesting the Voters Consider the Village Adopting a Grant Program for Property Tax Exemptions Pursuant to s. 3, Art VII of the State Constitution for New Businesses and Expansions of Existing Businesses that will Create new Full-Time Jobs in the Village

SUMMARY OF ITEM: Martin County voters, via referendum, approved the initial Job Creation Toolkit (Toolkit) in 2010 for ten years, and then again approved it in 2020. The Toolkit provides eligible businesses with the ability to offset their capital investments through authorized grants on a project-by-project basis. On December 2, 2025, Martin County (County) revised the Toolkit to include Economic Development as a key component. Another important modification was to expand the program to include areas that are incorporated within the County. Florida State Statutes refers to the taxing authority having the ability to provide ad valorem tax incentives, the County levies a county-wide ad valorem millage rate to all businesses and residences within the County to be allocated toward services that are general, such as libraries, law enforcement, beach access and maintenance, administrative functions, etc.

The modifications to the Economic Development Toolkit include a suite of tailored incentive programs: an Opportunity Fund, a Local Closing Fund, Expedited Permitting, Training and Workforce Grants, Industrial Development Authority Bonds, and Ad Valorem Exemption Program. Each comprehensive incentive program is designed to address specific needs within the business community while advancing the County's strategic objectives:

1. Opportunity Fund: Program is focused on supporting significant capital investments in targeted industries. It offers financial grants, in the form of reimbursements, to businesses that commit to large-scale projects, particularly those that will have a lasting impact on the governing

body's economic landscape. The fund is designed to attract businesses in advanced manufacturing, additive manufacturing, and green industries, and industries targeted by the State of Florid, strongly emphasizing projects that align with sustainability goals.

2. Local Closing Fund: Recognizes that some critical projects face financial gaps even after other incentives have been applied, the Local Closing Fund provides gap-filling financial assistance, in the form of reimbursements, to endure that these projects can move forward. This fund is crucial for securing investments that deliver substantial economic benefits, such as capital investment that positively impacts the ad valorem taxbase, job creation and infrastructure development, particularly in strategically important sectors.

3. Expedited Permitting: Time is a critical factor in business development, and the Expedited Permitting Program is designed to accelerate the approval process for eligible priority projects. This program ensures that businesses in targeted industries can quickly move from planning to operation, thereby reducing the time to market and enhancing their competitive edge.

4. Training and Workforce Grants: A skilled workforce is essential for the success of any business, and this program provides financial support, in the form of reimbursements, for employee training and development. By focusing on industries such as advanced manufacturing and green technologies, the program ensures that businesses have access to the talent needed to thrive. It also addresses critical employee needs, such as transportation and childcare, removing barriers to consistent employment and ensuring workforce stability.

5. Industrial Development Authority Bonds: The Industrial Development Authority Bond program offers tax-exempt financing for large-scale projects requiring significant capital investment. This program is ideal for businesses undertaking substantial construction or expansion projects, providing them access to lower- cost financing, which is essential for projects with long-term economic benefits to the County.

6. Ad Valorem Exemption Program: Offers property tax

exemptions to qualifies businesses based upon job creation, capital investment, and wage levels, incentivizing new and expanding businesses to invest in the County.

Each program within the toolkit is governed by specific eligibility criteria that ensure alignment with the County economic development objectives. The programs are designed to be flexible yet targeted, offering support to businesses demonstrating a clear commitment to investing in the County and contributing to the County's long term economic health. Industries such as advanced manufacturing, green industries, and other targeted sectors identified in the County's plans are supported.

Village staff would like to develop a similar program based upon what the County recently approved. Having a toolkit for the Village will demonstrate to those targeted businesses that are wanting to invest in economic development the Village's willingness to attract and retain their investments.

With the Village having an election scheduled for August 18, 2026, there would be minimal costs associated with adding the referendum to the ballot. If the Council agrees to have the referendum placed on the August ballot, staff will develop the necessary language, which is restricted by State Statutes, and proceed with the necessary notifications.

FISCAL IMAPCT STATEMENT: Would be dependent upon each individualized program.

RECOMMENDATION: The Village Council authorize having staff prepare referendum language for consideration of the Village developing a grant program that duplicates Martin County's Economic Development Toolkit.

PREPARED BY: Taryn Kryzda DATE: 01/16/26

ATTACHMENTS:
Description