VILLAGE OF INDIANTOWN
AGENDA
REGULAR VILLAGE COUNCIL MEETING

May 28, 2026
6:00 PM
BOB SOUZA CENTER
15655 SW Osceola Street. 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

Indiantown Athletics Association Presentation by Barbara Clowdus

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

1. APPROVAL OF CONSENT AGENDA

May 14, 2026 Minutes - Village Council Meeting

Approval of Special Magistrate Retainer Agreement 2026
The Village Council approve the Special Magistrate Retainer Agreement 2026.

2. REGULAR AGENDA

2A Approval of First Amendment - CAPTEC Engineering Services Agreement Services for Seminole Drive Roadway Improvements
Motion to approve the First Amendment to the Agreement with CAPTEC Engineering, Inc. for professional engineering services associated with the Seminole Drive Roadway Improvement Project in a total anticipated contract amount of $71,242.50, and authorize the Village Mayor to execute the agreement and all other documents necessary to effectuate the amendment.

2B Approval of Agreement with Florida Design Drilling LLC for Overdrilling of Wells #1, #3, #5 and Construction of Replacement Well 4R.
Motion to approve the award of the contract for the Overdrilling of Wells #1, #3, #5 and construction of replacement Well 4R to Florida Design Drilling

LLC in the total anticipated contract amount of $1,750,000.00, and authorize the Village Mayor to execute the agreement and all related documents necessary to effectuate the award.

3. FIRST READING ORDINANCES

ORDINANCE NO. 04-2026 AN ORDINANCE OF THE VILLAGE OF INDIANTOWN, FLORIDA, ADOPTING AMENDMENTS TO THE VILLAGE OF INDIANTOWN COMPREHENSIVE PLAN BASED ON THE VILLAGES EVALUATION AND APPRAISAL OF THE COMPREHENSIVE PLAN PURSUANT TO SECTION 163.3191, FLORIDA STATUTES; AND PROVIDING FOR FINDINGS, SEVERABILITY, CONFLICTS, CODIFICATION, AND AN EFFECTIVE DATE.

Village Staff recommends that the Village Council approve the proposed comprehensive plan amendments for transmittal to Florida Commerce.

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: May 28, 2026

MEETING TYPE: Regular Village Council Meeting

AGENDA ITEM TITLE: Indiantown Athletics Association Presentation by Barbara Clowdus

SUMMARY OF ITEM:

FISCAL IMAPCT STATEMENT:

RECOMMENDATION:

PREPARED BY: DATE:

ATTACHMENTS:
Description

VILLAGE OF INDIANTOWN, FLORIDA
AGENDA MEMORANDUM

MEETING DATE: May 28, 2026

MEETING TYPE: Regular Village Council Meeting

AGENDA ITEM TITLE: May 14, 2026 Minutes - Village Council Meeting

SUMMARY OF ITEM:

FISCAL IMAPCT STATEMENT:

RECOMMENDATION:

PREPARED BY: DATE:

ATTACHMENTS:
Description
260514 Village Council Meeting Draft.docx

VILLAGE OF INDIANTOWN
REGULAR VILLAGE COUNCIL MEETING MINUTES
May 14, 2026
6:00 PM

BOB SOUZA CENTER
15655 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, Council Member Vernestine Williams Palmer, Council Member Angelina Perez, and Council Member Karen Onsager. Vice Mayor Phyllis Waters Brown was in attendance virtually. *Staff:* Village Attorney Wade C. Vose, Community & Economic Development Director Deanna Freeman, and Village Clerk LaRhonda McBride and Deputy Clerk Christina Hernandez.

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: None

PUBLIC COMMENT:

Eric Miller requested that the Village Council begin the process of reviewing and setting up new Land Development Regulations, permitted under SB 484.

COMMITTEE REPORTS: None

COMMENTS BY VILLAGE COUNCIL MEMBERS:

Council Member Onsager reported that at the proposal meeting for the new school, it was announced that the school would not adopt a K–8 model. A new K–5 building was proposed

instead. Additionally, the school has committed to picking students up at Warfield Elementary.

Council Member Williams Palmer thanked everyone in attendance for taking the time to join the meeting.

Council Member Perez had no comments.

Vice Mayor Waters Brown had no comments.

Mayor Dipaolo had no comments.

COMMENTS BY VILLAGE MANAGER: None

APPROVAL OF AGENDA:

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

CONSENT AGENDA:

- Approval of the Minutes of the Village Council Meeting of April 23, 2026
- Approval of the Minutes of the Village Council Meeting of April 30, 2026

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

REGULAR AGENDA:

FIRST READING ORDINANCES: None

SECOND READING ORDINANCES:

Application No. SP-26-0003: A RESOLUTION OF THE VILLAGE COUNCIL OF THE VILLAGE OF INDIANTOWN, FLORIDA, TO APPROVE THE TERRA LAGO PUD (FORMERLY INDIANTOWN DRI PUD) SIXTH AMENDMENT TO PLANNED UNIT DEVELOPMENT ZONING AGREEMENT FOR AN APPROXIMATELY 806.342 ACRE +/- PROPERTY LOCATED NORTH OF SW WARFIELD BOULEVARD AND EAST OF SW ALLAPATTAH ROAD; AND PROVIDING FOR FINDINGS, CONFLICTS, SEVERABILITY, AND EFFECTIVE DATE.

Village Attorney Vose provided an overview of the item.

Those offering testimony were sworn in by Village Clerk McBride.

Village Attorney stated for the record the quasi-judicial nature of the proceedings. Village Clerk McBride confirmed that the application had been properly

advertised.

No conflicts of interest were declared by the Council Members.

No ex parte communications were disclosed by the Council Members.

Community & Economic Development Director Freeman gave a presentation of the proposed PUD, then yielded the floor to applicant's representatives.

Erika Beitler with HJA Design Studio presented additional information on behalf of the applicant.

Council Member Onsager inquired about the additional 100,000 square feet of commercial mixed-use added in Phase 6.

Joshua Kellam with The Garcia Companies stated that members of the community have requested retail spaces, doctors' offices, and restaurants, as well as more walkability overall, though final plans are undecided. The proposed fire department would not be included in this plot and would stand on its own.

Council Member Williams Palmer inquired about oversight of the fire station, urgent care, dog parks, and expected date of completion.

Mr. Kellam stated that the fire station would be overseen by the Martin County Fire Department, following a donation of that land to Martin County by Terra Lago. Terra Lago is working with urgent care tenants to bring in an emergency facility. There are numerous open green spaces that may be designated as permanent, fenced, off-leash dog parks in Terra Lago. Mr. Kellam stated that they had just completed Phase 1b.

Council Member Onsager asked whether multi-family homes would be available for rental or purchase.

Mr. Kellam stated that there are currently no rental homes, and it is undecided whether there will be in the future. However, there will be 300 rental apartments.

Mayor Dipaolo thanked The Garcia Companies for investing in Indiantown.

Alan Gilliam shared concerns regarding the proposed 50-acre commercial property.

Eric Miller spoke in opposition to the application, noting the potential impact to wetlands.

Victor Abreu spoke in opposition to the application.

Sheila Rosario asked whether these changes would affect the Homeowners Association (HOA) and Community Development District fees and guidelines, as well as whether the new development would have its own HOA.

Mr. Kellam stated that the HOA would be unaffected and that the new road would not impact wetlands.

Rosaria Martinez spoke in opposition to the application.

Council Member Williams Palmer inquired about lights and impacts to the canal.

Mr. Kellam stated that there is a lighting plan for Terra Lago approved under Village guidelines and that the relocation of the canal had been permitted through the South Florida Water Management District.

Council Member Onsager inquired about buffering along the area that borders the countryside.

Discussion ensued regarding buffering.

Ms. Beitler provided additional details about buffering.

Steve Little, project manager of Terra Lago, provided precise boundary measurements of the canal and the barriers.

Discussion ensued regarding the need for growth of fire services, where the fire station would be built, and buffering using landscaping and vegetation.

Mayor Dipaolo stated that while he sympathizes with the public's concerns, economic development in the Village will improve quality of life.

Council Member Williams Palmer stated that she understands the importance of preserving Indiantown's rural character; however, Indiantown was once so rural that it was not a desirable place to live. She stated that when she arrived in Indiantown, residents were concerned that Martin County was not using their taxes to improve the community, and if the Village wants more and better, there will need to be some sacrifices.

Motion was made to approve Application No. SP-26-0003 by Vice Mayor Waters Brown. Motion was duly seconded by Council Member Williams Palmer and approved unanimously.

Ana Farias expressed concerns regarding parking and vehicle storage and the size of the lot for the proposed fire station.

Terry Gilliam expressed concern that the depth of the canal may be causing

drainage issues with her pond.

Mr. Kellam stated that The Garcia Companies would commit to building a dry storage area outside of Terra Lago to address Ms. Farias' concerns and that Steve Little would visit Ms. Gillam and any other concerned residents to check on drainage issues.

Council Member Williams Palmer asked whether the Terra Lago community center would be open to the public.

Mr. Kellam stated that the multipurpose field would be open to the public, but the clubhouse would not.

Council Member Williams Palmer asked whether the clubhouse would be available to rent for a fee by non-community members.

Mr. Kellam was uncertain. He agreed to get back to the Council with a definitive answer.

DISCUSSION ITEMS: None

ANNOUNCEMENTS:

Council Member Perez thanked the community for coming together the week prior to support teachers and staff. She announced that the next food drive will be held on Friday, May 15, 2026, at 8:00 a.m. in Timer Powers Park. On the evening of May 15, at 6:30 p.m., Indiantown High School will hold its graduation ceremony.

Community & Economic Development Director Freeman announced a joint workshop between the Village Council and the Planning, Zoning & Appeals Board to discuss the Indiantown Comprehensive Plan and Evaluation and Appraisal Review amendments. The workshop will be held on Saturday, May 16, 2026, from 10:00 a.m. to 1:00 p.m. at the Elisabeth Lahti Library and is open to the public.

NEXT REGULAR MEETING: May 28, 2026

ADJOURNMENT: 7:24 p.m.

ATTEST: **VILLAGE OF INDIANTOWN, FLORIDA**

_____ _____

LaRhonda McBride
Village Clerk

Carmine Dipaolo,
Mayor

_____
Date

VILLAGE OF INDIANTOWN, FLORIDA
AGENDA MEMORANDUM

MEETING DATE: May 28, 2026

MEETING TYPE: Regular Village Council Meeting

AGENDA ITEM TITLE: Approval of Special Magistrate Retainer Agreement 2026

SUMMARY OF ITEM: Since June 2019, the Village has retained legal services to perform special magistrate services for code compliance proceedings with Paul Nicoletti and Keith Williams via separate agreements for $300.00 per hour. Mr. Nicoletti has joined the firm of TG Law PLLC which is a Florida Professional Limited Liability Company practicing law for local governments. Mr. Nicoletti will continue as the primary Special Magistrate and Gemma Torcivia and other members of TG Law, PLLC will be utilized as needed in Mr. Nicoletti's absence.

The hourly rate for the Special Magistrate has increased from the $300.00 per hour established in 2019 with a one hour minimum per meeting to $350.00 per hour and 1.5 hour minimum per meeting.

FISCAL IMAPCT STATEMENT: Funding has been budgeted in the General Fund.

RECOMMENDATION: The Village Council approve the Special Magistrate Retainer Agreement 2026.

PREPARED BY: Taryn Kryzda DATE: 05/22/26

ATTACHMENTS:
Description
Indiantown - Special Magistrate Retainer Agreement TG Law(PJN) clean.docx

SPECIAL MAGISTRATE RETAINER AGREEMENT - 2026

THIS SPECIAL MAGISTRATE RETAINER AGREEMENT - 2026 is entered into this _____ day of May, 2026, by and between the VILLAGE OF INDIANTOWN, a Florida municipality, (the "Village") and TG Law PLLC, a Florida Professional Limited Liability Company (the "Special Magistrate").

WITNESSETH:

WHEREAS, the Village requires a Special Magistrate to conduct its code enforcement hearings; and

WHEREAS, TG Law PLLC is a Florida law firm with lawyers that specialize in Florida municipal and local government law, and are fully qualified to serve as Special Magistrate to conduct code enforcement hearings for the Village; and

WHEREAS, that each and every lawyer working at TG Law PLLC continues to be a current member in good standing of the Florida Bar; and

WHEREAS, the Village wishes to appoint TG Law PLLC as its Special Magistrate to provide services pursuant to this Agreement, as authorized by the Village's Transitional Code of Ordinances and Florida Statutes.

NOW, THEREFORE, for and in consideration of the premises and the mutual covenants herein contained, the parties hereto agree as follows:

I. General Scope of Services

All proceedings and duties of the Special Magistrate are authorized pursuant to the Village's Transitional Code of Ordinances and Florida Statutes; including, but not limited to, Chapter 1, Article 4, General Ordinances, Transitional Village Code, and Ch. 162, Florida Statutes. The Special Magistrate shall schedule and conduct all hearings in accordance with the Transitional Village Code and/or Florida Statutes, and any relevant later adopted ordinances or statutes. At the conclusion of the hearings, the Special Magistrate shall issue an order containing findings of fact, based on the evidence of record, and conclusions of law, and shall order proper relief consistent with the powers granted in Village's Transitional Code of Ordinances and/or Florida Statutes.

The Special Magistrate's services are non-exclusive. The Village Council hereby directs that TG Law PLLC shall serve as its Special Magistrate, with Paul J. Nicoletti continuing as primary Special Magistrate and Gemma Torcivia and other members of TG Law, PLLC as additional magistrates. Nothing herein shall be understood or interpreted by the Special Magistrate as guaranteeing the Special Magistrate a defined number of hours per month or annually, except that for any given magistrate hearing there shall be a fee of not less than 1.5 hours.

SPECIAL MAGISTRATE RETAINER AGREEMENT - 2026

The primary Special Magistrate shall have the additional duty and authority to make administrative rules and establish uniform procedures concerning the conduct of hearings, the form and filing of motions, pleadings, citations, notices, and generally may act in furtherance of his or her jurisdiction, as well as for any other Village magistrates.

The Village shall provide suitable administrative support for its Magistrates, such that all Hearings shall be recorded, and minutes taken as provided by law, and that public records of all proceedings, notices, evidence, orders, and the like, shall be maintained by the Village.

II. Compensation

The Special Magistrate shall be compensated for work completed at the rate of Three Hundred Fifty dollars ($350.00) per hour for attendance at hearings, the consideration of stipulations and agreed orders and other matters not requiring a hearing, legal research, administrative considerations and the preparation of orders.

III. Billing

A statement for legal services rendered shall be provided at least quarterly. The Special Magistrate will structure the billing to identify the hours billed for each task or issue. The Village agrees to pay all invoices within forty-five (45) days, in accordance with the Local Government Prompt Payment Act. Service statements shall be sent to:

Village of Indiantown
P.O. Box 398
Indiantown, FL 34956

IV. Indemnification and Hold Harmless Agreement

The Special Magistrate shall indemnify and hold harmless the Village, its Council members, officers, employees, and agents from all actions, claims, penalties, judgments, liabilities, losses, and causes of action which may arise out of its negligent fulfillment of this Agreement. The Magistrate shall pay all reasonable expenses incurred by the Village in defending itself, with regard to all damages and penalties the Village may legally be required to pay as a result of the negligence of the Magistrate as aforesaid, up to the limits of the professional liability insurance provided by the Special Magistrate, at its sole expense. Nothing in this indemnification is intended to constitute a waiver of the Village's limitation on liability as set forth in Section 768.28, Florida Statutes. This covenant shall survive the expiration or termination of this Agreement. This provision shall not be construed to require the Magistrate to indemnify the Village in situations wherein a ruling is appealed in the ordinary course, as provided by law. In the event that a respondent or other person sues the Village as a result of a ruling or judgment rendered by the Magistrate, the Village will submit such claim or action to its tort insurance provider for coverage of such claim. It is only where the Magistrate is deemed to have been negligent that indemnification shall apply.

V. Professional Independence of the Special Magistrate

It is understood and agreed that the Special Magistrate is not an employee of the Village. The Special Magistrate is, and shall remain, an independent professional resource with respect to all services performed under this Agreement. No partnership relationship between the Village and the Special Magistrate is created or intended by this Agreement. The Village agrees that no member of the Village Council, no Village employee, and no Village consultant or agent, shall have any *ex parte* communication with a Magistrate concerning any matter or case before the Magistrate, or seek to influence, by any means, the outcome of any matter which shall come before a Magistrate, except at a proper hearing to which all parties have been given proper notice, or have waived such notice. This provision shall not apply to any Village employee assigned to assist a Magistrate in the performance of strictly administrative or ministerial duties.

VI. Assignment

This is an Agreement for unique personal services and the Special Magistrate's obligation hereunder is not assignable. The Special Magistrate shall not assign, transfer, pledge, hypothecate, surrender, or otherwise encumber or dispose of any of its rights under this Agreement, or any interest in any portion of same, without the prior written consent of the Village.

VII. Conflicts

In the event a conflict arises between private clients of the Special Magistrate and the Village regarding an alleged code violation, the Special Magistrate shall immediately advise the Village Manager of such conflict. Before proceeding in any case where the appearance of a conflict knowingly exists, the Magistrate shall seek to obtain a written waiver from the Village Manager and the other person concerned, or if required by the Rules of the Florida Bar, recuse him or herself from any proceedings involving the private client. No Magistrate shall represent any client before the Village, or any of its boards, commissions, or the Village Council.

VIII. Term; Termination

This Agreement shall be for an initial two (2) year term, from May 1, 2026 through April 30, 2028. Nevertheless, the Special Magistrate shall serve at the pleasure of the Village Council, and such appointment may be terminated by the Village Council at any time with or without cause. If this Agreement is terminated, the Special Magistrate shall be paid for work performed up to the date of termination that does not involve misfeasance, malfeasance or nonfeasance in office. This Agreement shall automatically renew under the same terms and conditions for additional terms of two years, unless otherwise directed by the Village Council prior to the expiration of the then current term. The Special Magistrate shall have the right to terminate this Agreement by giving notice in writing to the Village sixty (60) days prior to the intended termination date. All notices shall be given at the following addresses, unless amended in writing:

For Village to: Village Manager, Village of Indiantown

P.O. Box 398
Indiantown, FL

With copy to: Village Attorney
324 W. Morse Blvd.
Winter Park, FL 32789

For Special
Magistrate to: TG Law PLLC
515 N. Flagler Drive, Suite 350
West Palm Beach, FL 33401

IX. Public Records Compliance

Special Magistrate (also referred to in this section as "contractor") agrees that, to the extent that it may "act on behalf" of the Village within the meaning of Section 119.071(1)(a), Florida Statutes in providing its services under this Agreement, it shall:

(a) Keep and maintain public records required by the public agency to perform the service.

(b) Upon request from the public agency's custodian of public records, provide the public agency with a copy of the requested records or allow the records to be inspected or copied within a reasonable time at a cost that does not exceed the cost provided in this chapter or as otherwise provided by law.

(c) Ensure that public records that are exempt or confidential and exempt from public records disclosure requirements are not disclosed except as authorized by law for the duration of the contract term and following completion of the contract if the contractor does not transfer the records to the public agency.

(d) Upon completion of the contract, transfer, at no cost, to the public agency all public records in possession of the contractor or keep and maintain public records required by the public agency to perform the service. If the contractor transfers all public records to the public agency upon completion of the contract, the contractor shall destroy any duplicate public records that are exempt or confidential and exempt from public records disclosure requirements. If the contractor keeps and maintains public records upon completion of the contract, the contractor shall meet all applicable requirements for retaining public records. All records stored electronically must be provided to the public agency, upon request from the Village's custodian of public records, in a format that is compatible with the information technology systems of the Village.

(e) Pursuant to Section 119.0701(2)(a), Fla. Stat., IF THE CONTRACTOR HAS QUESTIONS REGARDING THE APPLICATION OF CHAPTER 119, FLORIDA STATUTES, TO THE CONTRACTOR'S DUTY TO PROVIDE PUBLIC RECORDS RELATING TO THIS CONTRACT, CONTACT THE CUSTODIAN OF PUBLIC RECORDS AT: Village Clerk, (772) 597-8281, P.O. Box 398, Indiantown, Florida 34956.

X. Non-Discrimination

The Special Magistrate shall assure that no person shall, on the grounds of race, color, creed, national origin, handicap, or sex, be excluded from participation in, denied the benefits of, or otherwise subjected to discrimination in any activity under this Agreement. The Special Magistrate shall take all measures necessary to effectuate these assurances.

XI. Compliance with Laws

The Special Magistrate, its employees, and subcontractors shall comply with all applicable federal, state, and local laws and regulations relating to the performance of this Agreement.

XII. Amendment

This Agreement may be amended only with the written approval of the parties.

XIII. Waivers

Failures or waivers to enforce any covenant, condition, or provision of this Agreement by the parties, shall not operate as a discharge or, invalidate such covenant, condition, or provision, or impair the enforcement rights of the parties.

XIV. Complete Agreement

This Agreement states the entire understanding between the parties and supersedes any written or oral representations, statements, negotiations, or agreements to the contrary. The Special Magistrate recognizes that any representations, statements or negotiations made by the Village staff do not suffice to legally bind the Village in a contractual relationship unless they have been reduced to writing, authorized, and signed by an authorized Village representative.

XV. Situs; Venue

This Agreement shall be governed by the laws of the State of Florida. In the event it is necessary for either party to initiate legal action regarding this Agreement, venue shall be in the Nineteenth Judicial Circuit in Martin County for claims under state law and the Southern District of Florida for any claims which are justiciable in federal court.

XVI. Mediation

In the event of a dispute between the parties in connection with this Agreement, the parties agree to submit the disputed issue or issues to a mediator for non-binding mediation prior to filing a lawsuit. The parties shall agree on a mediator chosen from a list of certified mediators available from the Martin County Clerk of Court. The fee of the mediator shall be shared equally by the

parties. To the extent allowed by law, the mediation process shall be confidential and the results of the mediation or any testimony or argument introduced at the mediation shall not be admissible as evidence in any subsequent proceeding concerning the disputed issue.

XVII. Contract Management

The Special Magistrate shall be responsible for the management and enforcement of the terms of this Agreement on behalf of the Special Magistrate. The Village Manager or designee shall be responsible for the management and enforcement of the terms of this Agreement on behalf of the Village.

IN WITNESS WHEREOF, the parties hereto have executed this document on the date first above written.

ATTEST:

VILLAGE OF INDIANTOWN, FLORIDA

_____
LARHONDA MCBRIDE
VILLAGE CLERK

_____
CARMINE A. DIPAOLO
MAYOR

REVIEWED FOR FORM AND CORRECTNESS:

_____
WADE C. VOSE
VILLAGE ATTORNEY

SPECIAL MAGISTRATE
TG LAW, PLLC

_____
BY: GEMMA TORCIVIA, MANAGER

FIRST AMENDMENT TO
INDEPENDENT CONTRACTOR'S AGREEMENT
WITH CAPTEC ENGINEERING, INC. –
ENGINEERINGS SERVICES FOR CDBG NR PROJECT – SEMINOLE DRIVE ROADWAY, RESURFACING, AND DRAINAGE IMPROVEMENTS

THIS FIRST AMENDMENT ("Amendment") is made this _____ day of May, 2026, by and between the Village of Indiantown, a Florida municipal corporation, and CAPTEC Engineering, Inc.

WITNESSETH:

WHEREAS, the aforementioned are parties to that certain Independent Contractor's Agreement dated January 13, 2021 ("Agreement"), for professional engineering services in connection with the Village's Community Development Block Grant (CDBG) Neighborhood Revitalization Project for Seminole Drive Roadway, Resurfacing, and Drainage Improvements; and

WHEREAS, the parties find it appropriate to amend the Agreement to revise and replace Task 4B, as set forth in the Scope of Work attached to the Agreement, with Task 4B – Revised, as set forth in Exhibit "A" to this Amendment.

NOW, THEREFORE, in consideration of the agreements contained herein, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the parties agree as follows:

1. **Recitals.** All of the above recitals are true and correct and are fully incorporated herein.

2. **Amendment.** The Agreement is hereby amended to revise and replace Task 4B, as set forth in the Scope of Work attached to the Agreement, with Task 4B – Revised, including its additional scope of work, compensation terms, and time frame terms, all as set forth in Exhibit "A" to this Amendment.

3. **Preservation of All Other Terms.** All other terms of the Agreement remain in full force and effect, and are unmodified by this Amendment.

[Signature Page Follows.]

IN WITNESS WHEREOF, the parties have set their hands and seals hereto as of the day and year indicated above.

CAPTEC ENGINEERING, INC

_____

Print Name: _____

Title: _____

VILLAGE OF INDIANTOWN

ATTEST:

_____
Carmine Dipaolo
Mayor

_____
LaRhonda McBride
Village Clerk

Approved for form and content by:

_____
Wade C. Vose
Village Attorney

May 8, 2026
2031

Mr. Patrick Nolan
Public Works and Utilities Director
Village of Indiantown
16550 SW Warfield Boulevard
Indiantown, Florida 34956

EMAIL: pnolan@indiantownfl.gov
copy: kjoy@indiantownfl.gov

RE: RFQ No. 2021-002 Community Development Block Grant (CDBG)
Neighborhood Revitalization Project
Seminole Drive Roadway, Resurfacing, and Drainage Improvements
Additional Services Agreement for Construction, Engineering, and Inspection (CEI) / Post Design Services

Dear Mr. Nolan:

CAPTEC Engineering, Inc. (CONSULTANT) is pleased to provide The Village of Indiantown (VOI) (CLIENT) with our Additional Services Agreement for Construction, Engineering, and Inspection / Post Design Services.

PROJECT DESCRIPTION

CLIENT is requesting CAPTEC Engineering, Inc. (CONSULTANT) to perform Construction, Engineering, and Inspection (CEI) / Post Design Services for its Seminole Drive Drainage Project, which includes roadway, resurfacing, and drainage improvements.

TASK 4B - Revised: Construction, Engineering, and Inspection (CEI) Services / Post Design

CONSULTANT will attend one (1) Public Meeting being held on April 29, 2026, to explain the anticipated Timeline, Project Benefits, and Improvements to the Village's Infrastructure.

CONSULTANT will attend / conduct one (1) Pre-construction Meeting. Following the meeting, CONSULTANT will distribute the Approved for Construction (AFC) Plans to Contractor and minutes to the meeting. CONSULTANT will review Contractor shop drawings and product literature submittals to ensure compliance with the project design specifications and will provide limited on-site construction observation services during installation of the site improvements, including concrete, base, and subgrade inspections; and testing reports approvals.

CONSULTANT will attend/conduct bi-weekly progress meetings with CLIENT's Contractor and the Village. The CLIENT's Contractor will be responsible for construction layout and preparation of as-built drawings of the final site improvements by a licensed professional land surveyor, as required by the permitting agencies. CONSULTANT will submit final certifications as necessary for permit compliance.

CONSULTANT will review and recommend Pay Applications for payment by the CLIENT.

CONSULTANT will make limited visits to the site at intervals approved by CLIENT and coordinated by CLIENT's Contractor in order to observe the progress that has been made. Based on observations made during those visits, CONSULTANT will report, for the benefit of the CLIENT, whether the work is progressing in accordance with contract documents and endeavor to guard CLIENT from defective work. CONSULTANT will attend a Substantial Completion Inspection, provide a punch-list, and attend the Final Completion Inspection at the end of the project.

CONSULTANT is not required or expected to make exhaustive or continuous inspections on the site to check the quality or quantity of the CLIENT's Contractor's work. Without limitation, during or as a result of CONSULTANT's visits / observations of CLIENT's Contractor's work, CONSULTANT will not supervise, direct, control or have any authority over or be responsible for CONTRACTOR'S means, methods, techniques, sequences, or procedures of construction, including any safety precautions (life / health or property) and / or programs incidental thereto, or for any failure of CONTRACTOR to comply with laws and regulations applicable to the performance of work. CONSULTANT requests that this clause be included in Contractor's agreement with CLIENT.

Compensation / Time Frame

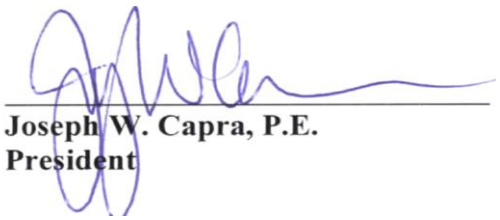
The attached budget is predicated on a 180-day construction contract duration for the Project, plus two (2) weeks prior to the Contractor's NTP for coordination of the pre-construction conference. Two weeks after the contractor's completion date has been added for closeout process. The CEI Services timeline for completion is estimated to be two hundred and ten (210) calendar days. This budget provides for contract administration and field construction inspection. It is understood that daily inspection services will only be required when the contractor is on the project actively pursuing the work.

TASK 4B-1: Contract Administration/	Sr. Project Eng. Administrator	5 5	2 2	10 10	$175.00 $60.00	$1,750.00 $600.00
TASK 4B-2: Construction Engineering & Inspection/	Sr. Project Eng. Sr. Inspector Administrator	5 20 5	19.1 22.2 25.5	95.5 444 127.5	$175.00 $95.00 $60.00	16,712.50 $42,180.00 $7,650.00
TASK 4B-3: Project Closeout	Sr. Project Eng. Administrator	5 5	2 2	10 10	$175.00 $60.00	$1,750.00 $600.00
	TOTAL					**$71,242.50**

CAPTEC Engineering, Inc. is extremely pleased to provide this proposal to the Village of Indiantown; your project will receive our utmost professional attention. Should you have any questions concerning this Agreement, please contact me.

If you wish to direct us to proceed with the described services, please execute and return this agreement to our office via email to **jcapra@gocaptec.com and cmmarthy@gocaptec.com**. Again, we appreciate the opportunity to provide services for this most important project.

Sincerely,



Joseph W. Capra, P.E.
President

Date: May 8, 2026

CAPTEC HOURLY RATES

Principal / Expert Witness……	$ 205.00/hour
Sr. Principal/ PE……	$ 180.00/hour
PE / Construction Director……	$ 175.00/hour*
PE / Quality Control Manager……..	$ 170.00/hour
PE/ Engineering Manager……	$ 155.00/hour
PE / Sr. Project Manager……	$ 140.00/hour
Project Design Manager/ EI……	$ 130.00/hour
Construction Project Manager……	$ 115.00/hour*
Project Design Engineer/ EI……	$ 110.00/hour
Assistant Project Designer ……	$ 105.00/hour
Project Design Engineer……	$ 95.00/hour
Field Representative/ Sr. Inspector……	$ 95.00/hour*
Civil Design Technician……	$ 90.00/hour
Office Manager……	$ 70.00/hour
Project Coordinator……	$ 60.00/hour

**Includes travel / mileage costs*

TYPICAL REIMBURSABLE EXPENSES CHART

Reimbursable Expense	Actual/Estimated Cost	Cost
Mileage	Actual	$.325/mile
Tolls	Actual	varies
Overnight Deliveries	Estimated*	Ground: $5 Letter: $20 Pak: $25 Tube: $30 Box: $35
Printing (in-house): B/W Xeroxing Color: Letter Legal Ledger Blueprints Color Half-size B/W Blueprints Half-size Color Blueprints Mylars	Actual	 $.05 per page $.25 per page $.50 per page $1 per page $2.00 per sheet $4.00 per sheet $.50 per sheet $1.50 per sheet $5.00 per sheet
Long Distance Calls/ Teleconferencing Calls	Actual	
CAD Conversion of Files	Actual time spent	$130/hour
Printing (outside source)	Actual	
CD	Actual	$1/ea.

**Actual cost depends upon package weight: provider – UPS.*

INDEPENDENT CONTRACTOR'S AGREEMENT

THIS INDEPENDENT CONTRACTOR'S AGREEMENT (hereinafter this "Agreement") is made and entered into this 13th day of January 2022, by and between **THE VILLAGE OF INDIANTOWN**, a Florida municipal corporation (hereinafter the "VILLAGE") and **CAPTEC ENGINEERING, INC.**, a Florida corporation (hereinafter "CONTRACTOR").

WITNESSETH

WHEREAS, the VILLAGE is a political subdivision of the State of Florida, having a responsibility to provide certain services to benefit the citizens of the VILLAGE OF INDIANTOWN; and

WHEREAS, the VILLAGE has the full power and authority to enter into the transactions contemplated by this Agreement; and

WHEREAS, CONTRACTOR is in the business of engineering and consulting in the VILLAGE and elsewhere in the State of Florida; and

WHEREAS, CONTRACTOR is competent and has sufficient manpower, training, and technical expertise to perform the services contemplated by this Agreement in a timely and professional manner consistent with the standards of the industry in which CONTRACTOR operates; and

WHEREAS, CONTRACTOR was the successful proposer for an advertised Request for Qualifications identified as RFQ No. 2021-002 which satisfies the VILLAGE's Procurement Policy; and

WHEREAS, CONTRACTOR agrees to provide such goods and services as more particularly described in this Agreement, as well as in any bid or proposal documents issued in connection with this project.

NOW THEREFORE in consideration of the premises, and in consideration of the mutual conditions, covenants, and obligations hereafter expressed, the parties agree as follows:

1. **Recitals.** The foregoing recitals are true and correct, constitute a material inducement to the parties to enter into this Agreement, and are hereby ratified and made a part of this Agreement.

2. **Description of Work.**

   a. The VILLAGE hereby retains CONTRACTOR to furnish goods and services as described in the Scope of Services, which is attached hereto as Exhibit "A" and incorporated herein by reference. Any conflict between the terms and conditions in the

body of this Agreement and the terms and conditions set forth in Exhibit "A" will be resolved in favor of the body of this Agreement.

b. CONTRACTOR must provide all permits, labor, materials, equipment, and supervision necessary for the completion of the Scope of Services, unless specifically excluded.

c. CONTRACTOR must also comply with, and abide by, all requirements as contained in any invitation to bid (ITB), request for proposals (RFP), request for qualifications (RFQ), bid specifications, engineering plans, shop drawings, material lists, or other similar documents issued for this project by the VILLAGE, together with any addenda, hereinafter the "Bid Documents, as applicable." The Bid Documents, if applicable, are hereby incorporated into this Agreement by reference and are declared to be material part of this Agreement.

3. **Commencement and completion/Term.**

a. CONTRACTOR must commence work under this Agreement immediately upon receipt by CONTRACTOR of the Notice to Proceed, and must complete the work not later than one hundred and eighty [180] calendar days thereafter.

4. **Payment.**

a. The VILLAGE agrees to compensate CONTRACTOR, for work actually performed under this Agreement, at the rate or basis described in Exhibit "A", which is attached hereto and incorporated herein by reference. CONTRACTOR must perform all work required by the Scope of Services, but in no event will CONTRACTOR be paid more than the negotiated amount set forth in Exhibit "A".

b. Progress payments, if any, will be made as set forth in Exhibit "A".

c. The VILLAGE reserves the right to ratably withhold amounts in the event of the nonperformance of all or part of CONTRACTOR's obligations. CONTRACTOR must, without additional compensation, correct and revise any errors, omissions, or other deficiencies in its work product, services, or materials arising from the error or omission or negligent act of CONTRACTOR.

5. **Acceptance of work product, payment, and warranty**. Upon receipt of a periodic work product, or notice that work has progressed to a point of payment in accordance with Exhibit "A" attached or the Bid Documents, if any, together with an invoice sufficiently itemized to permit audit, the VILLAGE will diligently review those documents. When it finds the work acceptable under this Agreement the installment payment, found to be due to CONTRACTOR, will be paid to CONTRACTOR within thirty (30) days after the date of receipt of the invoice, unless another payment schedule is provided in Exhibit "A". CONTRACTOR warrants that the data utilized by CONTRACTOR (other than as provided by the VILLAGE) is from a source, and collected using methodologies, which are generally recognized in CONTRACTOR's industry or profession to be a reliable basis and foundation for CONTRACTOR's work product.

CONTRACTOR must notify the VILLAGE in writing if it appears, in CONTRACTOR's professional judgement that the data or information provided by the VILLAGE for use in CONTRACTOR's work product is incomplete, defective, or unreliable. CONTRACTOR guarantees to amend, revise, or correct to the satisfaction of the VILLAGE any error appearing in the work as a result of CONTRACTOR's failure to comply with the warranties and representations contained herein. Neither inspection nor payment, including final payment, by the VILLAGE will relieve CONTRACTOR from its obligations to do and complete the work product in accordance with this Agreement.

6. **Termination.**

a. Termination at Will: This Agreement may be terminated by the VILLAGE in whole or in part at any time without cause by the VILLAGE giving written notice to CONTRACTOR not less than 30 days prior to the date of termination; provided, however, that in such event, neither party will be relieved from its rights or obligations of this Agreement through the date of the actual termination. Notice must be delivered by certified mail, return receipt requested, or in person with proof of delivery.

b. Termination for Cause: This Agreement may be terminated by either party for cause by the VILLAGE or CONTRACTOR giving written notice to the other party not less than 10 days prior to the date of termination; provided, however, that in such event, neither party will be relieved from its rights or obligations of this Agreement through the date of the actual termination. Notice must be delivered by certified mail, return receipt requested, or in person with proof of delivery.

7. **Project management.**

a. The Project Managers for this project are as follows. Any subsequent changes to the Project Manager for either party may be provided by notice as described in paragraph 8 below and does not require an amendment to this Agreement.

b. VILLAGE's Project Manager is: William Archebelle, Village Engineer.

c. CONTRACTOR's Project Manager is: Joseph W. Capra, PE, Principal/ Quality Control Manager.

8. **Notices.** All notices to the parties under this Agreement must be in writing and sent certified mail to:

a. To VILLAGE: Indiantown Village Council, Attention: Village Manager, 15516 SW Osceola St., Suite B, Indiantown, Florida 34956;

b. To CONTRACTOR: CAPTEC Engineering, Inc., Attention: Joseph W. Capra, P.E., President, 301 NW Flagler Ave., Stuart, FL 34994.

9. **Insurance.**

a. CONTRACTOR must maintain such insurance as will fully protect both CONTRACTOR and the VILLAGE from any and all claims under any Workers Compensation Act or Employers Liability Laws, and from any and all other claims of whatsoever kind or nature to the damage or property, or for personal injury, including death, made by anyone whomsoever, that may arise from operations carried on under this Agreement, either by CONTRACTOR, any subcontractor, or by anyone directly or indirectly engaged or employed by either of them.

b. The insurance coverage required by this Agreement must not be less than the amounts described in the Bid Documents. If the Bid Documents do not state an insurance requirement or the amount of insurance, then the amount of insurance required by this Agreement must not be less than:

i. Workers' Compensation (unless exempt) with Employers' Liability with a limit of $500,000.00 each accident, $500,000.00 each employee, $500,000.00 policy limit for disease;

ii. Commercial General Liability (CGL) insurance with a limit of not less than $300,000.00 each occurrence. If such CGL insurance contains a general aggregate limit, it shall apply separately to this project in the amount of $600,000.00. CGL insurance shall be written on an occurrence form and include bodily injury and property damage liability for premises, operations, independent contractors, products and completed operations, contractual liability, broad form property damage and property damage resulting from explosion, collapse or underground (x, c, u) exposures, personal injury, and advertising injury. Damage to rented premises shall be included at $100,000.00;

iii. Commercial Automobile Liability Insurance with a limit of not less than $300,000.00 each accident for bodily injury and property damage liability. Such insurance shall cover liability arising out of any auto (including owned, hired and non-owned autos) and such policy shall be endorsed to provide contractual liability coverage; and

iv. Fire damage liability shall be included at $300,000.00.

c. CONTRACTOR must furnish the VILLAGE with Certificates of Insurance, which are to be signed by a person authorized by that insurer to bind coverage on its behalf. The VILLAGE is to be specifically included as an additional insured and loss payee on all policies except Workers' Compensation. In the event the insurance coverage expires prior to the completion of the project, a renewal certificate must be issued 30 days prior to the expiration date. The policy must provide a 30 day notification clause in the event of cancellation or modification to the policy. All certificates of insurance must be on file with and approved by the VILLAGE before commencement of any work activities.

d. The insurance coverages procured by CONTRACTOR as required herein will be considered as primary insurance over and above any other insurance, or self–insurance, available to CONTRACTOR, and any other insurance, or self-insurance available to

CONTRACTOR will be considered secondary to, or in excess of, the insurance coverage(s) procured by CONTRACTOR as required herein.

10. **General Provisions.** CONTRACTOR must comply with the following general provisions:

a. **Bond.** If a surety bond has been required by the Bid Documents for CONTRACTOR's faithful performance and payment, and if at any time the surety is no longer acceptable to the VILLAGE, CONTRACTOR must, at its expense, within five (5) days after the receipt of notice from the VILLAGE to do so, furnish an additional bond or bonds in such form and with such Surety or Sureties as are satisfactory to the VILLAGE. The VILLAGE will not make any further payment to CONTRACTOR, nor will any further payment be deemed to be due to CONTRACTOR, until such new or additional security for the faithful performance of the work is furnished in a manner and form satisfactory to the VILLAGE.

b. **Compliance with Laws.** In providing the Scope of Services, CONTRACTOR must comply with all federal, state, and local laws, statutes, ordinances, rules, and regulations pertaining to or regulating the provision of such services, including those now in effect and hereafter adopted.

c. **Personal nature of Agreement; Assignment.**

i. The parties acknowledge that the VILLAGE places great reliance and emphasis upon the knowledge, expertise, training, and personal abilities of CONTRACTOR. Accordingly, this Agreement is personal and CONTRACTOR is prohibited from assigning or delegating any rights or duties hereunder without the specific written consent of the VILLAGE.

ii. If CONTRACTOR requires the services of any subcontractor or professional associate in connection with the work to be performed under this Agreement, CONTRACTOR must obtain the written approval of the VILLAGE Project Manager prior to engaging such subcontractor or professional associate. CONTRACTOR will remain fully responsible for the services of any subcontractors or professional associates.

d. **Discrimination.**

i. CONTRACTOR shall not discriminate against any employee employed in the performance of this Agreement, or against any applicant for employment because of age, ethnicity, race, religious belief, disability, national origin, or sex. CONTRACTOR shall not exclude any person, on the grounds of age, ethnicity, race, religious belief, disability, national origin, or sex, from participation in, denied the benefits of, or be otherwise subjected to discrimination in any activity under, this Agreement.

ii. CONTRACTOR shall provide a harassment-free workplace, with any allegation of harassment given priority attention and action by management.

e. **Independent contractor.**

i. CONTRACTOR is, and will be deemed to be, an independent contractor and not a servant, employee, joint adventurer, or partner of the VILLAGE. None of CONTRACTOR's agents, employees, or servants are, or will be deemed to be, the agent, employee, or servant of the VILLAGE. None of the benefits, if any, provided by the VILLAGE to its employees, including but not limited to, compensation insurance and unemployment insurance, are available from the VILLAGE to the employees, agents, or servants of CONTRACTOR. CONTRACTOR will be solely and entirely responsible for its acts and for the acts of its agents, employees, servants, and subcontractors during the performance of this Agreement. Although CONTRACTOR is an independent contractor, the work contemplated herein must meet the approval of the VILLAGE and is subject to the VILLAGE's general right of inspection to secure the satisfactory completion thereof. CONTRACTOR must comply with all Federal, State and municipal laws, rules and regulations that are now or may in the future become applicable to CONTRACTOR, or to CONTRACTOR's business, equipment, or personnel engaged in operations covered by this Agreement or accruing out of the performance of such operations. The VILLAGE will not be held responsible for the collection of or the payment of taxes or contributions of any nature on behalf of CONTRACTOR.

ii. CONTRACTOR will bear all losses resulting to it on account of the amount or character of the work, or because of bad weather, or because of errors or omissions in its contract price.

iii. CONTRACTOR must utilize, and must expressly require all subcontractors to utilize, the U.S. Department of Homeland Security's E-Verify system to verify the employment eligibility of all new employees hired by CONTRACTOR and any subcontractors during the Term of this Agreement.

f. **Indemnification.**

i. CONTRACTOR must indemnify and hold the VILLAGE harmless against and from any and all claims, losses, penalties, interest, demands, judgments, costs, damages, or expenses, including attorney's fees and court costs, incurred by the VILLAGE, or its agents, officers, or employees, arising directly or indirectly from CONTRACTOR's performance under this Agreement or by any person on CONTRACTOR's behalf, including but not limited to those claims, losses, penalties, interest, demands, judgments, costs, damages, or expenses arising out of any accident, casualty, or other occurrence causing injury to any person or property. This includes persons employed or utilized by CONTRACTOR (including CONTRACTOR's agents, employees, and subcontractors). CONTRACTOR must further indemnify the VILLAGE against any claim that any product purchased or licensed by the VILLAGE from CONTRACTOR under this Agreement infringes a United States patent, trademark, or copyright. CONTRACTOR acknowledges that CONTRACTOR has received consideration for this indemnification, and any other indemnification of the

VILLAGE by CONTRACTOR provided for within the Bid Documents, the sufficiency of such consideration being acknowledged by CONTRACTOR, by CONTRACTOR's execution of this Agreement. CONTRACTOR's obligation will not be limited by, or in any way to, any insurance coverage or by any provision in or exclusion or omission from any policy of insurance, whether such insurance is in connection with this Agreement or otherwise. Such indemnification is in addition to any and all other legal remedies available to the VILLAGE and not considered to be the VILLAGE's exclusive remedy.

ii. In the event that any claim in writing is asserted by a third party which may entitle the VILLAGE to indemnification, the VILLAGE must give notice thereof to CONTRACTOR, which notice must be accompanied by a copy of statement of the claim. Following the notice, CONTRACTOR has the right, but not the obligation, to participate at its sole expense, in the defense, compromise or settlement of such claim with counsel of its choice. If CONTRACTOR does not timely defend, contest, or otherwise protect against any suit, action or other proceeding arising from such claim, or in the event the VILLAGE decides to participate in the proceeding or defense, the VILLAGE will have the right to defend, contest, or otherwise protect itself against same and be reimbursed for expenses and reasonable attorney's fees and, upon not less than ten (10) days notice to CONTRACTOR, to make any reasonable compromise or settlement thereof. In connection with any claim as aforesaid, the parties hereto must cooperate fully with each other and make available all pertinent information necessary or advisable for the defense, compromise or settlement of such claim.

iii. The indemnification provisions of this paragraph will survive the termination of this Agreement.

g. **Sovereign Immunity**. Nothing in this Agreement extends, or will be construed to extend, the VILLAGE's liability beyond that provided in section 768.28, Florida Statutes. Nothing in this Agreement is a consent, or will be construed as consent, by the VILLAGE to be sued by third parties in any matter arising out of this Agreement.

h. **Public records.**

i. CONTRACTOR is a "Contractor" as defined by Section 119.0701(1)(a), Florida Statutes, and must comply with the public records provisions of Chapter 119, Florida Statutes, including the following:

1. Keep and maintain public records required by the VILLAGE to perform the service.
2. Upon request from the VILLAGE's custodian of public records, provide the VILLAGE with a copy of the requested records or allow the records to be inspected or copied within a reasonable time at a cost that does not exceed the cost provided in Chapter 119 or as otherwise provided by law.
3. Ensure that public records that are exempt or confidential and exempt from public records disclosure requirements are not disclosed except as authorized by law for the duration of this Agreement term and following

completion of the Agreement if CONTRACTOR does not transfer the records to the VILLAGE.

4. Upon completion of this Agreement, transfer, at no cost, to the VILLAGE all public records in possession of CONTRACTOR or keep and maintain public records required by the VILLAGE to perform the service. If CONTRACTOR transfers all public records to the VILLAGE upon completion of this Agreement, CONTRACTOR must destroy any duplicate public records that are exempt or confidential and exempt from public records disclosure requirements. If CONTRACTOR keeps and maintains public records upon completion of this Agreement, CONTRACTOR must meet all applicable requirements for retaining public records. All records stored electronically must be provided to the VILLAGE, upon request from the VILLAGE's custodian of public records, in a format that is compatible with the information technology systems of the VILLAGE.

ii. "Public records" is defined in Section 119.011(12), Florida Statutes, as may, from time to time, be amended.

iii. If CONTRACTOR asserts any exemptions to the requirements of Chapter 119 and related law, CONTRACTOR will have the burden of establishing such exemption, by way of injunctive or other relief as provided by law.

iv. CONTRACTOR consents to the VILLAGE's enforcement of CONTRACTOR's Chapter 119 requirements, by all legal means, including, but not limited to, a mandatory injunction, whereupon CONTRACTOR must pay all court costs and reasonable attorney's fees incurred by VILLAGE.

v. CONTRACTOR's failure to provide public records within a reasonable time may be subject to penalties under Section 119.10, Florida Statutes. Further, such failure by CONTRACTOR will be grounds for immediate unilateral cancellation of this Agreement by the VILLAGE.

vi. **IF THE CONTRACTOR HAS QUESTIONS REGARDING THE APPLICATION OF CHAPTER 119, FLORIDA STATUTES, TO THE CONTRACTOR'S DUTY TO PROVIDE PUBLIC RECORDS RELATING TO THIS CONTRACT, CONTACT THE CUSTODIAN OF PUBLIC RECORDS, SUSAN A. OWENS, VILLAGE CLERK, AT 772-285-7740, sowens@indiantownfl.gov; MAILING ADDRESS: 15516 SW OSCEOLA ST., SUITE B, INDIANTOWN FL 34956.**

i. **Federal or State Funding**. If any portion of the funding for this Agreement is derived from the State of Florida, or any department of the State of Florida, or from federal funding through the State of Florida, the provisions of this sub-paragraph shall apply, provisions elsewhere in this Agreement to the contrary notwithstanding. CONTRACTOR shall make inquiry from the VILLAGE's Project Manager to determine whether Federal or State funding is applicable to this Agreement.

i. E-Verify. CONTRACTOR must utilize, and must expressly require all subcontractors to utilize, the U.S. Department of Homeland Security's E-Verify

system to verify the employment eligibility of all new employees hired by CONTRACTOR during the Term of this Agreement.

ii. Agency. CONTRACTOR agrees and acknowledges that it, its employees, and its subcontractors are not agents or employees of the Federal Government, of the State of Florida, or of any department of the Federal Government or the State of Florida.

iii. Indemnification. To the fullest extent permitted by law, CONTRACTOR shall indemnify and hold harmless the VILLAGE, the Federal Government, the State of Florida, any department of the Federal Government or the State of Florida, and all officers and employees, from liabilities, damages, losses and costs, including, but not limited to, reasonable attorney's fees, to the extent caused by the negligence, recklessness or intentional wrongful misconduct of CONTRACTOR and persons employed or utilized by CONTRACTOR in the performance of this Agreement. This indemnification shall survive the termination of this Agreement. Nothing contained in this paragraph is intended to nor shall it constitute a waiver of the State of Florida and the VILLAGE's sovereign immunity.

iv. Workers' Compensation Insurance. CONTRACTOR must provide Workers' Compensation Insurance in accordance with Florida's Workers' Compensation law for all employees. If subletting any of the work, CONTRACTOR must ensure that the subcontractor(s) have Workers' Compensation Insurance for their employees in accordance with Florida's Workers' Compensation law. If using "leased employees" or employees obtained through professional employer organizations ("PEO's"), CONTRACTOR must ensure that such employees are covered by Workers' Compensation insurance through the PEO's or other leasing entities. CONTRACTOR must ensure that any equipment rental agreements that include operators or other personnel who are employees of independent Contractors, sole proprietorships or partners are covered by insurance required under Florida's Workers' Compensation law.

v. Liability Insurance. Contractor shall carry Commercial General Liability insurance providing continuous coverage for all work or operations performed under the Agreement. Such insurance shall be no more restrictive than that provided by the latest occurrence form edition of the standard Commercial General Liability Coverage Form (ISO Form CG 00 01) as filed for use in the State of Florida. CONTRACTOR shall cause the State of Florida to be made an Additional Insured as to such insurance. Such coverage shall be on an "occurrence" basis and shall include Products/Completed Operations coverage. The coverage afforded to the State of Florida as an Additional Insured shall be primary as to any other available insurance and shall not be more restrictive than the coverage afforded to the Named Insured. The limits of coverage shall not be less than $1,000,000 for each occurrence and not less than a $5,000,000 annual general aggregate, inclusive of amounts provided by an umbrella or excess policy. The limits of coverage described herein shall apply fully to the work or operations performed under the Contract, and may not be shared with or diminished by claims unrelated to this Agreement. The policy/ies and coverage described herein may be subject to a deductible. CONTRACTOR shall pay all

deductibles as required by the policy. No policy/ies or coverage described herein may contain or be subject to a Retention or a Self-Insured Retention. At all renewal periods which occur prior to final acceptance of the work, the VILLAGE and the State of Florida shall be provided with an ACORD Certificate of Liability Insurance reflecting the coverage described herein. The VILLAGE and the State of Florida shall be notified in writing within ten days of any cancellation, notice of cancellation, lapse, renewal, or proposed change to any policy or coverage described herein. The VILLAGE's or the State of Florida's approval or failure to disapprove any policy/ies, coverage, or ACORD Certificates shall not relieve or excuse any obligation to procure and maintain the insurance required herein, nor serve as a waiver of any rights or defenses the VILLAGE or the State of Florida may have.

vi. Inspections. CONTRACTOR shall permit, and require its subcontractors to permit, the VILLAGE's and the State of Florida's authorized representatives to inspect all work, materials, payrolls, and records, to audit the books, records, and accounts pertaining to the financing and development of the Services described in the Contract Documents.

vii. Auditor General Cooperation. CONTRACTOR shall comply with §20.055 (5), Florida Statutes, and shall incorporate in all subcontracts the obligation to comply with §20.055 (5), Florida Statutes.

j. **Federal-Aid Construction Contract**. If this is a federal-aid construction project, it shall be subject to the provisions in Exhibit "A", which is attached hereto and incorporated herein by reference.

11. **Miscellaneous Provisions.** The following miscellaneous provisions apply to this Agreement:

a. **Binding Nature of Agreement.** This Agreement is binding upon the successors and assigns of the parties hereto.

b. **Entire Agreement.** This Agreement states the entire understanding between the parties and supersedes any written or oral representations, statements, negotiations, or agreements to the contrary. CONTRACTOR recognizes that any representations, statements, or negotiations made by the VILLAGE staff do not suffice to legally bind the VILLAGE in a contractual relationship unless they have been reduced to writing, authorized, and signed by the authorized VILLAGE representatives.

c. **Amendment.** No modification, amendment, or alteration in the terms or conditions of this Agreement will be effective unless contained in a written document executed with the same formality as this Agreement.

d. **Severability**. If any term or provision of this Agreement is held, to any extent, invalid or unenforceable, as against any person, entity, or circumstance during the Term hereof, by force of any statute, law, or ruling of any forum of competent jurisdiction, such invalidity will not affect any other term or provision of this Agreement, to the extent

that the Agreement will remain operable, enforceable, and in full force and effect to the extent permitted by law.

e. **Construction**. If any provision of this Agreement becomes subject to judicial interpretation, the court interpreting or considering such provision should not apply the presumption or rule of construction that the terms of this Agreement be more strictly construed against the party which itself or through its counsel or other agent prepared it. All parties hereto have participated in the preparation of the final form of this Agreement through review by their respective counsel, if any, or the negotiation of specific language, or both, and, therefore, the application of such presumption or rule of construction would be inappropriate and contrary to the intent of the parties.

f. **Headings**. All headings in this Agreement are for convenience only and are not to be used in any judicial construction or interpretation of this Agreement or any paragraph.

g. **Waiver**. The indulgence of either party with regard to any breach or failure to perform any provision of this Agreement does not constitute a waiver of the provision or any portion of this Agreement, either at the time the breach or failure occurs or at any time throughout the term of this Agreement. The review of, approval of, or payment for any of CONTRACTOR's work product, services, or materials does not operate as a waiver, and should not be construed as a waiver, of any of the VILLAGE's rights under this Agreement, or of any cause of action the VILLAGE may have arising out of the performance of this Agreement.

h. **Force Majeure**. Notwithstanding any provisions of this Agreement to the contrary, the parties will not be held liable if failure or delay in the performance of this Agreement arises from fires, floods, strikes, embargos, acts of the public enemy, unusually severe weather, out break of war, restraint of government, riots, civil commotion, force majeure, act of God, or for any other cause of the same character which is unavoidable through the exercise of due care and beyond the control of the parties. This provision does not apply if the "Scope of Services" of this Agreement specifies that performance by CONTRACTOR is specifically required during the occurrence of any of the events herein mentioned.

i. **Law; Venue.** This Agreement is being executed in Martin County, Florida and is governed in accordance with the laws of the State of Florida. Venue of any action hereunder will be in Martin County, Florida.

12. **Special Provisions.**

a. None.

[Signatures on following page.]

IN WITNESS WHEREOF, the parties hereto have signed and sealed this Agreement effective the date first written above.

VILLAGE OF INDIANTOWN, a Florida municipal corporation

Jacqueline Gary Clarke
Mayor

ATTEST:

Susan A. Owens, Village Clerk

(Seal)

Date signed by VILLAGE: 2-2-22

CAPTEC ENGINEERING, INC.

by _____
Joseph W. Capra, P.E., as its President and authorized agent

(CORPORATE SEAL)

ATTEST:

Patricia Capra
Corporate Secretary

CAPTEC Engineering, Inc.
Civil Engineering Professionals

Exhibit "A"

January 6, 2022
Project #2031

The Village of Indiantown
William F. Archebelle
16550 SW Warfield Blvd.
Indiantown, FL 34956
(772) 597-9900

Email: warchebelle@bowman.com

RE: RFQ NO. 2021-002 COMMUNITY DEVELOPMENT BLOCK GRANT (CDBG) NEIGHBORHOOD REVITALIZATION PROJECT

Dear Mr. Archebelle:

CAPTEC Engineering, Inc. (ENGINEER) is pleased to provide The Village of Indiantown (VOI) (CLIENT) with our proposal for professional civil engineering services in connection with the proposed referenced project.

PROJECT DESCRIPTION

The Village of Indiantown is requesting the services of CAPTEC Engineering, Inc. (Engineer) for Design Services associated with the following:

- Roadway and drainage improvements for ±1,250 LF of 22' roadway along SW Seminole Drive from SW Yalaha Street south to SW Osceola Street;
- The installation of a fixed emergency generator including concrete slab, fencing, and electrical work the Magnolia Street Lift Station located in the Booker Park Community;

The Scope of Services will be itemized into multiple tasks. The tasks will include obtaining survey, environmental, and geotechnical field data. The Engineer will provide utility coordination, the production of above-described construction plans (approximately 30% and 60%). Upon receipt of all comments, the Engineer will complete the production of final plans ('Approved for Construction Plans'/cost estimates/specifications) and provide Bid and Construction Inspection/Post-Design Services.

The Engineer shall coordinate the design plans with all applicable agencies including but not limited to, the Village of Indiantown Public Works Department and the Village of Indiantown Utility Systems Department.

The Engineer has experience with drainage and roadway design. The Engineer is FDOT Maintenance of Traffic (MOT) certified.

TASK 1A: Survey / Utility Coordination

The Engineer will contract directly with a Surveyor Sub-Consultant to provide the following:

- Establish horizontal control tied to state plane coordinates. Establish vertical control referenced to NAVD 1988.
- Locate the adjacent right of way line of roadway based on record plat data supporting field monuments.

- Locate the Magnolia Street Lift Station and its boundaries and the adjacent road Right-Of-Way in order to properly place the generator and fencing.
- Prepare a base map illustrating the record plat information.
- Acquire topography along right of way of the roadway and a portion of each side street up to the high point or low point of the road as illustrated on the attach map provided by client. All existing above ground improvements will be located with elevations.
- Locate the invert piping information on the Magnolia Street lift station.
- Prepare a Specific Purpose Survey in AutoCAD illustrating the data collected in the field.

The design survey shall be conducted in conformance with and shall reference the North American Datum of 1983 (NAD83), Florida State Plane, East Zone (US ft.) Coordinate System for horizontal datum and the North American Vertical Datum of 1988 (NAVD88) for vertical datum. Survey shall be provided to the VOI in AutoCAD Civil 3D 2019 or later. The VOI will be responsible for providing any title work needed to clarify discrepancies encountered when researching the existing Rights-of-Way.

The Surveyor will obtain a Sunshine One Call (SSOC) design ticket for the project (if applicable). All identified utility owners will be notified by the Engineer of the upcoming project. The preliminary plans will be submitted to the utility companies with requests for them to identify the location of their respective utilities.

TASK 1B: Geotechnical Services

The Engineer will contract directly with a Geotechnical Sub-Consultant to provide the following:

- Coordinate the location of underground utilities.
- Coordinate MOT (as needed) to safely complete the field work. For this purpose, it is anticipated that a flagman, flashing trucks, and signs/cones will be appropriate.
- Perform eight (8) asphalt cores at locations within the roadway travel lanes so as to determine the thicknesses of the various elements in the existing pavement sections (i.e., asphaltic concrete wearing surface, base course, and subgrade), including a 5-ft hand auger boring ASTM D1452) at each core location. The cores will be performed using a 4-inch (I.D.) diamond-tipped core barrel. Following completion, the boreholes will be backfilled with accumulated soils cuttings and the core holes will be filled with asphaltic "cold-patch" material.
- Complete one (1) SFWMD Soil Hydraulic Conductivity (exfiltration) test.
- Prepare a pavement exploration report incorporating the data obtained during the laboratory and field programs and provide pertinent soil parameters needed for pavement design.

TASK 1C: Electrical Services

The Engineer will contract directly with an Electrical Sub-Consultant to provide Electrical Engineering Services for a standby permanent Generator at the Magnolia Street Lift Station. This includes the following:

- Electrical Engineering drawings for pump stations
- Post design services.

TASK 1B: Environmental Services

The Engineer will contract directly with an Environmental Sub-Consultant to provide the following if needed by the CDBG Grants; the Engineer intends to complete all work within Public Right-of-Way, however, this work may be required for the CDBG Grants. This Task has been entered as an allowance:

- Wetland Delineation – Environmental Sub-Consultant will delineate on-site wetlands at the above-referenced project site. All wetlands will be delineated according to the State of Florida, FAC 62-340 and the U.S. Army Corps of Engineers (COE) Wetland Delineation Manual, Technical Report Y-87-1. **Wetland boundaries will be flagged with pink surveyor's tape** marked "Wetland Delineation" and consecutively numbered. Environmental consultant will locate the delineated wetland boundary using a handheld GPS system and overlay the boundary on a Martin County aerial photograph for the Client's review.
- Protected Species – Environmental Sub-Consultant will conduct a protected species survey on the referenced site. Biologists will conduct a preliminary systematic survey for protected species in accordance with Florida Fish and Wildlife Conservation Commission (FFWCC) Guidelines. Biologists will record all observations of listed protected species and features that may indicate species presence. Physical features may include, but are not limited to, tree markings, burrows, tracks, nests, scat, and cavity trees. Environmental consultant will request that the U.S. Fish and Wildlife Service (FWS) and the FFWCC review their files for the presence of any listed species that may be present on-site.
- Vegetation Survey (FLUCCS) – Environmental Sub-Consultant will conduct a systematic survey of vegetation using the Florida Land Use, Cover and Classification System (FLUCCS), A Technical Report. FLUCCS was developed by the State of Florida, Department of Administration, Division of State Planning, Bureau of Comprehensive Planning, January 1999. Biologists will base the vegetative community descriptions on field survey observations, SCS soil maps and aerial photograph interpretation.
- Soil Map/Survey – Environmental Sub-Consultant will map all project soils. Soils will be mapped according to the Soil Survey of Martin County, Florida, United States Department of Agriculture, Soil Conservation Service.
- Wildlife and Wetland Assessment Report – Environmental Sub-Consultant will prepare an environmental report based on data compiled in above tasks. The report will discuss the environmental issues associated with the above referenced project site. The report may be used to address local, Federal, and State environmental permitting issues.
- FDOT LAP Type I CE Checklist – Environmental Sub-Consultant will complete an LAP Type I CE checklist related to the Wetland and Wildlife Assessment Report and HSE will provide the client with a digital copy.

TASK 2A: Preliminary Plans (Approximately 30% Plans)

The Engineer will prepare 30% Construction Plans in accordance with the grant for the roadway and drainage improvements. The Engineer will also prepare a Site Plan Depicting the existing Lift Station, the proposed Generator with concrete slab and the fencing location. The Plan set will include, but shall not be limited to the following sheets:

- Cover/Key Sheet

- Typical Section
- Existing Paving, Drainage and Utility Plans for 1800± LF of SW Seminole Street from SW Warfield Drive to SW Yalaha Street; Overall Plan View; Erosion Control Plans; Plan and Profile sheets
- Existing Site Plan of the Magnolia Street Lift Station – Plan View
- Details
- General Notes

Upon completion the 30% Plans shall be submitted to the VOI for review and comment. Any comments received will be addressed with the submittal of the 60% Plans. The VOI will be allowed fourteen (14) calendar days for review and comment.

TASK 2B: Design Development (Approximately 60% Plans)

The Engineer will prepare 60% Construction Plans in accordance with the grant for the roadway and drainage improvements. The Engineer will add the proposed Generator, concrete slab, and fencing to the Existing 30% Lift Station Plans. The Plan set will include, but shall not be limited to the following sheets:

- Cover/Key Sheet
- Typical Section
- Roadway and drainage improvements for ±1,250 LF of 22' roadway along SW Seminole Drive from SW Yalaha Street south to SW Osceola Street; Overall Plan View; Erosion Control Plans; Plan andProfile sheets
- The installation of a fixed emergency generator including concrete slab, fencing, and electrical work the Magnolia Street Lift Station located in the Booker Park Community; Overall Plan View / Electrical Data Sheet
- Details
- General Notes

Upon completion the 60% Plans shall be submitted to the VOI for review and comment. Any comments received will be addressed with the submittal of the 100% AFC Plans. The Engineer shall also submit a preliminary cost estimate with the 60% Plans. The VOI will be allowed fourteen (14) calendar days for review and comment.

TASK 2C: Approved for Construction Plans (100% Plans)

The Engineer will prepare Approved for Construction Plans in accordance with the grant for the roadway and drainage improvements. The Engineer will finalize the plans incorporating all comments from the various agencies. The Plan set will include, but shall not be limited to the following sheets:

- Cover/Key Sheet
- Typical Section
- Roadway and drainage improvements for ±1,250 LF of 22' roadway along SW Seminole Drive from SW Yalaha Street south to SW Osceola Street; Overall Plan View; Erosion Control Plans; Plan and Profile sheets

- The installation of a fixed emergency generator including concrete slab, fencing, and electrical work the Magnolia Street Lift Station located in the Booker Park Community; Overall Plan View / Electrical Data Sheet.
- Details
- General Notes

Upon completion the 60% Plans shall be submitted to the VOI for review and comment. Any comments received will be addressed with the submittal of the 100% AFC Plans. The Engineer shall also submit a preliminary cost estimate with the 60% Plans. The VOI will be allowed fourteen (14) calendar days for review and comment.

TASK 3: Permitting Services

It is not anticipated that this project will require any permitting during its design. However, should it be needed, the CONSULTANT will take the lead on all permitting submittals. Grant submittals usually require confirmation from Permitting Agencies. This includes a Cultural Resources Assessment Survey (CRAS). The CONSULTANT will provide these services as an allowance. In general, the Engineer will begin any permitting processes upon completion of the 60% Plans.

TASK 4A: Quantities / Bid Assistance Services

CONSULTANT will provide bid services to include the preparation of the bid package which include the following:

- Quantity take-off
- Site improvement cost estimate
- Bid Forms
- Bid Specifications
- Pre-Bid Meeting
- Answer Bidder questions
- Addenda issuance
- Bid Analysis

TASK 4B: Construction Administration Services / Post Design Services

CONSULTANT will attend one (1) pre-construction meeting. CONSULTANT will review contractor shop drawings and product literature submittals to ensure compliance with the project design specifications and will provide limited on-site construction observation services during installation of the site improvements, including pressure tests; utilities connections; concrete, base and subgrade inspections; and testing reports approvals. The Construction Contractor will be responsible for construction layout and preparation of as-built drawings of the final site improvements by a licensed professional land surveyor, as required by permitting agencies. CONSULTANT will submit final certifications as necessary for permit compliance.

CONSULTANT will make limited visits to the site at intervals approved by CLIENT and coordinated by CLIENT'S Contractor in order to observe the progress that has been made. Based on observations made during those visits, CONSULTANT will report, for the benefit of the CLIENT, whether the

work is progressing in accordance with contract documents and endeavor to guard CLIENT from defective work. CONSULTANT is not required or expected to make exhaustive or continuous inspections on the site to check the quality or quantity of the CLIENT'S Contractor's work. Without limitation, during or as a result of CONSULTANT'S visits / observations of CLIENT'S Contractor's work, CONSULTANT will not supervise, direct, control or have any authority over or be responsible for CONTRACTOR'S means, methods, techniques, sequences, or procedures of construction, including any safety precautions (life/health or property) and/or programs incidental thereto, or for any failure of CONTRACTOR to comply with laws and regulations applicable to the performance of work. CONSULTANT requests that this clause be included in Contractor's agreement with CLIENT.

Deliverables

In addition to the deliverables to applicable permitting agencies, the Engineer shall supply the Village the following:

- Three (3) hard copies of Preliminary and 'Approved for Construction' Plans
- One (1) PDF copy of Preliminary and 'Approved for Construction' Plans (at each submittal)
- Four (4) sets of signed and sealed 'Approved for Construction' Plans
- One (1) AutoCAD file of the 'Approved for Construction' Plans (Civil 3D 2019 or later)
- One (1) copy of permit application submittals

Compensation / Time Frame

TASK NO.	TASK	TIME	COMPENSATION
Task 1A	Survey	60 days from NTP	$15,500.00
Task 1B	Geotechnical Services	60 days from NTP	$6,000.00
Task 1C	Electrical Services	60 days from NTP	$6,500.00
Task 1D	Environmental Services (Allowance)	60 days after completion of Task 2A	$3,500.00
Task 2A	Preliminary Plans (30% Plans) / Utility Coordination	60 days after completion of Task 1	$11,000.00
Task 2B	Design Development (60% Plans)	60 days after completion of Task 2A	$20,000.00
Task 2C	100% 'Approved for Construction' Plans	60 days after completion of Task 2B	$15,000.00
Task 3	Permitting Services (Allowance)	TBD	$12,000.00
Task 4A	Quantities/Bid Assistance Services	60 days after completion of Task 2B	$7,000.00
Task 4B	Construction Administration Services / Post Design Services	TBD	$20,000.00
	Reimbursables		$2,000.00

The CLIENT will provide the following items:

a) Roadway Plats and Magnolia Street Lift Station Easements for Surveyor, as needed.
b) Lift Station Pump information, not originally provided in the Village of Indiantown Master Utility Plan Project.
c) CLIENT is responsible for all regulatory agency application fees associated with this project. CLIENT will also be responsible for all additional County Fees.

CAPTEC Engineering, Inc. is extremely pleased to provide this proposal to the Village of Indiantown; your project will receive our utmost professional attention. Should you have any questions concerning this Agreement, please contact me.

If you wish to direct us to proceed with the described services, please execute and return this agreement to our office via email: **jcapra@gocaptec.com**. Again, we appreciate the opportunity to provide services for this most important project.

Sincerely,

Joseph W. Capra, P.E.
President

Date: January 6, 2022

CAPTEC Engineering, Inc.
Civil Engineering Professionals

CAPTEC HOURLY RATES

Principal / Expert Witness.....	$ 205.00/hour
Sr. Principal/ PE.....	$ 180.00/hour
PE / Construction Director.....	$ 175.00/hour*
PE / Quality Control Manager.....	$ 170.00/hour
PE/ Engineering Manager.....	$ 155.00/hour
PE / Sr. Project Manager.....	$ 140.00/hour
Project Design Manager/ EI.....	$ 130.00/hour
Construction Project Manager.....	$ 115.00/hour*
Project Design Engineer/ EI.....	$ 110.00/hour
Assistant Project Designer	$ 105.00/hour
Project Design Engineer.....	$ 95.00/hour
Field Representative/ Sr. Inspector.....	$ 95.00/hour*
Civil Design Technician.....	$ 90.00/hour
Office Manager.....	$ 70.00/hour
Project Coordinator.....	$ 60.00/hour

**Includes travel / mileage costs*

TYPICAL REIMBURSABLE EXPENSES CHART

Reimbursable Expense	Actual/Estimated Cost	Cost
Mileage	Actual	$.325/mile
Tolls	Actual	varies
Overnight Deliveries	Estimated*	Ground: $5 Letter: $20 Pak: $25 Tube: $30 Box: $35
Printing (in-house): B/W Xeroxing Color: Letter Legal Ledger Blueprints Color Half-size B/W Blueprints Half-size Color Blueprints Mylars	Actual	 $.05 per page $.25 per page $.50 per page $1 per page $2.00 per sheet $4.00 per sheet $.50 per sheet $1.50 per sheet $5.00 per sheet
Long Distance Calls/ Teleconferencing Calls	Actual	
CAD Conversion of Files	Actual time spent	$130/hour
Printing (outside source)	Actual	
CD	Actual	$1/ea.

**Actual cost depends upon package weight: provider – UPS.*

VILLAGE OF INDIANTOWN, FLORIDA
AGENDA MEMORANDUM

MEETING DATE: May 28, 2026

MEETING TYPE: Regular Village Council Meeting

AGENDA ITEM TITLE: Approval of Agreement with Florida Design Drilling LLC for Overdrilling of Wells #1, #3, #5 and Construction of Replacement Well 4R.

SUMMARY OF ITEM: Village staff recommends that the Village Council approve the award of a contract to Florida Design Drilling LLC in the total anticipated amount of $1,750,000.00 for the overdrilling and rehabilitation of existing Wells #1, #3, #5 and to replace Well 4R.

On March 13, 2026, Florida Design Drilling LLC submitted a proposal to the Village in the amount of $1,750,000,00 to furnish all labor, materials, equipment, supervision, and related services necessary to complete the overdrilling of Well #1, #3, #5 and to to replace abandoned Well #4.

Following receipt of the proposal, the Village submitted to proposed project and supporting documentation to Florida Department of Environmental Protection (FDEP) for review and funding authorization. On April 27, 2026, the Village received formal correspondence from FDEP authorizing the Village to proceed with the award of the contract.

The proposed improvements are necessary to maintain the reliability, operational efficiency, and long-term sustainability of the Village's water utility infrastructure. The project will support continued delivery of safe and dependable potable water services to the Village residents and utility customers.

Staff has reviewed the proposal and determined the pricing to be fair and reasonable for the scope of work performed. Staff therefore recommends approval of the contract award.

FISCAL IMAPCT STATEMENT: Funding for this project will be provided through a grant administered by the Florida Department of Environmental Protection under Grant No. DW430341 in the amount of

$1,750,000.00.

No additional funds are anticipated to be required for the completion of this project at this time.

RECOMMENDATION: Motion to approve the award of the contract for the Overdrilling of Wells #1, #3, #5 and construction of replacement Well 4R to Florida Design Drilling LLC in the total anticipated contract amount of $1,750,000.00, and authorize the Village Mayor to execute the agreement and all related documents necessary to effectuate the award.

PREPARED BY: Katina Joy DATE: 05/18/26

ATTACHMENTS:
Description
FDEP Award Letter- 4-27-2026.pdf
VOI-Independent Contractor's Agreement-Florida Design Drilling LLC.pdf
Exhibit A-Scope of Work.pdf
Exhibit B-Supplemental Conditions (Construction).pdf

FLORIDA DEPARTMENT OF Environmental Protection

Marjory Stoneman Douglas Building
3900 Commonwealth Boulevard
Tallahassee, FL 32399

Ron DeSantis
Governor

Jay Collins
Lt. Governor

Alexis A. Lambert
Secretary

April 27, 2026

Taryn Kryzda
Village Manager
Village of Indiantown
15516 Southwest Osceola Street Suite B
Indiantown, FL 34956

Re: DW430341 – Village of Indiantown
Over-drill Wells 1, 3, 5, and construct well 4R

Dear Ms. Kryzda:

We have reviewed the bidding information for the Over-drill Wells 1, 3, 5, and construct well 4R contract. The selection of the bidder identified below is acceptable.

Contractor	Award Amount
Florida Design Drilling, LLC	$1,750,000.00

This letter is your authorization to award the contract. Please submit a copy of the notice to proceed, a copy of the executed contract between the Village and the contractor, and the attached certification of contractor's insurance and bonding after the contract is executed via email at SRF_Reporting@dep.state.fl.us. No disbursements for this contract will be made until the documents mentioned above are returned to us.

Please send change orders to Greg Alfsen for review. For further assistance, please call Charles Richards at (850)245-2926.

Sincerely,

Teresa Robson

Teresa Robson, Program Administrator
State Revolving Fund Management

TR/cr

Attachment

cc: Daniel Magro - Aclus Engineering, LLC
Mike Florio - Village of Indiantown

INDEPENDENT CONTRACTOR'S AGREEMENT

THIS INDEPENDENT CONTRACTOR'S AGREEMENT (hereinafter this "Agreement") is made and entered into this _____ day of _____ 2026, by and between the **VILLAGE OF INDIANTOWN**, a Florida municipal corporation (hereinafter the "VILLAGE") and **FLORIDA DESIGN DRILLING, LLC**, a Florida Limited Liability Company (hereinafter "CONTRACTOR").

WITNESSETH

WHEREAS, the VILLAGE is a political subdivision of the State of Florida, having a responsibility to provide certain services to benefit the citizens of the VILLAGE OF INDIANTOWN; and

WHEREAS, the VILLAGE has the full power and authority to enter into the transactions contemplated by this Agreement; and

WHEREAS, CONTRACTOR is in the business of water resource construction and drilling in the VILLAGE and elsewhere in the State of Florida; and

WHEREAS, CONTRACTOR is competent and has sufficient manpower, training, and technical expertise to perform the services contemplated by this Agreement in a timely and professional manner consistent with the standards of the industry in which CONTRACTOR operates; and

WHEREAS, this Agreement is being awarded pursuant to Section 255.20(1)(c), Florida Statutes, as a project undertaken to replace, reconstruct, or repair an existing public building, structure, or other public construction works damaged or destroyed by a sudden unexpected turn of events (namely, the recent failure of multiple wells) which has resulted in an immediate danger to the public health or safety, and an imminent interruption of an essential governmental service; and

WHEREAS, Section 286.101, Florida Statutes contains a list of "foreign countries of concern" including, the People's Republic of China, the Russian Federation, the Islamic Republic of Iran, the Democratic People's Republic of Korea, the Republic of Cuba, the Venezuelan regime of Nicolás Maduro, or the Syrian Arab Republic, including any agency of or any other entity under significant control of such "foreign country of concern". Any entity that does business with a state agency or political subdivision must disclose certain of their dealings with those "foreign countries of concern" to the Florida Department of Financial Services; and

WHEREAS, CONTRACTOR agrees to provide such goods and services as more particularly described in this Agreement, as well as in any bid or quotation documents or proposal documents issued in connection with this project.

NOW THEREFORE in consideration of the premises, and in consideration of the mutual conditions, covenants, and obligations hereafter expressed, the parties agree as follows:

1. **Recitals.** The foregoing recitals are true and correct, constitute a material inducement to the parties to enter into this Agreement, and are hereby ratified and made a part of this Agreement.

2. **Description of Work.**

   a. The VILLAGE hereby retains CONTRACTOR to furnish goods and/or services as described in the Scope of Services, which is attached hereto as Exhibit "A" and incorporated herein by reference. Any conflict between the terms and conditions in the body of this Agreement and the terms and conditions set forth in Exhibit "A" will be resolved in favor of the body of this Agreement.

   b. CONTRACTOR must provide all permits, labor, materials, equipment, and supervision necessary for the completion of the Scope of Services, unless specifically excluded.

   c. CONTRACTOR must also comply with, and abide by, all requirements as contained in any invitation to bid (ITB), request for proposals (RFP), request for qualifications (RFQ), bid specifications, engineering plans, shop drawings, material lists, or other similar documents issued for this project by the VILLAGE, together with any addenda, hereinafter the "Bid Documents, as applicable." The Bid Documents, if applicable, are hereby incorporated into this Agreement by reference and are declared to be material part of this Agreement.

3. **Commencement and completion/Term.** CONTRACTOR must commence work under this Agreement immediately upon receipt by CONTRACTOR of the Notice to Proceed and must complete the work not later than 186 calendar days thereafter.

4. **Payment.**

   a. The VILLAGE agrees to compensate CONTRACTOR, for work actually performed under this Agreement, at the rate or basis described in Exhibit "A", which is attached hereto and incorporated herein by reference. CONTRACTOR must perform all work required by the Scope of Services, but in no event will CONTRACTOR be paid more than the negotiated amount set forth in Exhibit "A".

   b. Progress payments, if any, will be made as set forth in Exhibit "A".

   c. The VILLAGE reserves the right to ratably withhold amounts in the event of the nonperformance of all or part of CONTRACTOR's obligations. CONTRACTOR must, without additional compensation, correct and revise any errors, omissions, or other deficiencies in its work product, services, or materials arising from the error or omission or negligent act of CONTRACTOR.

5. **Acceptance of Work, Payment Schedules, Terms, and Conditions.** When the VILLAGE receives an invoice sufficiently itemized to permit audit, the VILLAGE will diligently review the invoice. When the VILLAGE finds the invoice acceptable and finds the products and

services acceptable, the installment payment will be paid to CONTRACTOR within thirty (30) days after the date of receipt of the invoice, unless another payment schedule is provided in Exhibit "A." Upon receipt of written notice that the work is ready for final inspection and acceptance, the VILLAGE will promptly make such inspection. When it finds the work acceptable under this Agreement and the contract fully performed, it will promptly issue a final certificate stating that the work provided for in this Agreement has been completed, and acceptance by the VILLAGE under the terms and the conditions thereof, is recommended and the entire balance, found to be due to CONTRACTOR, will be paid to CONTRACTOR within thirty (30) days after the date of the final certificate. Before issuance of final certificate, CONTRACTOR must submit an affidavit satisfactory to the VILLAGE that all payrolls, subcontractors, materialmen, and other similar bills and indebtedness connected with the work have been paid.

6. **Warranty.** CONTRACTOR guarantees to repair, replace or otherwise make good to the satisfaction of the VILLAGE any defect in workmanship or material appearing in the work; and further guarantees the successful performance of the work for the service intended. Neither inspection nor payment, including final payment, by the VILLAGE will relieve CONTRACTOR from its obligations to do and complete the work in accordance with this Agreement. If the VILLAGE deems it inexpedient to require CONTRACTOR to correct deficient or defective work, the VILLAGE may make an equitable deduction from the contract price, or, in the alternative, the VILLAGE may seek damages. CONTRACTOR warrants that the data utilized by CONTRACTOR (other than as provided by the VILLAGE) is from a source, and collected using methodologies, which are generally recognized in CONTRACTOR's industry or profession to be a reliable basis and foundation for CONTRACTOR's work product. CONTRACTOR must notify the VILLAGE in writing if it appears, in CONTRACTOR's professional judgement that the data or information provided by the VILLAGE for use in CONTRACTOR's work product is incomplete, defective, or unreliable. CONTRACTOR guarantees to amend, revise, or correct to the satisfaction of the VILLAGE any error appearing in the work as a result of CONTRACTOR's failure to comply with the warranties and representations contained herein.

7. **Project management.** The Project Managers for this project are as follows. Any subsequent changes to the Project Manager for either party may be provided by notice as described in paragraph 8 below and does not require an amendment to this Agreement.

   a. VILLAGE's Project Manager is: Patrick Nolan, Utilities and Public Works Director.

   b. CONTRACTOR's Project Manager is: Brandon Holst, Vice President.

8. **Notices.** All notices to the parties under this Agreement must be in writing and sent certified mail to:

   a. To VILLAGE: Indiantown Village Council, Attention: Village Manager, 15516 SW Osceola St., Suite B, Indiantown, Florida 34956;

b. To CONTRACTOR: Florida Design Drilling, LLC, Attention: Brandon Holst, Vice President, 7733 Hooper Road, West Palm Beach, Florida 33411.

9. **Insurance.**

a. CONTRACTOR must maintain such insurance as will fully protect both CONTRACTOR and the VILLAGE from any and all claims under any Workers Compensation Act or Employers Liability Laws, and from any and all other claims of whatsoever kind or nature to the damage or property, or for personal injury, including death, made by anyone whomsoever, that may arise from operations carried on under this Agreement, either by CONTRACTOR, any subcontractor, or by anyone directly or indirectly engaged or employed by either of them.

b. The insurance coverage required by this Agreement must not be less than the amounts described in the Bid Documents. If the Bid Documents do not state an insurance requirement or the amount of insurance, then the amount of insurance required by this Agreement must not be less than:

i. Workers' Compensation (unless exempt) with Employers' Liability with a limit of $500,000.00 each accident, $500,000.00 each employee, $500,000.00 policy limit for disease;
ii. Commercial General Liability (CGL) insurance with a limit of not less than $500,000.00 each occurrence. If such CGL insurance contains a general aggregate limit, it shall apply separately to this location, project, and work in the amount of $1,000,000.00. Products and completed operations aggregate shall be $1,000,000.00. CGL insurance shall be written on an occurrence form and include bodily injury and property damage liability for premises, operations, independent contractors, products and completed operations, contractual liability, broad form property damage and property damage resulting from explosion, collapse or underground (x, c, u) exposures, personal injury, and advertising injury. Damage to rented premises shall be included at $100,000.00.
iii. Commercial Automobile Liability Insurance with a limit of not less than $1,000,000.00 each accident for bodily injury and property damage liability. Such insurance shall cover liability arising out of any auto (including owned, hired and non-owned autos) and such policy shall be endorsed to provide contractual liability coverage; and
iv. Fire damage liability shall be included at $500,000.00.

b. CONTRACTOR must furnish the VILLAGE with Certificates of Insurance, which are to be signed by a person authorized by that insurer to bind coverage on its behalf. The VILLAGE is to be specifically included as an additional insured and loss payee on all policies except Workers' Compensation. In the event the insurance coverage expires prior to the completion of the project, a renewal certificate must be issued 30 days prior to the expiration date. The policy must provide a 30-day notification clause in the event

of cancellation or modification to the policy. All certificates of insurance must be on file with and approved by the VILLAGE before commencement of any work activities.

c. The insurance coverages procured by CONTRACTOR as required herein will be considered as primary insurance over and above any other insurance, or self–insurance, available to CONTRACTOR, and any other insurance, or self-insurance available to CONTRACTOR will be considered secondary to, or in excess of, the insurance coverage(s) procured by CONTRACTOR as required herein.

10. **Termination.**

a. Termination at Will: This Agreement may be terminated by the VILLAGE in whole or in part at any time without cause by the VILLAGE giving written notice to CONTRACTOR not less than 30 days prior to the date of termination; provided, however, that in such event, neither party will be relieved from its rights or obligations of this Agreement through the date of the actual termination. Notice must be delivered by certified mail, return receipt requested, or in person with proof of delivery.

b. Termination for Cause: This Agreement may be terminated by either party for cause by the VILLAGE or CONTRACTOR giving written notice to the other party not less than 10 days prior to the date of termination; provided, however, that in such event, neither party will be relieved from its rights or obligations of this Agreement through the date of the actual termination. Notice must be delivered by certified mail, return receipt requested, or in person with proof of delivery.

11. **General Provisions.** CONTRACTOR must comply with the following general provisions:

a. Bond. If a surety bond has been required by the Bid Documents for CONTRACTOR's faithful performance and payment, and if at any time the surety is no longer acceptable to the VILLAGE, CONTRACTOR must, at its expense, within five (5) days after the receipt of notice from the VILLAGE to do so, furnish an additional bond or bonds in such form and with such Surety or Sureties as are satisfactory to the VILLAGE. The VILLAGE will not make any further payment to CONTRACTOR, nor will any further payment be deemed to be due to CONTRACTOR, until such new or additional security for the faithful performance of the work is furnished in a manner and form satisfactory to the VILLAGE.

b. Compliance with Laws. In providing the Scope of Services, CONTRACTOR must comply with all federal, state, and local laws, statutes, ordinances, rules, and regulations pertaining to or regulating the provision of such services, including those now in effect and hereafter adopted.

c. Personal nature of Agreement; Assignment.

i. The parties acknowledge that the VILLAGE places great reliance and emphasis upon the knowledge, expertise, training, and personal abilities of CONTRACTOR. Accordingly, this Agreement is personal and CONTRACTOR is prohibited from

assigning or delegating any rights or duties hereunder without the specific written consent of the VILLAGE.

ii. If CONTRACTOR requires the services of any subcontractor or professional associate in connection with the work to be performed under this Agreement, CONTRACTOR must obtain the written approval of the VILLAGE Project Manager prior to engaging such subcontractor or professional associate. CONTRACTOR will remain fully responsible for the services of any subcontractors or professional associates.

d. Discrimination.

i. CONTRACTOR shall not discriminate against any employee employed in the performance of this Agreement, or against any applicant for employment because of age, ethnicity, race, religious belief, disability, national origin, or sex. CONTRACTOR shall not exclude any person, on the grounds of age, ethnicity, race, religious belief, disability, national origin, or sex, from participation in, denied the benefits of, or be otherwise subjected to discrimination in any activity under, this Agreement.

ii. CONTRACTOR shall provide a harassment-free workplace, with any allegation of harassment given priority attention and action by management.

e. Independent contractor.

i. CONTRACTOR is, and will be deemed to be, an independent contractor and not a servant, employee, joint adventurer, or partner of the VILLAGE. None of CONTRACTOR's agents, employees, or servants are, or will be deemed to be, the agent, employee, or servant of the VILLAGE. None of the benefits, if any, provided by the VILLAGE to its employees, including but not limited to, compensation insurance and unemployment insurance, are available from the VILLAGE to the employees, agents, or servants of CONTRACTOR. CONTRACTOR will be solely and entirely responsible for its acts and for the acts of its agents, employees, servants, and subcontractors during the performance of this Agreement. Although CONTRACTOR is an independent contractor, the work contemplated herein must meet the approval of the VILLAGE and is subject to the VILLAGE's general right of inspection to secure the satisfactory completion thereof. CONTRACTOR must comply with all Federal, State and municipal laws, rules and regulations that are now or may in the future become applicable to CONTRACTOR, or to CONTRACTOR's business, equipment, or personnel engaged in operations covered by this Agreement or accruing out of the performance of such operations. The VILLAGE will not be held responsible for the collection of or the payment of taxes or contributions of any nature on behalf of CONTRACTOR.

ii. CONTRACTOR will bear all losses resulting to it on account of the amount or character of the work, or because of bad weather, or because of errors or omissions in its contract price.

iii. CONTRACTOR must utilize, and must expressly require all subcontractors to utilize, the U.S. Department of Homeland Security's E-Verify system to verify the employment eligibility of all new employees hired by CONTRACTOR and any subcontractors during the Term of this Agreement.

f. Indemnification.

i. CONTRACTOR must indemnify and hold the VILLAGE harmless against and from any and all claims, losses, penalties, interest, demands, judgments, costs, damages, or expenses, including attorney's fees and court costs, incurred by the VILLAGE, or its agents, officers, or employees, arising directly or indirectly from CONTRACTOR's performance under this Agreement or by any person on CONTRACTOR's behalf, including but not limited to those claims, losses, penalties, interest, demands, judgments, costs, damages, or expenses arising out of any accident, casualty, or other occurrence causing injury to any person or property. This includes persons employed or utilized by CONTRACTOR (including CONTRACTOR's agents, employees, and subcontractors). CONTRACTOR must further indemnify the VILLAGE against any claim that any product purchased or licensed by the VILLAGE from CONTRACTOR under this Agreement infringes a United States patent, trademark, or copyright. CONTRACTOR acknowledges that CONTRACTOR has received consideration for this indemnification, and any other indemnification of the VILLAGE by CONTRACTOR provided for within the Bid Documents, the sufficiency of such consideration being acknowledged by CONTRACTOR, by CONTRACTOR's execution of this Agreement. CONTRACTOR's obligation will not be limited by, or in any way to, any insurance coverage or by any provision in or exclusion or omission from any policy of insurance, whether such insurance is in connection with this Agreement or otherwise. Such indemnification is in addition to any and all other legal remedies available to the VILLAGE and not considered to be the VILLAGE's exclusive remedy.

ii. In the event that any claim in writing is asserted by a third party which may entitle the VILLAGE to indemnification, the VILLAGE must give notice thereof to CONTRACTOR, which notice must be accompanied by a copy of statement of the claim. Following the notice, CONTRACTOR has the right, but not the obligation, to participate at its sole expense, in the defense, compromise or settlement of such claim with counsel of its choice. If CONTRACTOR does not timely defend, contest, or otherwise protect against any suit, action or other proceeding arising from such claim, or in the event the VILLAGE decides to participate in the proceeding or defense, the VILLAGE will have the right to defend, contest, or otherwise protect itself against same and be reimbursed for expenses and reasonable attorney's fees and, upon not less than ten (10) days notice to CONTRACTOR, to

make any reasonable compromise or settlement thereof. In connection with any claim as aforesaid, the parties hereto must cooperate fully with each other and make available all pertinent information necessary or advisable for the defense, compromise or settlement of such claim.

iii. The indemnification provisions of this paragraph will survive the termination of this Agreement.

g. Sovereign Immunity. Nothing in this Agreement extends, or will be construed to extend, the VILLAGE's liability beyond that provided in section 768.28, Florida Statutes. Nothing in this Agreement is a consent, or will be construed as consent, by the VILLAGE to be sued by third parties in any matter arising out of this Agreement.

h. Public records.

i. CONTRACTOR is a "Contractor" as defined by Section 119.0701(1)(a), Florida Statutes, and must comply with the public records provisions of Chapter 119, Florida Statutes, including the following:

1. Keep and maintain public records required by the VILLAGE to perform the service.
2. Upon request from the VILLAGE's custodian of public records, provide the VILLAGE with a copy of the requested records or allow the records to be inspected or copied within a reasonable time at a cost that does not exceed the cost provided in Chapter 119 or as otherwise provided by law.
3. Ensure that public records that are exempt or confidential and exempt from public records disclosure requirements are not disclosed except as authorized by law for the duration of this Agreement term and following completion of the Agreement if CONTRACTOR does not transfer the records to the VILLAGE.
4. Upon completion of this Agreement, transfer, at no cost, to the VILLAGE all public records in possession of CONTRACTOR or keep and maintain public records required by the VILLAGE to perform the service. If CONTRACTOR transfers all public records to the VILLAGE upon completion of this Agreement, CONTRACTOR must destroy any duplicate public records that are exempt or confidential and exempt from public records disclosure requirements. If CONTRACTOR keeps and maintains public records upon completion of this Agreement, CONTRACTOR must meet all applicable requirements for retaining public records. All records stored electronically must be provided to the VILLAGE, upon request from the VILLAGE's custodian of public records, in a format that is compatible with the information technology systems of the VILLAGE.

ii. "Public records" is defined in Section 119.011(12), Florida Statutes, as may, from time to time, be amended.

iii. If CONTRACTOR asserts any exemptions to the requirements of Chapter 119 and related law, CONTRACTOR will have the burden of establishing such exemption, by way of injunctive or other relief as provided by law.

iv. CONTRACTOR consents to the VILLAGE's enforcement of CONTRACTOR's Chapter 119 requirements, by all legal means, including, but not limited to, a mandatory injunction, whereupon CONTRACTOR must pay all court costs and reasonable attorney's fees incurred by VILLAGE.

v. CONTRACTOR's failure to provide public records within a reasonable time may be subject to penalties under Section 119.10, Florida Statutes. Further, such failure by CONTRACTOR will be grounds for immediate unilateral cancellation of this Agreement by the VILLAGE.

vi. **IF THE CONTRACTOR HAS QUESTIONS REGARDING THE APPLICATION OF CHAPTER 119, FLORIDA STATUTES, TO THE CONTRACTOR'S DUTY TO PROVIDE PUBLIC RECORDS RELATING TO THIS CONTRACT, CONTACT THE CUSTODIAN OF PUBLIC RECORDS, LARHONDA MCBRIDE, VILLAGE CLERK, AT (772) 597-8294, lmcbride@indiantownfl.gov; MAILING ADDRESS: 15516 SW OSCEOLA ST., SUITE B, INDIANTOWN FL 34956.**

i. Federal or State Funding. If any portion of the funding for this Agreement is derived from the State of Florida, or any department of the State of Florida, or from federal funding through the State of Florida, the provisions of this sub-paragraph shall apply, provisions elsewhere in this Agreement to the contrary notwithstanding. CONTRACTOR shall make inquiry from the VILLAGE's Project Manager to determine whether Federal or State funding is applicable to this Agreement.

i. E-Verify. CONTRACTOR must utilize, and must expressly require all subcontractors to utilize, the U.S. Department of Homeland Security's E-Verify system to verify the employment eligibility of all new employees hired by CONTRACTOR during the Term of this Agreement.

ii. Agency. CONTRACTOR agrees and acknowledges that it, its employees, and its subcontractors are not agents or employees of the Federal Government, of the State of Florida, or of any department of the Federal Government or the State of Florida.

iii. Indemnification. To the fullest extent permitted by law, CONTRACTOR shall indemnify and hold harmless the VILLAGE, the Federal Government, the State of Florida, any department of the Federal Government or the State of Florida, and all officers and employees, from liabilities, damages, losses and costs, including, but not limited to, reasonable attorney's fees, to the extent caused by the negligence, recklessness or intentional wrongful misconduct of CONTRACTOR and persons employed or utilized by CONTRACTOR in the performance of this Agreement. This indemnification shall survive the termination of this Agreement. Nothing contained in this paragraph is intended to nor shall it constitute a waiver of the State of Florida and the VILLAGE's sovereign immunity.

iv. Workers' Compensation Insurance. CONTRACTOR must provide Workers' Compensation Insurance in accordance with Florida's Workers' Compensation law for all employees. If subletting any of the work, CONTRACTOR must ensure that the subcontractor(s) have Workers' Compensation Insurance for their employees in accordance with Florida's Workers' Compensation law. If using "leased employees"

or employees obtained through professional employer organizations ("PEO's"), CONTRACTOR must ensure that such employees are covered by Workers' Compensation insurance through the PEO's or other leasing entities. CONTRACTOR must ensure that any equipment rental agreements that include operators or other personnel who are employees of independent Contractors, sole proprietorships or partners are covered by insurance required under Florida's Workers' Compensation law.

v. Liability Insurance. Contractor shall carry Commercial General Liability insurance providing continuous coverage for all work or operations performed under the Agreement. Such insurance shall be no more restrictive than that provided by the latest occurrence form edition of the standard Commercial General Liability Coverage Form (ISO Form CG 00 01) as filed for use in the State of Florida. CONTRACTOR shall cause the State of Florida to be made an Additional Insured as to such insurance. Such coverage shall be on an "occurrence" basis and shall include Products/Completed Operations coverage. The coverage afforded to the State of Florida as an Additional Insured shall be primary as to any other available insurance and shall not be more restrictive than the coverage afforded to the Named Insured. The limits of coverage shall not be less than $1,000,000 for each occurrence and not less than a $5,000,000 annual general aggregate, inclusive of amounts provided by an umbrella or excess policy. The limits of coverage described herein shall apply fully to the work or operations performed under the Contract and may not be shared with or diminished by claims unrelated to this Agreement. The policy/ies and coverage described herein may be subject to a deductible. CONTRACTOR shall pay all deductibles as required by the policy. No policy/ies or coverage described herein may contain or be subject to a Retention or a Self-Insured Retention. At all renewal periods which occur prior to final acceptance of the work, the VILLAGE and the State of Florida shall be provided with an ACORD Certificate of Liability Insurance reflecting the coverage described herein. The VILLAGE and the State of Florida shall be notified in writing within ten days of any cancellation, notice of cancellation, lapse, renewal, or proposed change to any policy or coverage described herein. The VILLAGE's or the State of Florida's approval or failure to disapprove any policy/ies, coverage, or ACORD Certificates shall not relieve or excuse any obligation to procure and maintain the insurance required herein, nor serve as a waiver of any rights or defenses the VILLAGE or the State of Florida may have.

vi. Inspections. CONTRACTOR shall permit, and require its subcontractors to permit, the VILLAGE's and the State of Florida's authorized representatives to inspect all work, materials, payrolls, and records, to audit the books, records, and accounts pertaining to the financing and development of the Services described in the Contract Documents.

vii. Auditor General Cooperation. CONTRACTOR shall comply with §20.055 (5), Florida Statutes, and shall incorporate in all subcontracts the obligation to comply with §20.055 (5), Florida Statutes.

j. Compliance/Consistency with Scrutinized Companies Provisions of Florida Statutes. Section 287.135(2)(a), Florida Statutes, prohibits a company from bidding on, submitting

a proposal for, or entering into or renewing a contract for goods or services of any amount if, at the time of contracting or renewal, the company is on the Scrutinized Companies that Boycott Israel List, created pursuant to section 215.4725, Florida Statutes, or is engaged in a boycott of Israel. Section 287.135(2)(b), Florida Statutes, further prohibits a company from bidding on, submitting a proposal for, or entering into or renewing a contract for goods or services over one million dollars ($1,000,000) if, at the time of contracting or renewal, the company is on either the Scrutinized Companies with Activities in Sudan List or the Scrutinized Companies with Activities in the Iran Petroleum Energy Sector List, both created pursuant to section 215.473, Florida Statutes, or the company is engaged in business operations in Cuba or Syria. CONTRACTOR hereby certifies that CONTRACTOR is not listed on any of the following: (i) the Scrutinized Companies that Boycott Israel List, (ii) Scrutinized Companies with Activities in Sudan List, or (iii) the Scrutinized Companies with Activities in the Iran Petroleum Energy Sector List. CONTRACTOR further hereby certifies that CONTRACTOR is not engaged in a boycott of Israel or engaged in business operations in Cuba or Syria. CONTRACTOR understands that pursuant to section 287.135, Florida Statutes, the submission of a false certification may subject CONTRACTOR to civil penalties, attorney's fees, and/or costs. CONTRACTOR further understands that any contract with VILLAGE for goods or services of any amount may be terminated at the option of VILLAGE if CONTRACTOR (i) is found to have submitted a false certification, (ii) has been placed on the Scrutinized Companies that Boycott Israel List, or (iii) is engaged in a boycott of Israel. And, in addition to the foregoing, if the amount of the contract is one million dollars ($1,000,000) or more, the contract may be terminated at the option of VILLAGE if the company is found to have submitted a false certification, has been placed on the Scrutinized Companies with Activities in Sudan List or the Scrutinized Companies with Activities in the Iran Petroleum Energy Sector List, or has been engaged in business operations in Cuba or Syria.

k. **Disclosure Requirements for "Foreign Countries of Concern".** CONTRACTOR shall comply with the disclosure requirements set forth is section 286.101 (3) (a), F.S., which requires "Any entity that applies to a state agency or political subdivision for a grant or proposes having a contract value of $100,000 or more shall disclose to the state agency or political subdivision any current or prior interest of, any contract with, or any grant or gift received from a "foreign country of concern" if such interest, contract, grant or gift received from a "foreign country of concern" if such interest, contract, grant or gift has a value of $50,000 or more and such interest existed at any time or such contract, grant or gift was received or in force at any time during the previous five (5) years. Such disclosure shall contain the name and mailing address of the disclosing entity, the amount of the gift or the value of the interest disclosed, the applicable "foreign country of concern" and, if applicable the date of termination of the contract or interest, the date of receipt of the grant or gift and the name of the agent or controlled entity that is the source or interest holder. Within one (1) year before applying for any grant or proposing any contract, such entity must provide a copy of such disclosure to the Department of Financial Services". Pursuant to section 268.101(7), F.S.: "In addition to any fine assessed under [section 286.101(7)(a), F.S.], a final order determining a third or subsequent violation by an entity other than a state agency or political subdivision shall automatically disqualify the entity from

eligibility for any grant or contract funded by a state agency or any political subdivision until such ineligibility is lifted by the Administration Commission for good cause."

l. **Public Entities Crime or Convicted Vendor List.** CONTRACTOR agrees and assumes a continuous duty to disclose to the VILLAGE if the CONTRACTOR or any of its affiliates as defined by Section 287.133(1)(a), Florida Statutes are placed on the Convicted Vendor List or the Antitrust Violator Vendor List maintained by the Florida Department of Management Services.

m. **Data Management; Notice of Breach.** CONTRACTOR shall cooperate with the VILLAGE and provide timely incident reporting, response activities/fact gathering, public and agency notification, severity level assessment, after-action reports, etc., which the VILLAGE must report in accordance with Sections 282.3185(5) & (6), Florida Statutes in the event of a data breach.

n. **Environmental and Social Government and Corporate Activism.** The VILLAGE has not given preference or requested documentation from the CONTRACTOR based on CONTRACTOR's social, political or ideological interest. CONTRACTOR agrees to similarly not request documentation or give preference to any subcontractor based on the subcontractor's social, political or ideological interests.

o. **No Coercion for Labor or Services.** CONTRACTOR swears under penalty of perjury that CONTRACTOR does not use coercion for labor or services as defined as follows:

"Coercion" means:

i. Using or threatening to use physical force against any person;

ii. Restraining, isolating, or confining or threatening to restrain, isolate, or confine any person without lawful authority and against her or his will;

iii. Using lending or other credit methods to establish a debt by any person when labor or services are pledged as a security for the debt, if the value of the labor or services as reasonably assessed is not applied toward the liquidation of the debt, the length and nature of the labor or services are not respectively limited and defined;

iv. Destroying, concealing, removing, confiscating, withholding, or possessing any actual or purported passport, visa, or other immigration document, or any other actual or purported government identification document, of any person;

v. Causing or threatening to cause financial harm to any person;

vi. Enticing or luring any person by fraud or deceit; or

vii. Providing a controlled substance as outlined in Schedule I or Schedule II of Sec. 893.03, Fla. Stat. to any person for the purpose of exploitation of that person.

p. **Miscellaneous Provisions.** The following miscellaneous provisions apply to this Agreement:

i. **Binding Nature of Agreement.** This Agreement is binding upon the successors and assigns of the parties hereto.

ii. **Entire Agreement.** This Agreement states the entire understanding between the parties and supersedes any written or oral representations, statements, negotiations, or agreements to the contrary. CONTRACTOR recognizes that any representations, statements, or negotiations made by the VILLAGE staff do not suffice to legally bind the VILLAGE in a contractual relationship unless they have been reduced to writing, authorized, and signed by the authorized VILLAGE representatives.

iii. **Amendment.** No modification, amendment, or alteration in the terms or conditions of this Agreement will be effective unless contained in a written document executed with the same formality as this Agreement.

iv. **Non-appropriation.** Village's performance and obligation to pay under this Agreement is contingent upon an appropriation during the Village's annual budget approval process. If funds are not appropriated for a fiscal year, then the Contractor shall be notified as soon as is practical by memorandum from the Village Manager or designee that funds have not been appropriated for continuation of the Agreement, and the Agreement shall expire at the end of the fiscal year for which funding has been appropriated. The termination of the Agreement at fiscal year-end shall be without penalty or expense to the Village subject to the Village paying all invoices for services rendered during the period the Agreement was funded by appropriations.

v. **Severability**. If any term or provision of this Agreement is held, to any extent, invalid or unenforceable, as against any person, entity, or circumstance during the Term hereof, by force of any statute, law, or ruling of any forum of competent jurisdiction, such invalidity will not affect any other term or provision of this Agreement, to the extent that the Agreement will remain operable, enforceable, and in full force and effect to the extent permitted by law.

vi. **Construction**. If any provision of this Agreement becomes subject to judicial interpretation, the court interpreting or considering such provision should not apply the presumption or rule of construction that the terms of this Agreement be more strictly construed against the party which itself or through its counsel or other agent prepared it. All parties hereto have participated in the preparation of the final form of this Agreement through review by their respective counsel, if any, or the negotiation of specific language, or both, and, therefore, the application of such presumption or rule of construction would be inappropriate and contrary to the intent of the parties.

vii. **Headings**. All headings in this Agreement are for convenience only and are not to be used in any judicial construction or interpretation of this Agreement or any paragraph.

viii. **Waiver**. The indulgence of either party with regard to any breach or failure to perform any provision of this Agreement does not constitute a waiver of the provision or any portion of this Agreement, either at the time the breach or failure occurs or at any time throughout the term of this Agreement. The review of, approval of, or payment for any of CONTRACTOR's work product, services, or materials does not operate as a waiver, and should not be construed as a waiver, of any of the VILLAGE's rights under this Agreement, or of any cause of action the VILLAGE may have arising out of the performance of this Agreement.

ix. **Force Majeure**. Notwithstanding any provisions of this Agreement to the contrary, the parties will not be held liable if failure or delay in the performance of this Agreement arises from fires, floods, strikes, embargos, acts of the public enemy, unusually severe weather, out break of war, restraint of government, riots, civil commotion, force majeure, act of God, or for any other cause of the same character which is unavoidable through the exercise of due care and beyond the control of the parties. This provision does not apply if the "Scope of Services" of this Agreement specifies that performance by CONTRACTOR is specifically required during the occurrence of any of the events herein mentioned.

x. **Law; Venue.** This Agreement is being executed in Martin County, Florida and is governed in accordance with the laws of the State of Florida. Venue of any action hereunder will be in Martin County, Florida.

q. Additional Provisions. This Agreement shall be subject to the terms of the Florida Department of Environmental Protection State Revolving Fund Program Supplementary Conditions for Formally Advertised Construction Procurement, attached hereto as Exhibit "B".

(SIGNATURE PAGE TO FOLLOW)

IN WITNESS WHEREOF, the parties hereto have signed and sealed this Agreement effective the date first written above.

Under penalties of perjury, and pursuant to Sec. 92.525, Fla. Stat., CONTRACTOR declares that CONTRACTOR has read the foregoing Section 14(o) above and that the facts stated in it are true.

VILLAGE OF INDIANTOWN, a Florida municipal corporation

_____
CARMINE DIPAOLO
MAYOR

ATTEST:

(Seal)

_____
LARHONDA MCBRIDE, VILLAGE CLERK

Date signed by VILLAGE: _____

FLORIDA DESIGN DRILLING, LLC

by _____
Brandon Holst, as its Vice President and authorized agent

STATE OF _____
COUNTY OF _____

The foregoing instrument was acknowledged before me by means of ☐ physical presence or ☐ online notarization, this _____ day of _____, 2026, by Brandon Holst as authorized agent of Florida Design Drilling, LLC, a Florida Limited Liability Company, on behalf of the company, and he is personally known to me or has produced _____ as identification.

_____
Signature of Notary Public - State of Florida

_____
Printed/Typed/Stamped Name of Notary
My commission expires:

EXHIBIT "A"

March 13, 2026

To: Patrick Nolan
Utilities and Public Works Director
Village of Indiantown
15516 SW Osceola St.
Suite B
Indiantown, Florida 34956

From: Florida Design Drilling LLC

Project: Wells #1, #3, and #5 Overdrill and Well #4 Replacement

We are pleased to offer this proposal to furnish all labor, equipment, and materials to overdrill Indiantown Wells #1, #3, and #5, and abandon and replace well #4.

The price for the overdrill of wells #1, #3, and #5 is $410,000 each.

The price for the replacement of well #2 is $520,000.

Total Cost: $1,750,000

Sincerely,

Brandon Holst
Vice President
Florida Drilling
561-568-1231
brandon@fldrilling.com

7733 Hooper Road, West Palm Beach, FL 33411
www.FLDrilling.com
Phone: 561-844-2966 Fax: 561-844-2967
State of Florida Water Well Contractor #11148

INDIANTOWN SURFICIAL WELLS

WELL 1 OVERDRILL					
1	MOBILIZATION	1	LS	$ 50,000.00	$ 50,000.00
2	PULL EXISTING PUMP, MOTOR, WELLHEAD, APPURTANANCES	1	LS	$ 25,000.00	$ 25,000.00
3	REMOVE SURFACE CASING, OUTER CASING, INNER CASING, AND SCREEN USING OVERDRILL METHOD; BACKFILL BOREHOLE WITH GRAVEL	1	LS	$ 25,000.00	$ 25,000.00
4	FURNISH, INSTALL, AND GROUT 24-INCH DIAMETER STEEL SURFACE CASING TO 50 FT	1	LS	$ 75,000.00	$ 75,000.00
5	DRILL A NOMINAL 22-INCH DIAMETER BOREHOLE USING MUD ROTARY METHOD	1	LS	$ 35,000.00	$ 35,000.00
7	FURNISH AND INSTALL 16-INCH DIAMETER STEEL CASING	1	LS	$ 25,000.00	$ 25,000.00
8	CEMENT GROUT 16-INCH DIAMETER STEEL CASING IN PLACE	1	LS	$ 10,000.00	$ 10,000.00
9	DRILL A NOMINAL 14-INCH DIAMETER BOREHOLE USING MUD ROTARY METHOD	1	LS	$ 20,000.00	$ 20,000.00
10	FURNISH AND INSTALL 8-INCH DIAMETER 316 STAINLESS STEEL WELL SCREEN	1	LS	$ 20,000.00	$ 20,000.00
11	FURNISH AND INSTALL 8-INCH DIAMETER PVC RISER	1	LS	$ 18,500.00	$ 18,500.00
12	FURNISH AND INSTALL WELL GRAVEL PACK	1	LS	$ 5,000.00	$ 5,000.00
13	PERFORM AIRLIFT WELL DEVELOPMENT	1	LS	$ 7,500.00	$ 7,500.00
14	PERFORM JETTING WITH SIMULTANEOUS AIRLIFT WELL DEVELOPMENT AND CLEANOUT OF BOREHOLE	1	LS	$ 18,000.00	$ 18,000.00
15	PERFORM PUMP DEVELOPMENT	1	LS	$ 10,000.00	$ 10,000.00
16	CONDUCT STEP-RATE PUMP TEST	1	LS	$ 3,000.00	$ 3,000.00
17	COMPLETE WELL VIDEO LOGGING	1	LS	$ 3,000.00	$ 3,000.00
18	WATER QUALITY SAMPLING	1	LS	$ 10,000.00	$ 10,000.00
19	INSTALL NEW 16" STEEL WELLHEAD AND EXISTING PUMP AND MOTOR	1	LS	$ 25,000.00	$ 25,000.00
20	WELL DISINFECTION AND BACTERIOLOGIC CLEARANCE	1	LS	$ 10,000.00	$ 10,000.00
21	DEMOBILIZATION AND SITE RESTORATION	1	LS	$ 5,000.00	$ 5,000.00
22	CONTINGENCY FOR ABOVE GROUND PIPING REPLACEMENT	1	LS	$ 10,000.00	$ 10,000.00
				WELL 1 OVERDRILL SUBTOTAL:	**$ 410,000.00**
WELL 3 OVERDRILL					
1	MOBILIZATION	1	LS	$ 50,000.00	$ 50,000.00
2	PULL EXISTING PUMP, MOTOR, WELLHEAD, APPURTANANCES	1	LS	$ 25,000.00	$ 25,000.00
3	REMOVE SURFACE CASING, OUTER CASING, INNER CASING, AND SCREEN USING OVERDRILL METHOD; BACKFILL BOREHOLE WITH GRAVEL	1	LS	$ 25,000.00	$ 25,000.00
4	FURNISH, INSTALL, AND GROUT 24-INCH DIAMETER STEEL SURFACE CASING TO 50 FT	1	LS	$ 75,000.00	$ 75,000.00
5	DRILL A NOMINAL 22-INCH DIAMETER BOREHOLE USING MUD ROTARY METHOD	1	LS	$ 35,000.00	$ 35,000.00
7	FURNISH AND INSTALL 16-INCH DIAMETER STEEL CASING	1	LS	$ 25,000.00	$ 25,000.00
8	CEMENT GROUT 16-INCH DIAMETER STEEL CASING IN PLACE	1	LS	$ 10,000.00	$ 10,000.00
9	DRILL A NOMINAL 14-INCH DIAMETER BOREHOLE USING MUD ROTARY METHOD	1	LS	$ 20,000.00	$ 20,000.00
10	FURNISH AND INSTALL 8-INCH DIAMETER 316 STAINLESS STEEL WELL SCREEN	1	LS	$ 20,000.00	$ 20,000.00
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21	DEMOBILIZATION AND SITE RESTORATION	1	LS	$ 5,000.00	$ 5,000.00
22	CONTINGENCY FOR ABOVE GROUND PIPING REPLACEMENT	1	LS	$ 10,000.00	$ 10,000.00
				WELL 3 OVERDRILL SUBTOTAL:	**$ 410,000.00**

	WELL 5 OVERDRILL				
1	MOBILIZATION	1	LS	$ 50,000.00	$ 50,000.00
2	PULL EXISTING PUMP, MOTOR, WELLHEAD, APPURTANANCES	1	LS	$ 25,000.00	$ 25,000.00
3	REMOVE SURFACE CASING, OUTER CASING, INNER CASING, AND SCREEN USING OVERDRILL METHOD; BACKFILL BOREHOLE WITH GRAVEL	1	LS	$ 25,000.00	$ 25,000.00
4	FURNISH, INSTALL, AND GROUT 24-INCH DIAMETER STEEL SURFACE CASING TO 50 FT	1	LS	$ 75,000.00	$ 75,000.00
5	DRILL A NOMINAL 22-INCH DIAMETER BOREHOLE USING MUD ROTARY METHOD	1	LS	$ 35,000.00	$ 35,000.00
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9	DRILL A NOMINAL 14-INCH DIAMETER BOREHOLE USING MUD ROTARY METHOD	1	LS	$ 20,000.00	$ 20,000.00
10	FURNISH AND INSTALL 8-INCH DIAMETER 316 STAINLESS STEEL WELL SCREEN	1	LS	$ 20,000.00	$ 20,000.00
11	FURNISH AND INSTALL 8-INCH DIAMETER PVC RISER	1	LS	$ 18,500.00	$ 18,500.00
12	FURNISH AND INSTALL WELL GRAVEL PACK	1	LS	$ 5,000.00	$ 5,000.00
13	PERFORM AIRLIFT WELL DEVELOPMENT	1	LS	$ 7,500.00	$ 7,500.00
14	PERFORM JETTING WITH SIMULTANEOUS AIRLIFT WELL DEVELOPMENT AND CLEANOUT OF BOREHOLE	1	LS	$ 18,000.00	$ 18,000.00
15	PERFORM PUMP DEVELOPMENT	1	LS	$ 10,000.00	$ 10,000.00
16	CONDUCT STEP-RATE PUMP TEST	1	LS	$ 3,000.00	$ 3,000.00
17	COMPLETE WELL VIDEO LOGGING	1	LS	$ 3,000.00	$ 3,000.00
18	WATER QUALITY SAMPLING	1	LS	$ 10,000.00	$ 10,000.00
19	INSTALL NEW 16" STEEL WELLHEAD AND EXISTING PUMP AND MOTOR	1	LS	$ 25,000.00	$ 25,000.00
20	WELL DISINFECTION AND BACTERIOLOGIC CLEARANCE	1	LS	$ 10,000.00	$ 10,000.00
21	DEMOBILIZATION AND SITE RESTORATION	1	LS	$ 5,000.00	$ 5,000.00
22	CONTINGENCY FOR ABOVE GROUND PIPING REPLACEMENT	1	LS	$ 10,000.00	$ 10,000.00
				WELL 5 OVERDRILL SUBTOTAL:	**$ 410,000.00**
	WELL 4 REPLACEMENT				
23	MOBILIZATION	1	LS	$ 50,000.00	$ 50,000.00
24	DRILL, FURNISH, INSTALL, AND GROUT 24-INCH DIAMETER STEEL SURFACE CASING TO 50 FT	1	LS	$ 95,000.00	$ 95,000.00
25	DRILL A NOMINAL 22-INCH DIAMETER BOREHOLE USING MUD ROTARY METHOD	1	LS	$ 55,000.00	$ 55,000.00
26	FURNISH AND INSTALL 16-INCH DIAMETER STEEL CASING	1	LS	$ 25,000.00	$ 25,000.00
27	CEMENT GROUT 16-INCH DIAMETER STEEL CASING IN PLACE	1	LS	$ 10,000.00	$ 10,000.00
28	DRILL A NOMINAL 14-INCH DIAMETER BOREHOLE USING MUD ROTARY METHOD	1	LS	$ 40,000.00	$ 40,000.00
29	FURNISH AND INSTALL 8-INCH DIAMETER 316 STAINLESS STEEL WELL SCREEN	1	LS	$ 20,000.00	$ 20,000.00
30	FURNISH AND INSTALL 8-INCH DIAMETER PVC RISER	1	LS	$ 18,500.00	$ 18,500.00
31	FURNISH AND INSTALL WELL GRAVEL PACK	1	LS	$ 5,000.00	$ 5,000.00
32	PERFORM AIRLIFT WELL DEVELOPMENT	1	LS	$ 20,000.00	$ 20,000.00
33	PERFORM JETTING WITH SIMULTANEOUS AIRLIFT WELL DEVELOPMENT AND CLEANOUT OF BOREHOLE	1	LS	$ 30,000.00	$ 30,000.00
34	PERFORM PUMP DEVELOPMENT	1	LS	$ 25,500.00	$ 25,500.00
35	CONDUCT STEP-RATE PUMP TEST	1	LS	$ 3,000.00	$ 3,000.00
36	COMPLETE WELL VIDEO LOGGING	1	LS	$ 3,000.00	$ 3,000.00
37	WATER QUALITY SAMPLING	1	LS	$ 10,000.00	$ 10,000.00
38	INSTALL NEW 16" STEEL WELLHEAD AND EXISTING PUMP AND MOTOR	1	LS	$ 25,000.00	$ 25,000.00
39	WELL DISINFECTION AND BACTERIOLOGIC CLEARANCE	1	LS	$ 10,000.00	$ 10,000.00
40	FURNISH AND INSTALL ABOVE GROUND PIPING AND VALVES	1	LS	$ 10,000.00	$ 10,000.00
41	FURNISH AND INSTALL WELL PAD	1	LS	$ 5,000.00	$ 5,000.00
42	TIE NEW WELL INTO EXISTING RAW WATER MAIN	1	LS	$ 5,000.00	$ 5,000.00
43	PLUG AND ABANDON EXISTING WELL, DEMOLISH EXISTING PAD, PEDSTAL AND PIPING	1	LS	$ 60,000.00	$ 50,000.00
44	DEMOBILIZATION AND SITE RESTORATION	1	LS	$ 5,000.00	$ 5,000.00
				WELL 4 REPLACEMENT SUBTOTAL:	**$ 520,000.00**
				GRAND TOTAL:	**$ 1,750,000.00**

EXHIBIT "B"

SUPPLEMENTARY CONDITIONS (CONSTRUCTION)

Florida Department of Environmental Protection

State Revolving Fund Program

Supplementary Conditions

for

Formally Advertised

Construction Procurement

Revised July 2025

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Revised July 2025

FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION
SUPPLEMENTARY CONDITIONS

The intent of the Florida Department of Environmental Protection (FDEP) Supplementary Conditions is to complement and supplement other provisions of the Bidding Documents. However, if there is any conflict between the FDEP Supplementary Conditions and other provisions of the Bidding Documents, the FDEP Supplementary Conditions shall take precedence over the other provisions except when the other provisions are similar to, but more stringent than, the FDEP Supplementary Conditions. When other provisions of the Bidding Documents are similar to, but more stringent than, the FDEP Supplementary Conditions, the more stringent provisions shall apply.

ARTICLE 1 - DEFINITIONS

Wherever used in these Supplementary Conditions (except in the appendices to these Supplementary Conditions), the following terms have the meanings indicated, which are applicable to both the singular and plural thereof.

1.1 Addendum -A written or graphic instrument that is issued prior to the opening of bids and that clarifies, corrects, or changes the Bidding Documents.

1.2 Agreement or Contract - The written agreement between the Owner and the Contractor covering the Work to be performed and furnished; these Supplementary Conditions and other Contract Documents are attached to the Agreement/Contract and made a part thereof as provided therein.

1.3 Bid - The offer or proposal of a bidder submitted on the prescribed form and setting forth the price(s) for the Work to be performed and furnished.

1.4 Bidder - Any person, firm, or corporation that submits a bid directly to the Owner.

1.5 Bidding Documents - The Advertisement for Bids or the Invitation to Bid, the Instructions to Bidders or the Information for Bidders, the Bid Form, the proposed Contract Documents, and all addenda.

1.6 Bond - An instrument of security.

1.7 Change Order - A document that is recommended by the Engineer and signed by the Contractor and the Owner; that authorizes an addition, deletion, or revision in the Work or an adjustment in the Contract Price or the Contract Time; and that is issued on or after the Effective Date of the Agreement/Contract.

1.8 Contract Documents - The Agreement/Contract; the Contractor's Bid when attached as an exhibit to the Agreement/Contract; the Performance and Payment Bond(s); the General Conditions; the Supplementary Conditions (including these Supplementary Conditions); the Specifications (written technical descriptions of material, equipment, construction systems, standards, and workmanship as applied to the Work and certain administrative details applicable thereto); the Drawings (drawings that show the character and scope of the Work to be performed and furnished); all addenda that pertain to the Contract Documents; and all change orders.

1.9 Contract Time - The number of days or the date stated in the Contract Documents for completion of the Work.

1.10 Contractor - The person, firm, or corporation with whom or which the Owner enters into the Agreement/Contract.

1.11 Effective Date of the Agreement/Contract - The date indicated in the Agreement/Contract on which the Agreement/Contract becomes effective, or if no such date is indicated in the Agreement/Contract, the date on which the Agreement/Contract is signed and delivered by the last of the two parties to sign and deliver the Agreement/Contract.

1.12 Engineer - The person, firm, or corporation named as such in the Contract Documents.

1.13 Minority Business Enterprise (MBE) - A historically Black college or university or a business that is (a) certified as socially and economically disadvantaged by the Small Business Administration, (b) certified as an MBE by a state or federal agency, or (c) an independent business concern which is at least 51-percent owned and controlled by minority group members. (A minority group member is an individual who is a citizen of the United States and one of the following: [i] Black American; [ii] Hispanic American [with origins from Puerto Rico, Mexico, Cuba, or South or Central America]; [iii] Native American [American Indian, Eskimo, Aleut, or native Hawaiian]; or [iv] Asian-Pacific American

[with origins from Japan, China, the Philippines, Vietnam, Korea, Samoa, Guam, the U.S. Trust Territories of the Pacific, Northern Marianas, Laos, Cambodia, Taiwan, or the Indian Subcontinent].)

1.14 Notice to Proceed -The written notice given by the Owner to the Contractor fixing the date on which the Contract Time will commence to run and on which the Contractor shall start to perform its obligations under the Contract Documents.

1.15 Owner - The local government (municipality, county, district, or authority; or any agency thereof; or a combination of two or more of the foregoing acting jointly) with which the Florida Department of Environmental Protection (FDEP) may execute, or has executed, a State Revolving Fund loan agreement and for which the Work is to be provided.

1.16 Project - The total construction or facilities described in a State Revolving Fund loan agreement between the FDEP and the Owner, of which the Work to be provided under the Contract Documents may be the whole or a part.

1.17 Sponsor – The recipient of the State Revolving Fund loan agreement that provides funds for the project.

1.18 Subcontract - A direct contract between a subcontractor and the Contractor, or any other subcontractor at any tier, for the furnishing of goods (material and equipment) or the performance of services (including construction) necessary to complete the Work.

1.19 Subcontractor - A person, firm, or corporation having a direct contract with the Contractor, or any other subcontractor at any tier, for the furnishing of goods (material and equipment) or the performance of services (including construction) necessary to complete the Work.

1.20 Successful Bidder - The lowest responsive, responsible bidder to whom or which the Owner intends to award the Agreement/Contract.

1.21 Women's Business Enterprise (WBE) - A business that is (a) certified as a WBE by a state or federal agency or (b) an independent business concern which is at least 51-percent owned and controlled/operated by women. (Determination of whether a business is at least 51-percent owned by women shall be made without regard to community property laws [e.g., an otherwise qualified WBE that is 51-percent owned by a married woman in a community property state will not be disqualified because the married woman's husband has a 50-percent interest in the married woman's share of the business; similarly, a business that is 51-percent owned by a married man and 49-percent owned by women will not become a qualified WBE by virtue of the married man's wife having a 50-percent interest in the married man's share of the business].)

1.22 Work - The entire completed construction or the various separately identifiable parts thereof required to be performed and furnished under the Contract Documents; Work is the result of performing services, furnishing labor, furnishing material and equipment, and incorporating material and equipment into the construction as required by the Contract Documents.

ARTICLE 2 - PRIVITY OF AGREEMENT/CONTRACT

2.1. The Owner expects to finance this Agreement/Contract with assistance from the FDEP, which administers a State Revolving Fund loan program supported in part with funds directly made available by grants from the United States Environmental Protection Agency (USEPA). Neither the State of Florida nor the United States (nor any of their departments, agencies, or employees) will be a party to this Agreement/Contract or any lower-tier subcontract.

ARTICLE 3 - PROCUREMENT REQUIREMENTS

3.1. This Agreement/Contract and the Owner's solicitation and award of this Agreement/Contract are subject to requirements contained in Chapter 62-503 (Revolving Loan Program) and/or Chapter 62-552, Florida Administrative Code as applicable.

ARTICLE 4 - RESOLUTION OF PROTESTS AND CLAIMS/DISPUTES

Resolution of Protests Concerning the Owner's Solicitation and/or Award of this Agreement/Contract:

4.1. Protests concerning the Owner's solicitation and/or award of this Agreement/Contract must be filed in writing with the Owner to be considered.

4.2. All timely written protests concerning the Owner's solicitation and/or award of this Agreement/Contract are to be resolved in accordance with the Owner's dispute resolution process. A copy of the ordinance(s), resolution(s), or written policy (policies) that set forth the Owner's dispute resolution process is included elsewhere in the Bidding Documents or is to be made available by the Owner upon request.

4.3. Neither the (FDEP) nor the USEPA will become a party to, or have any role in resolving, protests concerning the Owner's solicitation and/or award of this Agreement/Contract. Protest decisions made by the Owner cannot be appealed to the FDEP or the USEPA.

Resolution of Claims and Disputes Between the Owner and the Contractor:

4.4. Unless otherwise provided in the Contract Documents, all claims and disputes between the Owner and the Contractor arising out of, or relating to, the Contract Documents or the breach thereof are to be decided by arbitration (if the Owner and the Contractor mutually agree) or in a court of competent jurisdiction within the State of Florida.

4.5. Neither the FDEP nor the USEPA will become a party to, or have any role in resolving, claims and disputes between the Owner and the Contractor.

ARTICLE 5 - CHANGES TO THE BIDDING AND CONTRACT DOCUMENTS

5.1. All changes to the Bidding Documents made subsequent to the FDEP's acceptance of the Bidding Documents and prior to the opening of bids are to be documented via addendum (addenda) to the Bidding Documents; all changes to the Contract Documents made after the opening of bids are to be documented by change order(s) to the Contract Documents. The Owner shall submit all addenda and change orders to the FDEP.

ARTICLE 6 - BONDS AND INSURANCE

Bid Guarantees:

6.1. Each bidder's bid is to be accompanied by a bid guarantee made payable to the Owner in an amount at least equal to five percent of the bidder's maximum bid price and in the form of a certified check or bid bond.

Performance and Payment Bond(s):

6.2. The Contractor shall furnish a combined performance and payment bond in an amount at least equal to 100 percent of the Contract Price (or, if required elsewhere in the Contract Documents, the Contractor shall furnish separate performance and payment bonds, each in an amount at least equal to 100 percent of the Contract Price) as security for the faithful performance and payment of all the Contractor's obligations under the Contract Documents. This(these) bond(s) are to be delivered to the Owner by the Contractor along with the executed Agreement/Contract. The Owner shall forward a copy of this (these) bond(s) to the FDEP.

Insurance:

6.3. The Owner and/or the Contractor (as required elsewhere in the Contract Documents) shall purchase and maintain, during the period of construction, such liability insurance as is appropriate for the Work being performed and furnished and as will provide protection from claims that may arise out of, or result from, the Contractor's performance and furnishing of the Work (whether the Work is to be performed or furnished by the Contractor or any subcontractor at the Work site) and the Contractor's other obligations under the Contract Documents. This insurance is to include workers' compensation insurance, comprehensive general liability insurance, comprehensive automobile liability insurance, and contractual liability insurance applicable to the Contractor's indemnification obligations and is to be written for not less than the limits of liability and coverages determined by the Owner or required by law, whichever is greater.

6.4. The Owner and/or the Contractor (as required elsewhere in the Contract Documents) shall purchase and maintain, during the period of construction, property insurance upon the Work at the Work site in an amount equal to the full replacement cost of the Work or the full insurable value of the Work. This insurance is to include the interests of the Owner, the Contractor, and all subcontractors at the Work site (all of whom are to be listed as insured or additional insured parties); is to insure against the perils of fire and extended coverage; and is to include "all-risk" insurance for physical loss or damage due to theft, vandalism and malicious mischief, collapse, water damage, and/or all other risks against which coverage is obtainable.

6.5. Before any Work at the Work site is started, the Contractor shall deliver to the Owner certificates of insurance that the Contractor is required to purchase and maintain in accordance with Paragraphs 6.3 and 6.4 of this Article and other provisions of the Contract Documents, and the Owner shall deliver to the Contractor certificates of insurance that the Owner is required to purchase and maintain in accordance with Paragraphs 6.3 and 6.4 of this Article and other provisions of the Contract Documents.

ARTICLE 7 - AWARD OF AGREEMENT/CONTRACT

7.1. If this Agreement/Contract is awarded, it is to be awarded to the lowest responsive, responsible bidder. A fixed price (lump sum or unit price or both) agreement/contract is to be used. A clear explanation of the method of evaluating bids and the basis for awarding this Agreement/Contract are included elsewhere in the Bidding Documents. All bids may be rejected when in the best interest of the Owner. After the contract has been awarded, the Owner shall give the Contractor a notice to proceed fixing the date on which the Contract Time will commence to run. The Owner shall forward a copy of this notice to proceed to the FDEP.

ARTICLE 8 - ITEMIZED CONSTRUCTION COST BREAKDOWN; CONSTRUCTION AND PAYMENT SCHEDULES

8.1. The Contractor shall submit to the Owner, within ten calendar days after the Effective Date of this Agreement/Contract, an itemized construction cost breakdown and construction and payment schedules.

8.1.1. The itemized construction cost breakdown, or schedule of values, is to include quantities and prices of items aggregating the Contract Price and is to subdivide the Work into component parts in sufficient detail to serve as the basis for progress payments during construction. Such prices are to include an appropriate amount of overhead and profit applicable to each item of Work.

8.1.2. The construction, or progress, schedule is to indicate the Contractor's estimated starting and completion dates for the various stages of the Work and is to show both the projected cost of Work completed and the projected percentage of Work completed versus Contract Time.

8.1.3. The payment schedule is to show the Contractor's projected payments cumulatively by month.

ARTICLE 9 – FDEP/USEPA ACCESS TO RECORDS AND PROJECT SITE

9.1. Authorized representatives of the Owner, the FDEP, and the USEPA shall have access to, for the purpose of inspection, the Work site(s), any books, documents, papers, and records of the Contractor that are pertinent to this Agreement/Contract at any reasonable time. The Contractor shall retain all books, documents, papers, and records pertinent to this Agreement/Contract for a period of five years after receiving and accepting final payment under this Agreement/Contract.

NOTE: ARTICLE 10 ONLY APPLIES TO FEDERAL CAP GRANT PROJECTS

ARTICLE 10 - DISADVANTAGED BUSINESS ENTERPRISES

If bidders or prospective contractors (including the Contractor) intend to let any lower-tier goods or services (including construction) subcontracts for any portion of the Work, they shall take good faith efforts to assure that MBEs and WBEs are utilized, when possible, as sources of goods and services.

Good faith efforts are to include the following:

10.1.1. Require Disadvantaged Business Enterprises (DBEs) are made aware of contracting opportunities to the fullest extent practicable through outreach and recruitment activities. For Indian Tribal, State and Local and Government recipients, this will include placing DBEs on solicitation lists and soliciting them whenever they are potential sources.

10.1.2. Make information on forthcoming opportunities available to DBEs and arrange time frames for contracts and establish delivery schedules, where the requirements permit, in a way that encourages and facilitates participation by DBEs in the competitive process. This includes, whenever possible, posting solicitations for bids or proposals for a minimum of 30 calendar days before the bid or proposal closing date.

10.1.3. Consider in the contracting process whether firms competing for large contracts could subcontract with DBEs. For Indian Tribal, State and local Government recipients, this will include dividing total requirements when economically feasible into smaller tasks or quantities to permit maximum participation by DBEs in the competitive process.

10.1.4. Encourage contracting with a consortium of DBEs when a contract is too large for one of these firms to handle individually.

10.1.5. Use the services and assistance of the Small Business Administration and the Minority Business Development Agency of the Department of Commerce.

10.1.6. If the prime contractor awards subcontracts, require the prime contractor to take the steps in paragraphs 10.1.1 through 10.1.5 of this section.

10.2. Within ten calendar days after being notified of being the apparent Successful Bidder, the apparent Successful Bidder shall submit to the Owner documentation of the affirmative steps it has taken to utilize Minority and Women's Business Enterprises (MBEs and WBEs) in the Work and documentation of its intended use of MBEs and WBEs in the Work. The Owner shall keep this documentation on file and shall forward to the FDEP a copy of the apparent Successful Bidder's documentation concerning its intended use of MBEs and WBEs in the Work.

ARTICLE 11 - DEBARMENT AND SUSPENSION (EXECUTIVE ORDER 12549)

Certification Regarding Debarment, Suspension, Ineligibility and Voluntary Exclusion - Lower Tier Covered Transactions

11.1. The bidder certifies, by submission of this proposal, that neither the bidder nor its principals, nor the bidder's subcontractors nor their principals, are presently debarred, suspended, proposed for debarment, declared ineligible, or voluntarily excluded from participation in this transaction by any federal department or agency.

11.2. Where the bidder is unable to certify to any of the statements in this certification, such prospective participant shall attach an explanation to this proposal.

11.3. The bidder also certifies that it and its principals and the bidder's subcontractors and their principals:

11.3.1. Have not within a three-year period preceding this proposal been convicted of or had a civil judgment rendered against them for commission of fraud or a criminal offense in connection with obtaining, attempting to obtain, or performing a public (federal, state or local) transaction or contract under a public transaction; violation of federal or state anti-trust statutes or commission of embezzlement, theft, forgery, bribery, falsification or destruction of records, making false statements, or receiving stolen property;

11.3.2. Are not presently indicted for or otherwise criminally or civilly charged by a governmental entity (federal, state or local) with commission of any of the offenses enumerated in paragraph 11.3.1 of this certification; and

11.3.3. Have not within a three-year period preceding this proposal had one or more public transactions (federal, state or local) terminated for cause or default. Where the bidder is unable to certify to any of the above, such owner shall attach an explanation to this proposal.

11.3.4. The certification in this clause is a material representation of fact upon which reliance was placed when this transaction was entered into. If it is later determined that the prospective lower tier participant knowingly rendered an erroneous certification, in addition to other remedies available to the federal government, the department or agency with which this transaction originated may pursue available remedies, including suspension and/or debarment.

11.3.5. The bidder shall incorporate the foregoing requirements 11.1 through 11.3 in all subcontracts.

ARTICLE 12 – EMPLOYEE ELIGIBLITY

The Contractor is required to use the U.S. Department of Homeland Security's E-Verify system to verify the employment eligibility of all employees used by the Contractor under this Contract, pursuant to Section 448.095, F.S. Also, the Contractor shall include in related subcontracts, if authorized under this Contract, a requirement that subcontractors performing work or providing services pursuant to this Contract utilize the E-Verify system to verify employment eligibility of all employees used by the subcontractor for the performance of the Work. The subcontractor must provide the Contractor with an affidavit stating that the subcontractor does not employ, contract with, or subcontract with an unauthorized alien. The Contractor shall maintain a copy of such affidavit for a period of five years from the SRF execution date of the Final Amendment, and shall allow the Owner; the Department, or its designee; the Chief Financial Officer; or the Auditor General, access to such records upon request. If the Owner or the Department has a good faith belief that a subcontractor knowingly violated §448.095(1), F.S. and notifies the Contractor of such, but the Contractor otherwise complied with this statute, the Contractor shall immediately terminate the contract with the subcontractor.

ARTICLE 13 – ENVIRONMENTAL COMPLIANCE

The Contractor, and all subcontractors at any tier, shall comply with all applicable standards, orders, or requirements issued under Section 306 of the Clean Air Act (42 U.S.C. 1857[h]), Section 508 of the Clean Water Act (33 U.S.C. 1368), Executive Order 11738 (Administration of the Clean Air Act and the Federal Water Pollution Control Act with Respect to Federal Contracts, Grants, or Loans).

ARTICLE 14 – FEDERAL LABOR STANDARDS PROVISION

Contracts being constructed with assistance from the State Revolving Fund Program are currently required to comply with the Federal Labor Standards Provisions as provided in Appendix B. Signing Appendix A certifies compliance with these provisions.

ARTICLE 15 – AMERICAN IRON AND STEEL PROVISION

Contracts being constructed with assistance from the State Revolving Fund Program are currently required to comply with The American Iron and Steel Provision as provided in Appendix C. Signing Appendix A certifies compliance with these provisions.

ARTICLE 16 - PROHIBITED LOCAL GOVERNMENT CONSTRUCTION PREFERENCES

A. Pursuant to Section 255.0991, F.S., for a competitive solicitation for construction services in which 50 percent or more of the cost will be paid from state-appropriated funds which have been appropriated at the time of the competitive solicitation, a state, college, county, municipality, school district, or other political subdivision of the state may not use a local ordinance or regulation that provides a preference based upon:

1. The contractor's maintaining an office or place of business within a particular local jurisdiction;
2. The contractor's hiring employees or subcontractors from within a particular local jurisdiction; or
3. The contractor's prior payment of local taxes, assessments, or duties within a particular local jurisdiction.

B. For any competitive solicitation that meets the criteria in Paragraph A., a state college, county, municipality, school district, or other political subdivision of the state shall disclose in the solicitation document that any applicable local ordinance or regulation does not include any preference that is prohibited by Paragraph A.

NOTE: ARTICLE 17 ONLY APPLIES TO FEDERAL CAP GRANT PROJECTS

ARTICLE 17 – BUILD AMERICA, BUY AMERICA PROVISION

Contracts being constructed with assistance from the State Revolving Fund Program are currently required to comply with The Build America, Buy America provision as provided in Appendix D. Signing Appendix A certifies compliance with the Build America, Buy America provision if the project is a Federal Cap Grant project.

ARTICLE 18 – UNITED STATES-PRODUCED IRON AND STEEL IN PUBLIC WORKS PROJECTS

Contracts being constructed with assistance from the State Revolving Fund Program are currently required to comply with The United States-Produced Iron and Steel in Public Works Projects provision as provided in Appendix E. Signing Appendix A certifies compliance with these provisions.

ARTICLE 19 – CIVIL RIGHTS LAWS

The Contractor, and all subcontractors at any tier, shall comply with the Age Discrimination Act of 1975, Section 13 of the Federal Water Pollution Control Act Amendments of 1972 [CWSRF only], Section 504 of the Rehabilitation Act of 1973, and Title VI of the Civil Rights Act of 1964. These four laws prohibit discrimination in the provision of services or benefits, on the basis of race, color, national origin, sex, handicap or age.

ARTICLE 20 – PROHIBITION ON CERTAIN TELECOMMUNICATIONS AND VIDEO SURVEILLANCE SERVICES OR EQUIPMENT

The Contractor, and all subcontractors at any tier, shall comply with the Prohibition on Certain Telecom and Video Surveillance Services or Equipment as specified by Section 889 of Public Law 115-232 (National Defense Authorization Act 2019), 2 CFR 200.216, and 2 CFR 200.471. This law and regulations prohibit the expending of funds to procure or obtain; extending or renewing a contract to procure or obtain; or entering into a contract (or extending or renewing a contract) to procure or obtain equipment, services, or systems that uses covered telecommunications equipment or services as a substantial or essential component of any system, or as critical technology as part of any system.

ARTICLE 21 – UNIFORM RELOCATION ASSISTANCE AND REAL PROPERTY ACQUISITION POLICIES ACT

The Contractor, and all subcontractors at any tier, shall comply with the Uniform Relocation Assistance and Real Property Acquisition Policies Act. This Act establishes a uniform policy for fair and equitable treatment of persons who are displaced from their homes, farms, or businesses to make way for federal or federally assisted projects. It provides basic guidelines for negotiating the acquisition of real property by the federal government. The Act also requires agencies to reimburse individuals for actual and reasonable expenses incident to relocation, such as moving costs, direct loss of tangible personal property associated with moving or discontinuing a business, and expenses involved in searching for a replacement home or business site.

APPENDIX A TO THE FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION SUPPLEMENTARY CONDITIONS

CERTIFICATION OF COMPLIANCE WITH THE FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION SUPPLEMENTARY CONDITIONS

This certification relates to a construction contract proposed by _____,
(insert the name of the Owner)
which expects to finance the proposed construction contract with assistance from the Florida Department of Environmental Protection (which administers a State Revolving Fund loan program supported in part with funds directly made available by grants from the United States Environmental Protection Agency). I am the undersigned prospective construction contractor or subcontractor.

I certify that I have read the Florida Department of Environmental Protection's Supplementary Conditions and agree to incorporate the following articles into the bid and/or contract:

ARTICLE 11 DEBARMENT AND SUSPENSION (EXECUTIVE ORDER 12549)
ARTICLE 12 EMPLOYEE ELIGIBILTY
ARTICLE 13 ENVIRONMENTAL COMPLIANCE
ARTICLE 14 FEDERAL LABOR STANDARDS PROVISION
ARTICLE 15 AMERICAN IRON AND STEEL PROVISION
ARTICLE 17 BUILD AMERICA, BUY AMERICA PROVISION – IF A FEDERAL CAP GRANT PROJECT
ARTICLE 18 UNITED STATES-PRODUCED IRON AND STEEL IN PUBLIC WORKS PROJECTS
ARTICLE 19 CIVIL RIGHTS LAWS
ARTICLE 18 PROHIBITION ON CERTAIN TELECOMMUNICATIONS AND VIDEO SURVEILLANCE SERVICES OR EQUIPMENT
ARTICLE 21 UNIFORM RELOCATION ASSISTANCE AND REAL PROPERTY ACQUISITION POLICIES ACT

I agree that I will obtain identical certifications from prospective lower-tier construction subcontractors prior to the award of any lower-tier construction subcontracts with a price exceeding $2,000. I also agree that I will retain such certifications in my files.

_____ _____
(Signature of Authorized Official) (Date)

_____
(Name and Title of Authorized Official [Print or Type])

_____
(Name of Prospective Construction Contractor or Subcontractor [Print or Type])

_____
(Address and Telephone Number of Prospective Construction Contractor or Subcontractor [Print or Type])

_____
(Employer Identification Number of Prospective Construction Contractor or Subcontractor)

FDEP-8

Revised July 2025

APPENDIX B TO THE FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION SUPPLEMENTARY CONDITIONS

Davis-Bacon Requirements

FEDERAL LABOR STANDARDS PROVISIONS

(Davis-Bacon Act, Copeland Act, and Contract Works Hours & Safety Standards Act)

The Project to which the construction work covered by this contract pertains is being assisted by the United States of America and the following Federal Labor Standards Provisions are included in this Contract pursuant to the provisions applicable to such federal assistance.

1 Minimum Wages.

(i) All laborers and mechanics employed or working upon the site of the work (or under the United States Housing Act of 1937 or under the Housing Act of 1949 in the construction or development of the project), will be paid unconditionally and not less often than once a week, and without subsequent deduction or rebate on any account (except such payroll deductions as are permitted by regulations issued by the Secretary of Labor under the Copeland Act, 29 CFR Part 3, the full amount of wages and bona fide fringe benefits (or cash equivalents thereof) due at time of payment computed at rates not less than those contained in the wage determination of the Secretary of Labor which is attached hereto and made a part hereof, regardless of any contractual relationship which may be alleged to exist between the contractor and such laborers and mechanics. Contributions made or costs reasonably anticipated for bona fide fringe benefits under Section 1(b)(2) of the Davis-Bacon Act on behalf of laborers or mechanics are considered wages paid to such laborers or mechanics, subject to the provisions of 29 CFR 5.5(a)(1)(iv); also, regular contributions made or costs incurred for more than a weekly period (but not less often than quarterly) under plans, funds, or programs, which cover the particular weekly period, are deemed to be constructively made or incurred during such weekly period.

Such laborers and mechanics shall be paid the appropriate wage rate and fringe benefits on the wage determination for the classification of work actually performed, without regard to skill, except as provided in 29 CFR Part 5.5(a)(4). Laborers or mechanics performing work in more than one classification may be compensated at the rate specified for each classification for the time actually worked therein; provided, that the employer's payroll records accurately set forth the time spent in each classification in which work is performed. The wage determination (including any additional classification and wage rates conformed under 29 CFR Part 5.5(a)(1)(ii) and the Davis-Bacon poster (WH-1321) shall be posted at all times by the contractor and its subcontractors at the site of the work in a prominent and accessible place where it can be easily seen by the workers.

(ii) (a) The sponsor, on behalf of EPA, shall require that any class of laborers or mechanics, including helpers, which is not listed in the wage determination and which is to be employed under the contract shall be classified in conformance with the wage determination. The FDEP shall approve a request for an additional classification and wage rate and fringe benefits; therefore, only when the following criteria have been met:

(1) The work to be performed by the classification requested is not performed by a classification in the wage determination; and

(2) The classification is utilized in the area by the construction industry; and

(3) The proposed wage rate, including any bona fide fringe benefits, bears a reasonable relationship to the wage rates contained in the wage determination.

(b) If the contractor and the laborers and mechanics to be employed in the classification (if known), or their representatives, and the sponsor(s) agree on the classification and wage rate (including the amount designated for fringe benefits where appropriate), a report of the action taken shall be sent by the sponsor to the FDEP. The FDEP will transmit the request to the Administrator of the Wage and Hour Division, employment Standards Administration, U. S. Department of Labor. The Administrator, or an authorized representative, will approve, modify, or disapprove every additional

classification action within 30 days of receipt and so advise the FDEP or will notify FEDP within the 30-day period that additional time is necessary. (Approved by the Office of Management and Budget under OMB control number 1215-0140.)

(c) In the event that the Contractor, the laborers or mechanics to be employed in the Classification or their representatives, and the sponsor do not agree on the proposed classification and wage rate (including the amount designed for fringe benefits, where appropriate), the FDEP shall refer the request and the local wage determination, including the views of all interested parties and the recommendation of FDEP, to the Administrator for determination. The Administrator, or an authorized representative, will issue a determination within 30 days of receipt of the request and so advise the contracting officer or will notify the contracting officer within the 30-day period that additional time is necessary. (Approved by the Office of Management and Budget under OMB Control Number 1215-0140.)

(d) The wage rate (including fringe benefits where appropriate) determined pursuant to subparagraphs (1)(b) or (c) of this paragraph, shall be paid to all workers performing work in the classification under this contract from the first day on which work is performed in the classification.

(iii) Whenever the minimum wage rate prescribed in the contract for a class of laborers or mechanics includes a fringe benefit which is not expressed as an hourly rate, the contractor shall either pay the benefit as stated in the wage determination or shall pay another bona fide fringe benefit or an hourly cash equivalent thereof.

(iv) If the contractor does not make payments to a trustee or other third person, the contractor may consider as part of the wages of any laborer or mechanic the amount of any costs reasonably anticipated in providing bona fide fringe benefits under a plan or program. Provided, that the Secretary of Labor has found, upon the written request of the contractor, that the applicable standards of the Davis-Bacon Act have been met. The Secretary of Labor may require the contractor to set aside in a separate account, assets for the meeting of obligations under the plan or program. (Approved by the Office of Management and Budget under OMB Control Number 1215-0140.)

2. Withholding.

The sponsor shall, upon written request of the EPA or an authorized representative of the Department of Labor, withhold or cause to be withheld from the contractor under this contract or any other federal contract with the same prime contractor, or any other federally-assisted contract subject to Davis-Bacon prevailing wage requirements, which is held by the same prime contractor so much of the accrued payments or advances as may be considered necessary to pay laborers and mechanics, including apprentices, trainees and helpers employed by the contractor or any subcontractor the full amount of wages required by the contract. In the event of failure to pay any laborer or mechanic, including any apprentice, trainee or helper, employed or working on the site of the work (or under the United States Housing Act of 1937 or under the Housing Act of 1949 in the construction or development of the project), all or part of the wages required by the contract, EPA may, after written notice to the contractor, sponsor, applicant, or owners, take such action as may be necessary to cause the suspension of any further payment, advance, or guarantee of funds until such violations have ceased.

3. Payrolls and Basic Records.

(i) Payrolls and basic records relating thereto shall be maintained by the contractor during the course of the work and preserved for a period of three years thereafter for all laborers and mechanics working at the site of the work (or under the United States Housing Act of 1937, or under the Housing Act of 1949, in the construction or development of the project). Such records shall contain the name, address, and social security number of each such worker, his or her correct classification, hourly rates of wages paid (including rates of contributions or costs anticipated for bona fide fringe benefits or cash equivalents thereof of the types described in Section 1(b)(2)(B) of the Davis-Bacon Act), daily and weekly number of hours worked, deductions made and actual wages paid. Whenever the Secretary of Labor has found under 29 CFR 5.5(a)(1)(iv) that the wages of any laborer or mechanic include the amount of any costs reasonably anticipated in providing benefits under a plan or program described in Section 1(b)(2)(B) of the Davis-Bacon Act, the contractor shall maintain records which show that the commitment to provide such benefits is enforceable, that the plan or program is financially responsible, and that the plan or program has been communicated in writing to the laborers or mechanics affected, and records which show the costs anticipated or the actual cost incurred in providing such benefits. Contractors employing apprentices or trainees under approved programs shall maintain written evidence of the registration of apprenticeship programs and certification of trainee programs, the registration of the apprentices and trainees, and the ratios and wage rates prescribed in the applicable programs. (Approved by the Office of Management and Budget under OMB Control Numbers 1215-0140 and 1215-0017).

(ii) (a) The contractor shall submit weekly for each week in which any contract work is performed, a copy of all payrolls to the sponsor. Such documentation shall be available upon request by FDEP. As to each payroll copy received, the sponsor shall provide a certification that the project is in compliance with the requirements of 29 CFR 5.5(a)(1) with each disbursement request. The payrolls submitted shall set out accurately and completely all of the information required to be maintained under 29 CFR Part 5.5(a)(3)(I), except that full social security numbers and home addresses shall not be included on the weekly payrolls. Instead, the payrolls shall only need to include an individually identifying number for each employee (e.g., the last four digits of the employee's social security number). The required weekly payroll information may be submitted in any form desired. Optional Form WH-347 is available for this purpose from the Wage and Hour Division Web site http://www.dol.gov/whd/forms/wh347instr.htm or its successor site. The prime contractor is responsible for the submission of copies of payrolls by all subcontractors. Contractors and subcontractors shall maintain the full social security number and current addresses of each covered worker, and shall provide them upon request to the sponsor for transmission to the FDEP or EPA if requested by EPA, the FDEP, the contractor, or the Wage and Hour Division of the Department of Labor for purposes of an investigation or audit of compliance with prevailing wage requirements. It is not a violation of this section for a prime contractor to require a subcontractor to provide addresses and social security numbers to the prime contractor for its own records, without weekly submission to the sponsor. (Approved by the Office of Management and Budget under OMB Control Number 1215-0149).

(b) Each payroll submitted shall be accompanied by a Statement of Compliance, signed by the contractor or subcontractor or his or her agent who pays or supervises the payment of the persons employed under the contract and shall certify the following:

(1) That the payroll for the payroll period contains the information required to be provided under 29 CFR Part 5.5(a)(3)(ii), the appropriate information is being maintained under 29 CFR Part 5.5 (a)(3)(I), and that such information is correct and complete;

(2) That each laborer or mechanic (including each helper, apprentice, and trainee) employed on the contract during the payroll period has been paid the full weekly wages earned, without rebate, either directly or indirectly, and that no deductions have been made either directly or indirectly from the full wages earned, other than permissible deductions as set forth in 29 CFR Part 3;

(3) That each laborer or mechanic has been paid not less than the applicable wage rates and fringe benefits or cash equivalents for the classification of work performed, as specified in the applicable wage determination incorporated into the contract.

(c) The weekly submission of a properly executed certification set forth on the reverse side of Option Form WH-347 shall satisfy the requirement for submission of the Statement of Compliance required by paragraph A. 3(ii)(b) of this section.

(d) The falsification of any of the above certifications may subject the contractor or subcontractor to civil or criminal prosecution under Section 1001 of Title 18 and Section 231 of Title 31 of the United States Code.

(iii) The contractor or subcontractor shall make the records required under paragraph A.3(I) of this section available for inspection, copying, or transcription by authorized representatives of the FDEP or the Department of Labor, and shall permit such representatives to interview employees during working hours on the job. If the contractor or subcontractor fails to submit the required records or to make them available, the FDEP may, after written notice to the contractor, or sponsor, take such action as may be necessary to cause the suspension of any further payment, advance, or guarantee of funds. Furthermore, failure to submit the required records upon request to make such records available may be grounds for debarment action pursuant to 29 CFR Part 5.12.

4. Apprentices and Trainees.

(i) Apprentices. Apprentices will be permitted to work at less than the predetermined rate for the work they performed when they are employed pursuant to and individually registered in a bona fide apprenticeship program registered with the U. S. Department of Labor, the Employment and Training Administration, Office of Apprenticeship Training, Employer and Labor Services, or with a State Apprenticeship Agency recognized by the Office, or if a person is employed in his or her first 90 days of probationary employment as an apprentice in such an apprenticeship program, who is not individually registered in the program, but who has been certified by the Office of Apprenticeship Training, Employer and Labor Services, or a State Apprenticeship Agency (where appropriate) to be eligible for probationary employment as an apprentice. The allowable ratio

of apprentices to journeymen on the job site in any craft classification shall not be greater than the ratio permitted to the contractor as to the entire work force under the registered program. Any worker listed on a payroll at an apprentice wage rate, who is not registered or otherwise employed as stated above, shall be paid not less than the applicable wage rate on the wage determination for the classification of work actually performed. In addition, any apprentice performing work on the job site in excess of the ratio permitted under the registered program, shall be paid not less than the applicable wage rate on the wage determination for the work actually performed. Where a contractor is performing construction on a project in a locality other than that in which its program is registered, the ratios and wage rates (expressed in percentages of the journeyman's hourly rate) specified in the contractor's or subcontractor's registered program shall be observed. Every apprentice must be paid at not less than the rate specified in the registered program for the apprentice's level of progress, expressed as a percentage of the journeymen hourly rate specified in the applicable wage determination. Apprentices shall be paid fringe benefits in accordance with the provisions of the apprenticeship program. If the apprenticeship program does not specify fringe benefits, apprentices must be paid the full amount of fringe benefits listed on the wage determination for the applicable classification. If the Administrator determines that a different practice prevails for the applicable apprentice classification, fringes shall be paid in accordance with the determination. In the event the Office of Apprenticeship Training, Employer and Labor Services, or a State Apprenticeship Agency recognized by the Office, withdraws approval of an apprenticeship program, the contractor will no longer be permitted to utilize apprentices at less than the applicable predetermined rate for the work performed until an acceptable program is approved.

(ii) Trainees. Except as provided in 29 CFR 5.16, trainees will not be permitted to work at less than the predetermined rate for the work performed unless they are employed pursuant to and individually registered in a program which has received prior approval, evidenced by formal certification by the U. S. Department of Labor, the Employment and Training Administration. The ratio of trainees to journeymen on the job site shall not be greater than permitted under the plan approved by the Employment and Training Administration. Every trainee must be paid at not less than the rate specified in the approved program for the trainee's level of progress, expressed as a percentage of the journeyman hourly rate specified in the applicable wage determination. Trainees shall be paid fringe benefits in accordance with the provisions of the trainee program. If the trainee program does not mention fringe benefits, trainees shall be paid the full amount of fringe benefits listed on the wage determination unless the Administrator of the Wage and Hour Division determines that there is an apprenticeship program associated with the corresponding journeyman wage rate on the wage determination which provides for less than full fringe benefits for apprentices. Any employee listed on the payroll at a trainee rate who is not registered and participating in a training plan approved by the Employment and Training Administration shall be paid not less than the applicable wage rate on the wage determination for the work actually performed. In addition, any trainee performing work on the job site in excess of the ratio permitted under the registered program shall be paid not less than the applicable wage rate on the wage determination for the work actually performed. In the event the Employment and Training Administration withdraws approval of a training program the contract will no longer be permitted to utilize trainees at less than the applicable predetermined rate for the work performed until an acceptable program is approved.

(iii) Equal Employment Opportunity. The utilization of apprentices, trainees and journeymen under this part shall be in conformity with the equal employment opportunity requirements of Executive Order 11246, as amended, and 29 CFR Part 30.

5. Compliance with Copeland Act Requirements.

The contractor shall comply with the requirements of 29 CFR Part 3 which are incorporated by reference in this contract.

6. Subcontracts.

The contractor or subcontractor will insert in any subcontracts the clauses contained in 29 CFR 5.5(a)(1) through (10) and such other clauses as EPA determines may be appropriate, and also a clause requiring the subcontractors to include these clauses in any lower tier subcontracts. The prime contractor shall be responsible for the compliance by any subcontractor or lower tier subcontractor with all the contract clauses in 29 CFR Part 5.5.

7. Contract Termination, Debarment.

A breach of the contract clauses in 29 CFR 5.5 may be grounds for termination of the contract and for debarment as a contractor and a subcontractor as provided in 29 CFR 5.12.

8. Compliance with Davis-Bacon and Related Act Requirements.

All rulings and interpretations of the Davis-Bacon and Related Acts contained in 29 CFR Parts 1, 3 and 5 are herein incorporated by referenced in this contract.

9. Disputes Concerning Labor Standards.

Disputes arising out of the labor standards provisions of this contract shall not be subject to the general disputes clause of this contract. Such disputes shall be resolved in accordance with the procedures of the Department of Labor set forth in 29 CFR Parts 5, 6 and 7. Disputes within the meaning of this clause include disputes between the contractor (or any of its subcontractors) and the sponsor, FDEP, EPA, the U. S. Department of Labor, or the employees or their representatives.

10. Certification of Eligibility.

(i) By entering into this contract, the contractor certifies that neither it (nor he or she) nor any person or firm who has an interest in the contractor's firm is a person or firm ineligible to be awarded government contracts by virtue of Section 3(a) of the Davis-Bacon Act or 29 CFR 5.12(a)(1) or to be awarded EPA contracts or participate in EPA programs pursuant to Executive Order 12549.

(ii) No part of this contract shall be subcontracted to any person or firm ineligible for award of a government contract by virtue of Section 3(a) of the Davis-Bacon Act or 29 CFR 5.12(a)(1) or to be awarded EPA contracts or participate in EPA programs pursuant to Executive Order 12549.

(iii) The penalty for making false statements is prescribed in the U. S. Criminal Code, 18 U. S. C. 1001. Additionally, U. S. Criminal Code, Section 1010, Title 18, U. S. C., Federal Housing Administration transactions, provides in part "Whoever, for the purpose of . . . influencing in any way the action of such Administration . . . makes, utters or publishes any statement, knowing the same to be false . . . shall be fined not more than $5,000 or imprisoned not more than two years, or both".

11. Complaints, Proceedings, or Testimony by Employees.

A. No laborer or mechanic to whom the wage, salary, or other labor standards provisions of this contract are applicable shall be discharged or in any other manner discriminated against by the contractor or any subcontractor because such employee has filed any complaint or instituted or caused to be instituted any proceeding or has testified or is about to testify in any proceeding under or relating to the labor standards applicable under this contract to his employer.

B. Contract Work Hours and Safety Standards Act. The sponsor shall insert the following clauses set forth in paragraphs B.(1), (2), (3), and (4) of this section in full in any contract in an amount in excess of $100,000 and subject to the overtime provisions of the Contract Work Hours and Safety Standards Act. These clauses shall be inserted in addition to the clauses required by item 3 above or 29 CFR 4.6. As used in the paragraph, the terms laborers and mechanics include watchmen and guards.

(1) Overtime requirements. No contractor or subcontractor contracting for any part of the contract work which may require or involve the employment of laborers or mechanics shall require or permit any such laborer or mechanic in any workweek in which he or she is employed on such work to work in excess of forty hours in such workweek unless such laborer or mechanic receives compensation at a rate not less than one and one-half times the basic rate of pay for all hours worked in excess of forty hours in such workweek.

(2) Violation; liability for unpaid wages; liquidated damages. In the event of any violation of the clause set forth in subparagraph (1) of this paragraph, the contractor and any subcontractor responsible therefore shall be liable for the unpaid wages. In addition, such contractor and subcontractor shall be liable to the United States (in the case of work done under contract for the District of Columbia or a territory, to such District or to such territory), for liquidated damages. Such liquidated damages shall be computed with respect to each individual laborer or mechanic, including watchmen and guards, employed in violation of the clause set forth in subparagraph (1) of this paragraph, in the sum of $10 for each calendar day on which such individual was required or permitted to work in excess of the standard workweek of forty hours without payment of the overtime wages required by the clause set forth in subparagraph (1) of this paragraph.

(3) Withholding for unpaid wages and liquidated damages. The sponsor, upon written request of the FDEP or an authorized representative of the Department of Labor, may withhold or cause to be withheld, from any moneys payable on

account of work performed by the contractor or subcontractor under any such contract or any other federal contract with the same prime contract, or any other federally-assisted contract subject to the Contract Work Hours and Safety Standards Act, which is held by the same prime contractor, such sums as may be determined to be necessary to satisfy any liabilities of such contractor or subcontractor for unpaid wages and liquidated damages as provided in the clause set forth in subparagraph (2) of this paragraph.

(4) Subcontracts. The contractor or subcontractor shall insert in any subcontracts the clauses set forth in subparagraph (1) through (4) of this paragraph and also a clause requiring the subcontractors to include these clauses in any lower tier subcontracts. The prime contractor shall be responsible for compliance by any subcontractor or lower tier subcontractor with the clauses set forth in subparagraphs (1) through (4) of this paragraph.

C. Health and Safety

(1) No laborer or mechanic shall be required to work in surroundings or under working conditions which are unsanitary, hazardous, or dangerous to his health and safety as determined under construction safety and health standards promulgated by the Secretary of Labor by regulation.

(2) The contractor shall comply with all regulations issued by the Secretary of Labor pursuant to Title 29 Part 1926 (formerly part 1518) and failure to comply may result in imposition of sanctions pursuant to the Contract Work Hours and Safety Standards Act (Public Law 91-54.83 State 96).

(3) The contractor shall include the provisions of this Article in every subcontract so that such provisions will be binding on each subcontractor. The contractor shall take such action with respect to any subcontract as the Secretary of Housing and Urban Development or the Secretary of Labor shall direct as a means of enforcing such provisions.

12. Guidance to Contractor for Compliance with Labor Standards Provisions

a) Contracts with Two Wage Decisions

If the contract includes two wage decisions, the contractor, and each subcontractor who works on the site, must submit either two separate payrolls (one for each wage decision) or one payroll which identifies each worker twice and the hours worked under each wage decision. One single payroll, reflecting each worker once, may be submitted provided the Contractor uses the higher rate in the wage decisions for each identical job classification. However, where a job classification is not listed in a wage decision and is needed for that portion of the work, the classification **must** be added to the wage decision. A worker may not be paid at the rate for a classification using the hourly rate for that same classification in another wage decision. After the additional classification is approved, the contractor may pay the higher of the two rates and submit one payroll, if desired.

b) Complying with Minimum Hourly Amounts

1) The minimum hourly amount due to a worker in each classification is the total of the amounts in the Rates and Fringe Benefits (if any) columns of the applicable wage decision.

2) The contractor may satisfy this minimum hourly amount by any combination of cash and bona fide fringe benefits, regardless of the individual amounts reflected in the Rates and Fringe Benefits columns.

3) A contractor payment for a worker which is required by law is not a fringe benefit in meeting the minimum hourly amount due under the applicable wage decision. For example, contractor payments for FICA or unemployment insurance are not a fringe benefit; however, contractor payments for health insurance or retirement are a fringe benefit. Generally, a fringe benefit is bona fide if (a) it is available to most workers and (b) involves payments to a third party.

4) The hourly value of the fringe benefit is calculated by dividing the contractor's annual cost (excluding any amount contributed by the worker) for the fringe benefit by 2080. Therefore, for workers with overtime, an additional payment may be required to meet the minimum hourly wages since generally fringe benefits have no value for any time worked over 40 hours weekly. (If a worker is paid more than the minimum rates required by the wage decision, this should not be a problem. As long as the total wages received by a worker for straight time equals the hours worked times the minimum hourly rate in the wage decision, the requirement of the Davis-Bacon and Related Acts has been satisfied.)

c) Overtime

For any project work over 40 hours weekly, a worker generally must be paid 150% of the actual hourly cash rate received, not the minimum required by the wage decision. (The Davis-Bacon and Related Acts only establishes minimum rates and does not address overtime. The Contract Work Hours Act contains the overtime requirement and uses basic rate of pay as the base for calculation, not the minimum rates established by the Davis-Bacon and Related Acts.)

d) Deductions

Workers who have deductions, not required by law, from their pay must authorize these deductions in writing. The authorization must identify the purpose of each deduction and the amount, which may be a specific dollar amount or a percentage. A copy of the authorization must be submitted with the first payroll containing the deduction. If deducted amounts increase, another authorization must be submitted. If deducted amounts decrease, no revision to the original authorization is needed. Court-ordered deductions, such as child support, may be identified by the responsible payroll person in a separate document. This document should identify the worker, the amount deducted and the purpose. A copy of the court order should be submitted.

e) Classifications Not Included in the Wage Decision

If a classification not in the wage decision is required, please advise the owner's representative in writing and identify the job classification(s) required. In some instances, the state agency may allow the use of a similar classification in the wage decision.

Otherwise, the contractor and affected workers must agree on a minimum rate, which cannot be lower than the lowest rate for any trade in the wage decision. Laborers (including any subcategory of the laborer classification) and truck drivers are not considered a trade for this purpose. If the classification involves a power equipment operator, the minimum cannot be lower than the lowest rate for any power equipment operator in the wage decision. The owner will provide forms to document agreement on the minimum rate by the affected workers and contractor.

The U.S. Department of Labor (USDOL) must approve the proposed classification and rate. The contractor may pay the proposed rate until the USDOL makes a determination. Should the USDOL require a higher rate, the contractor must make wage restitution to the affected worker(s) for all hours worked under the proposed rate.

f) Supervisory Personnel

Foremen and other supervisory personnel who spend at least 80% of their time supervising workers are not covered by the Davis-Bacon and Related Acts. Therefore, a wage decision will not include such supervisory classifications and their wages are not subject to any minimums under the Davis-Bacon and Related Act or overtime payments under the Contract Work Hours and Safety Standards Act. However, foremen and other supervisory personnel who spend less than 80% of their time engaged in supervisory activities are considered workers/mechanics for the time spent engaged in manual labor and must be paid at least the minimum in the wage decision for the appropriate classification(s) based on the work performed.

g) Sole Proprietorships / Independent Contractors / Leased Workers

The nature of the relationship between a prime contractor and a worker does not affect the requirement to comply with the labor standards provisions of this contract. The applicability of the labor standards provisions is based on the nature of the work performed.

If the work performed is primarily manual in nature, the worker is subject to the labor standards provisions in this contract. For example, if John Smith is the owner of ABC Plumbing and performs all plumbing work himself, then Mr. Smith is subject to the labor standards provisions, including minimum wages and overtime. His status as owner is irrelevant for labor standards purposes.

If a worker meets the IRS standards for being an independent contractor, and is employed as such, this means that the worker must submit a separate payroll as a subcontractor rather than be included on some other payroll. The worker is still subject to the labor standards provisions in this contract, including minimum wages and overtime.

If a contractor or subcontractor leases its workers, they are subject to the labor standards provisions in this contract, including minimum wages and overtime. The leasing firm must submit payrolls and these payrolls must reflect information required to determine compliance with the labor standards provisions of this contract, including a classification for each worker based on the nature of the work performed, number of regular hours worked, and number of overtime hours worked.

h) Apprentices / Helpers

A worker may be classified as an apprentice **only if participating in a federal or state program**. Documentation of participation must be submitted. Generally, the apprentice program specifies that the apprentice will be compensated at a percentage of journeyman rate. For Davis-Bacon Act purposes, the hourly rate cannot be lower than the percentage of the hourly rate for the classification in the applicable wage decision.

If the worker does not participate in a federal or state apprentice program, then the worker must be classified according to duties performed. This procedure may require classification in the trade depending on tools used, or as a laborer if specialized tools of the trade are not used. The contractor may want to consult with the Wage and Hour Division of the U.S. Department of Labor located in most large cities regarding the appropriate classification.

Presently, no worker may be classified as a helper. As with apprentices not participating in a formal apprentice program, the worker must be classified according to duties performed and tools used.

APPENDIX C TO THE FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION SUPPLEMENTARY CONDITIONS

American Iron and Steel Requirement

The Contractor acknowledges to and for the benefit of the _____ ("Owner") and the State of Florida (the "State") that it understands that iron and steel products to be installed as a part of this contract must be in compliance with the requirements in H.R. 3547, "Consolidated Appropriations Act, 2014," (Appropriations Act). H.R. 3547 includes the following language in Division G, Title IV, Sec. 436, under the heading, "Use of American Iron and Steel,":

(a) (1) None of the funds made available by a State water pollution control revolving fund as authorized by title VI of the Federal Water Pollution Control Act (33 U.S.C. 1381 et seq.) or made available by a drinking water treatment revolving loan fund as authorized by section 1452 of the Safe Drinking Water Act (42 U.S.C. 300j-12) shall be used for a project for the construction, alteration, maintenance, or repair of a public water system or treatment works unless all of the iron and steel products used in the project are produced in the United States.

(2) In this section, the term "iron and steel products" means the following products made primarily of iron or steel: lined or unlined pipes and fittings, manhole covers and other municipal castings, hydrants, tanks, flanges, pipe clamps and restraints, valves, structural steel, reinforced precast concrete, and construction materials.

(b) Subsection (a) shall not apply in any case or category of cases in which the Administrator of the Environmental Protection Agency (in this section referred to as the "Administrator") finds that--

(1) applying subsection (a) would be inconsistent with the public interest;

(2) iron and steel products are not produced in the United States in sufficient and reasonably available quantities and of a satisfactory quality; or

(3) inclusion of iron and steel products produced in the United States will increase the cost of the overall project by more than 25 percent.

(c) If the Administrator receives a request for a waiver under this section, the Administrator shall make available to the public on an informal basis a copy of the request and information available to the Administrator concerning the request, and shall allow for informal public input on the request for at least 15 days prior to making a finding based on the request. The Administrator shall make the request and accompanying information available by electronic means, including on the official public Internet Web site of the Environmental Protection Agency.

(d) This section shall be applied in a manner consistent with United States obligations under international agreements.

Notwithstanding any other provision of this Agreement, any failure to comply with this paragraph by the Contractor shall permit the Purchaser or State to recover as damages against the Contractor any loss, expense, or cost (including without limitation attorney's fees) incurred by the Purchaser or State resulting from any such failure (including without limitation any impairment or loss of funding, whether in whole or in part, from the State or any damages owed to the State by the Purchaser). While the Contractor has no direct contractual privity with the State, as a lender to the Purchaser for the funding of its project, the Purchaser and the Contractor agree that the State is a third-party beneficiary and neither this paragraph (nor any other provision of this Agreement necessary to give this paragraph force or effect) shall be amended or waived without the prior written consent of the State.

APPENDIX D TO THE FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION SUPPLEMENTARY CONDITIONS

Build America, Buy America Requirement

The Contractor acknowledges to and for the benefit of the _____ ("Owner") and the State of Florida (the "State") that it understands that the products to be installed as a part of this contract must be in compliance with the Infrastructure Investment and Jobs Act ("IIJA"), Pub. L. No. 117-58, which includes the Build America, Buy America Act ("the Act"). Pub. L. No. 117-58, §§ 70901-52. The Act requires the following Buy America preference:

1. All iron and steel used in the project are produced in the United States. This means all manufacturing processes, from the initial melting stage through the application of coatings, occurred in the United States.
2. All manufactured products used in the project are produced in the United States. This means the manufactured product was manufactured in the United States, and the cost of the components of the manufactured product that are mined, produced, or manufactured in the United States is greater than 55 percent of the total cost of all components of the manufactured product, unless another standard for determining the minimum amount of domestic content of the manufactured product has been established under applicable law or regulation.
3. All construction materials are manufactured in the United States. This means that all manufacturing processes for the construction material occurred in the United States.

The Contractor hereby presents and warrants to and for the benefit of the Owner and State that (a) the Contractor has reviewed and understands the Build America, Buy America Requirement, (b) all of the products used in the project will be and/or have been produced in the United States in a manner that complies with the Build America, Buy America Requirement, unless a waiver of the requirement is approved, and (c) the Contractor will provide any further verified information, certification or assurance of compliance with this Acknowledgement, or information necessary to support a waiver of the Build America, Buy America Requirement, as may be requested by the Owner or the State.

Notwithstanding any other provision of this Agreement, any failure to comply with this paragraph by the Contractor shall permit the Purchaser or State to recover as damages against the Contractor any loss, expense, or cost (including without limitation attorney's fees) incurred by the Purchaser or State resulting from any such failure (including without limitation any impairment or loss of funding, whether in whole or in part, from the State or any damages owed to the State by the Purchaser). While the Contractor has no direct contractual privity with the State, as a lender to the Purchaser for the funding of its project, the Purchaser and the Contractor agree that the State is a third-party beneficiary and neither this paragraph (nor any other provision of this Agreement necessary to give this paragraph force or effect) shall be amended or waived without the prior written consent of the State.

APPENDIX E TO THE FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION SUPPLEMENTARY CONDITIONS

UNITED STATES-PRODUCED IRON AND STEEL IN PUBLIC WORKS PROJECTS

The Contractor acknowledges to and for the benefit of the _____ ("Owner") and the State of Florida (the "State") that it understands that iron and steel products to be installed as a part of this contract must be in compliance with the requirements in 60D-16 Florida Administrative Code (F.A.C.), which includes the following language:

(1) Contract Requirement. Unless waived in accordance with subsection 60D-16.002(3), F.A.C., a Governmental Entity entering into a contract for a Public Works Project or for the purchase of materials for a Public Works Project must include in the contract a requirement that any Iron or Steel Product Permanently Incorporated in the Project be Produced in the United States, as provided in section 255.0993, F.S., and Chapter 60D-16, F.A.C.

(2) Minimal Use. Subsection 60D-16.002(1), F.A.C., does not prevent a minimal use of foreign steel and iron materials Permanently Incorporated in the Project if:

(a) Such materials are incidental or ancillary to the primary product and are not separately identified in the Project specifications; and

(b) The cost of such materials does not exceed one-tenth of 1 percent of the Total Contract Cost or $2,500, whichever is greater. For purposes of this subparagraph, the cost of such materials is that shown to be the value of the Iron or Steel Products as they are delivered to the Project.

(3) Waiver.

(a) The Administering Entity for a Project may waive the requirement set forth in subsection 60D-16.002(1), F.A.C., with respect to such Project if it solely determines that any of the following apply to the Project:

1. Iron or Steel Products Produced in the United States are not produced in sufficient quantities.

2. Iron or Steel Products Produced in the United States are not reasonably available.

3. Iron or Steel Products Produced in the United States are not of satisfactory quality.

4. The use of Iron or Steel Products Produced in the United States will increase the Total Cost of the Project by more than 20 percent.

5. Complying with subsection 60D-16.002(1), F.A.C., is inconsistent with the public interest.

(b) Prior to making a determination that a Waiver applies to a Project, the Administering Entity shall complete the "U.S.-Produced Iron & Steel Waiver Form," effective 6/2025, hereby incorporated by reference and available at https://flrules.org/gateway/reference.asp?No=Ref-18066. To aid the Administering Entity in making a determination under paragraph 60D-16.002(3)(a), F.A.C., the Administering Entity may utilize the "U.S.-Produced Iron & Steel Sample Waiver Checklist," effective 6/2025, hereby incorporated by reference and available at https://flrules.org/gateway/reference.asp?No=Ref-18067. The Administering Entity is responsible for maintaining any records associated with its determination that a Waiver applies to a Project in accordance with applicable law.

(c) If the Administering Entity for a Project waives the requirement set forth in subsection 60D-16.002(1), F.A.C., but later determines, prior to completion of the Project, that the Waiver no longer applies (e.g., Iron or Steel Products Produced in the United States become reasonably available), then the Administering Entity shall comply with subsection 60D-16.002(1), F.A.C., with respect to any contracts for the Project or for the purchase of materials for the Project entered into after the date the Adminstering Entity determines that the Waiver no longer applies.

(d) The governing body of the Adminstering Entity may designate by resolution, order, or written delegation one or more officers or employees of the Administering Entity to carry out the Administering Entity's respoinsibilities under this Chapter 60D-16, F.A.C., on behalf of the Administering Entity.

(4) In accordance with section 255.0993(5), F.S., this rule does not apply to contracts procured by the Department of Transportation subject to the Buy America requirements of 23 C.F.R. s. 635.410.

Notwithstanding any other provision of this Agreement, any failure to comply with this paragraph by the Contractor shall permit the Purchaser or State to recover as damages against the Contractor any loss, expense, or cost (including without limitation attorney's fees) incurred by the Purchaser or State resulting from any such failure (including without limitation any impairment or loss of funding, whether in whole or in part, from the State or any damages owed to the State by the Purchaser). While the Contractor has no direct contractual privity with the State, as a lender to the Purchaser for the funding of its project, the Purchaser and the Contractor agree that the State is a third-party beneficiary and neither this paragraph (nor any other provision of this Agreement necessary to give this paragraph force or effect) shall be amended or waived without the prior written consent of the State.

VILLAGE OF INDIANTOWN, FLORIDA
AGENDA MEMORANDUM

MEETING DATE: May 28, 2026

MEETING TYPE: Regular Village Council Meeting

AGENDA ITEM TITLE:

ORDINANCE NO. 04-2026 AN ORDINANCE OF THE VILLAGE OF INDIANTOWN, FLORIDA, ADOPTING AMENDMENTS TO THE VILLAGE OF INDIANTOWN COMPREHENSIVE PLAN BASED ON THE VILLAGES EVALUATION AND APPRAISAL OF THE COMPREHENSIVE PLAN PURSUANT TO SECTION 163.3191, FLORIDA STATUTES; AND PROVIDING FOR FINDINGS, SEVERABILITY, CONFLICTS, CODIFICATION, AND AN EFFECTIVE DATE.

SUMMARY OF ITEM:

The Village of Indiantown's Inaugural Comprehensive Plan was adopted on December 12, 2019, following the Incorporation of the Village on December 31, 2017. At least once every seven (7) years, pursuant to Rule Chapter 73C-49, Florida Administrative Code, the Village must review its Comprehensive Plan to determine whether amendments are needed to reflect changes in state laws and local conditions. The Village reviewed their plan and notified the State on July 14, 2025, that changes are necessary to comply with current law and reflect local conditions. The Village contracted with Planning Consultant BCLA to prepare this update in 5 phases: Phase 1 Project Framework; Phase 2 Data, Inventory, and Analysis (DIA); Phase 3 Goals, Objectives, and Policies (GOPs); Phase 4 Transmittal; and Phase 5 Adoption. Phases 1-3 have been completed.

Funding for this project was provided by a technical assistance grant from Florida Commerce. In addition to the funding provided, the Village has direct access with the reviewers from Florida Commerce who are providing feedback leading up to the final draft submitted for formal review. This ensures that all laws have been considered should result in fewer comments from the State at transmittal. **It is important to note that this document will**

continue to evolve, and beyond the version posted in this agenda packet to address comments pending comments from the State.

On Saturday, May 16, 2026, BCLA and Village Staff facilitated a Joint Workshop with the Village Council and the Planning, Zoning, and Appeals Board (PZAB), at the Elisabeth Lahti Library to review the draft updated plan and solicit feedback prior to this Transmittal Hearing.

On Thursday, May 21, 2026, the Planning, Zoning and Appeals Board (PZAB) held an advertised hearing for Ordinance 04-2026 to review the proposed EAR-based amendments to the Village's Comprehensive Plan to comply with changes to Florida laws and current conditions. The public hearing included a presentation by the Consultant, summarizing the proposed changes, discussing the changes with the Village's PZAB, and allowed time for the pubic to comment. The input from the PZAB and public will be considered by the Council.

The purpose of today's public hearing is to present the final draft of the Updated Comprehensive Plan and supporting documents to be transmitted to Florida Commerce for their review, specifically – Data, Inventory, and Analysis (DIA); Goals, Objectives, and Policies (GOP); and Map Series and receive feedback from the Council and public on all documents presented. There are a total of 10 Elements, including a Consolidated Glossary and a new Economic Development Element based upon the findings of the Future Growth Strategies Report and the Comprehensive Economic Development Strategy prepared by the Treasure Coast Regional Planning Council (TCRPC).

The consultant will document comments from this hearing and ask for a motion from the Village Council to transmit the draft amendments which may include changes directed to the Consultant to make prior to transmittal to the State. The

resulting document will be transmitted to the State in June, followed by a report from the state known as Objections, Recommendations and Comments report (ORC). The consultant will prepare any changes based upon this report and facilitate the adoption hearing later this summer.

FISCAL IMAPCT STATEMENT: N/A

RECOMMENDATION: Village Staff recommends that the Village Council approve the proposed comprehensive plan amendments for transmittal to Florida Commerce.

PREPARED BY: Deanna Freeman DATE: 05/22/26

ATTACHMENTS:
Description
EAR Amendment Newspaper AD.pdf
Ordinance 04-2026 - Adoption of EAR Amendments to Comprehensive Plan wcv rev 05-18-26.docx
VOI_2026 EAR DIA_DRAFT.pdf
VOI_2026 EAR_GOP_DRAFT.pdf
VOI_2026 EAR_Florida Law Matrix_VC Transmittal.xlsx
VOI_2026 EAR_Matrix of GOP Changes_VC Transmittal.xlsx
VOI_2026 EAR_Maps_2026 Alternative Modes of Transportation.pdf
VOI_2026 EAR_Maps_2026 Environmentally Sensitive Areas.pdf
VOI_2026 EAR_Maps_2026 Roadways.pdf
VOI_2026 EAR_Maps_2050 Alternative Modes of Transportation.pdf
VOI_2026 EAR_Maps_2050 Future Land Use.pdf
VOI_2026 EAR_Maps_2050 Roadways.pdf
2026.04.24 - Water Supply Plan (1).pdf
2026.04.24 - SFWMD Comments with Responses.pdf
VOI Council_2026_05_28.pdf

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AFFIDAVIT OF PUBLICATION

Larhonda McBride
Clerks Office
Village Of Indiantown
Po Box 398
Indiantown FL 34956-0398

STATE OF WISCONSIN, COUNTY OF BROWN

Before the undersigned authority personally appeared, who on oath says that he or she is the Legal Advertising Representative of the Indian River Press Journal/St Lucie News Tribune/Stuart News, newspapers published in Indian River/St Lucie/Martin Counties, Florida; that the attached copy of advertisement, being a Legal Ad in the matter of Public Notices, was published on the publicly accessible websites of Indian River/St Lucie/Martin Counties, Florida, or in a newspaper by print in the issues of, on:

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Affiant further says that the website or newspaper complies with all legal requirements for publication in chapter 50, Florida Statutes.
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Legal Clerk

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VILLAGE OF INDIANTOWN
NOTICE OF PUBLIC HEARING

The Village of Indiantown Planning, Zoning, and Appeals Board, meeting as the Local Planning Agency, will hold a Public Hearing on Thursday, May 21, 2026, at 6:00 p.m., in the Village Council Chambers at the Bob Souza Center, 15655 SW Osceola Street, Indiantown, Florida 34956 to consider the following agenda item:
The purpose of this meeting is to consider amendments to the Village's Inaugural Comprehensive Plan. The inaugural plan was approved in December 2019. State law requires local governments to review their plan at least once every seven years to ensure it is consistent with current Florida laws as well as current local conditions. The consultant will present a summary of the proposed amendments and listen to comments from both the PZAB and public.
All interested parties are invited to attend and be heard. Written comments may be submitted to Deanna Freeman, CED Director, P.O. Box 398, Indiantown, FL 34956. Copies of all documents pertaining to the workshop are available in the Community & Economic Development Department, located at Village Hall, temporarily located at the Bob Souza Center, 15655 SW Osceola Street, Indiantown, Florida 34956, weekdays between the hours of 8:00 a.m. and 5:00 p.m.
Pursuant to the provisions of the Americans With Disabilities Act, any person requiring special accommodations to participate in this workshop, because of a disability or physical impairment, should contact the Village Clerk's Office at (772) 597-8294 at least three (3) business days prior to the workshop. Persons using a TDD device, please call 711 Florida Relay Services for assistance.
LaRhonda McBride,
Village Clerk
Published: May 8, 2026.
TCN12319622

VILLAGE OF INDIANTOWN, FLORIDA

ORDINANCE NO. 04-2026

AN ORDINANCE OF THE VILLAGE OF INDIANTOWN, FLORIDA, ADOPTING AMENDMENTS TO THE VILLAGE OF INDIANTOWN COMPREHENSIVE PLAN BASED ON THE VILLAGE'S EVALUATION AND APPRAISAL OF THE COMPREHENSIVE PLAN PURSUANT TO SECTION 163.3191, FLORIDA STATUTES; AND PROVIDING FOR FINDINGS, SEVERABILITY, CONFLICTS, CODIFICATION, AND AN EFFECTIVE DATE.

WHEREAS, the Florida Legislature intends that local planning be a continuous process, and the Florida Statutes encourage local governments to comprehensively evaluate and, as necessary, update comprehensive plans to reflect changes in local conditions; and

WHEREAS, Chapter 163, Part II, Florida Statutes (the "Community Planning Act"), empowers and requires the Village of Indiantown to prepare, implement, and enforce the Comprehensive Plan and Land Development Regulations for the regulation of development within the Village; and

WHEREAS, the Village of Indiantown has adopted the Village's Comprehensive Plan; and

WHEREAS, Sections 163.3184 and 163.3191, Florida Statutes, provide for the amendment of the Comprehensive Plan to implement the recommendations of the Evaluation and Appraisal Review, commonly referred to as the EAR-based amendments; and

WHEREAS, the Village sent an Evaluation and Appraisal Notification Letter to the State Land Planning Agency on July 14, 2025, which indicated that the EAR-based amendments were necessary to address changes in requirements in State law; and

WHEREAS, the proposed amendments to the Comprehensive Plan set forth herein have been prepared based upon relevant and appropriate data and an analysis by

the Village that includes surveys, studies, community goals and vision, and other available data, all in compliance with the Community Planning Act; and

WHEREAS, the local planning agency and Village Council held a Joint Workshop on May 16, 2026, to review the proposed amendments to the Village's Comprehensive Plan, and provide an opportunity for input from members as well as the public; and

WHEREAS, the local planning agency held a duly advertised public hearing on May 21, 2026, to consider the proposed amendments to the Comprehensive Plan, has considered all comments received, and has recommended approval of the proposed amendments to the Village's Comprehensive Plan; and

WHEREAS, the Village Council held duly advertised public hearings concerning the proposed amendments to the Comprehensive Plan and has considered all comments received; and

WHEREAS, the Village Council finds that the Village has complied with all of the requirements of applicable law with respect to the adoption of the proposed amendments to the Comprehensive Plan, and finds that the adoption of the proposed amendments to the Comprehensive Plan is in the best interests of the health, peace, safety, and general welfare of the residents, businesses, and property owners of the Village of Indiantown.

NOW, THEREFORE, BE IT ORDAINED BY THE VILLAGE COUNCIL OF THE VILLAGE OF INDIANTOWN, FLORIDA AS FOLLOWS:

SECTION 1. RECITALS. The above recitals and "Whereas" clauses are hereby included as findings by the Village Council of the Village of Indiantown, and are otherwise fully incorporated herein.

SECTION 2. ADOPTION OF COMPREHENSIVE PLAN AMENDMENTS. The amendments to the Village of Indiantown Comprehensive Plan attached hereto as Exhibit "A", and incorporated as if fully set forth herein, are hereby adopted by the Village Council.

SECTION 3. SEVERABILITY. The provisions of this Ordinance are deemed severable. In the event that any word(s), phrase(s), portion(s), sub-sub-section(s), sub-section(s), or section(s) of this Ordinance is for any reason whatsoever held to be invalid, illegal, unconstitutional, contrary to law, or against public policy, by any court, administrative agency, or other body with competent jurisdiction, such word(s),

phrase(s), portion(s), sub-sub-section(s), sub-section(s), or section(s) of this Ordinance shall be null and void, and shall be deemed severed, and a separate, distinct, and independent provision from the remaining provisions of this Ordinance, and such holding shall in no manner affect the validity of the remaining words, phrases, portions, sub-sub-sections, sub-sections, or sections of this Ordinance, which shall remain in full force and effect. This Ordinance shall be construed in a manner to accomplish, to the greatest extent legally possible, the purposes of this Ordinance as expressed herein.

SECTION 4. CONFLICTS. All ordinances and parts of ordinances and all resolutions and parts of resolutions in conflict herewith, are hereby repealed.

SECTION 5. CODIFICATION. The amendments to the Comprehensive Plan adopted by this Ordinance shall be codified in the Village of Indiantown Comprehensive Plan. The balance of this ordinance or portions hereof may, but need not be, codified, as determined by the code codifier.

SECTION 6. EFFECTIVE DATE. In accordance with Section 163.3184(4)(e), Florida Statutes, the Comprehensive Plan amendments adopted by this Ordinance shall become effective pursuant to the state land planning agency's notice of intent issued within 45 days after the state land planning agency determines that the comprehensive plan amendment package is complete; provided, however, that if timely challenged, the Comprehensive Plan amendments adopted by this Ordinance shall not become effective until the state land planning agency or the Administration Commission enters a final order determining the adopted Comprehensive Plan amendments to be in compliance with controlling state law.

PASSED on first reading on the ___ day of _____, 2026.

ADOPTED on second reading on the ___ day of _____, 2026.

ATTEST: Village of Indiantown, Florida

_____ _____

LaRhonda McBride
Village Clerk

Carmine Dipaolo,
Mayor

REVIEWED FOR FORM

AND CORRECTNESS:

_____

Wade C. Vose,
Village Attorney

Village of Indiantown
Future Land Use Element
Data, Inventory and Analysis

This analysis does not establish new regulatory requirements or conditions of approval.

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Introduction

The Future Land Use Element for the Village of Indiantown describes the general distribution, location, and extent of the uses of land including residential, commercial, industrial, institutional, mixed-use, recreational, and other categories of the public and private uses of land. The plan provides an approximate acreage and the general range of density or intensity for uses as well as an estimated gross land area included in each existing land use category. As of March 2026, the Village of Indiantown comprises approximately 15,056.15 acres including rights-of-way. Land area, excluding rights-of-way, in the Village is divided between various future land use categories, with approximately 22.7% in residential type uses, 5.9% in various non-industrial mixed-uses, 57.6% in industrial uses, 12.2% in institutional and utility uses, and the remaining 1.5% in recreational uses.

Planning Horizons

Section 163.3177, F.S., requires that each comprehensive plan includes at least two planning horizons: one for at least 10 years and one for at least 20 years. The two Planning Horizons established for the Village of Indiantown Comprehensive Plan are FY2040 for the short-term planning period and FY2050 for the long-term planning period.

Purpose

The purpose and intent of the Future Land Use (FLU) Element is to designate the proposed future general distribution, location, and extent of the uses for residential uses, commercial and industrial uses, recreation, public and utilities, and other categories of the public and private uses of land. The FLU Element is an important component for the Village's planning because it defines the location of uses and intensities which will indicate where infrastructure and services are needed.

Summary of Future Land Use Element

The Future Land Use Element is the centerpiece of the Comprehensive Plan because it coordinates the central themes and information found in all the plan's elements. The FLU Data, Inventory, and Analysis (DIA) is informed by the citizens and their vision for the Village and compiles relevant data, trends, and local conditions to inform the Future Land Use Element and related policy discussions. The goals, objectives, and policies of all the elements will mirror and support this vision.

"Future land use" is different from "zoning." Future land use designations establish general ranges of uses that are permitted in each land use, while zoning districts include a specific list of permitted uses. Future land use designations also establish a range of densities (amount of residential development per acre) and intensities (amount of non-residential development per acre) for each land use category. However, this does not guarantee that the maximum amount of development allowed within the land use will be achievable on a specific site, due to more specific zoning regulations such as setbacks, building heights, impervious surface limits, and parking requirements.

The Future Land Use element establishes the long-term end toward which the Village's land use programs and activities will be ultimately directed. The proposed distribution, location, and extent of the various categories of land use will be shown on a future land use map which will be supplemented by supporting goals, policies, and measurable objectives.

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Statutory Requirements

Florida Statutes (Section 163.3177) require that the Future Land Use Element will be based upon data including studies and surveys. The Florida Office of Economic and Demographic Research provides data from the University of Florida Bureau of Economic and Business Research and the US Census. Both were used as data sources for the Village's Comprehensive Plan. Data sources analyzed include but are not limited to:

- Florida Office of Economic and Demographic Research (EDR)
- U.S. Census Bureau Decennial Census
- U.S. Census Bureau American Community Survey (ACS)
- University of Florida (UF) - Bureau of Economic and Business Research (BEBR)
- Village records

In evaluating the data from all sources, this data report and map series provide estimates of:

- The amount of land required to accommodate anticipated "medium" growth projections.
- The projected permanent and seasonal populations of the area.
- The character of undeveloped land.
- The availability of water supplies, public facilities, and services.
- The need for redevelopment, including the renewal of blighted areas and the elimination of nonconforming uses which are inconsistent with the character of the community.
- The discouragement of urban sprawl.
- The need for job creation, capital investment, and economic development that will strengthen and diversify the Village's economy.

This DIA is intended to support evaluation of plan consistency and future policy discussions; it does not independently establish new development regulations, approval criteria, or review procedures.

Community Workshopping and Public Participation

An important consideration during data collection for the Comprehensive Plan is public input. The Village hosted two public workshops to inform this Comprehensive Plan update. In recognition of the Village's diverse community, for many of whom Spanish is a first language, the Village facilitated one meeting in Spanish, held on October 30th, 2025, at Holy Cross Catholic Church; and one meeting in English (with certified interpreter available for any Spanish speaking attendees) on November 18th, 2025, at the Elisabeth Lahti Library.

The Workshops included live polling of survey questions with real-time results. For anyone unable to attend a workshop, the Village website included links to online surveys comprised of the same questions posed at the live meetings, in English and Spanish. To provide even more opportunities to engage residents, businesses, and stakeholders throughout the update, the Village posted meeting dates, draft documents, and project updates on the Village's website and social media platforms.

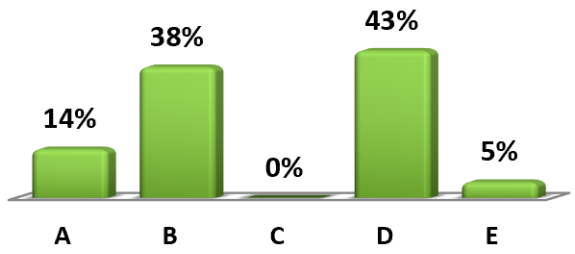
Community participation was notably low. Staff observed that participation levels may have been affected by broader community concerns and other external factors during the outreach period. As a result, workshop and survey results should be interpreted as informative but not statistically representative of the Village as a whole.

Across both workshops and online surveys, more than 60% of total participants self-identified as Village residents, and roughly 43% participated in the inaugural Village Comprehensive Plan public engagement process in 2019. Questions related to land use issues included gauging current Village identity, future goals and types of new development the Village should prioritize. As shown in the graphed results below, pluralities of respondents highlighted the Village's growth as an important consideration, the need for more local activities and amenities, a desire for more various commercial and industrial businesses, and more affordable and low-density housing options.

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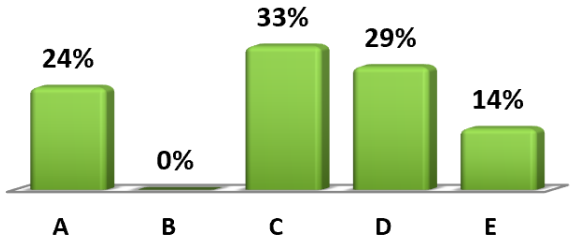
3) Which statement best describes your view of Indiantown up to TODAY?

A	A historic small town	14%
B	A diverse community	38%
C	A community with plenty to do	0%
D	A growing community	43%
E	Other	5%
		100%



4) Thinking of the future, which statement best describes your desires for Indiantown in 20 years?

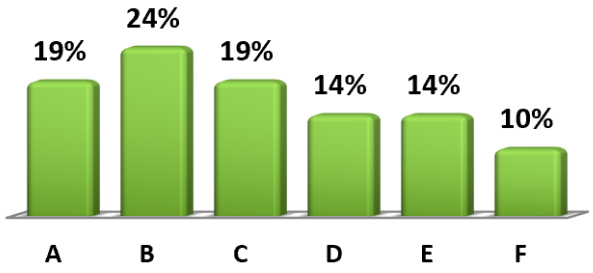
A	A historic small town	24%
B	A diverse community	0%
C	A community with plenty to do	33%
D	A growing community	29%
E	Other ***See below***	14%
		100%



A diverse, built-out community with plenty to do, which maintains its small-town connectivity and celebrates its Preserving its culture and it being unique from other surrounding cities

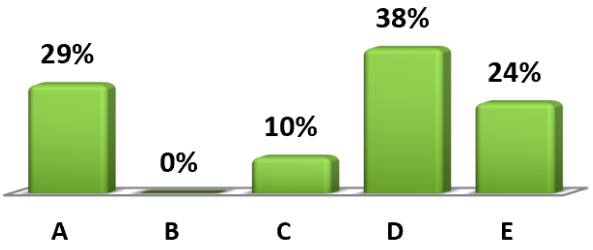
9) Thinking of non-residential development, Indiantown needs:

A	More industrial businesses	19%
B	More commercial and retail businesses	24%
C	More restaurants	19%
D	More parks and recreational space	14%
E	More public community gathering spaces	14%
F	I believe the existing non-residential development is adequate.	10%
		100%



10) Thinking of residential development, the Village needs more:

A	Single-family homes	29%
B	Multi-family (apartment) buildings	0%
C	More rental housing	10%
D	More affordable housing	38%
E	I believe the existing residential development is adequate.	24%
		100%



Projected Permanent and Seasonal Population Of The Village

Per Chapter 163, F.S., the Comprehensive Plan shall be based upon permanent and seasonal population estimates and projections, using data published by EDR or generated by the local government based upon a professionally acceptable methodology. Because EDR provides information supplied by BEBR, population projections are limited to permanent residents only, as outlined in BEBR's projection methodology.

Population projections utilized here for the Village of Indiantown are the current Florida EDR "Estimates of Population by County and Municipality" released in October 2025, which references the U.S. Census Bureau 2020 Decennial Census and the BEBR 2025 estimates; and the current EDR "Projections of Florida Population by County 2030-2050" released in February 2026. BEBR provides future population projections by County only, so Martin County's growth rates were used alongside the Village's population to project the Village's total population through 2050, shown in Table FLU-2.

Table FLU-1 below displays comparative BEBR and U.S. Census Bureau estimates of population for Martin County and the Village of Indiantown for 2025 and 2020. ***Table FLU-2*** compares population projections through 2050 based on EDR countywide growth rate projections. Although the Village's population has historically grown at slower rates than countywide, the Village may experience growth trends that differ from its historical pattern during this planning horizon due to significant residential development projects that have been approved and are in the development review pipeline.

Table FLU-1 Estimates of Population by County and city in Florida, 2025

City/County	April 1, 2025 Estimate	% Change 2020-2025	Total Change 2020-2025	April 1, 2020 Census	Inmates April 1, 2025	Estimates less Inmates April 1, 2025
Martin County	166,281	+ 5.0%	+ 7,850	158,431	2,124	164,157
Village of Indiantown	6,704	+ 2.2%	+ 144	6,560	0	6,704

Source: EDR, Florida Population Estimates by County and Municipality (April 1, 2025)

Table FLU-2 Projections of Population by County and Municipality, 2025-2050

	2025	2030	2035	2040	2045	2050
County Population	166,281	173,007	178,095	181,983	185,005	187,567
County Growth Rate (5-year)	-	4.0%	2.9%	2.2%	1.7%	1.4%
Total Village Population	*6,704*	*6,975*	*7,180*	*7,337*	*7,459*	*7,562*
Village Population Growth (incremental, 5-year)	-	*271*	*205*	*157*	*122*	*103*
Village Population Growth (cumulative vs. 2025)	-	***271***	***476***	***633***	***755***	***858***

Sources: EDR, Projections of Florida Population by County, 2030-2050, with Estimates for 2025; BCLA calculations for Village population based on overall County growth rate

Non-permanent / Seasonal Population

The Village's estimated non-resident population includes seasonal residents as well as hotel, motel, and short-term rental guests. There is one hotel in the Village, the historic Seminole Inn, with 22 rooms. According to VisitFlorida.org, the 2025 average hotel occupancy rate is 68.1%. With an average US family size of 3.14 (2024 American Community Survey 5-year estimates), the Village could anticipate an average non-resident hotel population of 47.

The 2024 American Community Survey 5-year estimates reported a total of 226 vacant housing units in the Village, out of 1,817 total units. It is possible that some of these units are available as short-term and vacation rentals via platforms such as Booking.com, Airbnb, and VRBO. According to AirDNA.co, the average short-term rental occupancy rate is estimated to be 54.4% nationwide. With an average US family size of 3.14, an additional population of 386 short-term rental visitors could be estimated under a theoretical upper-bound scenario in which all vacant units were functioning as short-term vacation rentals. This figure is presented for planning context only and should not be interpreted as an estimate of actual short-term rental occupancy within the Village.

Housing Units and Household Size

As of the most up to date 2024 American Community Survey 5-year estimates, there were 1,591 total households (occupied housing units) in the Village with an average household size of 4.21 persons. There were 1,086 families in the Village with an average family size of 4.99 persons.

Land Needed to Accommodate Future Growth or Buildout

The Future Land Use Map (FLUM) lays out the locations for the various future land uses within the Village. The maximum buildout scenario represents the Village in its future developed state based upon existing conditions, land uses, and jurisdictional boundaries. As required by section 163.3177, F.S., local governments must plan to accommodate the medium population projections published by EDR/BEBR through the planning horizon.

Table FLU-3 below displays an acreage inventory of total and vacant/underutilized lands, as of March 2026, by Village assigned land use category, accompanied by maximum plan-level density or intensity for each category. For purposes of this DIA, vacant or underutilized lands are planning-level categories used to estimate potential capacity. These categories do not constitute site-specific findings regarding development readiness, redevelopment feasibility, entitlement status, or marketability. Lands that simply happen to be developed with lower densities or intensities than permissible by the Comprehensive Plan are not necessarily considered underutilized.

Table FLU-3 Land Use Category Inventory with Possible Residential Use

Future Land Use	Maximum Density	Total Acreage	Vacant/Underutilized
Small Farm Residential (SFR)	1 unit / acre	420.34	376.4
Rural Community (RC)	2 units / acre	637.44	578.4
Suburban Residential (SR)	5 units / acre	1,477.14	1,306.1
Mobile Home (MH)	8 units / acre	114.13	0
Residential (R)	8 units / acre	573.67	452.7
Urban Residential Office (URO)	15 units / acre	244.84	195.7
Village Core Mixed Use (VCMU)	20 units / acre[1]	504.69	64.4
Light Industrial (LI)	20 units / acre[2]	6,967.72	6,273.3
Commercial Waterfront (CW)	20 units / acre[2]	217.29	150.3

Notes: [1]Units less than 800sf may be counted as half units. [2]Residential units may be permitted as part of mixed-use developments.

Table FLU-4 below lists vacant or underutilized lands (determined as discussed above) within the Village that can be built with residential uses to estimate a maximum incremental buildout for the Village including units and estimated population.

TABLE FLU-4 VACANT RESIDENTIAL-RELATED LAND USES AND FUTURE POPULATION CAPACITY

Future Land Use	Maximum Density	Vacant Land (Acres)	Full Buildout (units)	Household Size	Max. Buildout Population
SFR	1 unit / acre	376.4	376	4.21	1,583
RC	2 units / acre	578.4	1,156	4.21	4,867
SR	5 units / acre	1,306.1	6,530	4.21	27,491
MH	8 units / acre	0	-	4.21	-
R	8 units / acre	452.7	3,621	4.21	15,244
URO	15 units / acre	195.7	2,935	4.21	12,356
VCMU	20 units / acre	64.4	1,288	4.21	5,422
LI	*20 units / acre*	*6,273.3*	*125,466*	*4.21*	*478,025*
CW	*20 units / acre*	*150.3*	*3,006*	*4.21*	*12,655*

Theoretical buildout estimates are used for long-range planning purposes only. Actual development yield will vary based on zoning, infrastructure availability, access, environmental constraints, parcel configuration, market conditions, and other site-specific factors.

TABLE FLU-5 PROJECTED VILLAGE POPULATION TO ACCOMMODATE THROUGH 2050

	2025	2030	2035	2040	2045	2050
Village of Indiantown Population	6,704	6,975	7,180	7,337	7,459	7,562
Population Increase	-	+ 271	+ 205	+ 157	+ 122	+ 103
Percent Increase	-	+ 4.0%	+ 2.9%	+ 2.2%	+ 1.7%	+ 1.4%
Total Projected Population Increase to Accommodate 2025 - 2050:						**+ 858**

Sources: EDR, Projections of Florida Population by County, 2030-2050, with Estimates for 2025; BCLA calculations for Village population based on overall County growth rate

Tables FLU-4 and ***FLU-5*** compare available acreage by land uses categorized for possible residential development with maximum potential buildout against EDR growth projections for Martin County applied to the Village's population. Based upon this analysis, the Village appears to have more than sufficient buildable acreage categorized with residential-capable land uses to accommodate the EDR-estimated 858 additional Village residents by 2050, even when considering development that has been approved or in process. Although these projects will be built out at lower densities than anticipated in the table above, one project alone (Terra Lago) is planned to provide nearly 2,500 residential units, which will more than accommodate the required incremental population growth.

Live Local Act and Subsequent Updates

In 2023, the Live Local Act (LLA) was passed into Florida law, allowing for multifamily and mixed-use residential developments in Commercial, Industrial, and Mixed-Use land uses, notwithstanding local policies or regulations to the contrary. For those developments with affordable units as defined by the law, local governments are required to permit such residential use in Commercial, Industrial, and Mixed-Use lands at the highest allowed densities in the government's jurisdiction where residential is allowed. Amendments to the LLA in 2024 and 2025 included preemptions regarding intensity and PUDs. The LLA also contains several administrative and zoning-level preemptions and regulations.

As they pertain to the Village, state-law preemptions under the Live Local Act may allow qualifying affordable multifamily and mixed-use developments in certain commercial, industrial, and mixed-use areas, subject to the specific terms and limitations of the statute.

The Village's comprehensive plan already allows for the highest densities in its mixed-use and industrial lands, so the LLA will not materially affect the potential density of those projects, but it could impact the long-term availability of land for industrial uses. Additionally, state law preempts certain local review processes for qualifying projects and requires administrative approval under specified circumstances. Due to the preemptive nature of the LLA, the Village may consider developing a voluntary, incentive-based affordable housing program. Such an alternative program may better guide future development towards targeted areas, disincentivizing applicants from utilizing the provisions of the LLA. A local program with better incentives may lead to better projects more in line with the Village's vision and more public input.

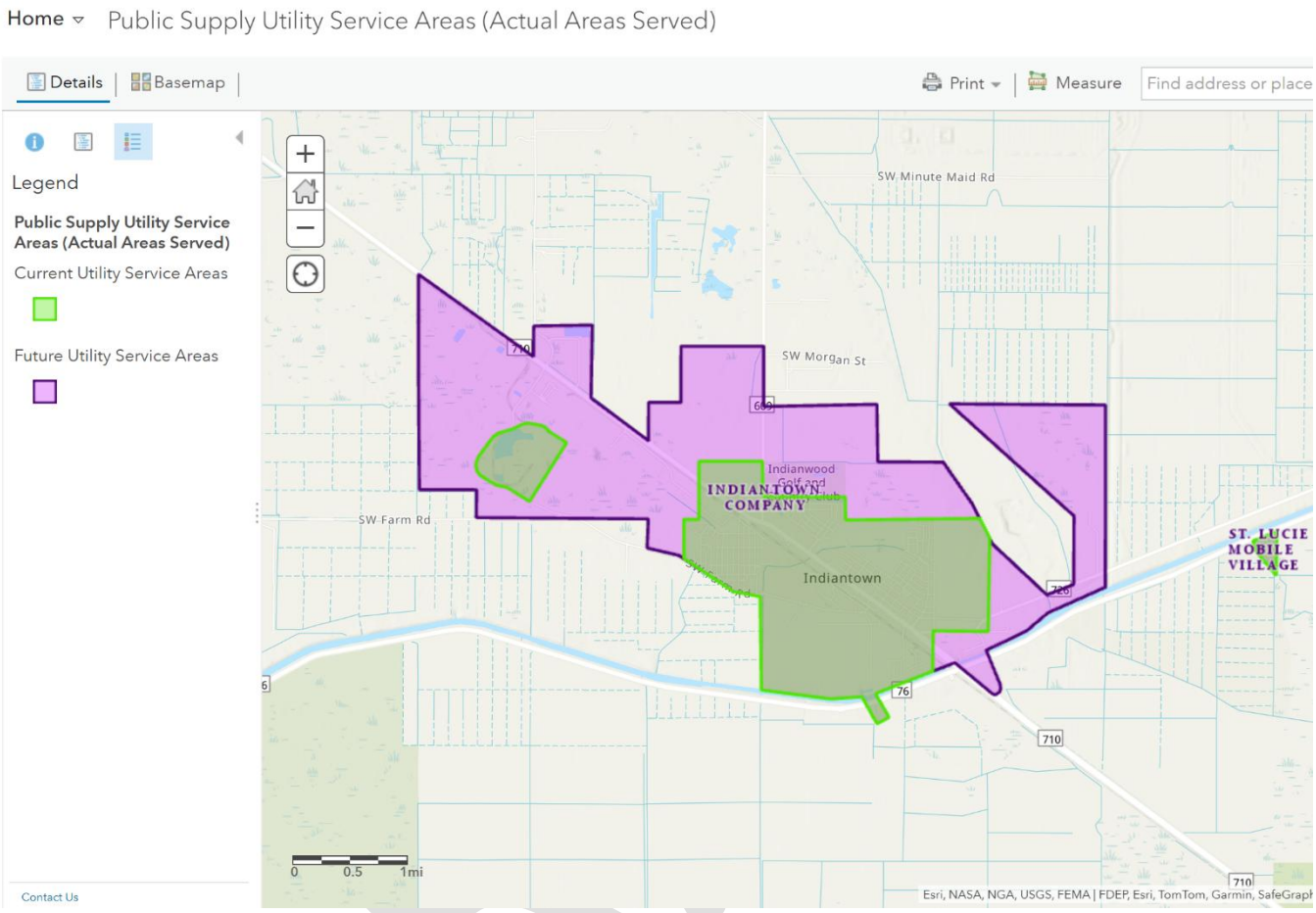
Annexation

Since the adoption of its inaugural Comprehensive Plan, the Village's jurisdictional boundaries have been adjusted three times. Roughly 60.73 acres assigned Small Farm Residential FLU were de-annexed into unincorporated Martin County via petition in 2020 (Ord 02-2020). In 2024, approximately 116.16 acres adjacent to the Village's eastern edge along the C-44 canal were annexed in from unincorporated Martin County with Commercial Waterfront FLU via Ord 03-2024. Most recently, in February 2026, approximately 5,722.3 acres north and south of the western half of the Village were annexed in from unincorporated Martin County, assigned Light Industrial FLU via Ord 02-2026.

Availability of Water Supplies, Public Facilities and Services

The Village of Indiantown owns and maintains a public potable water and wastewater utility, a formerly private utility serving the area and acquired by the Village in 2020. Select properties within the Village are currently served by the utility, with other areas designated future utility service areas as shown in ***Figure FLU-1***. The Village's solid waste collection and disposal is managed by private contractors in coordination with Martin County. The Village owns and operates a number of park facilities within the Village limits, and Martin County owns and manages a regional park within the Village. Roadways within and serving the Village are maintained by various levels of government including the Village itself, Martin County, and the State of Florida. More information on the management, operations, and planning of each of these public facilities and services is provided in various other elements of the Comprehensive Plan, including Infrastructure and Water Resources, Recreation and Open Space, Transportation and Mobility, and Capital Improvements.

FIGURE FLU-1 VILLAGE PUBLIC WATER SUPPLY UTILITY BOUNDARIES MAP



Source: South Florida Water Management District GIS

POTABLE WATER

The Village's utility is currently permitted (#43-00041) by the South Florida Water Management District (SFWMD) to withdraw a maximum of 428.68 million gallons of water per year, or 1.17 million gallons per day (MGD), with a maximum monthly allocation not to exceed 42.84 million gallons. The permit allocation was transferred to the Village of Indiantown in 2020 following acquisition of the Indiantown Company, Inc. and is set to expire August 18, 2029. Water is drawn from the surficial aquifer system from eight wells located in proximity to the water treatment facility, where it is aerated, filtered, and disinfected for distribution to utility customers. The treatments system, distribution system, and water quality are monitored to comply with all federal, State and local drinking water standards.

According to the publicly available 2025 pumpage data submitted to SFWMD, the utility withdrew a total monthly range of roughly 0.63 MGD to 0.87 MGD, well within its permitted allocation, or only 54%-74% of the daily limit.

A significant area of the Village outside the urban core provides for its own potable water via private well systems, including small residential and large industrial and institutional properties, which operate under their own permits directly with SFWMD. The Village's utilities department is conducting master planning to prioritize utility expansion beyond its current service area.

Sanitary Sewer and Reuse Water

The Village utility also provides wastewater collection and treatment service to its customers within the Village. The wastewater treatment facility is permitted (FLA029939) by the Department of Environmental Protection (DEP) to treat 1.2 MGD annual average daily flow. According to permit information, the system comprises a 4-stage biological nutrient removal process. Treated effluent after basic disinfection is transported to percolation ponds and ultimately to land application via a 0.499 MGD annual average daily flow permitted rapid infiltration basin system.

The permit also provides for reuse via an existing 1.2 MGD annual average daily flow slow-rate public access system. The Village markets the use of this treated water for non-potable uses such as irrigation or industrial uses to offset potable water use.

Outside of the utility service area, and to some extent within due to preexisting septic systems, development is served by onsite sewage treatment and disposal systems (OSTDS), commonly known as septic systems or tanks, regulated and permitted by DEP (formerly the Department of Health in Martin County, reassigned by state law).

Recreation and Open Space

The Village's residents are served by parks and recreational facilities owned and managed by the Village, by Martin County, and by various other agencies and non-governmental organizations. The Village has adopted a Level of Service (LOS) standard of 5 acres of recreation space per 1,000 residents. "Recreation Space" is defined in the Comprehensive Plan as publicly owned space that is open to the public. That definition is somewhat general and can arguably include lands that are not expressly dedicated to a recreational purpose, as further discussed in the Recreation and Open Space Element DIA. Based on current LOS methodology and available acreage information for park facilities specifically, the Village appears to include sufficient recreation space for the current and projected population. There are currently more than 68 acres of recreation space in the Village across four public parks, sufficient to accommodate 13,600 residents at current LOS standards, with additional public park facilities planned for development as part of the Terra Lago development within this plan horizon. These projections are further analyzed and discussed in the Recreation and Open Space Element DIA.

Discouragement of Urban Sprawl

Florida law requires that all comprehensive plans discourage urban sprawl. The primary indicators that a plan or plan amendment does not discourage the proliferation of urban sprawl are listed below. The evaluation of the presence of these indicators shall consist of an analysis of the plan or plan amendment within the context of features and characteristics unique to each locality in order to determine whether the plan or plan amendment:

(I) Promotes, allows, or designates for development substantial areas of the jurisdiction to develop as low-intensity, low-density, or single-use development or uses.

(II) Promotes, allows, or designates significant amounts of urban development to occur in rural areas at substantial distances from existing urban areas while not using undeveloped lands that are available and suitable for development.

(III) Promotes, allows, or designates urban development in radial, strip, isolated, or ribbon patterns generally emanating from existing urban developments.

(IV) Fails to adequately protect and conserve natural resources, such as wetlands, floodplains, native vegetation, environmentally sensitive areas, natural groundwater aquifer recharge areas, lakes, rivers, shorelines, beaches, bays, estuarine systems, and other significant natural systems.

(V) Fails to adequately protect adjacent agricultural areas and activities, including silviculture, active agricultural and silvicultural activities, passive agricultural activities, and dormant, unique, and prime farmlands and soils.

(VI) Fails to maximize use of existing public facilities and services.

(VII) Fails to maximize use of future public facilities and services.

(VIII) Allows for land use patterns or timing which disproportionately increase the cost in time, money, and energy of providing and maintaining facilities and services, including roads, potable water, sanitary sewer, stormwater management, law enforcement, education, health care, fire and emergency response, and general government.

(IX) Fails to provide a clear separation between rural and urban uses.

(X) Discourages or inhibits infill development or the redevelopment of existing neighborhoods and communities.

(XI) Fails to encourage a functional mix of uses.

(XII) Results in poor accessibility among linked or related land uses.

(XIII) Results in the loss of significant amounts of functional open space.

The future land use element or plan amendment shall be determined to discourage the proliferation of urban sprawl if it incorporates a development pattern or urban form that achieves four or more of the following:

(I) Directs or locates economic growth and associated land development to geographic areas of the community in a manner that does not have an adverse impact on and protects natural resources and ecosystems.

(II) Promotes the efficient and cost-effective provision or extension of public infrastructure and services.

(III) Promotes walkable and connected communities and provides for compact development and a mix of uses at densities and intensities that will support a range of housing choices and a multimodal transportation system, including pedestrian, bicycle, and transit, if available.

(IV) Promotes conservation of water and energy.

(V) Preserves agricultural areas and activities, including silviculture, and dormant, unique, and prime farmlands and soils.

(VI) Preserves open space and natural lands and provides for public open space and recreation needs.

(VII) Creates a balance of land uses based upon demands of the residential population for the nonresidential needs of an area.

(VIII) Provides uses, densities, and intensities of use and urban form that would remediate an existing or planned development pattern in the vicinity that constitutes sprawl or if it provides for an innovative development pattern such as transit-oriented developments or new towns as defined in section 163.3164, F.S.

The Village discourages urban sprawl by providing for mixed-use and higher-density development entitlements in the urban core, compared to significantly lower density entitlements and stricter regulations in the more rural and environmentally sensitive areas at the municipal fringe. Policy L1.2.3 of the Future Land Use Element contains anti-sprawl evaluation criteria intended to address at least four anti-sprawl indicators out of a list of eight criteria.

Airport Hazard Areas

The Indiantown Airport (X58), a small airport facility, is located within the eastern margin of the Village. Although the Comprehensive Plan provides for airport hazard protections, the Village has not formally adopted airport hazard area zoning regulations within its Land Development Regulations (LDR) in compliance with section 333.03, F.S. Section 333.03, Florida Statutes, requires airport protection zoning regulations where an airport hazard area exists. The Village may evaluate whether LDR updates, interlocal coordination, or other implementation measures are appropriate to ensure consistency with applicable law.

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Need for Jobs and Economic Development

Florida Statutes require that Comprehensive Plans address the need for job creation, capital investment, and economic development that will strengthen and diversify the community's economy. According to the 2024 American Community Survey 5-year estimates from the US Census Bureau, the Village of Indiantown has an unemployment rate of 7.2% (±6.7) and a median household income of $55,520 (±6,169). The Village median income is lower than the Martin County and Florida overall medians. The unemployment rate is relatively higher, however, compared to Martin County and Florida overall, although its margin of error is significantly large.

According to the 2024 American Community Survey 5-year averages, ~19% of families and ~23% of people overall within the Village fell below the poverty line. Advanced educational achievement is lower in the Village than the rates for the County and the State, with ~10% of residents over 25 holding at least a bachelor's degree, compared with 37% in the County and 34% in the State. High school graduation rates are also lower, with approximately ~69% in the Village and approximately 93% and 90% in Martin County and Florida, respectively.

Table FLU-6 Comparative Resident Economic and Education Profile

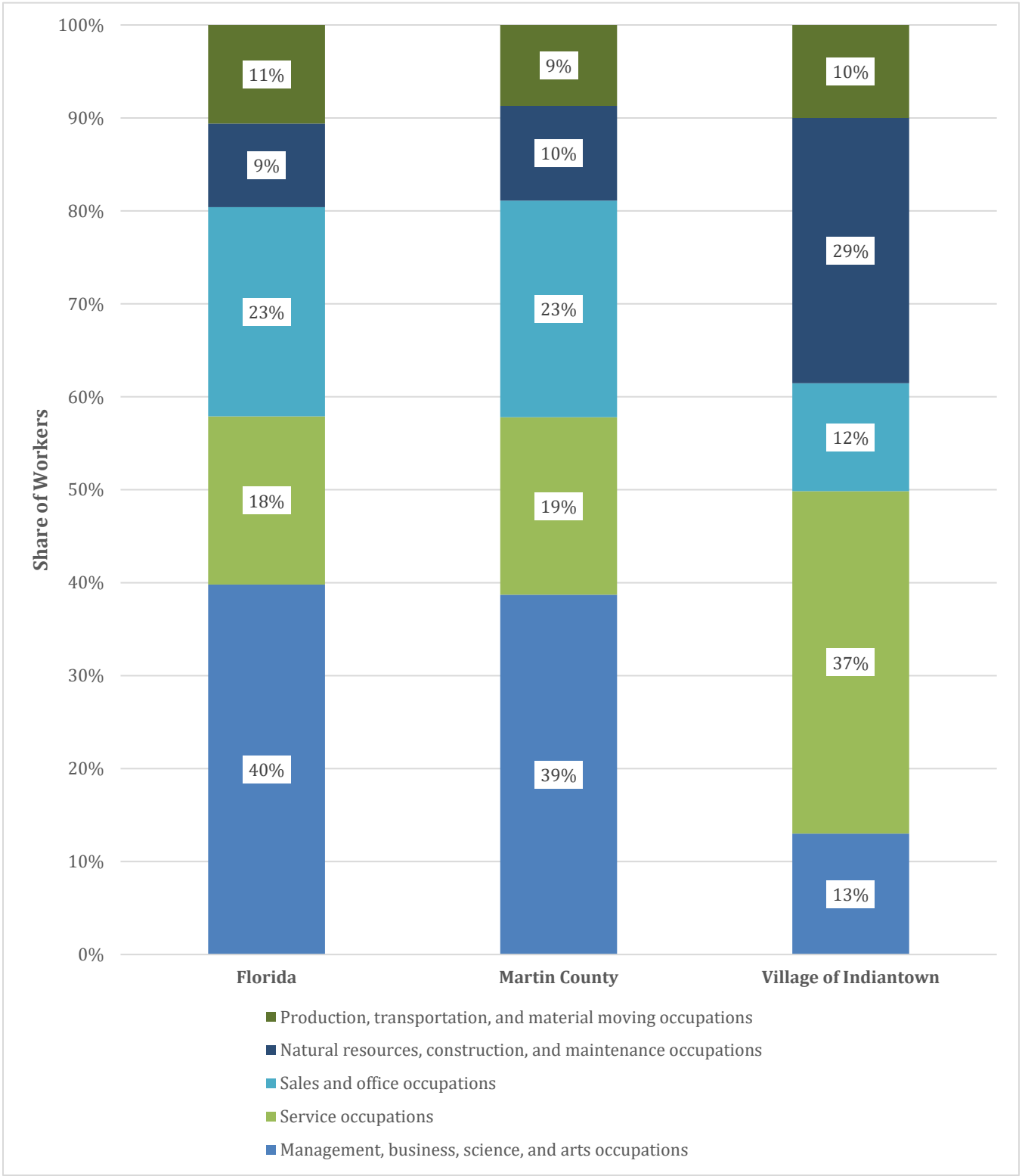
	Village	Martin County	Florida
Median Household Income	$55,520 (±6,169)	$82,943 (±2,984)	$74,568 (±284)
Average Household Size	4.21 (±0.76)	2.33 (±0.03)	2.51 (±0.01)
Labor Force Participation Rate	60.3% (±8.1)	52.0% (±1.2)	59.8% (±0.1)
Unemployment Rate	7.2% (±6.7)	4.9% (±0.7)	4.8% (±0.1)
Family Poverty Rate	19.2% (±9.7)	7.2% (±1.1)	8.9% (±0.1)
Households with Cash Public Assistance	10.5% (±7.2)	1.6% (±0.3)	2.4% (±0.1)
Households with SNAP Benefits in Past 12 Months	17.6% (±10.3)	6.6% (±0.9)	12.6% (±0.1)
Language other than English Spoken at Home	55.6% (±9.1)	15.2% (±0.8)	30.6% (±0.1)
Educational Attainment – Population 25 years and over with a High School Diploma/Equivalent or Higher	68.6% (±6.5)	93.0% (±0.6)	89.9% (±0.1)
Educational Attainment – Population 25 years and over with a bachelor's degree or Higher	9.9% (±4.2)	37.1% (±1.1)	34.1% (±0.2)
Median Age	31.0 (±4.5)	53.3 (±0.2)	42.6 (±0.1)

Source: U.S. Census Bureau 2024 American Community Survey, 5-Year Estimates

These data points are intended to inform long-range planning discussions concerning jobs-housing balance, economic opportunity, and workforce-supportive land use patterns, but do not independently establish the need for new development restrictions or approval criteria.

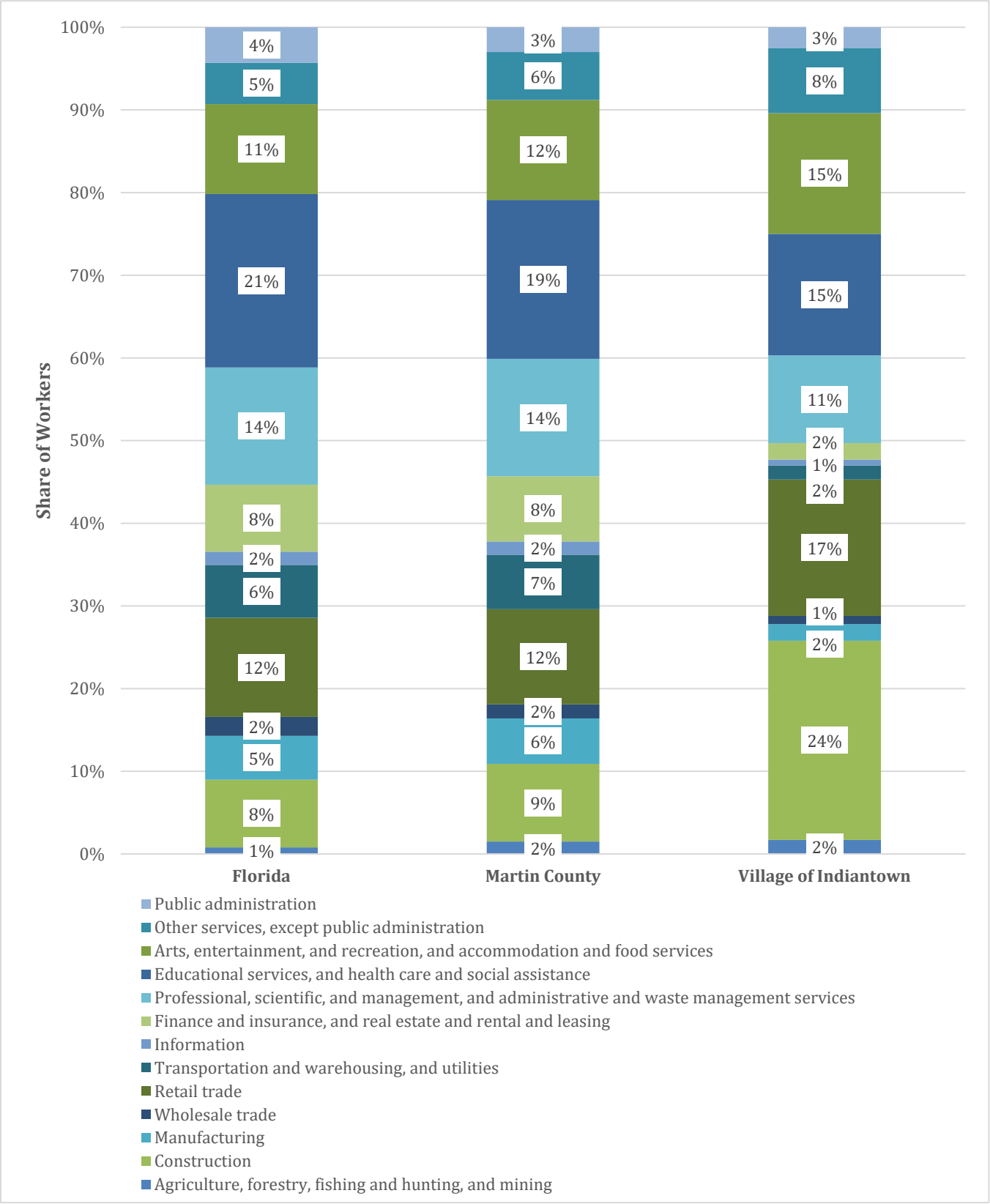
Industry and Occupation of Workers in the Village

Graph FLU-1 Comparative Share of Workers by Occupation



Source: U.S. Census Bureau 2024 American Community Survey, 5-Year Estimates

GRAPH FLU-2 COMPARATIVE SHARE OF WORKERS BY INDUSTRY



Source: U.S. Census Bureau 2024 American Community Survey, 5-Year Estimates

Graph FLU-6 shows a significantly larger share of the Village's workforce employed in service or natural resource, construction, and maintenance occupations, compared to Martin County and the state generally. Significantly fewer Village workers are employed in management, business, science, and arts occupations.

This difference is further illustrated in ***Graph FLU-7***, representing the share of workers by industry. While the Village has a wide variety of industry representation, a significantly higher share of workers is employed in the construction industry compared to the county and state generally. Relatively more workers are employed in the arts, entertainment, recreation, accommodation and food services industry (likely driven by food services) or the retail trade, compared to the county and state. This higher industry representation appears to come at the expense of the finance, insurance, and real estate and transportation, warehousing, and utilities industries, which see a notably lower share of workers in the Village compared to the county and state overall. The Village also has a somewhat lower share of manufacturing industry workers than the county and state.

TABLE FLU-7 HOURS AND TYPE OF WORK FOR VILLAGE RESIDENTS AGED 16 AND OLDER

Village of Indiantown	Estimate	Percent
Population aged 16 and older	5,070 (±432)	-
Population aged 16 and older in Labor Force	3,056 (±418)	60.3% (±8.1)
Workers 16 and older who worked from home	48 (±52)	1.7% (±1.8)
Workers aged 16-64 who worked full-time, year-round	1,722 (±345)	65.9% (±9.1)
Mean usual hours worked for workers aged 16-64	37.8 (±2.1)	

Source: U.S. Census Bureau 2024 American Community Survey, 5-Year Estimates

A majority of the Village's workers aged 16-64 work full-time, year-round. An estimated ~1.7% of workers aged 16 and older worked from home, lower than the average for Martin County and Florida in general, although the margin of error is significantly high.

NEED TO MODIFY LAND USES AND DEVELOPMENT PATTERNS WITHIN ANTIQUATED SUBDIVISIONS

Chapter 163, Florida Statutes, requires that Comprehensive Plans address the need to modify land uses and development patterns for antiquated subdivisions. Per Section 163.3164, F.S., Community Planning Act Definitions, "antiquated subdivision" means a subdivision that:

- was recorded or approved more than 20 years ago and has substantially failed to be built;
- would cause an imbalance of land uses if buildout was continued;
- would be detrimental to the local and regional economies and environment;
- would hinder current planning practices; and
- would lead to inefficient and fiscally irresponsible development patterns as determined by the Village.

Based on available records reviewed for this DIA, no antiquated subdivisions were identified within the Village, and therefore no modifications to land use patterns are recommended on that basis.

Historic Resources

Historic resources within communities may be identified on one or more inventories managed at the federal, state, and/or local levels. The National Register of Historic Places (NRHP) is an active list of U.S. properties that have been determined through a formal process to be historically significant by the National Park Service within the U.S. Department of the Interior. Projects involving federal or state revenue, licensing, or permitting, must account for effects on resources that are listed in, or eligible for listing in, the NRHP.

The Village currently has one nationally registered historic entry: the Seminole Inn, listed in 2006 and still in use today as a small boutique hotel.

The Florida Master Site File, maintained by the Florida Department of Historical Resources, is an active inventory of Florida's statewide historical cultural resources that are typically, but not always, more than 50 years old, without regard to historical significance. In some cases, resources less than 50 years of age are included in the Site File inventory for planning purposes or for possessing historical or other significant attributes. Properties that are listed in the NRHP are also recorded at the Site File, and the Site File has copies of the federal nomination forms and sometimes other information as well. However, most properties recorded at the Site File are not listed in the NRHP because many Site File properties do not meet criteria of the NRHP for historical significance and because the NRHP nomination process can be complicated and require professional assistance.

As of July 2025, the Florida Master Site File contained a total of 65 entries within the Village on the Cultural Resource Roster, although the vast majority are ineligible for national listing due to lack of historical significance. These include five archaeological resources including indigenous mounds as well as the Indiantown Cemetery and many early 1900s buildings in a variety of architectural styles including bungalow, frame vernacular, and Mediterranean revival. While designation on the National Register may provide for standards for preservation, upkeep, and maintenance of properties, inclusion in the Florida Master Site File itself carries no such standards. Only local codes and ordinances may regulate the preservation of state or local listed properties.

The Florida Department of State Division of Historical Resources also maintains the Florida Historical Marker Program, designed to raise public awareness of Florida’s rich cultural history by identifying the churches, schools, archaeological sites, battlefields, and homes that represent Florida’s past. There are two historical markers in the Village: the old Jupiter-Indiantown Road, and a dedication to Betty Mae Tiger Jumper located at the Seminole Inn.

The Village’s Future Land Use Element contains policies that seek to preserve and protect historic resources, as required by Florida Statutes. These include analyzing the impacts of development, land use, and zoning on historic resources; providing for conforming status for listed historic structures and uses; and seeking to protect historic resources from demolition or neglect to the greatest extent feasible.

Natural Resources

Per section 163.3177(6)(a)3.f., F.S., the Future Land Use Element must include criteria to be used to ensure the protection of natural resources.

In coordination with policies in the Conservation Element, the Village’s Future Land Use Element contains policies intended to support the protection of natural resources:

- Policy L1.2.9: The Village shall consider, in land use planning and regulation, the impact of land use on water quality and quantity; the availability of land, water, and other natural resources to meet demands; and the potential for flooding.
- Policy L1.3.1: The Village of Indiantown LDR will be based upon the following Smart Growth Principles: […] f) Preserve open space, natural beauty and critical environmental areas
- Policy L2.1.2: The Village of Indiantown shall encourage residential development be directed to locations that: […] d) Avoid adverse impacts to identified natural resources

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- Policy L3.1.1: The Village of Indiantown shall develop a system of intergovernmental negotiation for siting locally unpopular land uses which considers the area of population served, the impact on land development patterns or important natural resources, and the cost-effectiveness of service delivery.
- Policy L3.2.1: The Future Land Use Map and any amendments to the Future Land Use Map shall be evaluated based upon the provision of urban services that are coordinated by Village of Indiantown to assure the natural resources are maintained, natural systems are not degraded, and that the fiscal health of the Village is maintained. This shall be accomplished by a planned, timed, and cost-effective capital improvement program.
- Policy L3.2.3: The Future Land Use Map and any amendments to the Future Land Use Map shall be evaluated by an analysis of its proposed use considering the character of the undeveloped land, soils, topography, aquifer vulnerability, natural resources, and historic resources on site.
- Policy L3.4.1: The Village shall develop a system of incentives and disincentives which encourages a separation of urban and rural land uses while protecting water supplies, resource development, and fish and wildlife habitats.

Statutory Changes

Since the adoption of the Village's Comprehensive Plan in 2019, a number of changes to state law have affected local planning, permitting, and land development regulation. The items below are identified for consistency review and future implementation, as applicable. To the extent state law is preemptive, implementation should avoid duplicative or more restrictive local standards, procedures, or approval requirements. In addition to the Live Local Act already discussed, the following provisions of new state laws and statutes may warrant review for consistency in the Future Land Use Element and/or related LDR:

- Solar facilities must be an allowable land use in all agricultural land use categories in a local government comprehensive plan.
- Building design element requirements are preempted on single-family or two-family dwellings except for certain specified conditions.
- "Small-scale" comprehensive plan amendments have been increased from 10 to 50 acres or fewer.
- Floating solar facilities must be a permitted use in "appropriate land use categories" on water storage reservoirs. Any buffer or landscaping requirements adopted may not exceed the requirements for similar uses involving the construction of other solar facilities permitted in agricultural land use categories.
- Comprehensive Plan horizons must cover both a 10-year and 20-year period.
- Regulation of electric vehicle charging stations is preempted to the State.
- Resiliency facilities must be a permitted use in all commercial, industrial, and manufacturing land uses and zoning districts. Any buffer or landscaping requirements may not exceed requirements for similar uses.
- More restrictive or burdensome policies, regulations, or review procedures, or building moratoria, may not be proposed or adopted by local governments until October 1, 2027.
- Local governments must develop a post-storm permitting plan to expedite recovery, rebuilding, and inspection with various specific requirements, timelines, and annual updates.
- Regulation of worker housing for bona fide agricultural workers is preempted to the State.
- Regulations for charter schools may not be more restrictive than regulations for public/private schools. Special exception or conditional use approval cannot be required for charter schools to be an allowable use under the LDR; approval of charter schools must be administrative.
- Regulation of bona fide farm operations is preempted, including the collection, storage, processing, or distribution of farm products.
- Plats and replats submitted according to section 177.091, F.S., must be approved administratively.
- Municipalities must specify and make available the minimum information required to be submitted for zoning, rezoning, subdivision, certification, special exception or variance; and must adhere to new timelines.

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- Local governments must adopt an ordinance by January 1, 2026 to provide for procedures to review and approve certified recovery residences, including processes for reasonable accommodations.

Data, Inventory, and Analysis Summary

The Future Land Use Element describes the general distribution, location, and extent of the uses of land including residential, commercial, recreational, conservation, public facilities, and other categories of the public and private uses of land. In summary:

- The Village spans roughly 15,056 acres (including rights-of-way). The Village's non-ROW land use categories, by share of acreage, include 23% in residential type uses, 6% in various non-industrial mixed-uses, 58% in industrial uses, 12% institutional and utility uses, and the remaining 1% in recreational uses.
- According to the most recent published EDR data for 2025, the Village's population is estimated to be 6,704.
- Using EDR population projections for Martin County generally, the Village must plan to accommodate at least 633 new residents by 2040 and by 858 new residents by 2050, compared to its estimated 2025 population of 6,704.
- The Village's average household size is ~4.21 persons per household, according to the 2024 American Community Survey 5-year estimates.
- The Village has sufficient lands that are developable with residential uses to accommodate the projected additional 633 residents by 2040, and the total projected additional 858 residents by 2050. Assuming full buildout of vacant lands according to maximum plan-level densities allowed by future land use categories, the Village could theoretically accommodate substantially more residential development than required to meet current EDR/BEBR medium projections. These theoretical buildout figures are intended for long-range planning purposes only and do not represent site-specific development capacity or likely market outcomes.
- The Village has not formally adopted airport hazard area zoning regulations within its LDR in compliance with section 333.03, F.S. This item may be evaluated in future implementation efforts to ensure consistency with applicable law.
- The Village's median resident is younger, has lower household income, is more likely to be below the poverty line and receive economic assistance, and has lower educational attainment rates than residents of Martin County and the state generally. Although the Village has a higher labor force participation rate than the county and state, it also has a higher estimated unemployment rate. A significantly higher share of households speak a language other than English at home in the Village compared to the county and the state generally.
- Relatively more Village workers are employed in "service" or "natural resource, construction, and maintenance" occupations compared to the county and state generally, seemingly at the expense of "management, business, science, and arts" occupations. Relatedly, industry representation for Village workers is more weighted towards the "construction" industry. Relatively fewer Village workers are employed in the "finance, insurance, and real estate" or "transportation, warehousing, and utilities" industries.
- The Village contains one nationally registered historic place: the Seminole Inn, designated in 2006. There are 65 Village entries in the Florida Master Site File historic register, mostly architecturally but not historically significant structures. Additionally, there are two Florida Historical Marker program markers in the Village: Jupiter-Indiantown Road and Betty Mae Tiger Jumper. As required by Florida Statutes, the Comprehensive Plan includes specific objectives and policies related to the protection of historical or archeological resources on both public and private land.

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ACS	American Community Survey
BEBR	Bureau of Economic and Business Research
CRA	Community Redevelopment Area
DIA	Data, Inventory and Analysis
EDR	Florida Office of Economic and Demographic Research
F.A.C.	Florida Administrative Code
FLU	Future Land Use
FLUE	Future Land Use Element
FLUM	Future Land Use Map
F.S.	Florida Statutes
GIS	Geographic Information System
LDR	Land Development Regulations
OSTDS	Onsite Sewage Treatment and Disposal System
SFWMD	South Florida Water Management District

American Community Survey (ACS) – Demographic data from the U.S. Census Bureau updated more frequently than the Decennial Census.

Bureau of Economic and Business Research (BEBR) – Founded in 1930, BEBR produces Florida's official state and local population estimates and projections. These estimates are used for distributing state revenue-sharing dollars to cities and counties in Florida and for budgeting, planning and policy analysis by state and local government agencies, businesses, researchers, the media and members of the general public.

Future Land Use (FLU) Element – The centerpiece of the Comprehensive Plan because it coordinates the central themes and information found in all the plan's elements.

Infrastructure – The basic physical structures and facilities (i.e., buildings, roads, power supplies) needed for the operation of the Village.

Redevelopment – Renovation of a blighted area.

Seasonal Population – Part-time inhabitants who use, or may be expected to use, public facilities or services, but are not residents and includes tourists, migrant farmworkers, and other short-term and long-term visitors.

Urban Sprawl – Low density, automobile-dependent development with either a single use or multiple uses that are not functionally related. Urban sprawl is expensive for municipalities as it requires extending public services inefficiently.

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Village of Indiantown
Infrastructure and Water Resources
Data, Inventory and Analysis
This analysis does not establish new regulatory requirements or conditions of approval.

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INTRODUCTION

The purpose and intent of the Infrastructure and Water Resources Element is to describe how potable water, drainage, sanitary sewer, solid waste, and aquifer recharge protection are provided and maintained in the Village of Indiantown. As required in section 163.3177, Florida Statutes (F.S.), this element is correlated to principles and guidelines for future land use, indicating ways to provide for the Village's future needs. It addresses coordinating the extension of, increase in the capacity of, or upgrade in treatment of facilities to meet future needs, prioritizing advanced waste treatment while maximizing the use of existing facilities and discouraging urban sprawl, conserving resources, and protecting the functions of groundwater recharge areas and natural drainage features.

The Village's Infrastructure and Water Resources Element has five adopted goals, corresponding to the requirements of statute and local priorities for sustainability:

1. **Potable Water -** The Village of Indiantown seeks to achieve and sustain adequate and equitable access to safe and affordable drinking water for its residents and visitors.
2. **Groundwater Quality Protection –** The Village of Indiantown seeks to protect, maintain, and restore the Floridan (artesian) Aquifer in an effort to ensure the quality and availability of water for future generations.
3. **Wastewater, Stormwater and Sanitary Sewer Management** – The Village of Indiantown will coordinate with the private utility provider in its efforts to encourage the provision of cost-effective wastewater treatment and environmentally appropriate effluent disposal through central wastewater treatment systems.
4. **Build Resilient and Sustainable Infrastructure** - The Village of Indiantown shall promote the building of resilient infrastructure, inclusive and sustainable industrialization, and foster innovation for all the residents.
5. **Solid Waste** - The Village will provide for the clean, efficient, economical and environmentally sound management of solid waste.

STATUTORY REQUIREMENTS

Subparagraph 163.3177(6)(c), F.S., includes the following requirements for this Element:

- Consider the data and analyses of facilities that provide service within the Village's jurisdiction
- Describe the problems and needs and the general facilities that will be required to correct any existing facility deficiencies
- Consider the need for the extension of, increase in the capacity of, or upgrade in treatment of facilities to meet future needs
- Prioritize advanced waste treatment while maximizing the use of existing facilities and discouraging urban sprawl
- Conserve potable water resources
- Protect the functions of natural groundwater recharge areas
- Consider the feasibility of providing sanitary sewer services for any development of more than 50 residential lots, whether built or unbuilt, with more than one onsite sewage treatment and disposal system per 1 acre, within a 10-year planning horizon

This Element outlines the data and analysis for 10-year and 20-year planning horizons through 2040 and 2050. This DIA is intended to support evaluation of existing conditions, statutory consistency, and future policy discussions; it does not independently establish new development regulations, approval criteria, or review procedures.

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COMMUNITY WORKSHOPPING AND PUBLIC PARTICIPATION

An important consideration during data collection for the Comprehensive Plan is public input. The Village hosted two public workshops to inform this Comprehensive Plan update. In recognition of the Village's diverse community, for many of whom Spanish is a first language, the Village facilitated one meeting in Spanish, held on October 30th, 2025, at Holy Cross Catholic Church; and one meeting in English (with certified interpreter available for any Spanish speaking attendees) on November 18th, 2025, at the Elisabeth Lahti Library.

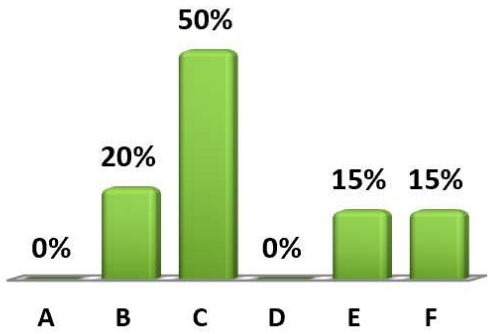
The Workshops included live polling of survey questions with real-time results. For anyone unable to attend a workshop, the Village website included links to online surveys comprised of the same questions posed at the live meetings, in English and Spanish. To provide even more opportunities to engage residents, businesses, and stakeholders throughout the update, the Village posted meeting dates, draft documents, and project updates on the Village's website and social media platforms.

Community participation was notably low, and staff observed that participation levels may have been affected by broader community concerns and other external factors during the outreach period. As a result, workshop and survey results should be interpreted as informative but not statistically representative of the Village as a whole.

Across both workshops and online surveys, over 60% of respondents self-identified as Village residents, and over 75% self-identified as customers of the Village water utility. As shown in the graphed results below, a plurality of respondents highlighted the need for more improvements to sewer and/or water service. However, a plurality of respondents believe the Village is properly prioritizing its infrastructure improvement planning, reflecting public understanding of the long-term nature of improvements.

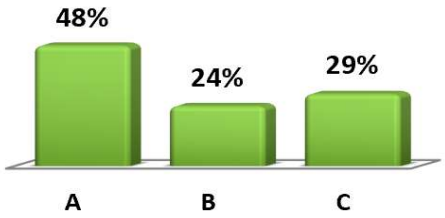
5) If I could change only one thing about Indiantown, it would be:

A	Less littering and/or pollution	0%
B	More economic development	20%
C	Improvements to the water and/or sewer service	50%
D	Less crime	0%
E	Safer roadways	15%
F	None or Other ***See below***	15%
		100%



18) I believe the Village is prioritizing its infrastructure improvements (roads, water, sewer, parks) the right way.

A	True	48%
B	False (if false, why?) ***See below***	24%
C	I'm not sure / no opinion	29%
		100%

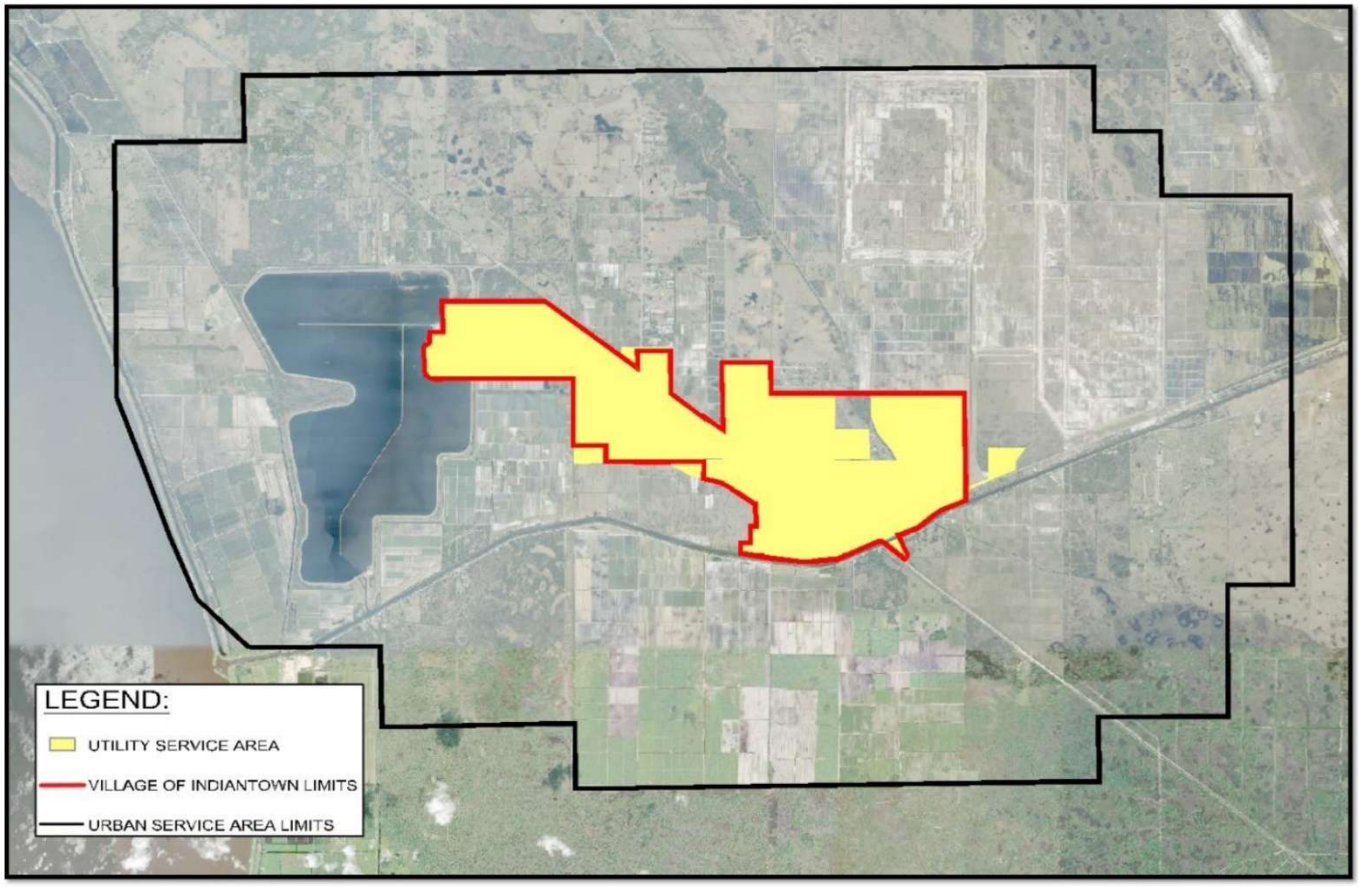


Don't see improvements.
Roads are terrible and water is dirty.
Roads are frequently too narrow and flood easily and impassably. Water is unsafe to drink.
We cannot afford what we have.

POTABLE WATER AND SANITARY SEWER

Upon incorporation, the Village of Indiantown was served by a private potable water and wastewater treatment facility. In 2020, the Village entered into an agreement to purchase the utility. The utility maintains service connections for water and sewer to most properties within the Urban Core area. However, some properties within the current utility service area, as well as a significant portion of the Village outside the Urban Core is served by individual private water and wastewater systems. The Village's overall utility service boundary area extends beyond the incorporated Village limits, as shown on Map 1. There are no neighboring public supply utilities in the vicinity; the nearest, Martin County Utilities, is roughly 12 miles away.

MAP IWR-1 VILLAGE UTILITY SERVICE AREA BOUNDARIES



Source: Village of Indiantown Wastewater and Reclaimed Water Utility Master Plan, April 2022
Note: The Village's incorporated municipal limits have since changed.

The utility covers an area of 9,761 acres, serving 1,932 existing residential connections and 266 non-residential Equivalent Residential Connections (ERCs), for a total of 2,198 ERCs throughout the general Village area. The Village's Comprehensive Plan refers to the utility as a private organization, as it was during the Village's incorporation. Comprehensive Plan language may be updated to reflect the utility's status as Village-owned.

POTABLE WATER LOS AND CONCURRENCY

The Village has adopted a potable water systems Level of Service (LOS) standard of 100 gallons per capita per day (gpcd), which is assumed to correspond to finished water. This standard is used for concurrency analysis during development review, to ensure that current and future users of the water system can be provided at least 100 gallons per day. Similar to concurrency review for wastewater or other public facilities, new development is evaluated for consistency with adopted concurrency requirements and the availability of sufficient water supply and treatment capacity to meet the LOS standard for the new development, assuming continued use for all existing users.

The Village's draft 2025 WSFWP proposes to add comprehensive LOS standards beyond finished water, to include existing supply, treatment capacity, and finished water storage metrics.

POTABLE WATER CAPACITY – CURRENT AND FUTURE CONDITIONS

According to the draft 2025 WSFWP, the Village utility operates under a Water Use Permit (WUP) No. 43-00041-W, which was most recently renewed on August 31, 2009, then transferred to the Village on November 20, 2020, and modified by letter on June 16, 2022. This permit will expire on August 18, 2029. The current recommended maximum raw water withdrawal is 42.84 million gallons per month (MGM) based on maximum month and 429 million gallons per year (MGY), which is approximately 1.17 million gallons per day (MGD). Water is withdrawn across eight permitted wells from the surficial aquifer.

The Village utility treats raw water through a single water treatment plant (WTP) with a total design capacity of 1.296 MGD. However, due to the WTP's age, condition, and lack of storage/redundancy, the effective treatment capacity is reduced to approximately 0.9 MGD. The Village has capital improvement plans in place to rehabilitate the existing WTP. The water treatment plant operates in an interconnected transmission and distribution system. Treatment of raw water at the plant utilizes aeration, disinfection via chloramines, filtration, storage and high service pumps for water distribution.

A primary component of the WSFWP is analyzing future potable water demand and providing for a work plan to ensure that demand can be met across a minimum 10-year planning horizon. Table IWR-1 below displays the anticipated water demand (including raw water withdrawals corresponding to the WUP allocation and finished water demand corresponding to the permitted WTP treatment capacity) through 2040 and 2050 horizons as required by statute. These projections assume the Village's LOS standard of 100 gpcd applied to anticipated population, increased significantly by approved and in-planning large-scale developments within the Village.

TABLE IWR-1 VILLAGE WATER DEMAND THROUGH 2040 AND 2050

Year	Projected Village Pop.[1]	Raw Water Demand[2] (gpcd)	Finished Water Demand[3] (gpcd)	AADF Raw Water Demand (MGD)	AADF Finished Water Demand (MGD)	Max. Daily Finished Water Demand[4] (MGD)
2025	8,031	104.167	100	0.837	0.803	1.084
2030	19,962	104.167	100	2.079	1.996	2.695
2035	20,763	104.167	100	2.163	2.076	2.803
2040	21,596	104.167	100	2.250	2.160	2.915
2045	22,463	104.167	100	2.340	2.246	3.033
2050	23,364[5]	104.167	100	2.434	2.336	3.154

Source: Village of Indiantown Draft 2025 WSFWP (September 2025), BCLA calculations

Notes: [1]Local projections include developments under construction or awaiting final site approval. [2]Assumes some water loss due to treatment and distribution. [3]Village adopted LOS standard. [4]Calculated as 135% AADF finished water demand. [5]Calculated using 0.79% annual growth rate after 2033 per Draft 2025 WSFWP methodology.

As demonstrated in Table IWR-1, there is currently insufficient WUP withdrawal allocation and insufficient WTP treatment capacity to serve anticipated populations at LOS standards beginning between 2025 and 2030 assuming no changes. The Village's 2025 WSFWP examines these projections and prioritizes a capital improvement plan programmatic response to ensure adequate infrastructure is available to serve development; this includes updating the WUP to include additional withdrawals from the Floridan Aquifer System as an alternative water supply and constructing a new reverse osmosis WTP with 1.8 MGD treatment capacity (upgradable to 3.0 MGD).

Because the WSFWP remains in draft form, the final adopted WSFWP and any associated permit approvals should be treated as the operative planning record in the event of discrepancies.

WATER CONSERVATION

As described in the Village's draft 2025 WSFWP, the Village maintains a variety of water conservation initiatives across specific programs, regulations and opportunities, including:

- **Public Education Program** – This includes updates to the Village website and social media outlets explaining conservation efforts and best practice recommendations. Due to village limitations, there will also be informational flyers available at Village Hall communicating the same information.
- **Ordinance Updates** – Exterior watering ordinance updates to reflect other efforts statewide and in Martin County specifically. These will be enforced during the development and new building review process.
- **Water Loss Reduction Program** – Currently, the Village is ongoing a system wide meter replacement program. Due to inaccurate data, determining accurate system loss has been difficult. Therefore, once the meter replacement program has been completed, the newly collected data will be reviewed and studied to determine where water loss measures would be most beneficial.
- **Water Conservation-Based Rate Structure** – The Village is planning to adopt a three-tiered water rate structure which also encourages water conservation through discounted rates depending on gallons used (Code of Ordinances Chapter 78, Section 78-1). Water rates are assessed bi-monthly and are based on 1) the land use of the property and 2) the amount of water consumed. Rates are further categorized by "inside Village" and "outside Village."
- **Florida Water Star Program** – The Village encourages new development to incorporate principles of the Florida Water Star program and promotes certification of new construction through this program.

The draft 2025 WSFWP highlights additional areas for conservation opportunities, including promoting the use of low flow fixtures, more widely used efficient irrigation systems, Florida-friendly plantings, and green building principles.

As the Village utility works with SFWMD to update its water use permit to accommodate future planned development, it will be bound by an associated Water Conservation Plan, outlining compliance requirements.

RECLAIMED WATER

The Village's existing wastewater treatment plant, further described in following sections, includes reuse storage, pumping and distribution infrastructure. However, according to the Village's most recent 2022 Wastewater Master Plan Report, the reclaimed water infrastructure has not been in use for several years. Previously, the Village

provided reclaimed water for use by a nearby industrial facility, but that customer has since closed operations. As such, all of the Village's treated wastewater is currently disposed of via the utility's permitted Rapid Infiltration Basins (RIBs), and the reuse infrastructure has not been maintained.

As discussed in the 2022 Master Plan and draft 2025 WSFWP, the Village is planning to rehabilitate and expand the reclaimed water system to provide public access to reclaimed water for the Terra Lago development, in addition to other potential customers. This will be required due to the limitations of the Village's RIB disposal sites to accommodate anticipated future wastewater flows, and it runs in line with the Village's Comprehensive Plan policies prioritizing the use of reclaimed water for irrigation and at public parks.

WATER SUPPLY FACILITIES WORK PLAN

Section 163.3177, Fla. Stat., requires that local government comprehensive plans incorporate a Water Supply Facilities Work Plan (WSFWP) in coordination with the applicable Water Management District Regional Water Supply Plan (RWSP), and to update the WSFWP within 18 months of an update to the RWSP.

As of this analysis, the Village is currently drafting its required WSFWP update in response to the 2021 SFWMD Upper East Coast (UEC) RWSP. The capacity and demand projection figures provided in this analysis are sourced from the latest draft data prepared for the WSFWP update, which will be reviewed in coordination with SFWMD prior to adoption by the Village Council. In case of any discrepancies, the projections in the final adopted WSFWP should be considered the projections of record, as they will inform the SFWMD WUP permit update.

SANITARY SEWER LOS AND CONCURRENCY

The Village has adopted a sanitary sewer LOS standard of 85 gallons per capita per day (gpcd). This standard is used for concurrency analysis during development review, to ensure that the sewer collection and treatment system can accommodate flows of at least 85 gallons of wastewater per person per day. Similar to concurrency review for potable water or other public facilities, new development is evaluated for consistency with adopted concurrency requirements and the availability of sufficient wastewater treatment capacity to meet the LOS standard for the new development, assuming continued flows for all existing users.

WASTEWATER CAPACITY – CURRENT AND FUTURE CONDITIONS

The Village's utility provides wastewater collection and treatment service. The wastewater treatment facility is permitted (FLA029939) by the Department of Environmental Protection (DEP) to treat 1.2 MGD AADF. According to permit information, the system comprises a 4-stage biological nutrient removal process. Treated effluent after basic disinfection is transported to percolation ponds and ultimately to land application via a 0.499 MGD annual average daily flow permitted rapid infiltration basin system. As discussed previously, although the utility has an existing reclaimed water system, it has not been used in several years due to the loss of its industrial customer.

For the purposes of analyzing future wastewater flows against treatment capacity, the Village can utilize the population projections provided in the 2025 WSFWP alongside its adopted wastewater LOS standard.

TABLE IWR-2 VILLAGE WASTEWATER FLOWS THROUGH 2040 AND 2050

Year	Projected Village Pop.[1]	Per-Capita Wastewater Flow[2] (gpcd)	Total Wastewater AADF (MGD)	Max. Daily Wastewater Flow[3] (MGD)
2025	8,031	85	0.683	0.922
2030	19,962	85	1.697	2.291
2035	20,763	85	1.765	2.383
2040	21,596	85	1.836	2.478
2045	22,463	85	1.909	2.578
2050	23,364[4]	85	1.986	2.681

Source: Village of Indiantown Draft 2025 WSFWP (September 2025), BCLA Calculations

Notes: [1]Local projections include developments under construction or awaiting final site approval. [2]Village adopted LOS standard. [3]Calculated as 135% AADF. [4]Calculated using 0.79% annual growth rate after 2033 per Draft 2025 WSFWP methodology

As shown above in Table IWR-2, the Village can anticipate insufficient treatment capacity between 2025 and 2030 assuming no infrastructure upgrades. Additionally, the Village's current permitted disposal capacity via its RIBs is insufficient. As outlined in the Village's 2022 Wastewater and Reclaimed Water Master Plan report, with additional discussion in the 2025 WSFWP, the Village is currently in the planning process to upgrade its wastewater treatment facility, its collection system of gravity- and force mains, and its reuse water system, in order to accommodate this anticipated growth as well as to reduce contamination via pipe breaks.

SEPTIC TANK UTILIZATION AND NEW REGULATIONS

As with potable water service, large areas within the Village outside the Urban Core are not connected to the Village utility and instead manage wastewater through onsite sewage treatment and disposal systems (OSTDS), which are regulated and permitted by DOH and DEP. However, the Village does maintain Comprehensive Plan policies reinforcing the minimum sewer hookup requirements of sections 381.0065 and 381.00655, F.S.

New Florida laws passed since Village incorporation establish additional requirements for OSTDS and sewer service area planning. House Bill 1379 created new requirements for sewer connections and OSTDS standards within Basin Management Action Plan areas, within which the entire Village is located. Under this law, effective July 1, 2023, where sewer is available to serve a property, connection to the sewer is required, and new OSTDS permits will not be issued. Where sewer is unavailable, only enhanced nutrient reducing OSTDS (statutorily defined as removing at least 65% of total nitrogen) may be permitted for new construction on lots 1 acre or less in size. These requirements under section 403.067, F.S., may be referenced in the Village's sewer hookup policy and associated Land Development Regulations.

Additionally, HB1379 included a new requirement for the infrastructure element of comprehensive plans under section 163.3177(6)(c)3, F.S. Local governments are now required to maintain an inventory of all developments of more than 50 residential lots with more than one OSTDS per acre and consider the feasibility of providing sewer service to those developments within 10 years. From the statute:

Statutory note: For any development of more than 50 residential lots, whether built or unbuilt, with more than one OSTDS per acre, the infrastructure element must consider the feasibility of providing sanitary sewer service within a 10-year planning horizon and identify the receiving wastewater facility, capacity, projected flows, and a construction timeline for connection.

The Village has prepared a study to comply with this requirement, which is included as an appendix to the Infrastructure and Water Resources Element DIA.

SOLID WASTE

SERVICE ENTITIES, FACILITIES AND CAPACITIES

A. *Collection.* The Village does not manage solid waste directly. Instead, residential solid waste materials in the Village are collected curbside as part of an exclusive franchise agreement between Martin County and Waste Management, a private organization. Garbage is collected twice per week, and recycling and yard waste are each collected once per week; days of collection are staggered through various areas of the Village. The current service agreement was entered into in 2020 with an initial 8-year term plus 3 renewal options for 2 years each (for a maximum 6 years of renewals). Non-single family residential waste collection must be contracted directly by the property owner with Waste Management and/or other waste haulers depending upon the type of solid waste. Per the County's franchise agreement, Waste Management has exclusive rights to haul certain types of solid waste depending upon the type of property.

   Residents and businesses may also self-haul to Martin County Waste Transfer Station in Palm City, disposing of general trash, vegetative yard waste, construction and demolition debris, and tires. The facility operates on a self-haul, self-unload model, and there is a fee for disposal.

B. *Level of Service (LOS).* The Village does not currently have an adopted LOS standard for solid waste, given the provision of service under Martin County's franchise agreement. Martin County's adopted LOS standards include ensuring at least 10 years of disposal capacity. The Village may evaluate establishing a solid waste LOS standard in its Comprehensive Plan for compliance with state law, incorporating a reference to Martin County's standard. This could provide for appropriate concurrency review to be codified in the Village's regulations.

C. *Disposal and Recycling.* Martin County maintains an agreement for solid waste management and disposal services with Okeechobee Landfill, Inc., entered into in 2002, for the operation of the County's Waste Transfer Station and the ultimate disposal of solid waste materials to a permitted landfill facility.

   As part of the County's curbside solid waste collection service, the single-stream recycling program collects certain types of plastic, glass, metal cans, cardboard and paper. The Village has adopted several Comprehensive Plan policies promoting recycling, supporting education efforts and seeking recycling bins for public spaces.

D. *Hazardous Waste.* Household hazardous waste may be brought to the County's Household Hazardous Waste Collection Center location in Palm City for free disposal. In addition, the Martin County HazMobile accepts household hazardous waste directly in the Village on the 4th Friday of each month at the Indiantown fire station. These free services, in addition to extensive educational programming by Martin County, are in place to reduce the likelihood of hazardous waste contamination.

E. *Funding.* Martin County levies an annual non-ad valorem special assessment for residential waste collection provided in the Municipal Service Benefit Unit (MSBU) that includes the Village.

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DRAINAGE

Stormwater management is the practice of managing stormwater to avoid local water quantity and quality problems.

Natural drainage systems including wetlands, lakes, streams and rivers provide for the movement of stormwater in pre-development conditions. The development of land typically entails sitework including fill, grading and the addition of impervious land cover. Together, these activities disrupt the natural movement of water, including localized flooding and draining, exhibited in pre-development conditions. Unless properly managed, increased impervious cover and disruption of natural drainage features can lead to larger volumes and higher rates of stormwater runoff, which may pose a threat to the public health, safety, and welfare by flooding properties and transportation routes, eroding watercourses and channels, and polluting surface waters.

As shown on SWFMD basin maps, the Village is located within the C-44 (St. Lucie Canal) subwatershed basin. It is also located within the independent special Troup-Indiantown Water Control District (TIWCD). Generally, the Village area, like much of western Martin County, was originally a poorly-drained area prior to development. The creation of the C-44 and the local TIWCD ultimately provided for a man-made drainage system of the area. This means that stormwater that is not collected within local surface water bodies and/or does not percolate to groundwater, is instead generally drained into the C-44 canal via TIDD infrastructure, natural waterways and sheet flow, and is eventually connected to Lake Okeechobee and the St. Lucie River.

Since incorporation, the Village has assumed ownership of local roadways and associated drainage infrastructure. The Village programs drainage facility improvements in its Capital Improvements Plan (CIP). In its current 5-year CIP, the Village includes Seminole Drive, Lincoln Street, and the Uptown Area drainage projects.

The Village maintains drainage LOS standards as required by state law, outlined in **Policy IWR3.2.3**: “To ensure that the Village of Indiantown maintains sufficient stormwater runoff, the following level-of-service standard shall be utilized in determining the appropriate amount of runoff for a project: Peak flood stages less than the first (finished) floor elevation for a 100-year, 3-day flood event.”

NATURAL GROUNDWATER RECHARGE

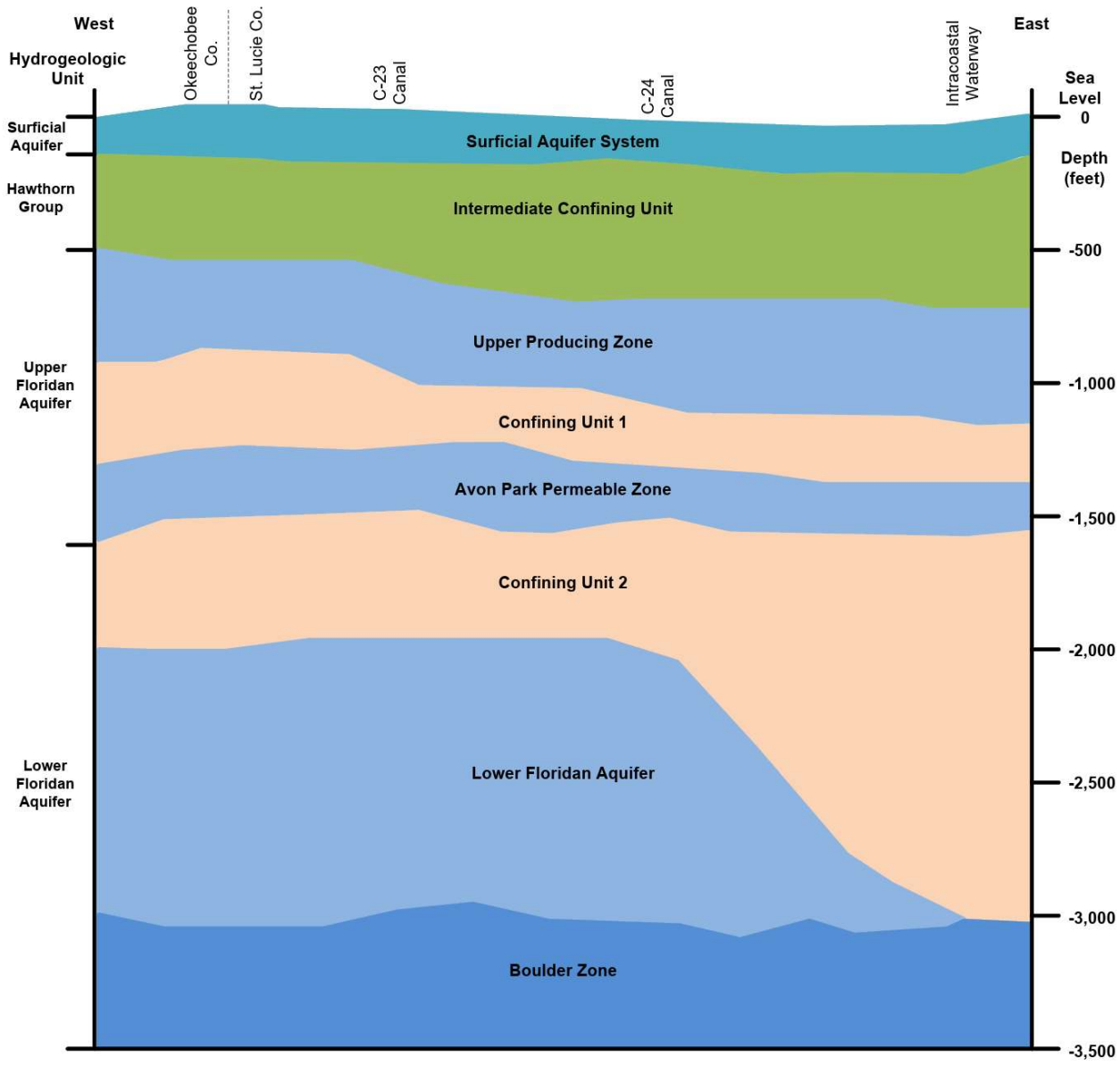
The purpose of this section is to identify and analyze natural groundwater recharge areas in the Village. Regulations and programs governing land use and development in groundwater recharge areas will be identified and assessed.

NATURAL GROUNDWATER AQUIFERS

According to the SFWMD 2021 UEC RWSP, two aquifer systems, the surficial aquifer system (SAS) and the Floridan aquifer system (FAS), lie beneath the UEC Planning Area, which includes the Village of Indiantown. Given its shallower profile and confinement from the larger FAS, groundwater inflows from outside the planning area contribute insignificant recharge to the SAS. Instead, the main source of recharge to the SAS is local rainfall. By contrast, the deeper FAS receives most of its recharge from central and northern Florida.

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FIGURE IWR-1 GENERALIZED HYDROGEOLOGIC CROSS-SECTION OF THE SFWMD UEC PLANNING AREA



Source: SFWMD, "Physical Features and Water Resources of the SFWMD," December 2022

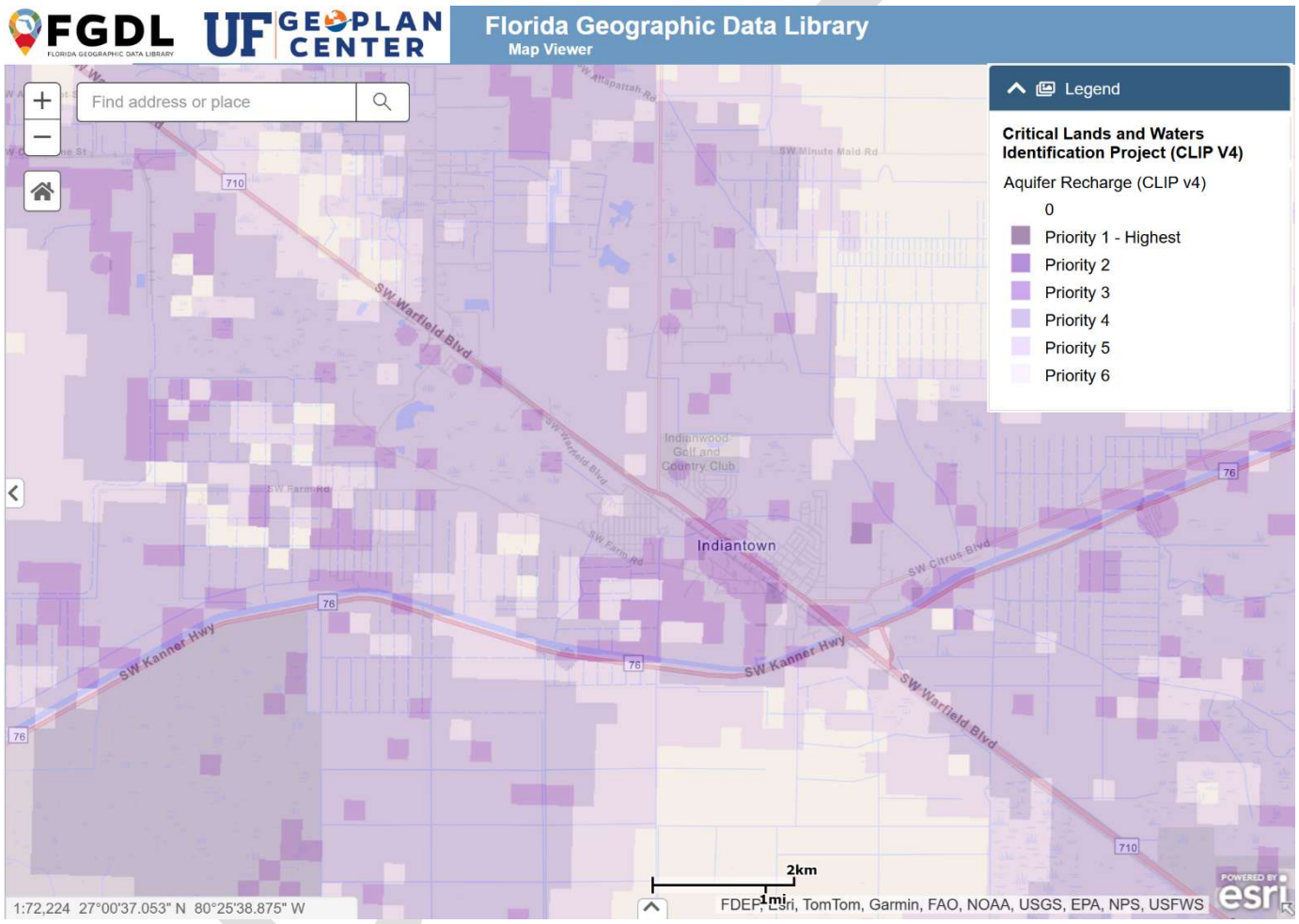
AQUIFER RECHARGE AREAS

In natural systems, most aquifers are recharged via percolation of rainfall through the soil strata. However, such source percolation may not occur locally for certain aquifer systems, such as for the FAS in the Village of Indiantown area. Not all soil and topography types are conducive to recharge, but for those areas that are, land development activities, primarily via impervious surface coverage, can negatively impact recharge. Therefore, the Village may continue to evaluate and identify areas of prime recharge capability for the SAS and consider policies and regulations to minimize impacts to recharge and likely sources of groundwater contamination in those areas.

The Critical Lands and Waters Identification Project (CLIP) v4 data, last updated in 2016, provided a range of aquifer recharge priority areas across the State originally to inform the Florida Forever environmental land acquisition program. For reference, priority was determined by potential for recharge to an underlying aquifer system, with increased prioritization of areas likely to recharge springs or public water supplies. Data inputs include soil hydraulic conductivity, proximity to karst features, depth to water, and overburden.

On a scale of 1 (highest) to 6 (lowest) priority, most of the Village area is Priority 4 (medium) with higher priority areas in the Urban Core and Booker Park neighborhoods, and along the St. Lucie Canal.

FIGURE IWR-2 VILLAGE AQUIFER RECHARGE PRIORITY AREAS



Source: UF FGDL CLIP v4 (2016) Aquifer Recharge

AQUIFER PROTECTION POLICIES AND REGULATIONS

The Village addresses the protection of natural groundwater recharge areas through Comprehensive Plan policies enabling land development regulations, including:

- **Policy IWR2.1.1**: The Village of Indiantown Land Development Regulations shall include requirements for land use which assist in the protection of groundwater aquifer recharge and protection of existing and future groundwater supplies. For example, hazardous waste treatment facilities should not be constructed above or near wellhead protection areas or highly effective aquifer recharge areas.
- **Policy IWR2.1.2:** The Village's Land Development Regulations (LDR) shall support and comply with the South Florida Water Management District's (SFWMD) regulations regarding high aquifer recharge areas. To ensure continued compliance with these, the Village of Indiantown will review the SFWMD regulations on an annual basis and update the LDRs as needed.
- **Policy IWR2.1.3:** The Village of Indiantown shall construct projects in a way that preserves the predevelopment conditions of the highly effective aquifer recharge with regard to soil type, drainage rates, and grade elevation, in order to minimize the reduction in the recharge of the surficial aquifer.
- **Policy IWR2.1.4:** The Village's Land Development Regulations shall require that development applications include a field analysis that delineates the area enveloped by the highly effective aquifer recharge area and demonstrate that the groundwater level, quality and fluctuations shall not be worse after construction than under predevelopment conditions.
- **Policy IWR2.2.3:** The Village of Indiantown shall establish wellfield protection areas. The intent of wellfield protection areas is to protect potable water wells from contamination, and to prevent the need for their replacement or restoration due to contamination. Land uses and construction within the wellfield protection zone shall not create a threat to groundwater quality resulting from contamination entering the ground. Use and activities within the wellfield protection areas shall be consistent with the requirements and prohibitions stipulated within the Ground Water Protection Measures in Wellhead Protection Areas section of the Land Development Regulations.

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INFRASTRUCTURE AND WATER RESOURCES ELEMENT ANALYSIS

The following is a summary of the analysis of the Infrastructure and Water Resources Element:

- The Village owns and maintains a public utility providing potable water and sanitary sewer service to customers within the Village. The Village purchased the utility from its private owners in 2020. The utility's overall service boundary area includes properties outside the Village's municipal jurisdiction. However, only a portion of the Village, mostly around the Urban Core area, is currently connected to utility services.
- Comprehensive Plan policies currently reference the former private utility, and so may be updated to reflect the utility's status as Village-owned and public.
- The Village has adopted a potable water systems LOS standard of 100 gallons per capita per day. The Village's draft 2025 WSFWP proposes to add comprehensive LOS standards beyond finished water, to include existing supply, treatment capacity, and finished water storage metrics.
- The Village is currently permitted by SFWMD to withdraw 1.17 MGD from the surficial aquifer system. The Village's potable WTP has a total design capacity of 1.296 MGD but is reduced to approximately 0.9 MGD due to age and insufficiencies. Future anticipated demand due to development is demonstrated to exceed available withdrawal allocation and treatment capacity before the 2040 planning horizon, possibly between 2025 and 2030. As discussed in the Village's 2025 WSFWP, a capital improvement plan programmatic response may be needed to ensure adequate infrastructure is available to serve development; this includes updating the WUP to include additional withdrawals from the Floridan Aquifer System as an alternative water supply and constructing a new reverse osmosis WTP with up to 3.0 MGD capacity. Additional capacity will be addressed in future WSFWP reports.
- The Village has adopted a sanitary sewer LOS standard of 85 gpcd.
- The Village's wastewater treatment plant is permitted by FDEP to treat 1.2 MGD AADF. Although there is adequate capacity to serve current users, population projections through 2040 and 2050 would result in insufficiencies, likely between 2025 and 2030. The Village's 2022 Wastewater Master Plan provides for upgrades to increase treatment capacity and correct collection system faults to reduce contamination.
- Laws passed in 2023 provide new state requirements for sewer hookup and septic systems within BMAP areas, as well as additional planning requirements for local governments to extend sewer service to certain residential developments within a 10 year horizon. The Village's feasibility study to comply with the planning requirement is provided as an appendix to this DIA.
- Residential solid waste collection services are provided within the Village under a contract between Martin County and Waste Management, Inc. The Village is not a party to the agreement, but maintains a separate ILA with the County for service provision and the collection of non-ad valorem solid waste assessments. The Village does not currently maintain a solid waste LOS standard nor provide for solid waste analysis for concurrency in its land development regulations. The Village may evaluate establishing a solid waste LOS standard in its Comprehensive Plan for compliance with state law, incorporating a reference to Martin County's standard. This could provide for appropriate concurrency review to be codified in the Village's regulations.
- The Village is located within the C-44 (St. Lucie Canal) subwatershed basin and also falls within the independent special Troup-Indiantown Water Control District. The Village maintains a drainage LOS standard of peak flood stages less than the first (finished) floor elevation for a 100-year, 3-day flood event.
- The Village lies above the surficial aquifer system (SAS) and the Floridan aquifer system (FAS). The SAS is recharged locally by rainfall and surface water, while the FAS is recharged in northern and central Florida. The Village contains some medium-to-high priority aquifer recharge areas, based on soil type and proximity to public water supply wells. The Village maintains policies to protect the function of recharge areas and aquifer water quality.

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GLOSSARY AND DEFINITIONS

Annual Average Daily Flow (AADF) - Average flow for the individual year or multi-year period of study. It is obtained by dividing the sum of all the individual daily flows by the number of daily flows recorded for the year.

Aquifer - An underground layer of water-bearing permeable rock, rock fractures or unconsolidated materials. Groundwater can be extracted using a water well.

Aquifer Recharge – The replenishment of groundwater in the aquifer through natural or active processes.

Basin Management Action Plan (BMAP) - A framework for water quality restoration that includes local and state commitments to reduce pollutant loading through current and future projects and strategies. BMAPs are adopted by Secretarial Order of the Florida Department of Environmental Protection and are legally enforceable.

Department of Environmental Protection (DEP) – State agency which regulates environmental issues, including surface and groundwater quality, BMAPs, and wastewater management including OSTDS.

Equivalent Residential Connections (ERCs) - A factor used to plan for the amount of service or facility demand generated by development. ERC-based calculations help consolidate demand planning across varying uses including single-family residential, multi-family residential, and non-residential.

Groundwater Quality - The condition including mineral and/or contaminant content of water sourced from aquifers.

Karst (topography) - Karst terrain is formed by dissolution of soluble bedrock like limestone, dolostone, marble, gypsum, and halite. In karst, spaces or conduits form in the subsurface that allow for rapid movement of groundwater. Water moves quickly from the earth's surface underground in these places.

Onsite Sewage Treatment and Disposal Systems (OSTDS) – Commonly referred to as septic systems or septic tanks, these systems typically provide wastewater management for individual properties. Wastewater flows to a centralized tank where solids settle out and are anaerobically digested, and the liquid portion flows into a specially designed drain field to leach into the soil.

Enhanced OSTDS – Specially-designed Onsite Sewage Treatment and Disposal Systems which achieve a measurable reduction in nitrogen. As currently defined in section 381.0065, F.S., enhanced OSTDS must achieve at least a 50% reduction in nitrogen before disposal of wastewater into the drain field, or at least a 65% total nitrogen reduction combined from the sewage tank(s) and drain field.

Potable Water - Water that passes minimum legal standards to be suitable for drinking.

Rapid Infiltration Basin (RIB) – Systems whereby wastewater is applied to shallow basins constructed in deep and permeable deposits of highly porous soils. Wastewater application can be by flooding, or occasionally by sprinklers. Treatment, including filtration, adsorption, ion exchange, precipitation, and microbial action, occurs as the wastewater moves through the soil matrix. Phosphorus and most metals are retained in the soil while toxic organics are degraded or adsorbed. As wastewater percolates through the soil, it can be collected, or it can flow to native surface water or groundwater aquifers.

Reclaimed Water – Wastewater that has been treated to minimum biological standards to be able to be reused. Depending on the level of treatment, reclaimed water may be used as a potable water source or for non-potable uses such as irrigation, industrial or commercial use, or aquifer recharge.

South Florida Water Management District (SFWMD) - Regional governmental agency that manages water resources in the southern portion of the state.

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VILLAGE OF INDIANTOWN EVALUATION AND APPRAISAL REPORT (EAR)
ENGINEERING ALTERNATIVES REVIEW – SEPTIC TO SEWER FEASIBILITY

BACKGROUND

Florida Statues Section 163.3177(6)(c) requires that the Village of Indiantown (VOI) include in its Comprehensive Plan Update the consideration of the feasibility of providing municipal sanitary sewer service for properties within jurisdiction, including evaluation of the wastewater treatment facility (WWTF) capacity, within a 10-year planning horizon for developments consisting of more than fifty (50) residential parcels with more than one septic system per one acre. This analysis must also evaluate the 20-year capacity of the Village's WWTF.

To accurately identify developments within the Village's jurisdiction with more than fifty (50) parcels and more than one (1) septic system per acre, the following evaluations and reviews were conducted:

- Evaluation of existing GIS data to identify parcels with known septic systems.
- Evaluation of historical wastewater treatment plant data and available capacity of the Village's current and proposed wastewater treatment plant.
- Identification of areas containing more than fifty (50) residential parcels with more than one septic system per acre.
- Projection of wastewater flows to be generated by these areas.
- Development of an opinion of probable cost for connecting each area the Village's municipal wastewater system.
- Determination of feasibility of connection to the VOI's wastewater collection system.

EXISTING CONDITIONS

All wastewater within the Village of Indiantown is treated at the Village's WWTF. This facility is located SW of the CSX Railroad and directly east of SW 168th Avenue and has a permitted capacity of 0.75 MGD on an annual average daily flow (AADF) basis as shown in **Table 1**. The Village is currently undertaking construction of a new WWTF expansion which will increase the treatment capacity. This treatment capacity is also included in **Table 1**.

Table 1. Summary of the Village of Indiantown's WWTF

Facility	Permit No.	Permitted Capacity (MGD AADF)	Estimated 2040 Flow (MGD, AADF)
Indiantown WWTF	FLA029939	0.75	1.78
New Indiantown WWTF (under construction)	FLA029939	1.2	1.78
Planned Future Expansion of WWTF	n/a	1.8	1.779

Discharge Monitoring Reports (DMRs) were compiled for 2023, 2024, and 2025 and report the annual average daily flows for the Village were developed.

Overall, VOI has treated up to 0.371 MGD of wastewater per year between January 2023 and December 2025. A summary of the annual average daily flow of treated wastewater is provided in **Table 2**. Therefore, we have used an Annual Average Daily Flow of 0.306 MGD for projections and calculations.

Table 2. Summary of Treated Wastewater Annual Average Daily Flow (past 3 years)

Year	MGD AADF (per year average)
2023	0.279
2024	0.371
2025	0.270

VOI has estimated the number of parcels within the existing jurisdiction that currently use Onsite Sewer Treatment and Disposal Systems (OSTDS or septic systems). Additionally, there are other "natural" (undeveloped or not containing a dwelling) parcels in areas that would typically be served by septic systems.

To calculate existing flow per capita, the non-contributing parcels need to be taken into consideration. Therefore, assuming 2.5 residents per parcel, existing non-wastewater contributing population can be estimated.

In addition, VOI has estimated wastewater septic systems inventory and corresponding population, which allows for the categorization of parcels within the Village by type of wastewater treatment utilized. A summary is provided below in **Table 3**.

Table 3. Summary of the Village of Indiantown's Wastewater Inventory

Wastewater Description	Number of Parcels	2025 Population
Natural / Currently Undeveloped	12	0
Septic (Residential)	139	348
Municipal Sewer	n/a	6,449*
Total	**n/a**	**6797**

***Residents contributing to wastewater flows**

Throughout the Village there are approximately 139 existing OSTDS and a total population that is designated as non-contributing residents. Based on the total current contributing population of 6,449 and the AADF of 306,000 gal per day, the average daily flow produced per contributing resident was found to be 50 gal per day per person.

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STUDY AREAS FOR SEPTIC TO SEWER CONVERSION

Utilizing the Village's existing septic system data along with Martin County/Village parcel information, areas were identified within the jurisdiction for the conversion from septic sewer to municipal wastewater system. For the purposes of this evaluation, developments have been defined as single-family residential neighborhoods within VOI's existing jurisdiction. All areas outside of the Village's existing jurisdiction have been deemed unfeasible and have not been included in this evaluation. The developments included in this evaluation identified are shown in **Figure 1 (see Attachment #1)**. Each area has one or more roadways that have been used to aid with the organization of the parcels that could be converted from septic sewer to wastewater collection.

Overall, 139 parcels with septic systems were identified within the Village's existing jurisdiction, as outlined in **Table 4**. Additionally, there were a total of 12 parcels in these septic to sewer areas where no dwelling or OSTDS exists but could be developed.

Table 4. Summary of Parcels for Sewer Extension

Septic to Sewer Area	Parcel Location: Approximate Street	Total Parcels with OSTDS	Total Parcels without OSTDS
1	SW Farm Rd	3	0
2	SW Pine View Ave	15	0
	SW Maple Ave	13	
	SW Palm Dr	7	
	SW Palm Oack	18	
	SW Fernwood Forest Rd	3	
3	SW American St & SW 146th Ct	12	2
4	SW Myrtle Dr	19	1
5	SW Citrus Blvd	18	9
	SW Sonora Ter	19	
	SW Canal Rd	12	
Total		**139**	**12**

The 151 (139 + 12) parcels were then evaluated to identify areas utilizing the criteria outlined in Florida Statues Section 163.3177(6)(c). Based on this evaluation 151 parcels were identified as being within an area for sewer extension. Currently, 139 of these parcels have existing OSTDS which will need to be converted.

Projected wastewater flow generation for the parcels identified as areas for sewer extension was estimated to utilize 200 gallons per day (gpd) per residential dwelling unit (EDU) based on the Village's municipal code. The projected wastewater flow that could be generated is presented in **Table 5**.

Table 5. Wastewater Generation Projections for Parces Identified as Areas for Sewer Extension

Septic to Sewer Area	Total Number of Parcels	Added Flow (gpd)
1	3	600
2	56	11,200
3	14	2800
4	20	4000
5	58	11,600
Total	**151**	**30,200**

Based on the added wastewater flow from the parcels above, coupled with the Village's anticipated growth, the New WWTF is expected to exceed the permitted capacity of 1.2 MGD AADF if all parcels identified for sewer extension were to be connected to VOI's wastewater collection system and population growth continues as anticipated. The Village is already planning on a future plant expansion from 1.2 MGD to 1.8 MGD to accommodate anticipated future population growth. Refer **to Table 6.**

Table 6. Population Growth Related to Estimated Flow

Wastewater Contributor	Residents	ERCs	Estimated Flow (MGD, AADF)
2025 Population	6,449	2580	516,000
Septic to Sewer	348	140	28,000
2025 to 2040 Added Population	15,436	6175	1,235,000
Total	**22,233**	**8895**	**1,779,000**

OPINION OF PROBABLE COST

Based on the septic to sewer parcels identified within the Village's jurisdiction for the WWTF, an opinion of probable cost (OPC) was developed to estimate the cost for VOI to provide municipal wastewater collection service to the right-of-way adjacent to the identified parcels. The OPCs were developed according to engineering judgement considering current project costs and cost trends observed in ongoing projects in Florida. In addition to the development of project costs, the OPC estimates also reflect costs associated with administration and project delivery.

Because Kimley-Horn does not control the cost of labor, materials, equipment, or services furnished by others, methods of determining prices, or competitive bidding or market conditions, any opinions rendered as to costs, including, but not limited to opinions as to the costs of construction and materials, shall be made on the basis of experience and represent its judgment as an experienced and qualified professional, familiar with the industry. Kimley-Horn cannot and does not guarantee that actual costs will not vary from its opinions of cost.

The opinion of cost is considered to be a Class 5 estimate, in accordance with the American Association of Cost Engineering (AACE) International Cost Estimate Classification System – As Applied in Engineering, Procurement, and Construction for the Process Industries. Class 5 estimates are typically applied to conceptual screening of alternatives. Class 5 estimates are generally based on very limited information and as a result have a wide range of accuracy ranges. Class 5 estimates are utilized for business planning purposes and assessment of initial viability. Typical accuracy ranges for Class 5 estimates are -50 percent on the low range and +100 percent on the high range. As such, the opinions are planning level only and include a 35 percent contingency factor to account for the limited detail available at this level of evaluation. The purpose of the order of magnitude OPC does, however, provide a good basis for evaluating the differences in costs between the alternatives.

Cost estimates were developed for each area of septic to sewer conversion. These costs were then combined to determine a total overall cost. A summary of the costs developed to serve the parcels identified within the existing wastewater service arranged by septic to sewer areas are shown in **Table 6**. All costs are based upon utilizing gravity sewer as the collection method with new lift stations and force mains to connect these areas to the existing municipal wastewater collection system.

Table 6. OPC for Identified Parcels within the Existing Wastewater Service Area

WWTF	Parcels to be Served (Existing Service Area)	Total Estimated Cost	Total Cost per Parcel
1	3	$255,000	$85,000
2	56	$1.96M	$35,000
3	14	$532,000	$38,000
4	20	$1.04M	$52,000
5	58	$3.19M	$55,000
Total	**151**	$6,977,000	$46,205

All sights have been assumed to be served but Low-Pressure Sewer Systems (LPSS) including force mains which will connect to the existing municipal sewer collection system. Based on the OPCs, the total estimated cost to provide wastewater collection services to the right-of-way adjacent to all 151 identified parcels is $6,977,000 or $46,205 per parcel.

FEASIBILITY AND CONCLUSIONS

Based upon the conversion of these parcels from septic to sewer to a municipal system, each parcel is able to be connected to the VOI wastewater collection system and the ongoing WWTF expansion coupled with the future plan to expand to 1.8 MGD treatment capacity in the future, demonstrates VOI's ability to serve not only the existing population, but also future population growth and conversion of the areas within the service area from septic to sewer collection and treatment.

ATTACHMENT #1 – FIGURE 1 – AREAS OF SEPTIC TO SEWER WITHING EXISTING SERVICE AREA

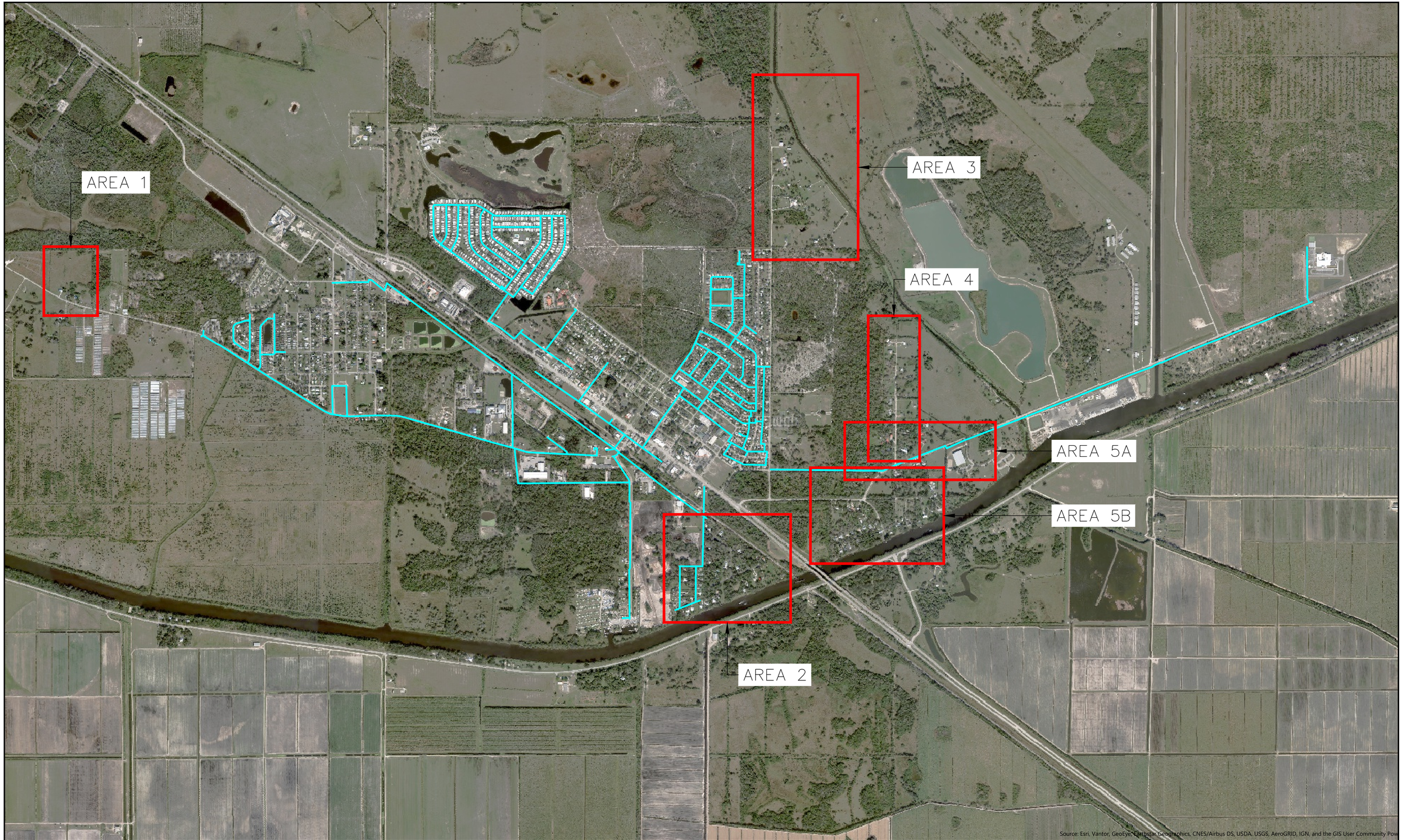


FIGURE 1
VILLAGE OF INDIANTOWN
AREAS OF SEPTIC TO SEWER WITHIN EXISTING SERVICE AREA

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Village of Indiantown
Housing Element
Data, Inventory and Analysis
This analysis does not establish new regulatory requirements or conditions of approval.

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INTRODUCTION

The Housing Element provides analysis of past, present, and future housing characteristics of the Village of Indiantown. The type, structure, and condition of the Village's housing stock can influence local quality of life. Providing a variety of housing options may support accessibility for people of all ages, income levels, and family sizes, while also accommodating a mixture of different lifestyles that can establish a well-balanced community.

Housing also influences the Village's economic strength and the potential for local economic growth. Providing a mix of adequate housing options for a variety of income levels may support a strong local workforce to support the local economy. It is important that the Village look for ways to preserve its unique history and small Village feel while continuing to prepare and provide for future growth. New development and redevelopment should mirror the community's unique character while continuing to provide quality housing and correcting any existing deficiencies.

The information reported below provides details on the housing conditions in the Village. The data to support this element is based upon the most recent data provided by local, state, and federal agencies.

This Housing Element Data, Inventory, and Analysis is intended to provide planning context and does not establish new regulatory requirements.

STATUTORY REQUIREMENTS

Florida Statutes requires that Comprehensive Plan Elements be based upon relevant and appropriate data and an analysis by the local government that may include surveys, studies, community goals and vision, and other data available at the time of adoption. The Florida Office of Economic and Demographic Research provides data from the University of Florida Bureau of Economic and Business Research and the US Census. Both were used as data sources for the Village of Indiantown Comprehensive Plan. Other data sources analyzed include but are not limited to:

- U.S. Census Bureau Decennial Census
- U.S. Census Bureau American Community Survey (ACS)
- Florida Division of Historical Resources
- University of Florida – Bureau of Economic and Business Research (BEBR)
- University of Florida – Shimberg Center for Housing Studies

In evaluating the data from all sources, this data report will provide estimates of:

- The number and distribution of dwelling units by type, tenure, age, rent, value, monthly cost of owner-occupied units, and rent or cost to income ratio.
- The number of dwelling units that are substandard, including the methodology used to estimate the condition of housing.
- The anticipated number of households by size, income range, and age of residents derived from the population projections, and the minimum housing need of the current and anticipated future residents of the jurisdiction.

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COMMUNITY WORKSHOPPING AND PUBLIC PARTICIPATION

An important consideration during data collection for the Comprehensive Plan is public input. The Village hosted two public workshops to inform this Comprehensive Plan update. In recognition of the Village's diverse community, for many of whom Spanish is a first language, the Village facilitated one meeting in Spanish, held on October 30th, 2025, at Holy Cross Catholic Church; and one meeting in English (with certified interpreter available for any Spanish speaking attendees) on November 18th, 2025, at the Elisabeth Lahti Library.

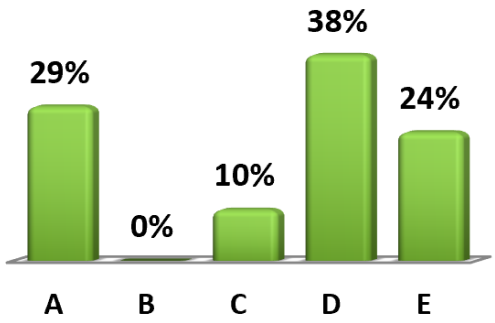
The Workshops included live polling of survey questions with real-time results. For anyone unable to attend a workshop, the Village website included links to online surveys comprised of the same questions posed at the live meetings, in English and Spanish. To provide even more opportunities to engage residents, businesses, and stakeholders throughout the update, the Village posted meeting dates, draft documents, and project updates on the Village's website and social media platforms.

Community participation was notably low. Staff observed that participation levels may have been affected by broader community concerns and other external factors during the outreach period. As a result, workshop and survey results should be interpreted as informative but not statistically representative of the Village as a whole.

Across both workshops and online surveys, over 60% of respondents self-identified as Village residents, and 43% said they previously participated in the inaugural Comprehensive Plan workshops. As shown in the graphed results below, a plurality of respondents highlighted the need for more affordable housing, with no respondents indicating a preference for additional multi-family housing units. A majority of respondents was supportive of developing a local program to allow the development of affordable housing on lands owned by religious organizations, pursuant to §166.04151, F.S.

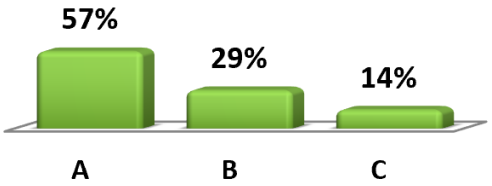
10) Thinking of residential development, the Village needs more:

A	Single-family homes	29%
B	Multi-family (apartment) buildings	0%
C	More rental housing	10%
D	More affordable housing	38%
E	I believe the existing residential development is adequate.	24%
		100%



11) New state laws allow the Village to approve affordable housing development on properties owned by religious organizations. I would support an affordable housing program like this in the Village.

A	Yes	57%
B	No	29%
C	I'm not sure / no opinion	14%
		100%



GROWTH TRENDS

POPULATION TRENDS

The U.S. Census estimated that the Village of Indiantown had a population of 6,560 people in 2020.[1] The Village of Indiantown incorporated on December 31, 2017. In the inaugural Comprehensive Plan data, the permanent population was estimated to be 6,700. This estimate was determined based upon census blocks from 2010 and projected to 2018 using the medium population growth from BEBR. The slight drop in populations between the 2020 estimate and the 2018 estimate could, in part, be the result of the voluntary contraction in May 2020. At that time, property also known as Little Ranch, consisting of 11 parcels and approximately 60.73 acres of real parcels was de-annexed. This property is generally located to the east of Little Ranch Estates subdivision. There was also an annexation in 2024 of approximately 116.6 acres adjacent to the Village's easter edge along the C-44 canal from unincorporated Martin County designated as Commercial Waterfront Future Land Use designation.

POPULATION PROJECTIONS

Table HSG-1 summarizes population projections for the Village of Indiantown through the year 2050 based on "medium" growth rate projections published in February 2026 by the Florida Department of Economic and Demographic Research for Martin County as a whole, as discussed at length in the Future Land Use Element DIA.

TABLE HSG-1 RESIDENTIAL POPULATION PROJECTIONS

Year	EDR Population	Change in Population, 5-year	% Change in Population, 5-years	Change in Population, Cumulative	% Change in Population, Cumulative
2025	6,704	-	-	-	-
2030	6,975	271	4.0%	271	4.0%
2035	7,180	205	2.9%	476	7.1%
2040	7,337	157	2.2%	633	9.4%
2045	7,459	122	1.7%	755	11.3%
2050	7,562	103	1.4%	858	12.8%

Sources: EDR Projections of Florida Population by County, 2030-2050, with Estimates for 2025, BCLA

HOUSING INVENTORY

This section provides information on the characteristics and conditions of the existing housing stock in the Village of Indiantown including:

- Age of housing stock
- Dwelling unit types
- Housing tenure
- Cost of housing
- Housing conditions

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This section also discusses the availability of affordable housing and manufactured housing, the protection of historically significant housing, and housing construction activity. The data sources for this information are BEBR, the 2024 American Community Survey, and the Florida Division of Historical Resources.

AGE OF HOUSING STOCK, RESILIENCY AND MY SAFE FLORIDA HOME (MSFS) PROGRAM

An estimated ~39% of the existing housing units in the Village of Indiantown were constructed prior to 1980. This could increase the likelihood for renovations or redevelopment that could correct existing deficiencies with existing housing stock and make units more resilient to the risks of inclement weather. These improvements could also result in housing that is more efficient in energy and water consumption The Village may evaluate voluntary programs or partnerships to spur housing improvements and new construction to meet the goals established in the Comprehensive Plan.

It is also important to note that the Florida Legislature allocated $280 million for the 2025-2026 fiscal year to fund new Wind-mitigation and Grants under the My Safe Florida Home Program. According to the website mysafeflhome.com, funding is awarded on a first come, first served basis.

TABLE HSG-2 AGE OF HOUSING STOCK

Year Structure Built	Number of Housing Units	Percent
1939 and earlier	40 (±62)	2.2% (±3.3)
1940-1949	8 (±15)	0.4% (±0.8)
1950-1959	69 (±50)	3.8% (±2.8)
1960-1969	193 (±110)	10.6% (±6.0)
1970-1979	407 (±135)	22.4% (±7.4)
1980-1989	463 (±184)	25.5% (±8.0)
1990-1999	437 (±214)	24.1% (±10.0)
2000-2009	158 (±98)	8.7% (±5.4)
2010-2019	42 (±52)	2.3% (±2.8)
2020 or later	0 (±21)	0.0% (±2.8)
Total Housing Units	1,817 (±327)	

Source: U.S. Census Bureau American Community Survey 5-year Estimates, 2024

DWELLING UNIT TYPES

As shown in **Table HSG-3** below, the U.S. Census Bureau estimates that most of the housing structures in the Village are single-family-type structures, followed by ~32% being mobile homes. The remaining structures are estimated to be multi-family. According to the U.S. Census Bureau, a “1-unit, attached” structures are single-family-type structures that share a common wall running from ground to roof, such as townhouse, rowhouses or duplexes.

TABLE HSG-3 HOUSING UNITS BY TYPE OF STRUCTURE

Type of Structure	Number of Units	Percent
1-unit, detached	949 (±179)	52.2% (±10.3)
1-unit, attached	56 (±63)	3.1% (±3.3)
2 units	98 (±81)	5.4% (±4.6)
3 or 4 units	104 (±65)	5.7% (±3.7)
5 to 9 units	0 (±21)	0.0% (±2.8)
10 to 19 units	20 (±30)	1.1% (±1.6)
20 or more units	12 (±21)	0.7% (±1.1)
Mobile home	578 (±281)	31.8% (±11.3)
Boat, RV, van, etc.	0 (±21)	0.0% (±2.8)
Total Housing Units	1,817 (±327)	

Source: U.S. Census Bureau American Community Survey 5-year Estimates, 2024

HOUSING TENURE

Housing tenure describes the occupancy of dwelling units within the Village. **Table HSG-4** provides the number of units that are owner-occupied and renter-occupied, as well as the percentages for each.

The vast majority of the estimated ~1,591 occupied housing units were owner-occupied at ~73.5%, with slightly more than one quarter occupied by renters (~26.5%) as reported by the 2024 American Community Survey.

TABLE HSG-4 HOUSEHOLDS BY TENURE

Owner/Renter Occupied	Number of Units	Percent
Owner-occupied	1,169 (±284)	73.5% (±8.9)
Renter-occupied	422 (±144)	26.5% (±8.9)

Source: U.S. Census Bureau American Community Survey 5-year Estimates, 2024

COST OF HOUSING

Housing costs estimated by the 2024 ACS are divided by owner-occupied and renter-occupied households. As shown on **Table HSG-5**, there is a much wider spread of costs for owner-occupied units, but overall, median costs for rented units are higher than for owner-occupied.

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TABLE HSG-5 MONTHLY HOUSING COSTS BY TENURE

Monthly Housing Costs	Owner-Occupied Units	Share of Owner-Occupied Units	Renter-Occupied Units	Share of Renter-Occupied Units
Less than $300	256 (±181)	20.3% (±12.0)	14 (±18)	2.9% (±3.9)
$300 to $499	211 (±125)	16.7% (±9.1)	105 (±77)	21.8% (±16.7)
$500 to $799	275 (±152)	21.8% (±11.8)	6 (±9)	1.2% (±1.9)
$800 to $999	211 (±172)	16.7% (±12.7)	172 (±117)	35.7% (±19.4)
$1,000 to $1,499	98 (±53)	7.8% (±4.5)	67 (±68)	13.9% (±13.3)
$1,500 to $1,999	110 (±59)	8.7% (±4.7)	118 (±120)	24.5% (±22.0)
$2,000 to $2,499	31 (±45)	2.5% (±3.5)	0 (±21)	0.0% (±9.8)
$2,500 to $2,999	58 (±75)	4.6% (±6.1)	0 (±21)	0.0% (±9.8)
$3,000 or more	10 (±17)	0.8% (±1.4)	0 (±21)	0.0% (±9.8)
Median	**$695 (±173)**		**$926 (±140)**	

Source: U.S. Census Bureau American Community Survey 5-year Estimates, 2024

According to the 2024 ACS, for the ~1,169 owner-occupied housing units in the Village, less than half of the units (~32.7%) had a mortgage.

Tables HSG-6 and HSG-7 compare the Selected Monthly Owner Costs (SMOC) of occupied units with and without a mortgage. Overall, SMOCs for mortgaged units in the Village (median ~$976) are much higher than those without a mortgage (median $429). However, Village SMOCs for mortgaged and unmortgaged units are significantly lower than the average comparative costs in Martin County generally.

TABLE HSG-6 SELECTED MONTHLY OWNER COSTS, UNITS WITH A MORTGAGE

Monthly Owner Costs	Number of Units	Percent
Less than $500	22 (±45)	5.8% (±11.3)
$500 to $999	205 (±163)	53.7% (±25.7)
$1,000 to $1,499	0 (±21)	0.0% (±12.8)
$1,500 to $1,999	66 (±48)	17.3% (±13.6)
$2,000 to $2,499	23 (±34)	6.0% (±8.5)
$2,500 to $2,999	38 (±53)	9.9% (±14.6)
$3,000 or more	28 (±34)	7.3% (±9.5)
Median (dollars)	**$976 (±795)**	

Source: U.S. Census Bureau American Community Survey 5-year Estimates, 2024

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TABLE HSG-7 SELECTED MONTHLY OWNER COSTS, UNITS WITHOUT A MORTGAGE

Monthly Owner Costs	Number of Units	Percent
Less than $250	157 (±151)	19.9% (±15.4)
$250 to $399	108 (±69)	13.7% (±9.6)
$400 to $599	209 (±125)	26.6% (±13.1)
$600 to $799	138 (±80)	17.5% (±8.3)
$800 to $999	96 (±64)	12.2% (±6.9)
$1,000 or more	79 (±53)	10.0% (±6.9)
Median (dollars)	**497 (±106)**	

Source: U.S. Census Bureau American Community Survey 5-year Estimates, 2024

COST TO INCOME

The Department of Housing and Urban Development (HUD) defines cost-burdened families as those "who pay more than 30 percent of their income for housing" and so "may have difficulty affording necessities such as food, clothing, transportation, and medical care." The U.S. Census Bureau's ACS 2024 data compares housing costs to overall household income to determine rates of housing cost burden in the community.

Overall, renter households in the Village have a lower median household income ($43,125) than owner-occupied households ($56,447). This lower income alongside generally higher monthly costs for renters entails a higher level of cost burden among rental households than owner-occupied, but the differences vary by income group.

Table HSG-8 summarizes the household costs-to-income rates across the various income groups for renter and owner-occupied households. More than ~73% of owner-occupied households have incomes over $50,000, whereas roughly ~59% of renter households have incomes below $50,000. All renter income groups below $50,000 are highly likely to be cost-burdened, and while the lowest-income owner households are highly likely to be cost-burdened, the majority of owner households in all other income groups are not likely to be cost-burdened. This is possibly due to the relatively lower housing costs on average for owner-occupied units compared to rental units.

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TABLE HSG-8 SMOC AS A PERCENTAGE OF HOUSEHOLD INCOME, UNITS WITH A MORTGAGE

Monthly Housing Costs as a Percent of Household Income by Income Group (Past 12 Months)	Owner-Occupied Units	Percent Owner-Occupied Units	Renter-Occupied Units	Percent Renter-Occupied Units
Less than $20,000	**58 (±54)**	**4.6% (±4.3)**	**155 (±100)**	**32.2% (±21.3)**
Less than 20 percent	0 (±21)	0.0% (±3.9)	0 (±21)	0.0% (±9.8)
20 to 29 percent	0 (±21)	0.0% (±3.9)	9 (±16)	1.9% (±3.4)
30 percent or more	58 (±54)	4.6% (±4.3)	146 (±99)	30.3% (±21.0)
$20,000 to $34,999	**94 (±78)**	**7.5% (±6.2)**	**37 (±54)**	**7.7% (±10.3)**
Less than 20 percent	61 (±67)	4.8% (±5.3)	0 (±21)	0.0% (±9.8)
20 to 29 percent	0 (±21)	0.0% (±3.9)	0 (±21)	0.0% (±9.8)
30 percent or more	33 (±34)	2.6% (±2.8)	37 (±54)	7.7% (±10.3)
$35,000 to $49,999	**169 (±100)**	**13.4% (±7.4)**	**67 (±57)**	**13.9% (±11.3)**
Less than 20 percent	79 (±85)	6.3% (±6.6)	0 (±21)	0.0% (±9.8)
20 to 29 percent	24 (±25)	1.9% (±1.9)	11 (±18)	2.3% (±3.7)
30 percent or more	66 (±38)	5.2% (±2.9)	56 (±55)	11.6% (±10.9)
$50,000 to $74,999	**465 (±253)**	**36.9% (±14.5)**	**80 (±96)**	**16.6% (±18.5)**
Less than 20 percent	268 (±194)	21.3% (±12.6)	70 (±84)	14.5% (±16.4)
20 to 29 percent	129 (±158)	10.2% (±11.7)	10 (±32)	2.1% (±6.4)
30 percent or more	68 (±77)	5.4% (±6.3)	0 (±21)	0.0% (±9.8)
$75,000 or more	**466 (±135)**	**37.0% (±11.2)**	**119 (±119)**	**24.7% (±21.4)**
Less than 20 percent	425 (±146)	33.7% (±12.2)	45 (±50)	9.3% (±9.7)
20 to 29 percent	41 (±42)	3.3% (±3.3)	64 (±112)	13.3% (±22.1)
30 percent or more	0 (±21)	0.0% (±3.9)	10 (±30)	2.1% (±5.8)
Zero or negative income	**8 (±12)**	**0.6% (±0.9)**	**24 (±33)**	**5.0% (±6.5)**

Source: U.S. Census Bureau American Community Survey 5-year Estimates, 2024

HOUSING CONDITIONS

One way to analyze the conditions of existing housing is by identifying the components missing in housing units that are deemed 'substandard' by the U.S. Census Bureau. The conditions of housing units identified as substandard for statistical purposes include overcrowding (more than 1 person per room), lacking a heating energy source, lacking plumbing facilities, and/or lacking complete kitchen facilities. It is important to note that given the Village's general climate, lack of heating source may not necessarily correspond to a truly substandard unit, as identified for statistical purposes, compared to other areas of the United States.

As shown on **Table HSG-9**, there is a very small share of housing units in the Village that would qualify as substandard considering infrastructure or utility issues. However, a notable share of occupied units (nearly ~18%) are considered overcrowded, with nearly ~6% severely overcrowded.

TABLE HSG-9 SUBSTANDARD HOUSING UNITS IN THE VILLAGE

	Housing Units	Percentage
Total Occupied Units	1,591 (±293)	-
1.01 to 1.5 occupants per room (Overcrowded)	285 (±96)	17.9% (±6.2)
1.5 or more occupants per room (Severely Overcrowded)	90 (±87)	5.7% (±5.7)
Lacking complete plumbing facilities	0 (±21)	0.0% (±3.2)
Lacking complete kitchen facilities	28 (±44)	1.8% (±2.7)
No fuel used for heating	49 (±59)	3.1% (±3.7)

Source: U.S. Census Bureau American Community Survey 5-year Estimates, 2024

SUBSIDIZED AND INCOME-RESTRICTED HOUSING

Income-based rent is designated so that eligible households should pay no more than 30% of their income towards housing costs each month. This rent option is usually provided for low-income households and is offered by programs such as Public Housing, Project-based Section 8, and Section 8 Housing Choice Vouchers.

Maintained by the Shimberg Center for Housing Studies, the Assisted Housing Inventory (AHI) is a database of subsidized developments that provide affordable rental housing in Florida. The AHI includes traditional public housing and properties subsidized by Florida Housing Finance Corporation, U.S. Department of Housing and Urban Development (HUD), U.S. Department of Agriculture Rural Development (RD), and local housing finance authorities. In exchange for subsidies, property owners provide affordable units with limits on incomes and rents.

There are four (4) AHI properties identified by the Shimberg Center within the Village's jurisdiction, offering a total of 197 assisted housing units, of which 154 are part of the HUD/RD rental assistance program. Three are managed by Indiantown Non-Profit Housing, Inc.: Joseph L. Lee Gardens and New Hope Community I and II. The fourth development is owned and managed by Smokerise Development, Ltd. There are a wide variety of unit sizes, a majority comprising 2 or more bedrooms.

MANUFACTURED HOMES

Mobile and manufactured homes tend to represent relatively inexpensive housing options for individuals and families to own or rent property, compared to other single-family housing unity types. According to 2024 ACS data, there are an estimated 578 (±281) mobile or manufactured home units in the Village, corresponding to the Indianwood Mobile Home Park community.

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HISTORIC HOUSING

Historic resources within communities may be identified on one or more inventories managed at the federal, state, and/or local levels. The National Register of Historic Places (NRHP) is an active list of U.S. properties that have been determined through a formal process to be historically significant by the National Park Service within the U.S. Department of the Interior. Projects involving federal or state revenue, licensing, or permitting, must account for effects on resources that are listed in, or eligible for listing in, the NRHP.

The Village currently has one nationally registered historic entry: the Seminole Inn, listed in 2006 and still in use today as a small boutique hotel.

The Florida Master Site File, maintained by the Florida Department of Historical Resources, is an active inventory of Florida's statewide historical cultural resources that are typically, but not always, more than 50 years old, without regard to historical significance. In some cases, resources less than 50 years of age are included in the Site File inventory for planning purposes or for possessing historical or other significant attributes. Properties that are listed in the NRHP are also recorded at the Site File, and the Site File has copies of the federal nomination forms and sometimes other information as well. However, most properties recorded at the Site File are not listed in the NRHP because many Site File properties do not meet criteria of the NRHP for historical significance and because the NRHP nomination process can be complicated and require professional assistance.

As of July 2025, the Florida Master Site File contained a total of 65 entries within the Village on the Cultural Resource Roster, although the vast majority are ineligible for national listing due to lack of historical significance. These include five archaeological resources including indigenous mounds as well as the Indiantown Cemetery and many early 1900s buildings in a variety of architectural styles including bungalow, frame vernacular, and Mediterranean revival. While designation on the National Register may provide for standards for preservation, upkeep, and maintenance of properties, inclusion in the Florida Master Site File itself carries no such standards. Only local codes and ordinances may regulate the preservation of state or local listed properties.

The Florida Department of State Division of Historical Resources also maintains the Florida Historical Marker Program, designed to raise public awareness of Florida’s rich cultural history by identifying the churches, schools, archaeological sites, battlefields, and homes that represent Florida’s past. There are two historical markers in the Village: the old Jupiter-Indiantown Road, and a dedication to Betty Mae Tiger Jumper located at the Seminole Inn.

The Village maintains Comprehensive Plan policies that seek to preserve and protect historic resources, as required by Florida Statutes. These include analyzing the impacts of development, land use, and zoning on historic resources; providing for conforming status for listed historic structures and uses; and seeking to protect historic resources from demolition or neglect to the greatest extent feasible.

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HOUSING ANALYSIS

This element provides a housing analysis for the Village of Indiantown based upon data provided by a variety of local, state, and federal agencies. The preceding pages outline the existing housing conditions in the Village. In summary:

- The Village of Indiantown's housing stock includes a range of structure ages, with the vast majority of housing units having been built in the 1970s, 1980s, and 1990s. The oldest remaining private housing stock dates to the before the 1940s, according to the American Community Survey.
- An estimated ~87% of the Village's housing units are single-family structures or mobile/manufactured homes.
- An estimated ~74% of the occupied housing units in the Village are owner-occupied.
- Rental households in the Village, as in other communities, tend to have lower median incomes and have higher rates of housing cost burden than owner-occupied households. Nearly all rental households with incomes below $50,000 are cost burdened. By comparison, only those owner-occupied households making below $20,000 are highly likely to be cost burdened.
- According to the Shimberg Center, there are four Assisted Housing Inventory properties in the Village of Indiantown, offering a total of 197 assisted units in a variety of sizes, mostly 2 or more bedrooms.
- There is one property listed on the National Register of Historic Places in the Village: the Seminole Inn. Although there are dozens of residential properties included in the Florida state Master Site File, mostly for architectural features, none are locally or nationally listed.

DEFINITIONS AND ACRONYMS

ACS – American Community Survey, an ongoing survey conducted by the U.S. Census Bureau that provides annual reporting on population, demographic, economic, housing, and other trends between Decennial Census years.

BEBR – Bureau of Economic and Business Research, University of Florida

Florida Master Site File –the state's official inventory of historical, cultural resources, maintained by the Florida Division of Historical Resources. Categories of resources recorded at the Site File include archaeological sites, historical structures, historical cemeteries, historical bridges, and historic districts and landscapes.

HUD – U.S. Department of Housing and Urban Development

Manufactured Homes – Homes built to the Manufactured Home Construction and Safety Standards (HUD Code). These homes are constructed on a permanent chassis.

Selected Monthly Owner Costs (SMOC) – The sum of payments for mortgages, deeds of trust, contracts to purchase, or similar debts on a property (including payments for the first mortgage, second mortgages, home equity loans, and other junior mortgages); real estate taxes; fire, hazard, and flood insurance on the property; utilities (electricity, gas, and water and sewer); and fuels (oil, coal, kerosene, wood, etc.). It also includes, where appropriate, the monthly condominium fee for condominiums and mobile home costs (personal property taxes, site rent, registration fees, and license fees).

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Village of Indiantown
Recreation and Open Space Element
Data, Inventory and Analysis

This analysis does not establish new regulatory requirements or conditions of approval.

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STATUTORY REQUIREMENTS

Florida Statutes requires a Recreation and Open Space Element indicating a comprehensive system of public and private sites for recreation, including, but not limited to, natural reservations, parks and playgrounds, parkways, public open spaces, waterways, and other recreational facilities.

COMMUNITY WORKSHOPPING AND PUBLIC PARTICIPATION

An important consideration during data collection for the Comprehensive Plan is public input. The Village hosted two public workshops to inform this Comprehensive Plan update. In recognition of the Village's diverse community, for many of whom Spanish is a first language, the Village facilitated one meeting in Spanish, held on October 30th, 2025, at Holy Cross Catholic Church; and one meeting in English (with certified interpreter available for any Spanish speaking attendees) on November 18th, 2025, at the Elisabeth Lahti Library.

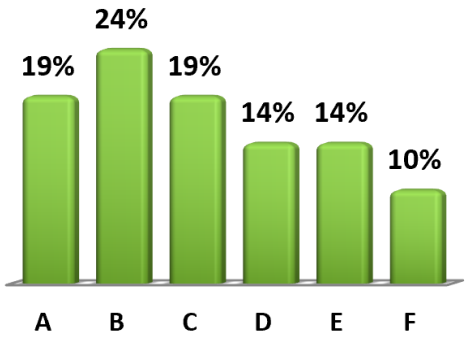
The Workshops included live polling of survey questions with real-time results. For anyone unable to attend a workshop, the Village website included links to online surveys comprised of the same questions posed at the live meetings, in English and Spanish. To provide even more opportunities to engage residents, businesses, and stakeholders throughout the update, the Village posted meeting dates, draft documents, and project updates on the Village's website and social media platforms.

Community participation was notably low. Staff observed that participation levels may have been affected by broader community concerns and other external factors during the outreach period. As a result, workshop and survey results should be interpreted as informative but not statistically representative of the Village as a whole.

Across both workshops and online surveys, over 60% of respondents self-identified as Village residents, and 43% said they previously participated in the inaugural Comprehensive Plan workshops. As shown in the graphed results below, respondents generally ranked additional parks and community gathering spaces as lowest-priority needs, but the majority of respondents believed that the Village has inadequate parks and recreational programming. A slight plurality of respondents agreed that the Village should prioritize funding for the development of eco-tourism, however nearly as many respondents were unsure or had no opinion.

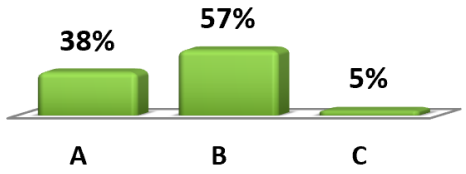
9) Thinking of non-residential development, Indiantown needs:

A	More industrial businesses	19%
B	More commercial and retail businesses	24%
C	More restaurants	19%
D	More parks and recreational space	14%
E	More public community gathering spaces	14%
F	I believe the existing non-residential development is adequate.	10%
		100%



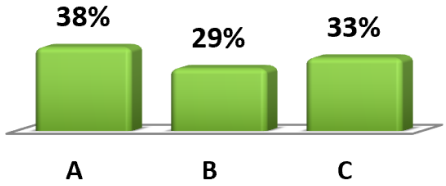
13) I believe the Village has adequate parks and recreational programming.

A	Yes	38%
B	No	57%
C	I'm not sure / no opinion	5%
		100%



14) The Village Comprehensive Plan currently seeks to prioritize funding to develop eco-tourism. This should continue to be a priority.

A	True	38%
B	False	29%
C	I'm not sure / no opinion	33%
		100%



RECREATION SPACE AND PARK FACILITIES

There are four (4) public park facilities within the Village, three of which are owned and managed by the Village. The fourth park, Timer Powers Park, is owned and managed by Martin County.

TABLE ROS-1 INVENTORY OF PARKS AND RECREATION SPACE WITHIN THE VILLAGE

Site	Owner	Area	Features
Big Mound Park	Village of Indiantown	21.5 acres	Basketball, football, soccer fields, concessions, playground, pavilion, little library, restrooms
Booker Park	Village of Indiantown	5.5 acres	Basketball, multi-purpose field, playground, pavilion, restrooms
Post Family Park	Village of Indiantown	7.2 acres	Basketball, racquetball, tennis, futsal, skate park, playground, walking trail, pavilion, little library, restrooms
Timer Powers Park	Martin County	42.8 acres	Equestrian arena, playground, boat ramp, fishing pier, open fields, pavilions, restrooms

Sources: Village of Indiantown, Martin County

Combined, there is a total of roughly **77 acres** of designated public park space within the Village, including active and passive recreation. As part of the approved Terra Lago development currently under development, roughly 14 acres of parks and 15 acres of multi-use trails and greenways will be built to serve the public. According to the current development agreement, these recreational facilities are anticipated to be dedicated to the Village, therefore they are anticipated to contribute to the recreation space needed to satisfy LOS standards. However, the timing of buildout of all of these facilities is currently speculative.

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LEVEL OF SERVICE STANDARDS

The Village has adopted a concurrency Level of Service (LOS) standard of 5 acres of recreation space per 1,000 residents. This LOS standard is specified by Policy R1.1.2. The Village defines *recreation space* as "publicly owned space that is open to the public. It does not include lands such as private golf courses or marinas." Additionally, the Village seeks an "optimal" non-concurrency LOS standard of 20 acres of resource management area per 1,000 residents. The Village defines *resource management areas* as "large, resource-based areas that serve two or more communities or counties and are recognized for their significant contribution to local outdoor recreation."

Considering the Village's base-level EDR population projections through 2040 and 2050 as discussed in the Future Land Use Element DIA, there is projected to be more than sufficient recreation space to satisfy the minimum projected Village growth through the short and long-range planning horizons, in addition to the planned infrastructure provided by Terra Lago. Additional surplus public recreation space may be developed as part of PUDs and subdivisions currently in the development review pipeline.

TABLE ROS-2 RECREATION SPACE LEVEL OF SERVICE ANALYSIS THROUGH 2040 AND 2050

	2025	2030	2035	2040	2045	2050
Village of Indiantown Population	6,704	6,975	7,180	7,337	7,459	7,562
Recreation Space to Satisfy LOS Standard	33.5 acres	34.9 acres	35.9 acres	36.7 acres	37.3 acres	37.8 acres
Anticipated Recreation Space	77 acres	90 acres	92 acres	106 acres	106 acres	106 acres

Sources: EDR, Projections of Florida Population by County, 2030-2050, with Estimates for 2025; BCLA calculations for Village population based on overall County growth rate

This analysis identifies that the Village may evaluate whether its current LOS framework remains appropriate to an "optimal" advisory non-concurrency standard, as with resource management areas. Additionally, the Village may consider clarifying a proximity range for its resource management area standard (i.e. within a certain number of miles of the Village) or strike the standard altogether as the Village does not own or manage any resource management areas. Finally, the Village may consider clarifying its definition for recreation space. There are arguably additional unanticipated areas that could fall within the definition as written: public rights of way and public municipal, county, or state facilities unrelated to recreation.

WATERFRONT RECREATION

Via Policy R1.1.6, the Village seeks to pursue opportunities to make more waterfront land available for public recreational use. The Village itself currently does not own or maintain any waterfront public recreation land or facilities. However, Timer Powers Park, owned and managed by Martin County, includes roughly 1,700 linear feet of shoreline along the St. Lucie (C-44) Canal, including a fishing pier, fish cleaning station and boat ramp. The Indiantown Marina, although privately owned, does offer boating services and amenities to the public for a fee.

There are roughly 18,400 linear feet of large-parcel undeveloped shoreline along the north side of the St. Lucie Canal, of which roughly 2,600 feet are currently assigned PUD for future development. Depending on the types of development proposed for the waterfront areas, the Village may consider seeking public dedication or development of public-access amenities.

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SUMMARY

- There are four (4) public parks within the Village, totaling roughly 77 acres of recreation space. Three of these parks are owned and managed by the Village, and one park is owned and managed by Martin County. An additional 29 acres of recreation space is anticipated to be built and dedicated to the Village by the Terra Lago development over the next 15 years as part of current project phasing plans.

- It is anticipated that there will be sufficient public park acreage to satisfy recreation space LOS standards for the current Village population, as well as to accommodate the Village baseline EDR population projections through 2040 and 2050.

- The Village may evaluate modifying its recreation space LOS standard to be an advisory or optimal standard, rather than a concurrency standard. Additionally, the Village may evaluate clarifying its definition of recreation space for LOS purposes, as it may be interpreted to include unanticipated public spaces unrelated to recreation and may exclude privately-owned lands dedicated to public recreation uses.

- The Village maintains a non-concurrency advisory standard for resource management areas, although the Village does not own or manage any such areas. The Village may consider removing this standard altogether or include a reasonable proximity standard (i.e. within X miles of the Village) to be more meaningful.

- The Village seeks to expand public waterfront recreational opportunities. Timer Powers Park, owned and managed by Martin County, provides significant public waterfront access including a boat ramp, fishing pier and fish cleaning station. The Village may explore opportunities, where voluntarily proposed by applicants, to incorporate public-access amenities.

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Village of Indiantown
Intergovernmental Coordination Element
Data, Inventory and Analysis

This analysis does not establish new regulatory requirements or conditions of approval.

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INTRODUCTION

This Intergovernmental Coordination Element will describe the Village of Indiantown's relationships with local government and community partners as well as state and federal agencies. It will define the principles and guidelines to be used in coordinating the adopted comprehensive plan with the plans of Martin County Government, the Martin County School District, South Florida Water Management District, the Treasure Coast Regional Planning Council, and other entities which provide vital services to the Village. The Village recognizes that the local plan influences the development of adjacent municipalities, the county, adjacent counties, and the region, and considers and be consistent with these entities as well as the Florida Comprehensive Plan.

The Village of Indiantown believes that a well-developed communication network among applicable public and quasi-public entities will enhance the long-range growth and prosperity of the Village. The effective implementation of federal, state, regional and local planning policies requires:

1. The identification of all agencies with which the local government must coordinate.
2. A thorough understanding of the roles of each agency; and
3. The creation of adequate intergovernmental coordination mechanisms to carry out policies.

This element seeks to accomplish these objectives through a systematic identification and analysis of current and future intergovernmental coordination issues. Each analysis addresses deficiencies and determines actions to improve coordination. Ultimately the refinement of this process may allow the Village to coordinate comprehensive planning with other entities, assuring compatible development and adequate public services across jurisdictional boundaries. The coordination process is continuous and may provide for effective monitoring systems.

PURPOSE

The purpose of the Intergovernmental Coordination Element, as identified by section 163.3177, Florida Statutes (F.S.), is to identify relationships and procedures with local, regional, and state agencies to implement the goals, objectives, and policies of the Comprehensive Plan. The Intergovernmental Coordination Element solidifies and formalizes relationships among community partners. As the case may require, the Intergovernmental Coordination Element provides procedures for identifying and implementing joint planning areas, especially for the purpose of annexation, municipal incorporation, and joint infrastructure service areas. The Intergovernmental Coordination Element also provides a process for timely closure to intergovernmental disputes, as established pursuant to section 186.509, F.S.

The Intergovernmental Coordination Element establishes and maintains efficient, effective strategies to coordinate planning efforts with Martin County; other municipalities within Martin County; adjacent counties; regional, state, and federal agencies; and other agencies and entities that provide services but do not have regulatory authority over land. Through coordination and cooperation among the various entities affecting planning and land use, the Village can better serve its residents and ensure orderly and balanced growth and development, while protecting and enhancing the Village's existing community and natural resources. The Village of Indiantown recognizes the important role those intergovernmental partnerships play in meeting the community's needs. Through these collaborations, the Village and its partners can avoid duplication of services and address regional issues in an efficient way.

The Intergovernmental Coordination Element facilitates continued coordination that is essential for the community's future as it seeks to manage growth, maintain an adequate level of facilities and services, establish community linkages, provide a healthy environment, and preserve a high quality of life.

It is important that the Village of Indiantown partner with local, regional, and state partners, particularly Martin County, to ensure that the community's residents and businesses can receive the most efficient and effective delivery of services. Important issues to address in the Intergovernmental Coordination Element:

- Interlocal agreements and regional partnerships for expanded service capacity and capability
- Improved planning and growth management of new development and redevelopment projects
- Concurrency management to ensure transportation, public/private utilities, schools, and other public facilities and services can meet existing and future demands.
- Public school siting

STATUTORY REQUIREMENTS

The purpose of the Intergovernmental Coordination Element is to consider the effects of the local plan upon surrounding municipalities, the county, region and state and ensure collaboration among these agencies as well as community partners.

COMMUNITY WORKSHOPPING AND PUBLIC PARTICIPATION

An important consideration during data collection for the Comprehensive Plan is public input. The Village hosted two public workshops to inform this Comprehensive Plan update. In recognition of the Village's diverse community, for many of whom Spanish is a first language, the Village facilitated one meeting in Spanish, held on October 30th, 2025, at Holy Cross Catholic Church; and one meeting in English (with certified interpreter available for any Spanish speaking attendees) on November 18th, 2025, at the Elisabeth Lahti Library.

The Workshops included live polling of survey questions with real-time results. For anyone unable to attend a workshop, the Village website included links to online surveys comprised of the same questions posed at the live meetings, in English and Spanish. To provide even more opportunities to engage residents, businesses, and stakeholders throughout the update, the Village posted meeting dates, draft documents, and project updates on the Village's website and social media platforms.

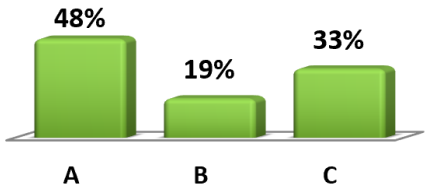
Community participation was notably low. Staff observed that participation levels may have been affected by broader community concerns and other external factors during the outreach period. As a result, workshop and survey results should be interpreted as informative but not statistically representative of the Village as a whole.

Across both workshops and online surveys, over 60% of respondents self-identified as Village residents, and 43% said they previously participated in the inaugural Comprehensive Plan workshops. As shown in the graphed results below, a plurality of respondents believed that the Village has a good working relationship with Martin County and that annexation may be considered if beneficial to the Village.

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16) I believe that Indiantown has a good working relationship with Martin County.

A	True	48%
B	False	19%
C	I'm not sure / no opinion	33%
		100%



17) I believe the Village should consider more annexation (expanding into unincorporated Martin County) when there is a clear understanding of the benefits to the Village.

A	True	48%
B	False	29%
C	I'm not sure / no opinion	24%
		100%

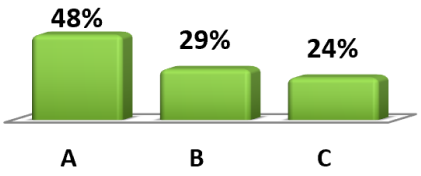


TABLE IC-1 COORDINATION FOR PUBLIC FACILITIES AND SERVICES IN THE VILLAGE

	Coordination With		
Facility or Service	**State of Florida**	**Martin County**	**Other Municipalities**
Public Education	X	X	
Roadways	X	X	
Public Transit	X	X	
Water and Sewer Utilities		X	
Solid Waste and Recycling		X	
Fire Rescue and EMT		X	
Public Safety and Law Enforcement	X	X	
Public Facilities Use		X	
Building Inspection Services		X	

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TABLE IC-2 COORDINATING ENTITIES

Coordinating Entity	Description
Adjacent and Nearby Counties	
Martin County	Regular communication of common concerns via the Joint Meeting of the County, City of Stuart, Village of Indiantown and Martin County School Board
	Coordination regarding community development, annexation, rezoning, Comprehensive Plan amendments
	Coordination of Fire Rescue/EMT and Public Safety services
	Participation in Emergency Management Operations and development of All-Hazards Emergency Management Plan
	Roadway and transportation facilities maintenance
	Public transit via MARTY bus service
	Housing assistance program services through Martin County Human Services Department
	Coordination of Level of Service (LOS) standards for public facilities and services during land use, zoning, and plan review
Palm Beach County	Communication as needed
St. Lucie County	Communication as needed
Okeechobee County	Communication as needed
Adjacent and Nearby Municipalities	
City of Stuart	Routine communication of common concerns via the Joint Meeting of the County, City of Stuart, Village of Indiantown and Martin County School Board. Additional coordination of regional municipal concerns and legislative advocacy with Treasure Coast Regional League of Cities and Treasure Coast Council of Local Governments.
Town of Sewall's Point, Town of Ocean Breeze, City of Port St. Lucie, City of Fort Pierce, Town of St. Lucie Village, City of Okeechobee, City of Fellsmere, City of Sebastian, Town of Indian River Shores	Coordination of regional municipal concerns and legislative advocacy with Treasure Coast Regional League of Cities and Treasure Coast Council of Local Governments.

COORDINATING ENTITIES (CONTINUED)

Martin County Entities	
Martin County School District	Coordination as needed for concurrency. Communication at regular joint meetings of the municipal, county, and school district boards in Martin County.
Tourist Development Council (TDC)	This Advisory Board consists of nine members: Chair of the BOCC (or designee), two municipal officials, three owners of tourism-related businesses that collect bed tax and three individuals involved in tourism who do not collect bed tax. The TDC makes recommendations to the County on uses of the tourist development tax revenue.
Metropolitan Planning Organization (MPO)	Provides a forum for a cooperative, comprehensive, and continuing planning and decision-making process that serves to approve and/or endorse all State and Federal transportation plans and programs in Martin County. The MPO includes one voting member from the Village of Indiantown Council, currently the Mayor.
Regional Entities	
South Florida Water Management District (SFWMD)	One of five regional districts responsible for flood protection, managing the water supply, protecting water quality, and preserving natural systems that serve important water-related functions. The Village coordinates with SWFWMD for wetland delineation, stormwater management, and water conservation programming.
Treasure Coast Regional Planning Council (TCRPC)	Coordinate as required for regional plans; provides planning dispute resolution process between local governments, regional agencies, and private interests per section 186.509, F.S.

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COORDINATING ENTITIES (CONTINUED)

State Entities	
Florida Department of Transportation (FDOT)	Routine coordination for transportation planning and roadway projects, including the 5-year work program. The MPO is the facilitates this coordination with FDOT.
Florida Department of Environmental Protection (DEP)	Regulations that manage air and water pollution. Regulations and permitting of septic systems.
Florida Commerce (formerly Department of Economic Opportunity – DEO)	Provides review of Comprehensive Plan, amendments, and Land Development Regulations.
Florida Fish and Wildlife Conservation Commission (FWC)	Sampling and monitoring of ecology in waterbodies, mapping of habitats for state-listed species of concern
Florida Department of State	Provides review of development applications for potential impacts to historical or archaeological resources.
Florida Department of Health (DOH)	Communication as needed
Florida Department of Children and Families (DCF)	Communication as needed
Governor's Office of Tourism, Trade and Economic Development (OTTED)	Communication as needed
Florida Public Service Commission (PSC)	Communication as needed
Florida Department of Revenue	Communication as needed
Florida Department of Agriculture and Consumer Services (FDACS)	Communication as needed

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COORDINATING ENTITIES (CONTINUED)

Federal Entities	
United States Department of Housing and Urban Development (HUD)	Coordination via Martin County for Community Development Block Grant (CDBG) program as a sub-recipient
United States Army Corps of Engineers	Coordination for certain wetland delineations and communication as needed
Federal Highway Administration (FHA)	Communication as needed
Federal Aviation Administration	Communication as needed
United States Department of the Interior	Communication as needed
United States Environmental Protection Agency (EPA)	Communication as needed
United States Department of Agriculture (USDA)	Communication as needed
United States Drug Enforcement Administration (DEA)	Communication as needed
United States Department of Commerce	Communication as needed

POTABLE WATER AND WASTEWATER FACILITIES AND SERVICES

On September 29, 2020, the Village of Indiantown formally established its Water & Wastewater Utility Department following the acquisition of properties from Indiantown Company Inc. The Village's utility is responsible for providing general water and wastewater (sewer) services to the Indiantown area. The Village's utility services are available to both residents and businesses located within the Village boundaries, as well as properties in surrounding areas of Martin County. The Village is committed to providing safe high-quality drinking water to its customers. The Village operates and maintains the water treatment plant, water storage tanks and the water distribution that meets or exceeds all government-mandated standards. The Village Water & Wastewater Utility also operates Indiantown's wastewater (sewer) system with a focus on environmentally sound practices that meet or surpass all government mandated standards to protect public health and the environment

INTERLOCAL AGREEMENTS

The Village maintains agreements with other governmental jurisdictions for a variety of facilities, services, and collection of taxes and fees. These agreements are described in further detail below.

MARTIN COUNTY (SOLID WASTE)

The Village maintains an interlocal agreement with Martin County for the provision of solid waste collection and disposal. Martin County contracts with private waste haulers for solid waste collection. This agreement was entered into in 2018, which auto-renews annually each October. Martin County maintains Household Hazardous Waste disposal facilities for all residents of Martin County, including residents of the Village.

Household hazardous waste may be brought to the county's Household Hazardous Waste Collection Center location in Palm City for free disposal. In addition, the Martin County HazMobile accepts household hazardous waste directly in the Village on the 4th Friday of each month at the Indiantown fire station.

MARTIN COUNTY (PUBLIC SAFETY)

Martin County Fire Rescue provides fire protection and advanced life support level emergency medical ambulance services to the Village of Indiantown. Terra Lago, a large residential and commercial development located near the Village, has plans to build a new fire station within the development. The fire station is intended to serve both the growing Terra Lago community as well as the surrounding areas of Indiantown, with the goal of improving response times for fire and emergency medical services (EMS). The fire station is still in the planning and development phase with no definitive public timeline for construction.

Martin County Sherrif's Office (MCSO) is responsible for law enforcement for the Village. The Village has a Memorandum of Understanding (MOU) with MCSO which recognizes the importance of crime prevention provided by the sheriff; therefore, the Village provides parking, office, bathroom and kitchen facilities to facilitate MCSO's presence in the Village. This MOU was executed in October 2023 and terminates upon the wishes of either party to terminate.

MARTIN COUNTY (PARKS AND RECREATION)

The Village of Indiantown provides the community with safe, quality parks for the enjoyment of residents and visitors. There are four (4) public parks within the Village, totaling roughly 77 acres of recreation space. Three of these parks are owned and managed by the Village, and one park, Timer Powers Park, is owned and managed by Martin County. The Village and Martin County are parties to an Interlocal Agreement for the use of Martin County's Timer Powers Park for its annual Heritage Festival which outlines the responsibilities of each of the parties. This agreement is dated May 20, 2025, and remains in effect for three years unless either party wishes to terminate this agreement.

MARTIN COUNTY (BUILDING OFFICIAL)

The Village and Martin County are parties to and Interlocal Agreement for the County to provide Building Official related services on an as needed basis in the absence of the Village's Building Official and/or other key staff to review building permit applications, issue building permits, and to conduct construction inspections for compliance with the Florida Building Code. This agreement is dated April 30, 2024, in effect from May 1, 2024, to June 1, 2025. It is eligible for renewal for an additional 12 months if mutually agreed upon in writing.

MARTIN COUNTY (MOSQUITO CONTROL)

The Village and Martin County are parties to an Interlocal Agreement which authorizes the county to perform mosquito control services within the Village's jurisdiction. This agreement is dated September 15, 2020, with an option to renew for one year terms. This agreement has been renewed annually, with a current term through September 30, 2025.

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MARTIN COUNTY (IMPACT FEES)

The Village and Martin County are parties to an Interlocal Agreement for the collection of impact fees for transportation, public buildings, correction and law enforcement, parks and recreation, conservation and libraries. This agreement is dated November 8, 2023, and will continue until either entity wishes to terminate the agreement (with ninety days written notice).

SCHOOL BOARD OF MARTIN COUNTY

The Village is party to an interlocal agreement with the School Board of Martin County, which provides for the Village to collect and remit school impact fees less a 3% administrative fee. This agreement includes an attachment with the school impact fee schedule. This agreement was entered into in 2024 and remains ongoing.

TERRA LAGO COMMUNITY DEVELOPMENT DISTRICT

The Village and the Terra Lago Community Development District are parties to an Interlocal Agreement for the construction of a wastewater collection and pumping system. The agreement dated April 10, 2023, memorializes the responsibility of each entity. Unless earlier terminated by either party, the agreement will continue until completion of the project.

TREASURE COAST REGIONAL PLANNING COUNCIL

The Village and the Treasure Coast Regional Planning Council (TCRPC) are parties to an Interlocal Agreement to memorialize the terms for the TCRPC to assist the Village with a public input survey, prepare an update to the Community Redevelopment Area Plan and to develop an Economic Development Analysis. This agreement is dated June 12, 2025. Unless earlier terminated by either party, the agreement will continue until completion of the project.

INTERGOVERNMENTAL COORDINATION ANALYSIS

This element summarizes Intergovernmental Coordination, identifying relationships and procedures with local, regional, and state agencies to implement the goals, objectives, and policies of the Comprehensive Plan.

- The Village maintains agreements with Martin County for solid waste disposal, public safety, fire/emergency services, parks and recreation, building official duties, mosquito control and impact fees.
- The Village has an agreement with the Treasure Coast Regional Planning Council (TCRPC) to distribute a public input survey, prepare an update to the Community Redevelopment Area Plan and to develop an Economic Development Analysis.
- The Village has an agreement with the Terra Lago Community Development District for the construction of a wastewater collection and pumping system.
- The Village has an agreement with the School Board of Martin County to collect and remit school impact fees less a 3% administrative fee.

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DEFINITIONS AND ACRONYMS

Florida Department of Environmental Protection (DEP) - The state's lead agency for environmental management and stewardship, protecting our air, water, and land. DEP is divided into three primary areas: Land and Recreation; Regulatory and Ecosystem Restoration.

Florida Department of Transportation (DOT) - A decentralized State agency charged with the establishment, maintenance, and regulation of public transportation in the state of Florida.

Level of Service (LOS) - Qualitative measure used to relate the quality of public facilities.

Martin County Metropolitan Planning Organization (MPO) – Organization overseeing the planning, prioritizing, and funding of the transportation and mobility facilities in Martin County.

South Florida Water Management District (SFWMD) - The regional governmental agency that oversees water resources throughout the South Florida region. The SFWMD issues permits for ground and surface water withdrawal and analyzes, plans, and regulates water resources in the region.

Treasure Coast Regional Planning Council (TCRPC) - A quasi-governmental organization created to provide planning and technical assistance services for local governments and to coordinate regional comprehensive planning. There are 10 regional planning councils covering the state.

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Village of Indiantown
Transportation and Mobility Element
Data, Inventory and Analysis

This analysis does not establish new regulatory requirements or conditions of approval.

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INTRODUCTION

This document provides the relevant data, inventory and analysis of transportation conditions in support of the Village's Transportation Element of the Comprehensive Plan, as described in Florida Statutes (FS) 163.3177(1)(f). This data and analysis may be utilized in developing updated and new goals, objectives and policies in the Village Transportation and Mobility Element.

Guiding Principles

Principle 1 – Discourage sprawl and encourage an efficient use of the urban cluster by directing new development and infrastructure to areas where mobility can be provided via multiple modes of transportation.

Principle 2 – Reduce vehicle miles traveled and related greenhouse gas emissions through the provision of mobility within compact, mixed use, interconnected developments which facilitate walking and biking.

Principle 3 – Safety for all users will be an overall principle for the Transportation and Mobility Element.

The Village of Indiantown's Transportation and Mobility Element has 3 goals:

1. *Implement an Efficient Transportation and Mobility Plan:* The Village of Indiantown shall develop and maintain a multimodal circulation system that provides efficient travel for all users and that supports and enhances the community's environment, economy, and residential character.
2. *Implement a Safe Transportation Plan:* The Village of Indiantown shall develop and maintain a multimodal transportation system that provides safety for all users and facilitates the use of alternative transportation.
3. *Implement a Transportation Program that is Cost Feasible:* The Village of Indiantown's Transportation Program shall be cost feasible. The Village shall pursue grant funding opportunities to offset transportation infrastructure costs. The Capital Improvements Plan shall include grant funding to leverage tax dollars when feasible.

This Transportation Element is closely coordinated with the Future Land Use, Capital Improvements, and Intergovernmental Coordination Elements to ensure that the transportation needs of current and future residents, institutions, businesses, and visitors are met for all modes of transportation. The relevant Data, Inventory and Analysis (DIA) of changes to state laws and local transportation conditions addresses the types, locations, capacity, and quality of existing and proposed facilities. This information will inform the review of the Goals, Objectives, and Policies in the Village's Transportation Element.

The Transportation Element Data, Inventory and Analysis is prepared in coordination with the current adopted Martin County Metropolitan Planning Organization (MPO) 2050 Long Range Transportation Plan (LRTP); the current 2045 Treasure Coast Regional Long Range Transportation Plan (RLRTP); and the current 2045 Florida Transportation Plan. Relevant transit data and priorities in the 2025-2035 Martin County MPO Transit Development Plan (TDP) are referenced as well.

PLANNING HORIZON

Section 163.3177, F.S., requires that each comprehensive plan include at least two planning horizons: one for at least 10 years and one for at least 20 years. The two planning horizons established for the Village of Indiantown's Comprehensive Plan are fiscal year 2040 for the short-term planning period and fiscal year 2050 for the long-term planning period.

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STATUTORY REQUIREMENTS

Section 163.3177, Florida Statutes, requires the Transportation and Mobility Element to reflect the data, analysis and associated principles and strategies relating to:

- Existing levels of service and system needs
- Availability of transportation facilities and services
- Growth trends and travel patterns
- Existing and projected intermodal deficiencies and needs
- Projected levels of service and system needs
- Strategies to correct existing facility deficiencies
- Alternative modes of travel, such as public transportation, pedestrian and bicycle travel
- Aviation, rail, seaport facilities, access to those facilities and intermodal terminals
- Capability to evacuate the Village before an impending natural disaster
- Airports and land use compatibility around airports
- Identification of land use densities, building intensities and transportation management programs to promote public transportation systems.

COMMUNITY WORKSHOPPING AND PUBLIC PARTICIPATION

An important consideration during data collection for the Comprehensive Plan is public input. The Village hosted two public workshops to inform this Comprehensive Plan update. In recognition of the Village's diverse community, for many of whom Spanish is a first language, the Village facilitated one meeting in Spanish, held on October 30th, 2025, at Holy Cross Catholic Church; and one meeting in English (with certified interpreter available for any Spanish speaking attendees) on November 18th, 2025, at the Elisabeth Lahti Library.

The Workshops included live polling of survey questions with real-time results. For anyone unable to attend a workshop, the Village website included links to online surveys comprised of the same questions posed at the live meetings, in English and Spanish. To provide even more opportunities to engage residents, businesses, and stakeholders throughout the update, the Village posted meeting dates, draft documents, and project updates on the Village's website and social media platforms.

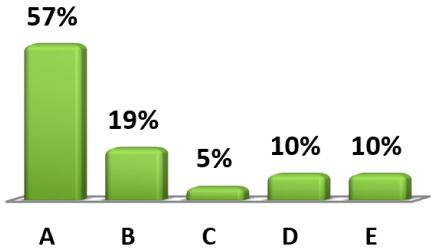
Community participation was notably low. Staff observed that participation levels may have been affected by broader community concerns and other external factors during the outreach period. As a result, workshop and survey results should be interpreted as informative but not statistically representative of the Village as a whole.

Across both workshops and online surveys, over 60% of respondents self-identified as Village residents, and 43% said they previously participated in the inaugural Comprehensive Plan workshops. As shown in the graphed results below, a majority of respondents ranked roadway improvements as the highest priority among multi-modal improvement needs. A plurality of respondents was supportive of the Village imposing age and ID requirements for motorized scooters and/or e-bikes, and believed the Village was appropriately prioritizing infrastructure improvements in general.

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7) Which transportation improvement is the highest priority for you?

A	Better roadways	57%
B	Better or more sidewalks	19%
C	Better or more bike lanes	5%
D	More frequent bus service or more stops	10%
E	Other ***See below***	10%
		100%

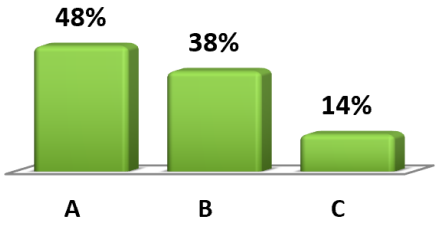


Development and implementation of a multi-modal transportation network.

More walkablity.

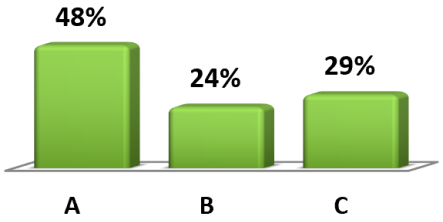
8) New state laws allow the Village to enforce minimum age and photo ID requirements to use motorized scooters and electric bikes. Would you support new local requirements?

A	Yes, for motorized scooters and/or e-bikes	48%
B	I do not support age and photo ID requirements for motorized scooters or e-bikes	38%
C	I'm not sure / no opinion	14%
		100%



18) I believe the Village is prioritizing its infrastructure improvements (roads, water, sewer, parks) the right way.

A	True	48%
B	False (if false, why?) ***See below***	24%
C	I'm not sure / no opinion	29%
		100%



Don't see improvements.

Roads are terrible and water is dirty.

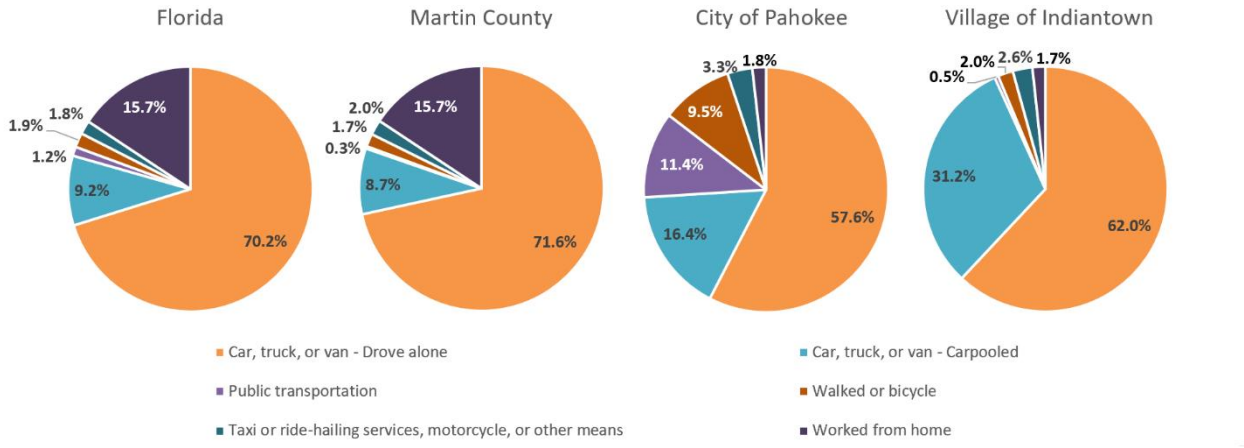
Roads are frequently too narrow and flood easily and impassably. Water is unsafe to drink.

We cannot afford what we have.

TRANSPORTATION TO WORK

The U.S. Census Bureau American Community Survey 5-year Estimates (2024) provides travel-to-work mode estimates for the Village and comparative jurisdictions, including the state, Martin County, and a regional, rural peer municipality, the City of Pahokee. This data is displayed in **Graph TM-1** below. The majority (~62%) of Village workers commute in a single-occupancy vehicle, slightly lower than the County and state generally. A significantly larger share of Village workers (more than three times) carpool compared to the County and state. Although a small share (~2%), Village workers are also slightly more likely to walk or bike to work than workers in the County and state generally. These higher shares of alternative modes come at the expense of a significantly lower share of Village workers who work from home, compared to the County and state (roughly ~2% versus nearly ~16%). The Village's modal distribution is more similar to that of its peer Pahokee, although the Village has significantly fewer workers using public transit or walking/biking, offset by more carpooling workers.

GRAPH TM-1 ACS 2024 MODES OF TRAVEL TO WORK

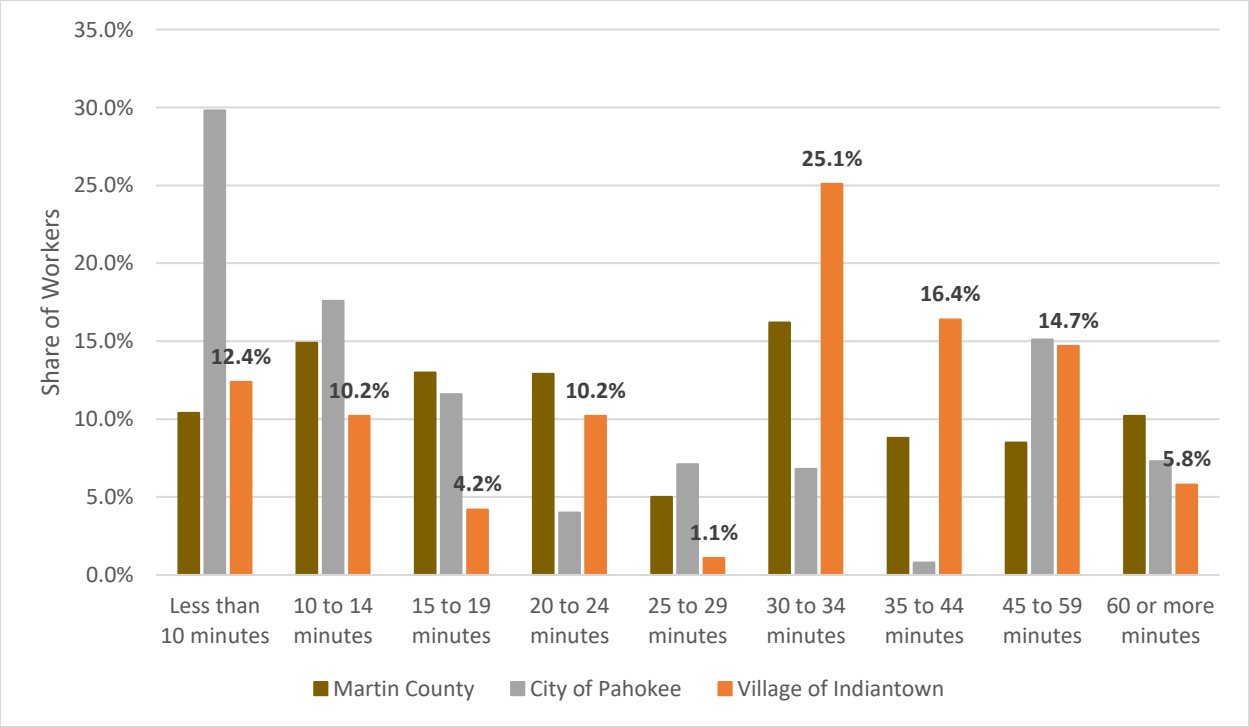


Source: US Census Bureau ACS 2024 5-Year Averages

As shown in **Graphs TM-2** and **TM-3**, the Village's resident workers tend to have slightly longer commutes compared to workers in Martin County overall and in the peer City of Pahokee. According to 2024 ACS 5-Year Estimates, the mean commute time for Village workers is 28.5 minutes, compared to 28.4 minutes for Martin County and 21.5 minutes for Pahokee. By commuting time group, most Village workers travel between 30 and 59 minutes for work, notably higher than the County and peer city. However, a slightly smaller share of workers in the Village have extended commutes of 60 or more minutes compared to both the County and peer city.

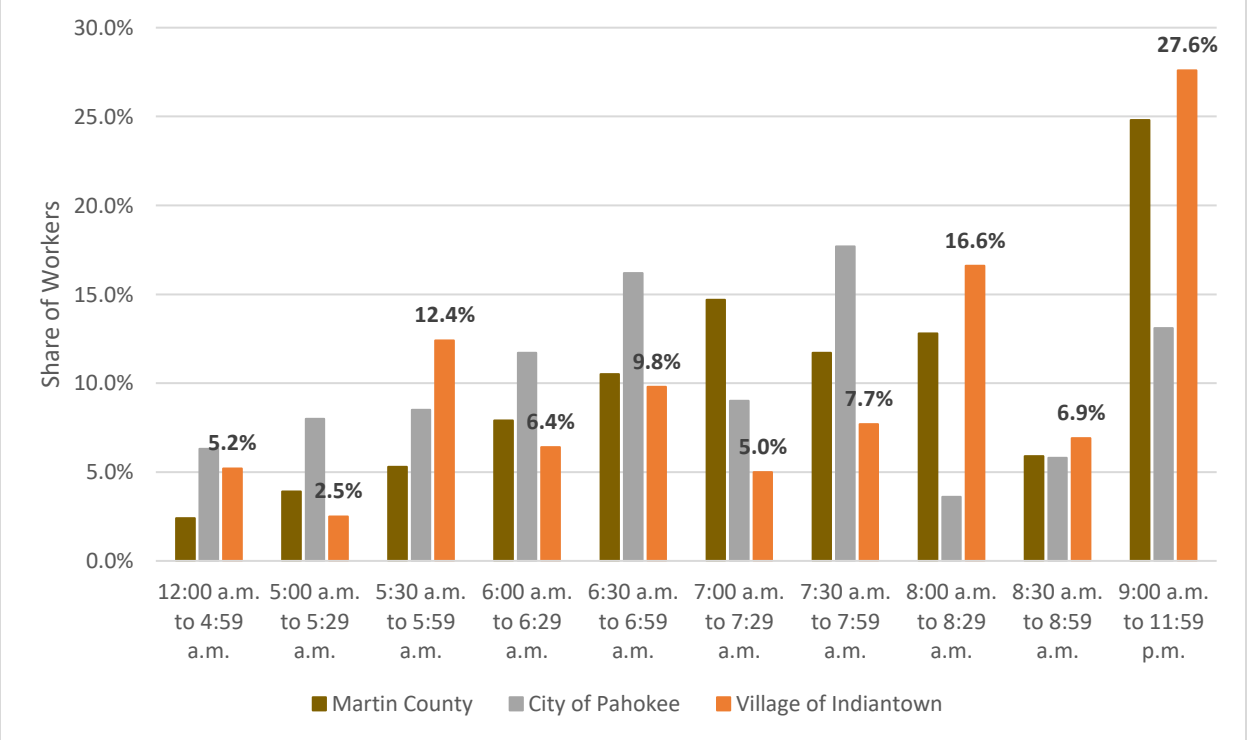
The majority of Village resident workers are likely to leave for work either between 5:30 and 6:00 a.m., between 8:00 and 8:29 a.m., or between 9 a.m. and 11:59 p.m. Relative shares of workers departing at these time ranges is higher in the Village than in the County and peer city. Such commuting departure time distribution estimates may result in relatively less traffic on local roadways during morning "rush-hour" times. Such commuting departure time trends reflect the Village's primary industries and occupations as highlighted in the Future Land Use Element Data, Inventory and Analysis: relatively fewer office occupations and more construction, agriculture, and retail industries.

GRAPH TM-2 COMPARATIVE TRAVEL TIME TO WORK



Source: US Census Bureau, ACS 5-Year Estimates 2024

GRAPH TM-3 COMPARATIVE TIME OF DEPARTURE TO GO TO WORK



Source: US Census Bureau, ACS 5-Year Estimates 2024

ROADWAY NETWORK OVERVIEW

Indiantown is served by a network of state, county, and local roads, ranging from major corridors to neighborhood streets. All roadways within the Village are assigned a Functional Classification based on an agreement between the Federal Highway Administration (FHWA), the Florida Department of Transportation (FDOT), and the Martin County MPO. This classification system groups roads by the type of service they provide—such as purpose, speed, and connectivity—and is updated every 10 years following the U.S. Census. FDOT is currently coordinating updates statewide for the 2024–2026 cycle. Generally, arterials carry large amounts of traffic between or across urban areas, and collectors collect traffic from neighborhood streets and distribute it to the arterials.

FUNCTIONAL CLASSIFICATION AND JURISDICTION

The functional classifications are defined as follows:

Major Arterial – primarily focuses on carrying through traffic; usually provide service that is relatively continuous, long in trip length, and high operative speeds. Major Arterials are divided into three categories: *Interstate*, *Freeways & Expressways*, and *Other*.

Minor Arterial – provides service for through traffic movement similar to a major arterial but provides greater land access and distributes traffic to smaller geographical areas than the major arterial.

Major Collector – collect and distribute significant amounts of traffic between arterials, minor collectors, and local roads at moderate to low operating speeds; provide for more accessibility to adjacent properties than arterials.

Minor Collector - collect and distribute moderate amounts of traffic between arterials, major collectors, and local roads at relatively low operating speeds with greater accessibility than major collectors.

Local Street – permits direct access to abutting property and connections to a higher order roadway; provides service that is relatively low in volume and short average trip length or minimal through traffic movements.

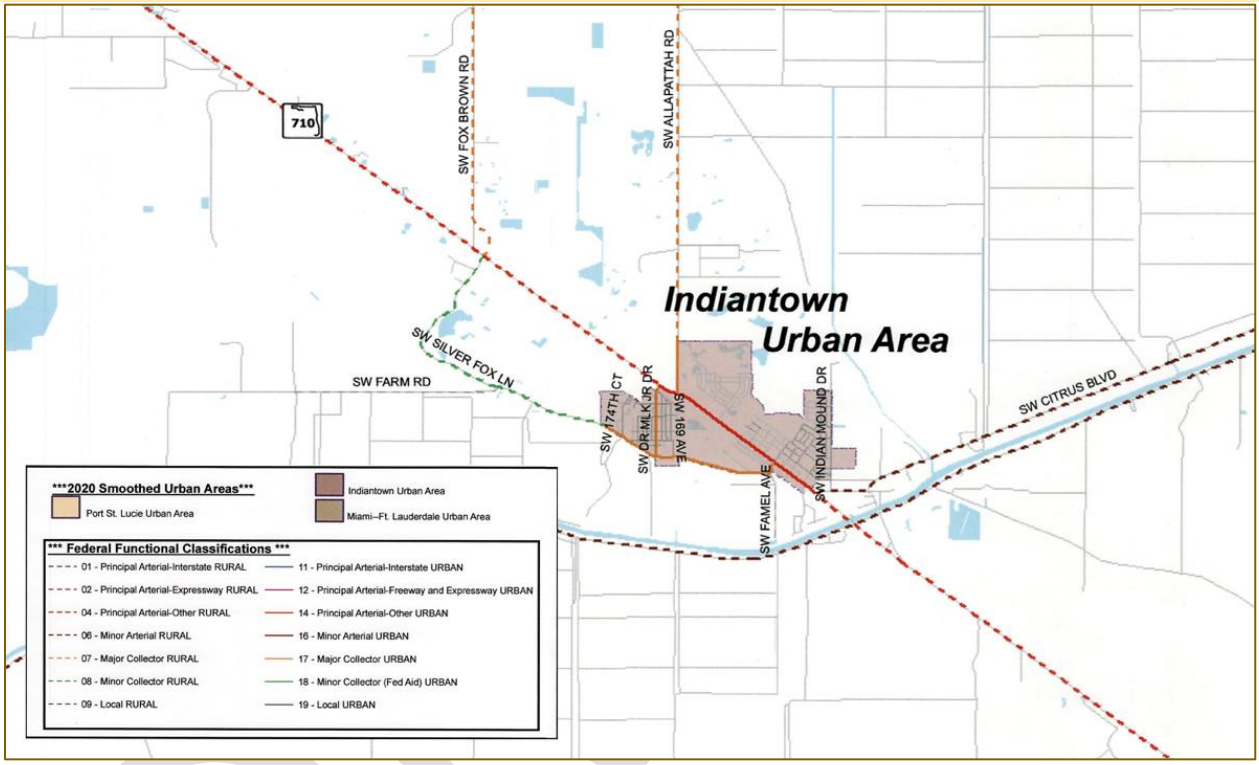
Roadway jurisdiction refers to the governmental entity responsible for maintenance and access control. FDOT oversees roads of statewide significance, while Martin County maintains regionally important roads, and the Village of Indiantown is responsible for local neighborhood streets. Within Indiantown, SW Warfield Boulevard (SR 710) and Kanner Highway (SR 76) are the only FDOT roadways. SR 710 is also part of FDOT's Strategic Intermodal System (SIS), which supports statewide passenger and freight movement. Martin County roads include SW Allapattah Road, SW Citrus Boulevard, SW Farm Road, SW Fox Brown Road and SW Silver Fox Lane, connecting Indiantown to other areas within the County. Indiantown maintains SW Dr. Martin Luther King Jr. Drive, in addition to local neighborhood streets.

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2020 URBAN AREA BOUNDARIES / FEDERAL FUNCTIONAL CLASSIFICATION

Figure TM-1 displays the adopted 2020 Urban Area Boundaries and Federal Functional Classification Map for the Village of Indiantown area in western Martin County, as approved in 2025. **Appendix Map 8** displays the current adopted FDOT General Highway Map for Martin County with detail for the Village area, as adopted in 2015. This map does not reflect changes to roadway jurisdiction since the Village's incorporation, as well as the renaming of the Seaboard Coast Line Railroad to the CSX Railroad and should be updated.

FIGURE TM-1 FDOT 2020 UAB AND FUNCTIONAL CLASSIFICATION – VILLAGE AREA



Source: FDOT

TRANSITION TO MOBILITY PLAN AND MOBILITY FEE

In 2021, the Village Council contracted with the consultant NUE Urban Concepts to develop a Mobility Plan and Mobility Fee, in order to provide the Village with a new funding source to fund transportation projects necessitated by new growth, while not raising total transportation-related fees on new development within the Village.

On November 16, 2023, the Village Council adopted Ordinance 07-2023, including the prepared Mobility Plan and Mobility Fee Technical Report and Fee Schedule as well as a new Chapter 8, Division 2 "Mobility Fees and Mobility Plan" to the Village Land Development Regulations. In addition, the Village entered into an interlocal agreement with Martin County to reduce the transportation impact fees collected by the Village on behalf of the County considering the new Village mobility fees. The adopted Mobility Plan and interlocal agreement are provided as appendices to this DIA.

By adopting the Mobility Plan, the Village proposes to change its existing system for concurrency management based upon typical Level of Service (LOS) standards for individual roadway segments. These

standards compare roadway traffic volumes to FDOT-calculated design capacity based upon context and functional classifications, number of lanes, turn lanes, etc. This is reflected in adopted LOS "D" for SIS facilities and LOS "C" for all other roadways. Under the Mobility Plan, the Village evaluates the transportation network within the Village as a whole (an interconnected network distributing traffic), comparing Vehicle Miles of Travel (VMT) to Vehicle Miles of Capacity (VMC) utilizing the combined length of roadways by number of lanes. This analysis is further segmented by splitting estimated VMT and VMC by government entity with jurisdiction over the portion of the roadway network: State, County, and Village.

The Village's current Mobility Plan includes a base year of 2022 and a plan horizon of 2045 for its VMT and VMC estimates. For the purposes of this updated DIA through 2050, the Village uses the assumed compound annual growth rates (CAGR) for State, County and Village VMTs from the Mobility Plan (2022-2045) and projects straight-line linear trends to estimate the 2040 and 2050 horizon VMTs. For VMCs, the Village cross-referenced the most up-to-date Martin County MPO 2050 LRTP for cost-feasible improvements to Village network roadways. It is important to note that these estimates are subject to change as the Village regularly updates its Mobility Plan study with more current data from FDOT and local sources as well as more detailed analysis.

Tables TM-1, TM-2 and TM-3 summarize the total roadway lengths, lane miles, VMTs, VMCs and ratios for the roadway network serving the Village, broken out by roadway jurisdiction, for 2022 (Mobility Plan base year), the 2040 planning horizon and the 2050 planning horizon.

TABLE TM-1 2022 AREAWIDE VMT AND VMC ANALYSIS

Government Entity	Length (miles)	Lane Miles	2022 VMT	2022 VMC	VMT to VMC Ratio (VMT/VMC)
Travel Within Village					
County	9.81	19.63	20,512	85,277	0.24
State	4.35	11.5	45,678	99,388	0.46
Village	6.02	12.04	2,907	27,285	0.11
Total	**20.19**	**43.17**	**69,097**	**211,950**	**0.33**

Source: Village of Indiantown Mobility Plan & Mobility Fee Technical Report, NUE Urban Concepts, December 2022

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TABLE TM-2 2040 AREAWIDE VMT AND VMC ANALYSIS

Government Entity	Length (miles)	Lane Miles	2040 VMT*	2040 VMC	VMT to VMC Ratio (VMT/VMC)
Travel Within Village					
County	9.81	19.63	25,919	85,277	0.30
State	4.35	17.42	57,329	141,090	0.41
Village	6.02	12.04	3,358	27,285	0.12
Total	**20.19**	**49.09**	**86,606**	**253,652**	**0.34**

Source: BCLA

**VMT calculated using Mobility Plan Technical Report estimates CAGRs (2022-2045).*

TABLE TM-3 2050 AREAWIDE VMT AND VMC ANALYSIS

Government Entity	Length (miles)	Lane Miles	2050 VMT*	2050 VMC	VMT to VMC Ratio (VMT/VMC)
Travel Within Village					
County	9.81	19.63	27,421	85,277	0.32
State	4.35	17.42	60,565	141,090	0.43
Village	6.02	12.04	3,483	27,285	0.13
Total	**20.19**	**49.09**	**91,469**	**253,652**	**0.36**

Source: BCLA
**VMT calculated using Mobility Plan Technical Report estimates CAGRs (2022-2045).*

As shown above, based on VMT projections utilizing the Village's Mobility Plan estimates and VMC projections utilizing the Martin MPO 2050 LRTP, the roadway network serving the Village is projected to show adequate capacity through the 2040 and 2050 planning horizons. These estimates are anticipated to be regularly updated along with the Mobility Plan, seeking to align projections with best estimates of local and regional population/worker growth.

ROADWAY IMPACT FEES

In 2023, the Village and the County entered into an Interlocal Agreement for the collection of road impact fees which recognizes that portions of the impact fees are duplicative because the Village is providing a portion of the facilities for which the fees are levied. This agreement, also referenced in the Intergovernmental Data, Inventory and Analysis, authorizes the Village to collect impact fees on behalf of the county for transportation with the following modification to which both parties agreed:

Development within the corporate limits of the Village will pay 30% of the Martin County Roads impact fee and 100% of the Pedestrian/Bicycle Pathways impact fee. The road impact fee collected specifies an expenditure area for County roads west of Interstate 95 (I-95) as follows:

1) CR-714 (SE Martin Highway) and CR-609 (SW Allapattah Road);
2) CR-726 (SW Citrus Boulevard) and SW 96th Street;
3) SR-76 (SW Kanner Highway) and CR-708 (SW Bridge Road); and
4) SR-710 (SW Warfield Boulevard) and CR-726 (SW Citrus Boulevard).

This agreement reflects the recommendations of the Village's Mobility Plan and Mobility Fee.

BICYCLE AND PEDESTRIAN FACILITIES

The Martin County MPO published inventory maps of pedestrian and bicycle facilities countywide in 2019. These maps, adjusted to highlight the Village area, are shown in **Appendices Maps 1 and 2**. There have been some additional sidewalk connections made in the Downtown area, but no additional bicycle facilities, since the maps were published.

Generally, there are sidewalk facilities along one side of the road for most main roads in the Village in the Downtown and Booker Park neighborhood areas. There are also sidewalks along Warfield Boulevard as it traverses the Village core. There is only one section of designated bicycle lane in the Village, along Warfield

Boulevard as it enters the Village from the southeast, terminating at SW Seminole Drive. However, there is some paved shoulder along Warfield Boulevard throughout the remainder of the Village.

"Walk Score" (walkscore.com) is a resource utilized by the Martin County MPO in its Data, Inventory, and Analysis for the upcoming 2050 LRTP, which provides scores across pedestrian, bicyclist and/or transit modes for a particular location. These scores are computed based on proximity to nearby places of interest, such as grocery stores, general retail, dining, parks, schools and entertainment, and safety or "friendliness" (e.g., facility availability) of particular modes.

For this Data, Inventory and Analysis, three distinct neighborhood areas were analyzed for their WalkScore metrics: Booker Park, Indianwood, and the Downtown area. No neighborhoods ranked highly for walk scores, and only Downtown was rated with a bike score of "somewhat bikeable," or 52/100. Booker Park and Indianwood are ranked as significantly more car-dependent.

	Booker Park	Indianwood	Downtown
Walk Score	*Car-Dependent* 24/100	*Car-Dependent* 11/100	*Somewhat Walkable* 57/100
Bike Score	N/A	N/A	*Somewhat Bikeable* 52/100

These results are likely to be due to a number of factors:

- There is no sidewalk network within Indianwood.
- The sidewalk network is incomplete in Booker Park and core Downtown neighborhoods.
- There is only one dedicated bicycle facility in the Village, spanning a portion of Warfield Boulevard southeast of the Downtown area with no connections to other facilities.
- There is a limited variety and number of places of interest within walking distance of each neighborhood area, and the Booker Park and Indianwood neighborhoods are especially distant from such places of interest.

TRANSIT – MARTY

MARTY (Martin County's Public Transit Service) is the public transit bus system run by the Martin County Government that serves Martin County, Florida, inclusive of the Village of Indiantown. The system includes interchanges with Palm Tran (Palm Beach County Public Transit) and Treasure Coast Connector (St. Lucie County Public Transit). The MARTY offers fixed routes that typically runs from 6:00 a.m. and 8:00 pm Monday through Friday. Cost of this service is $1.50 for a local-fixed route ($3.00 for an all-day pass and $20 for 20 boardings). Commuter Buses are $2.00 ($20 Express Pass for 10 boardings). All MARTY buses are equipped with wheelchair lifts and bicycle racks. Fixed Route buses are equipped with ramps for ease in boarding and aligning with mobility devices. MARTY can accommodate walkers, canes and most wheelchairs both manual and powered. However, it may not be able to accommodate a wheelchair/mobility device longer than 48 inches or wider than 30 inches or if the total weight when occupying the wheelchair is more than a total of 600 pounds. It is important to note that, according to the Americans with Disabilities Act (ADA), fixed routes are not intended to be a comprehensive system for transportation for individuals with disabilities. However, the MARTY system offers ADA Paratransit Service, which is a shared ride, door-to-door provided to ADA eligible individuals and whose origin and destination fall within ¾ of a mile of a fixed route service. This service runs the same hours as the fixed routes, 6:00 a.m. to 8:00 pm Monday

through Friday. MARTY offers a discounted fare (half price) to persons over the age of 65, and persons with disabilities. Free fair is offered to Veterans who provide their identification card. The MARTY **Route 2** deviated fixed-route currently serves the Village of Indiantown. This route has a line haul segment between Stuart and Indiantown that then becomes a fixed route which circles within Indiantown.

Route 2 Indiantown Details

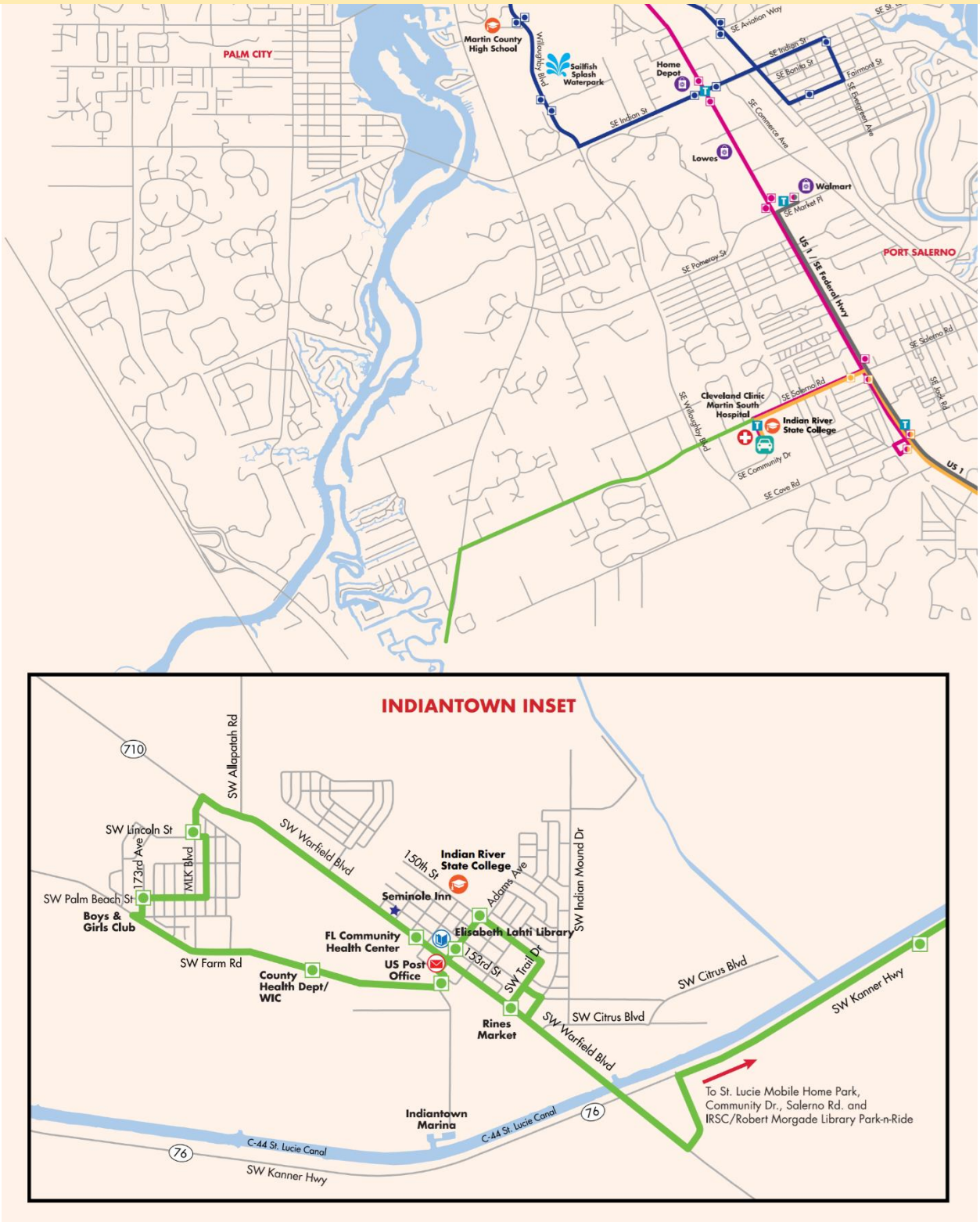
Major Destinations and Transfer Stations	Headways	Span of Service
Rines Market, Florida Department of Health, U.S. Post Office, Elisabeth Lahti Library, Boys & Girls Club, Indian River State College*, Cleveland Clinic Martin South Hospital*	35-minutes within Indiantown & 160-minutes from Indiantown to Robert Morgade Library	6:00 a.m. to 7:35 p.m. Monday through Friday

*Denotes transfer location

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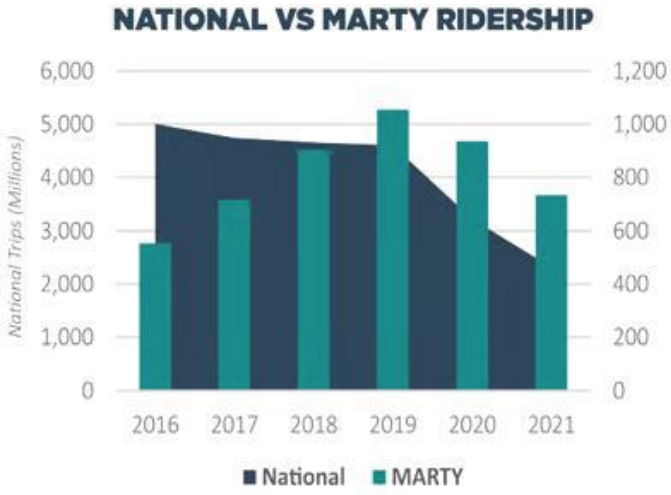
FIGURE TM-2 MARTY BUS ROUTES – VILLAGE SERVICE ROUTE DETAIL



Source: Martin MPO

MARTY TRANSIT DEVELOPMENT PLAN (TDP) MAJOR UPDATE FISCAL YEARS 2025-2034

The Metropolitan Planning Organization (MPO) in close coordination with Martin County Public Transit (Marty) management and staff prepared a major update to the Martin County Transit Development Plan (TDP) for Fiscal Years 2025 to 2034. This document was finalized in July 2024. The TDP provides a strategic blueprint for public transportation in Martin County for the next ten years. As a precursor to the TDP, the MPO implemented a Transit Efficiency Study (TES) of the Marty system to examine its efficiency. The resulting analysis revealed metrics for factors such as passenger trips, vehicle miles, revenue hours and operating costs over a five year period (2016-2021). The study indicated that Marty experienced an overall 8% increase in ridership (inclusive of Covid impacts), while transit agencies nationwide, including Florida, experienced an overall decline of more than 55%. The study included a Ten-Year Demand analysis for Fiscal Years 2025-2034. Overall, ridership was estimated to increase by 13% in 2034 with the highest increases in ridership for Routes 1, 2 and 20Z. Route 2, service to Indiantown, has a projected 12.7% increase of boardings in the 2025-2034 planning horizon (14,143 boardings for 2025 compared with 15,942 boardings for 2034).



The plan included recommendations or improvement strategies for the Marty over the planning horizon of 2025-2034. These improvements were grouped into four strategies ranging from no/low cost to reallocation of existing resources to strategies that would require additional funding. The following improvements are recommended for the Indiantown Route 2:

Strategy 1 – Reallocate Resources
Extend Route 2 to include a stop at Walmart in Stuart, which was noted as a desired shopping destination for Indiantown Residents.
Strategy 2 – Increase Span of Service and include TNC Option
Pilot "Saturday Shift" program was recommended for **Route 2** includes Transportation Network Companies (TNC) within a ¾ - mile distance of existing routes alignments. TNCs are companies that use apps to connect passengers with drivers who provide rides using their personal vehicles (examples are Uber and Lyft). This strategy is a customer centric, cost-efficient approach for moving people. TNCs are on-demand and are more flexible than traditional transit routes. They are particularly popular in Florida, so riders are not out in the heat and other elements waiting for the next bus.
Pilot "Sunday Shift" program for Route 2 includes (TNC) services within a ¾ -mile distance of existing route alignments.
Strategy 3 – Add Bus Stops
Forty new priority locations were recommended including locations in Indiantown.
Strategy 4 – Create an Aspirational Network with a Hub
This included a restructuring of service delivery to provide for a new local TNC service in Indiantown.

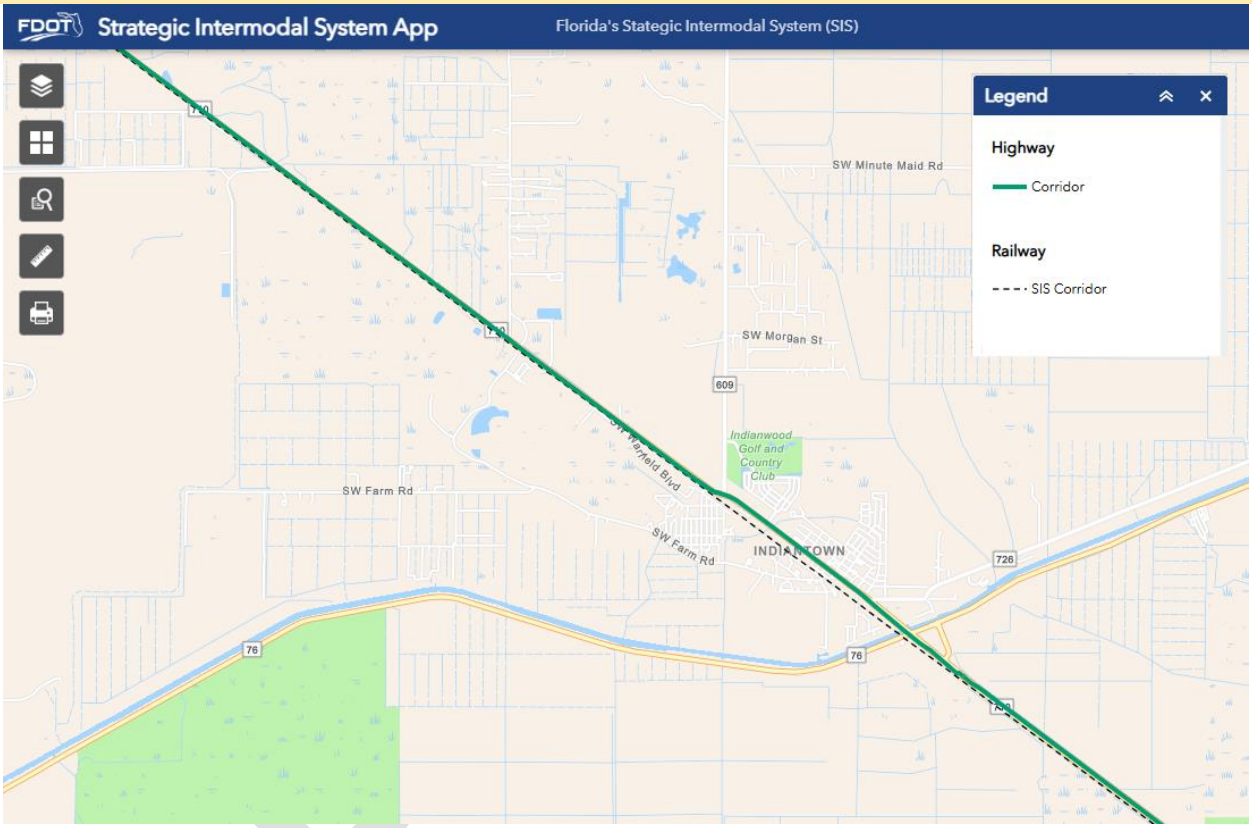
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STRATEGIC INTERMODAL SYSTEM (SIS) FACILITIES

In 2003, the Florida Legislature and Governor established the Strategic Intermodal System (SIS) to enhance Florida's transportation mobility and economic competitiveness. The SIS is a statewide network of high-priority transportation facilities, including the State's largest and most significant airports, spaceports, deep-water seaports, freight rail terminals, passenger rail and intercity bus terminals, rail corridors, waterways, and highways. These facilities represent the state's primary means for moving people and freight between Florida's diverse regions, as well as between Florida and other states and nations. All SIS facilities are eligible for state transportation funding.

There are two SIS facilities within the Village of Indiantown as shown on **Figure TM-3**: one highway corridor (SR 710 / Warfield Boulevard) and one railway corridor (CSX Railroad).

FIGURE TM-3 SIS FACILITIES WITHIN THE VILLAGE



Source: FDOT SIS App

AIRPORTS

There is one airport within the Village that is privately owned (Clyde Dawson) but open to the public. The size of the airport is approximately 600 acres. It has one runway of turf/grass that is 6,300 feet long and 75 feet wide. It has been operating since the early 1960s.

MARINAS

Although there are no deep-water ports in Indiantown, there are two marinas in Indiantown:

Indiantown Marina, 16300 SW Famel Boulevard: with full service slips, boat ramp, 30-50-ton lifts, dry & wet storage and Indiantown Marina Center, 21043 SW Citrus Boulevard, a 38 acre facility with dockage, workspace, long term storage, haul out capacity with 100t and 25T travel lifts.

The closest deep-water ports are located in the Port of Palm Beach and the Port of Fort Pierce. Deep-water ports are able to accommodate large oceangoing commercial vessels with widths of 30 feet or more.

EMERGENCY EVACUATION

According to Martin County Emergency Management, there are no distinct evacuation zone areas within the Village due to its distance from the coastal hazard areas. However, Martin County's evacuation orders will always include mobile or manufactured homes for the entire County, including within the Village, based on wind threat. Roadways serving as evacuation routes for the Village include SW Warfield Blvd / SR 710, SW Allapattah Rd, Kanner Hwy / SR 76, SW Citrus Blvd.

FIGURE TM-4 EVACUATION ROUTES SERVING THE VILLAGE



Source: Martin County Emergency Management

Martin County Emergency Management has identified two Emergency Shelters, located at Warfield Elementary School (15260 SW 150th St.) and Indiantown Middle School (16303 SW Farm Rd.). Shelters are opened as needed during an emergency, and not all shelters may open at the same time. Shelters are designed to temporarily house residents of the barrier island, low-lying or flood-prone areas, evacuation zones, mobile or manufactured homes, or those without shelter.

TRAFFIC OPERATIONS AND INFRASTRUCTURE MANAGEMENT

The Martin County Traffic Division, under Public Works, is responsible for the operation and maintenance of traffic signals, signal systems, flashing beacons, streetlights, signage, and school flashers in Martin County. The Traffic Division's mission is to ensure the orderly, safe, and efficient movement of people and goods by maintaining an appropriate balance between well-organized operations and safety along the transportation network of Martin County. In addition, the division conducts crash surveillance reports to identify, analyze and provide recommendations for reducing high-hazard intersections and fatal crashes as well as pedestrian and bicycle crashes.

Traffic signals manage the flow of vehicles, bicycles, and pedestrians at intersections and other critical points on the roadway. Signals are carefully timed and maintained to ensure efficient and safe travel across the county. The Martin County Traffic Division is responsible for the regular maintenance, repair, and upgrading of all traffic signals, including:

- Monitoring signals for proper operation.
- Adjusting signal timing to optimize traffic flow.
- Installing new technologies like adaptive traffic signals, which adjust in real-time based on current traffic conditions.

CRASH DATA AND ANALYSIS

Statewide, crash data in Florida is compiled by the Florida Department of Highway Safety and Motor Vehicles (FLHSMV) and made available via a publicly accessible dashboard on the FLHSMV website. Additional analysis and mapping are provided by the University of Florida GeoPlan Center's *Signal Four Analytics*, an interactive, web-based system designed to support the crash mapping and analysis needs of law enforcement, traffic engineering, transportation planning agencies, and research institutions in the state of Florida.

Table TM-4 below lists the number of crashes between 2016 and 2025 through August 26, the latest date of available crash data as of this reporting, broken out by injury severity. According to Signal Four Analytics, there have been a total of eight crash fatalities in the past 10 years in the Village, with a peak in 2023. Other non-fatal crash types peaked in 2022, a trend seen in other communities. Crash location mapping is provided in **Appendix Maps 10-13**.

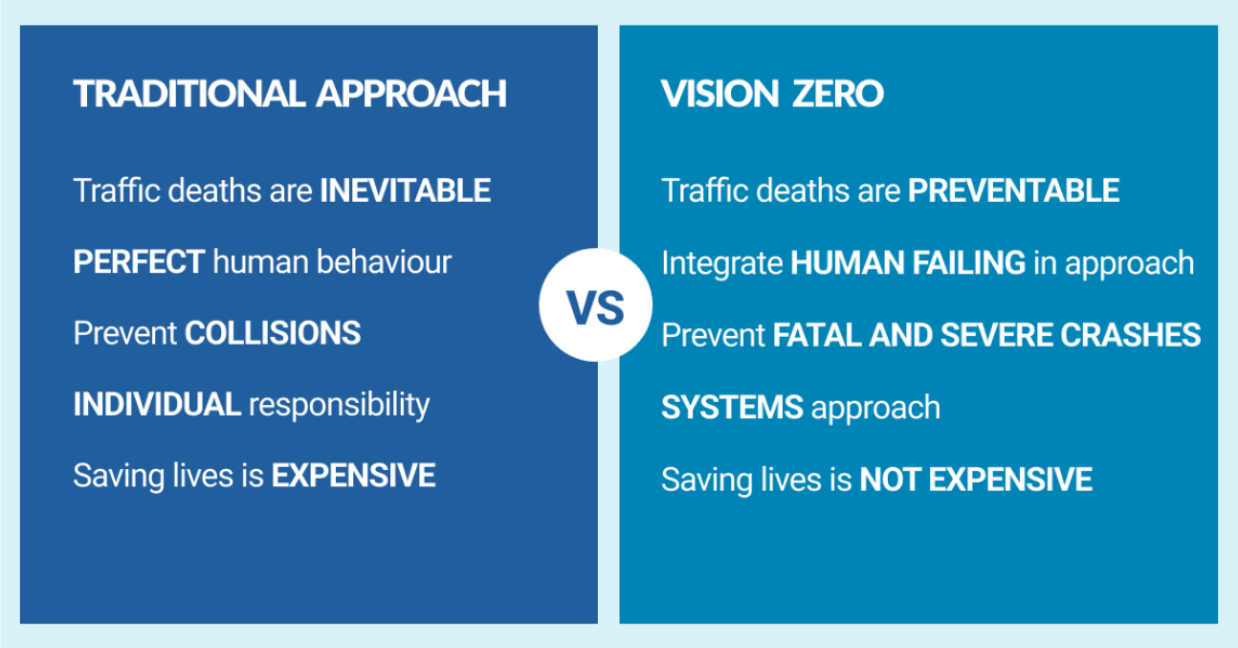
TABLE TM-4 VILLAGE CRASHES, SERIOUS INJURIES, AND FATALITIES 2016-2025

	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025
Fatality	1	0	0	0	0	0	2	3	1	1
Serious Injury	1	3	1	2	4	6	10	7	7	5
Injury	40	42	22	39	33	53	89	65	71	29
No Injury	135	139	121	141	167	172	185	167	176	89
Total Crashes	**177**	**184**	**144**	**182**	**204**	**231**	**286**	**242**	**255**	**124**

*Source: Signal Four Analytics, *2025 Data reflects 1/1/25 – 8/26/25*

VISION ZERO

Although the Village has adopted goals, objectives and policies providing for safety for all modes of transportation, the Village may consider adoption of a Vision Zero policy or commitment. Vision Zero is a strategy to eliminate roadway deaths and severe injuries, while increasing safe, healthy, equitable mobility for all. It is built on the belief that all people have the right to safe mobility. The foundation of Vision Zero is the Safe System approach, which recognizes that people will sometimes make mistakes and that human bodies are vulnerable. The adoption of a Vision Zero resolution should be coordinated with the establishment of a Vision Zero Task Force to produce an implementable Action Plan.



Source: visionzeronetwork.org

MARTIN MPO IDENTIFIED TRANSPORTATION SYSTEM IMPROVEMENTS

The Martin MPO, founded in 1993, is a federally mandated public agency responsible for coordinating improvements across all facets of the transportation network in Martin County. MPOs (Metropolitan Planning Organizations) are designated and funded through federal legislation for areas with a population of 50,000 or more.

The Martin MPO Board consists of eight voting members, including Mayor Carmine Dipaolo, who represents the Village. One of the MPO's key planning documents is the **Long-Range Transportation Plan (LRTP)**, which sets a long-term vision for all modes of travel—bicycling, driving, walking, and public transit. This plan influences the development of the **5-Year Transportation Improvement Program (TIP)** and the **List of Project Priorities**, which guide funding through the Florida Department of Transportation (FDOT). As of this report, the most current LRTP is the **2050 LRTP**, adopted by the MPO Board in October 2025.

The highest-ranked project in the **FY26–FY30 List of Project Priorities** is the **State Road (SR) 710** improvement from **Van Buren Avenue to the Martin/Okeechobee County Line**, which runs through the **Village of Indiantown**. SR 710, also known locally as **SW Warfield Blvd** and **Indiantown Road**, is recognized as a **regionally significant transportation corridor** and is part of the **Strategic Intermodal System (SIS)** in Martin County. It is also part of the regionally significant freight network.

The project involves **widening the roadway** from the Martin/Okeechobee County Line to SW Van Buren Avenue due to safety concerns related to crashes and fatalities in the area. Planned improvements include:

- Intersection upgrades at **SR 710 and CR 609/SW Allapattah Road** (including the addition of signals and turn lanes)
- **Realignment of the curve at CR 714**, just before its intersection with SR 710, to reduce the severity of the curve and improve safety

Funding for this project is included in the **FY26–FY30 TIP**, covering the following phases:

- **Project Development & Environment (PD&E)**
- **Preliminary Engineering (PE)**
- **Right of Way (ROW) acquisition**
- **Railroad/utility coordination**
- **Construction and environmental mitigation**

Construction is expected to begin in **July 2029.**

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TRANSPORTATION ANALYSIS

This element addresses mobility for all transportation systems serving pedestrians, bicyclists, transit users, and motorized vehicle users, as well as those systems providing airport, seaport, and rail transportation. The data provided includes a variety of local, state, and federal agency sources. In summary:

- The Village's resident workers are more likely to carpool compared to Countywide and Statewide workers generally and are less likely to work from home.
- Village resident workers tend to have slightly longer commutes compared to workers in Martin County overall and in the peer City of Pahokee. However, a smaller share of workers in the Village have extended commutes of 60 or more minutes compared to both the County and peer city.
- The majority of Village resident workers are likely to leave for work either between 5:30-6:00 a.m., between 8:00-8:29 a.m., or between 9 a.m. and 11:59 p.m., possibly resulting in relatively less traffic on local roadways during morning "rush-hour" times.
- The Village's primary roadway network includes major and minor arterials, major collectors, and local roads. The Village's current adopted LOS standards include daily and peak-hour conditions: LOS "D" for State SIS roadways and LOS "C" for all other roadways. Per the adoption of the Village's Mobility Plan in 2023, the Village may evaluate amending concurrency policies accordingly, recognizing an interconnected roadway network that distributes traffic.
- Based on the Village's Mobility Plan technical report estimates (using the report's 2022-2045 CAGR), projected VMT to VMC ratios for 2040 and 2050 are projected to be below the report's estimated 0.75 trigger to plan for additional capacity. The Village may consider regular updates to account for new proposed and approved development in the Village and region over time.
- According to WalkScore, the Village has relatively low scores for walkability and bikeability, especially in the Indianwood and Booker Park neighborhood areas.
- Martin County's transit service, MARTY, maintains a bus route serving the Village, with several stops in the Village and connections to amenities in eastern Martin County and beyond. Bus service operates on weekdays with 35-minute headways within the Village and longer, 160-minute headways on inter-route connections to the Robert Morgade Library.
- Although the Village is not within a distinct evacuation zone, Martin County includes manufactured and mobile homes in all evacuation orders. Evacuation routes serving the Village include Warfield Blvd, Allapattah Rd, Kanner Hwy and Citrus Blvd.
- According to Signal Four Analytics, there have been eight crash fatalities in the Village since 2016, with a peak in 2023. Less severe crashes peaked in 2022. Severe crashes most often occurred in the Booker Park neighborhood at MLK Drive / Farm Rd, along Warfield Blvd, and at the intersection of Warfield Blvd and Kanner Highway. The Village may consider adopting a Vision Zero policy or commitment to oversee and implement transportation safety policies.
- The Martin County MPO has programmed improvements to SR 710 / Warfield Blvd as a top priority in its FY26-FY30 List of Project Priorities, including realignment, widening and intersection improvements.

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DEFINITIONS AND ACRONYMS

Development - Means new development, redevelopment, or expansion of existing development.

Level of Service (LOS) - A qualitative examination of traveler quality of service provided by a transportation facility or service.

Local Roads - Generally, provide access to abutting properties. Local roads possess relatively low traffic volumes, operating speeds, and trip lengths and minimal through traffic movements. When high traffic volumes compromise a local road's ability to accommodate pedestrian and bicycle traffic, the road should be considered for designation as a significant local road.

Long Range Transportation Plan (LRTP) - A county transportation organization's long range (25-year) strategy, financial, and capital improvement program developed to guide the effective investment of public funds in transportation facilities. The plan is updated every five years and may be amended as a result of changes in projected federal, state, and local funding, major improvement studies, congestion management system plans, interstate interchange justification studies and environmental impact studies.

Major Arterials - Facilitate relatively long trip lengths at moderate to high operating speeds with somewhat limited access to adjacent properties. Major arterials generally serve major centers of activity in urban areas and have the highest traffic volume corridors.

Major Collectors - Collect and distribute significant amounts of traffic between arterials, minor collectors, and local roads at moderate to low operating speeds. Major collectors provide for more accessibility to adjacent properties than arterials.

Minor Arterials - Provide somewhat shorter trip lengths than major arterials and generally interconnect with and augment major arterial routes at moderate operating speeds and allowing somewhat greater access to adjacent properties than major arterials.

Minor Collectors - Collect and distribute moderate amounts of traffic between arterials, major collectors, and local roads at relatively low operating speeds with greater accessibility than major collectors.

Mobility - Movement of people and goods.

Mode - Any one of the following means of moving people or goods: aviation, bicycle, highway, paratransit, pedestrian, pipeline, rail (commuter, intercity passenger, or freight), transit, space, and water.

Multimodal - Incorporating more than one travel mode.

Paratransit – The transporting of people by conveyances, or systems of conveyances, traveling on land or water, local or regional in nature, and available for use by the public. Public transit systems may be either governmentally owned or privately owned. Public transit specifically includes those forms of transportation commonly known as "paratransit."

Strategic Intermodal System (SIS) - Florida's transportation system composed of facilities and services of statewide and interregional significance, including appropriate components of all modes.

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Transit – For the purposes of this analysis, a mode of public or private mass transportation, alternative to private single-occupancy motor vehicle travel, whereby the passenger is typically not in control of the mechanism of transport which typically runs along fixed, scheduled, or bounded routes, including, but not limited to bus, trolley, train, ferry, or subway.

Transit Development Plan (TDP) – The regular 10-year planning document compiled by the county public transit organization, analyzing current transit uses and conditions, trends, and future needs and funding sources.

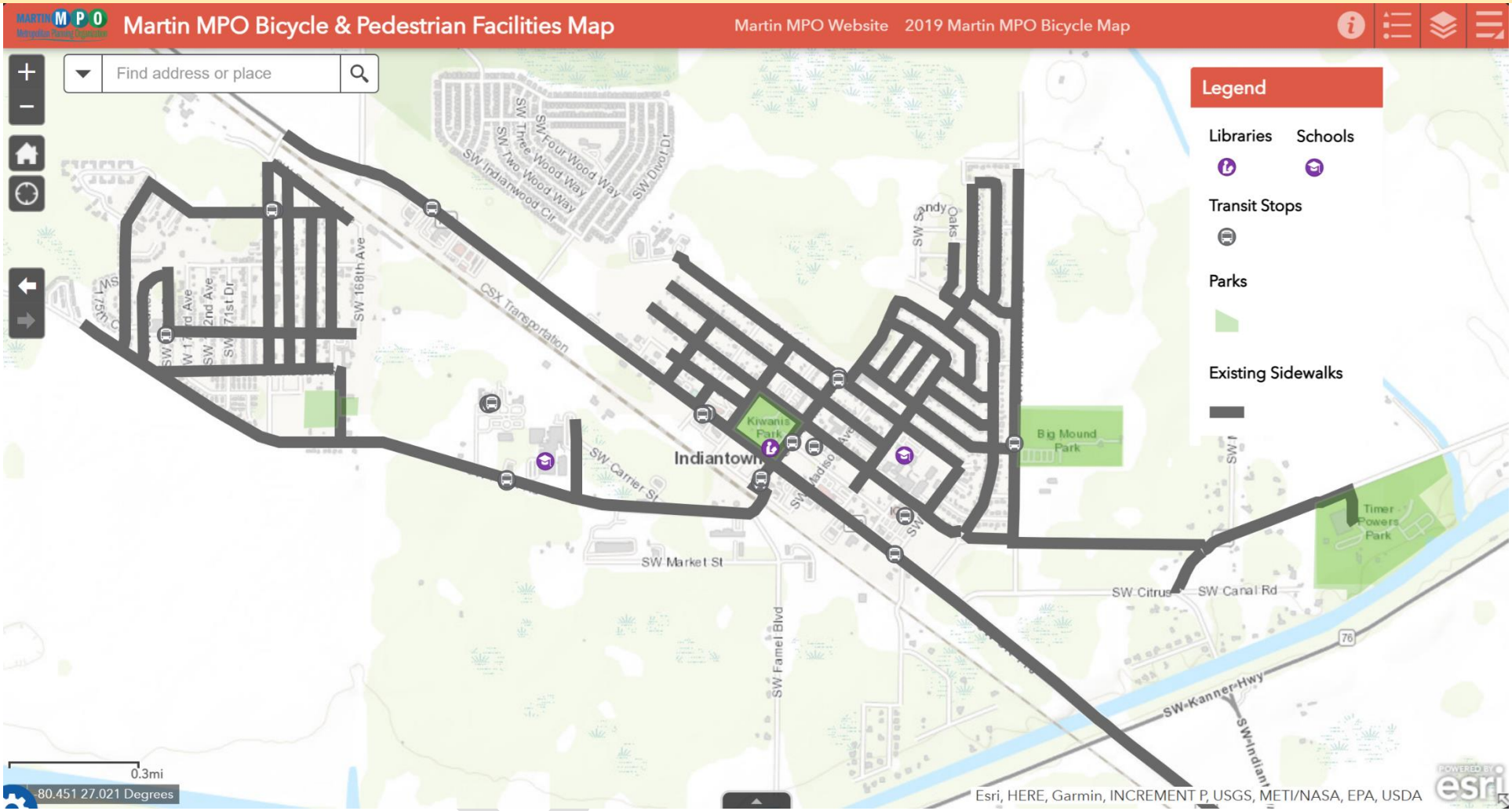
Transportation Improvement Program (TIP) - A comprehensive and prioritized list of transportation projects funded over a five-year period that is consistent with the Long-Range Transportation Plan (LRTP). The TIP is based upon funding data contained within the FDOT Tentative Work Program (also known as the Citizen's Report).

Metropolitan Planning Organization (MPO) - The Martin County organization made up of local elected and appointed officials responsible for developing, in cooperation with the state and public transportation providers, transportation plans and programs. The MPO is responsible for the development of transportation facilities that function as an intermodal transportation system and the coordination of transportation planning and funding decisions.

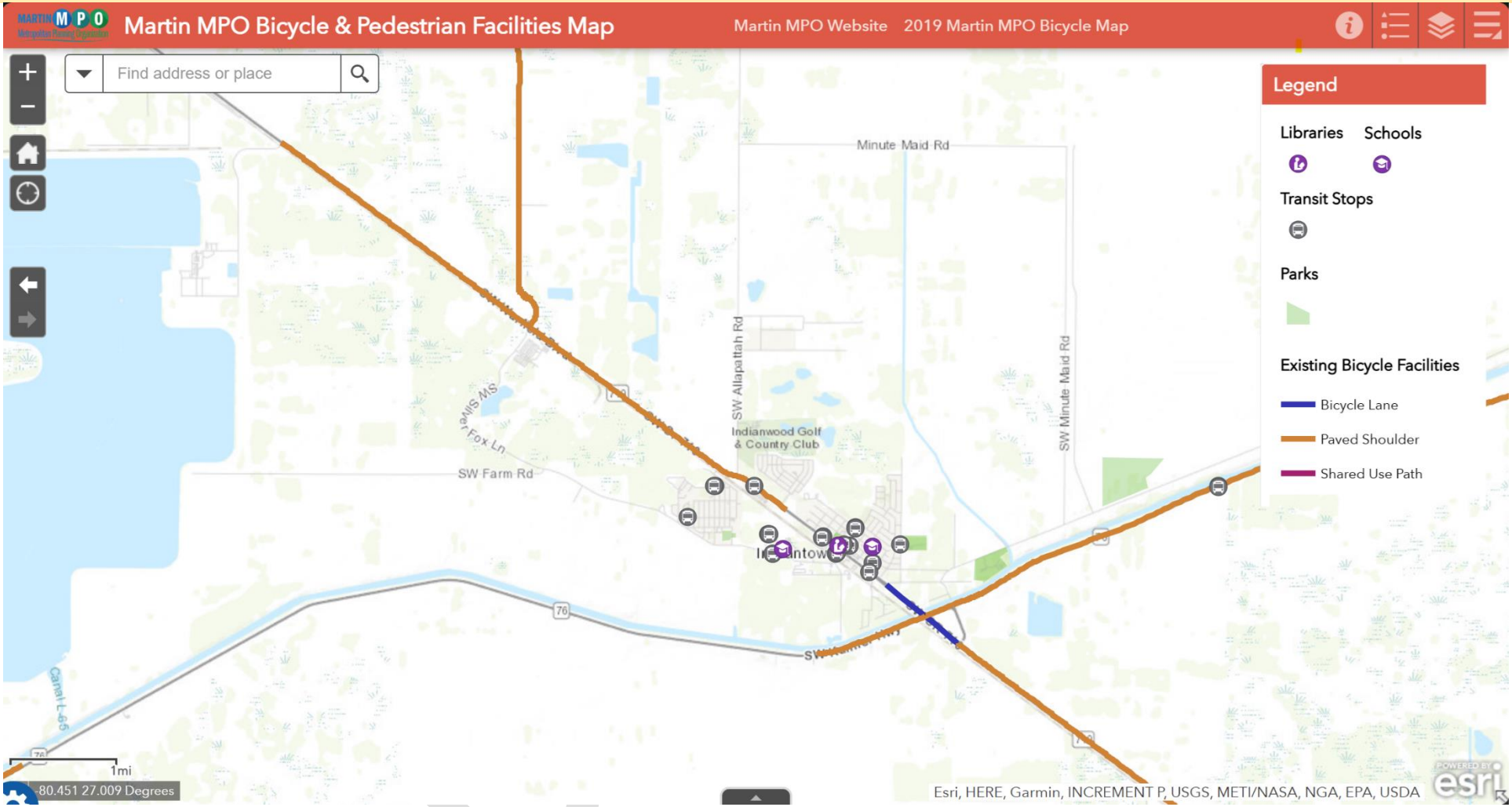
Work Program - The five-year listing of all transportation projects planned for each fiscal year by the Florida Department of Transportation, as adjusted for the legislatively approved budget for the first year of the program.

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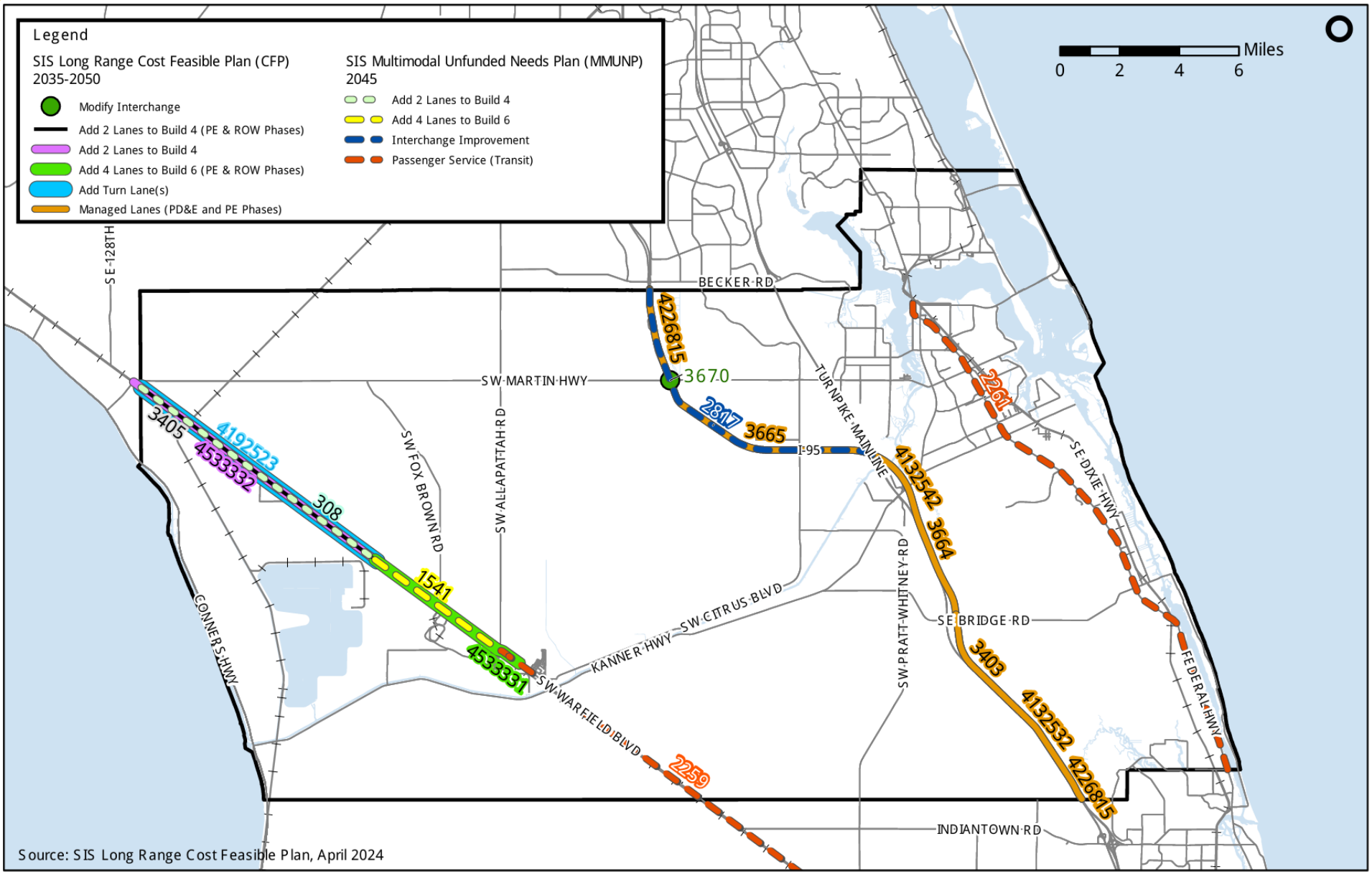
APPENDIX MAP 1 MARTIN MPO PEDESTRIAN FACILITIES MAP 2019



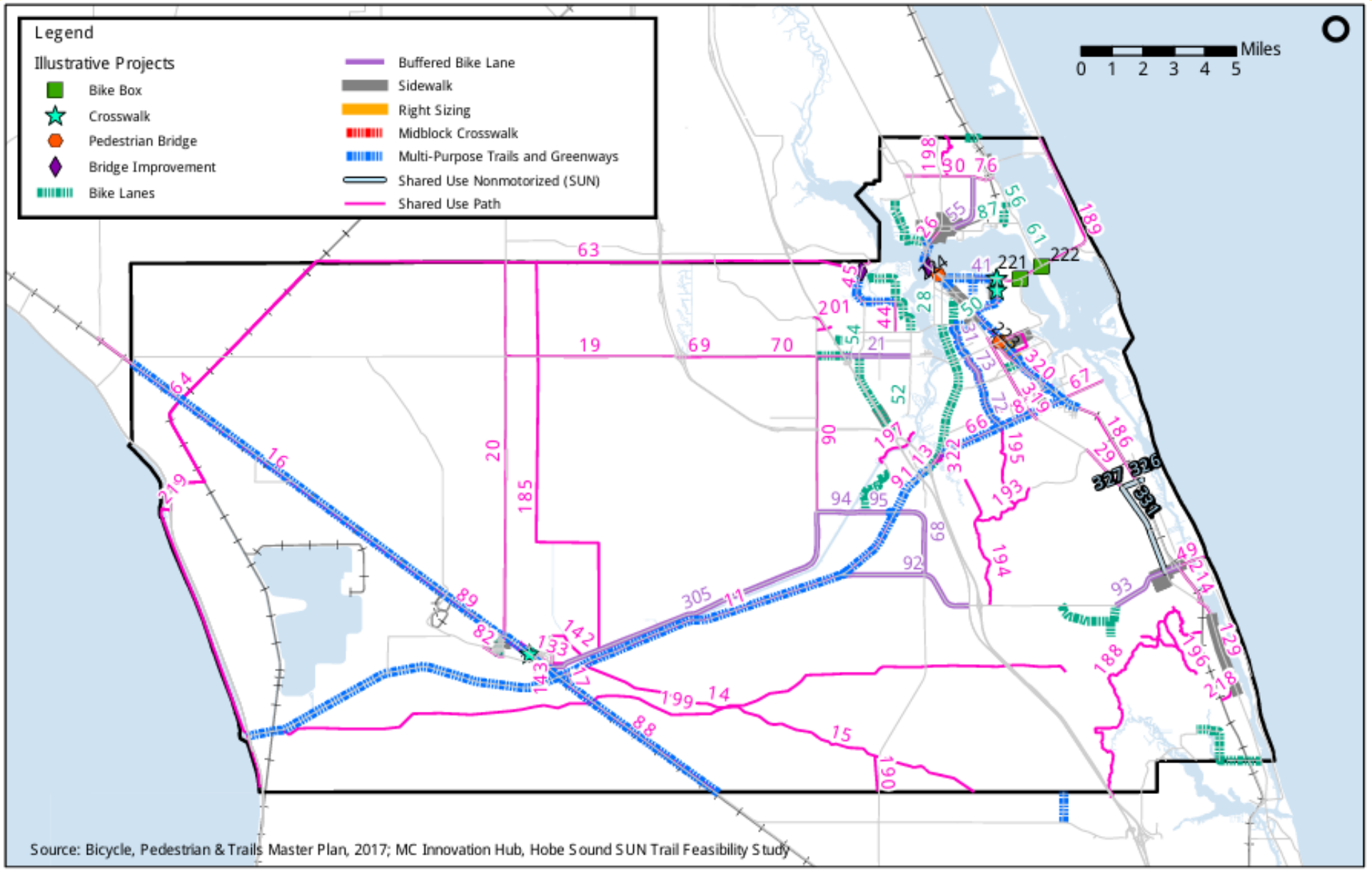
APPENDIX MAP 2 MARTIN MPO BICYCLE FACILITIES MAP 2019

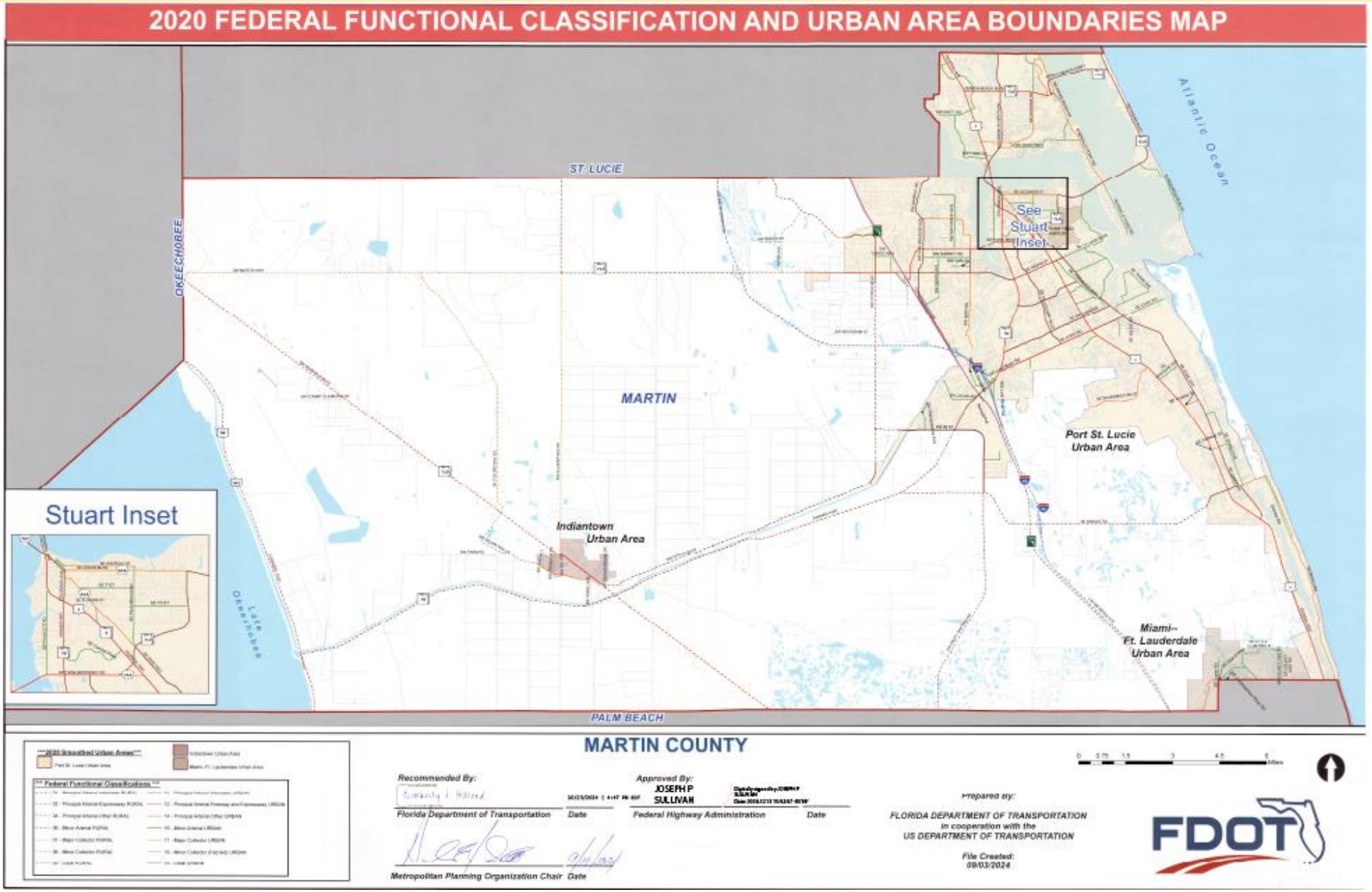


APPENDIX MAP 3 MARTIN MPO 2050 LRTP SIS LONG RANGE COST FEASIBLE PLAN

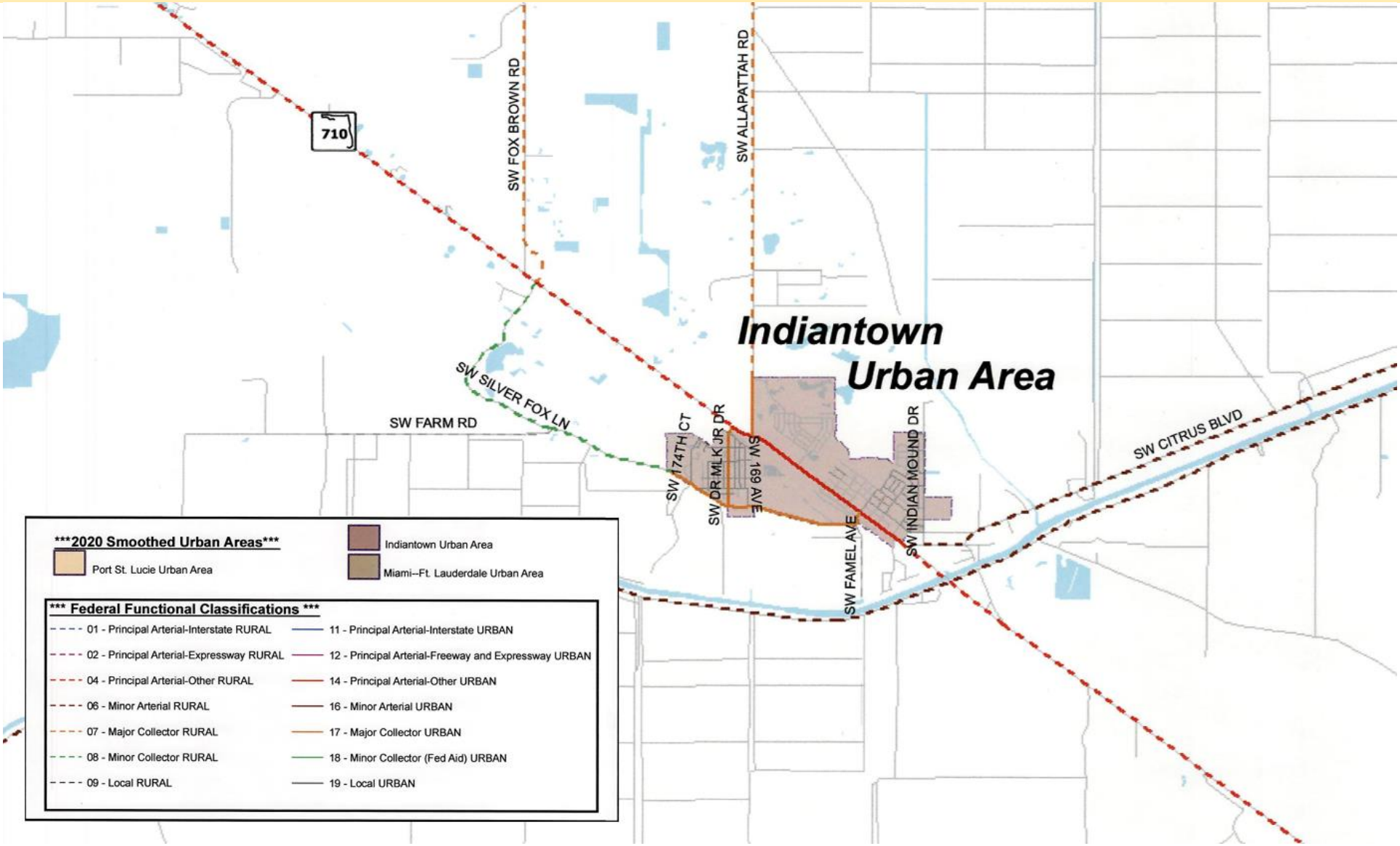


APPENDIX MAP 4 MARTIN MPO 2050 LRTP NONMOTORIZED IMPROVEMENTS COST FEASIBLE PLAN

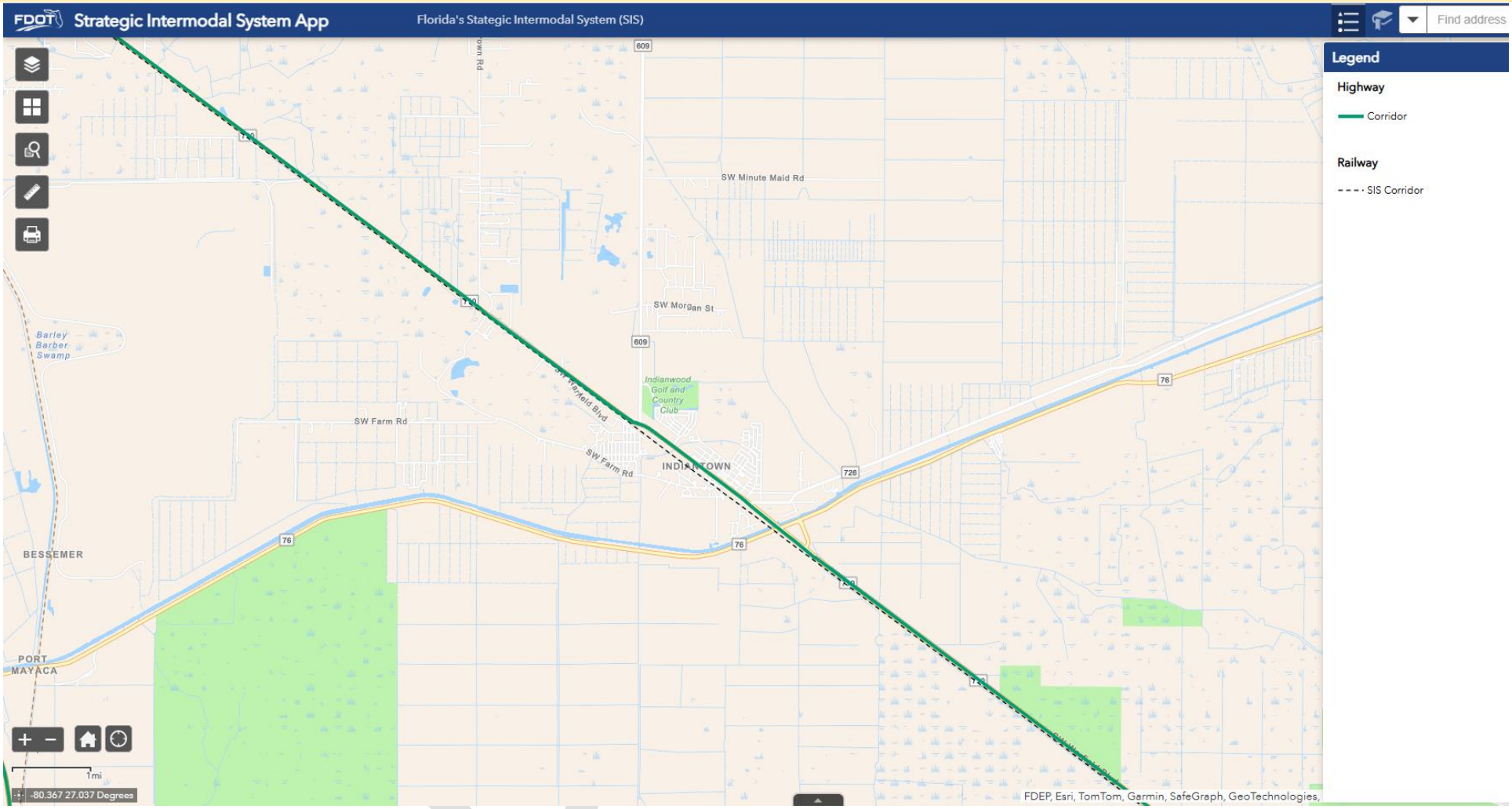



2020 FEDERAL FUNCTIONAL CLASSIFICATION AND URBAN AREA BOUNDARIES MAP
ST. LUCIE
OKEECHOBEE
MARTIN
PALM BEACH
Atlantic Ocean
See Stuart Inset
Port St. Lucie Urban Area
Indiantown Urban Area
Miami--Ft. Lauderdale Urban Area
Lake Okeechobee
Stuart Inset
MARTIN COUNTY
Recommended By:
Florida Department of Transportation
Date
Metropolitan Planning Organization Chair
Date
Approved By:
JOSEPH P SULLIVAN
Federal Highway Administration
Date
Prepared by:
FLORIDA DEPARTMENT OF TRANSPORTATION
in cooperation with the
US DEPARTMENT OF TRANSPORTATION
File Created:
09/03/2024
FDOT

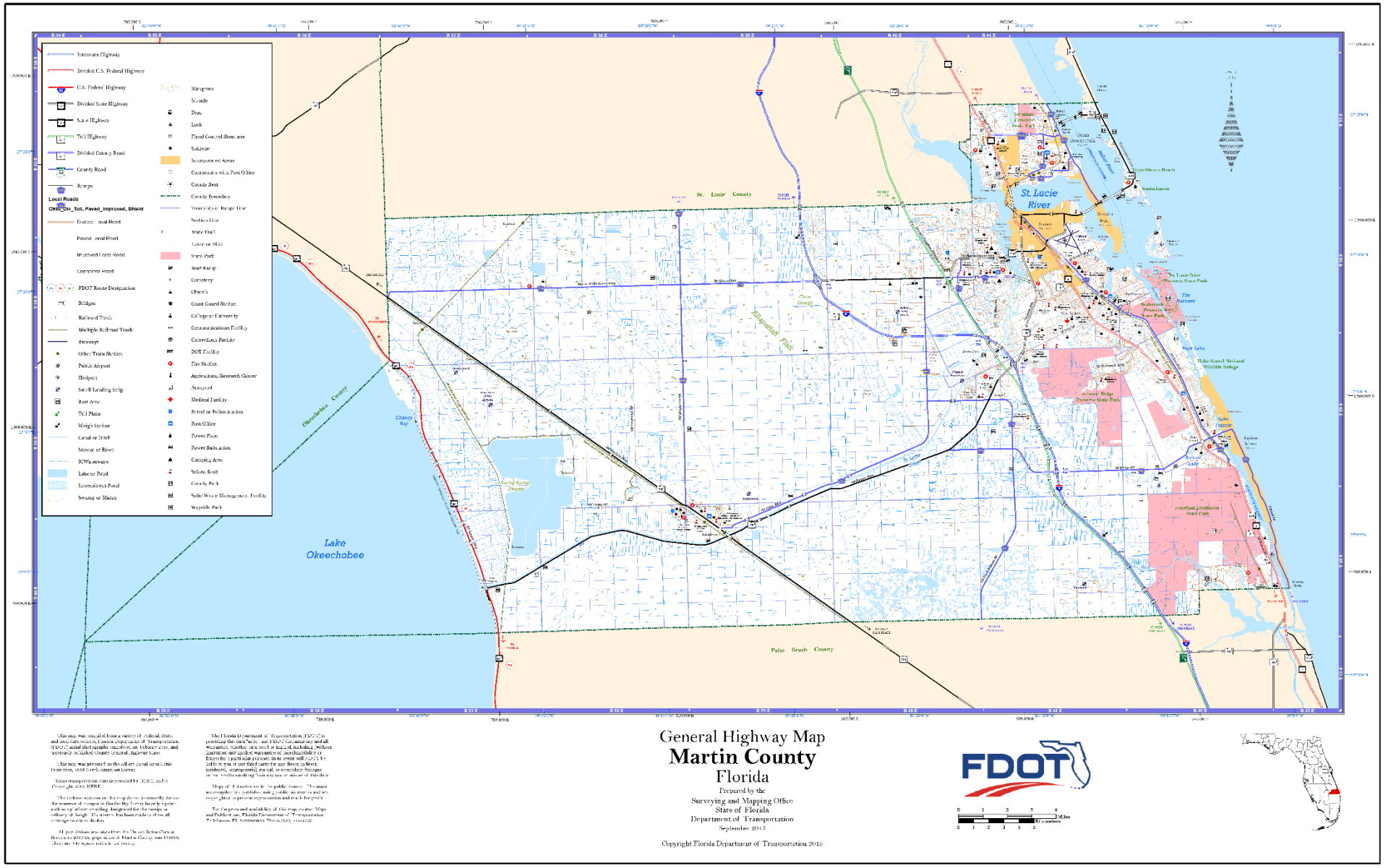
APPENDIX MAP 6 FDOT 2020 FEDERAL FUNCTIONAL CLASSIFICATION AND URBAN AREA BOUNDARIES MAP (VILLAGE DETAIL)



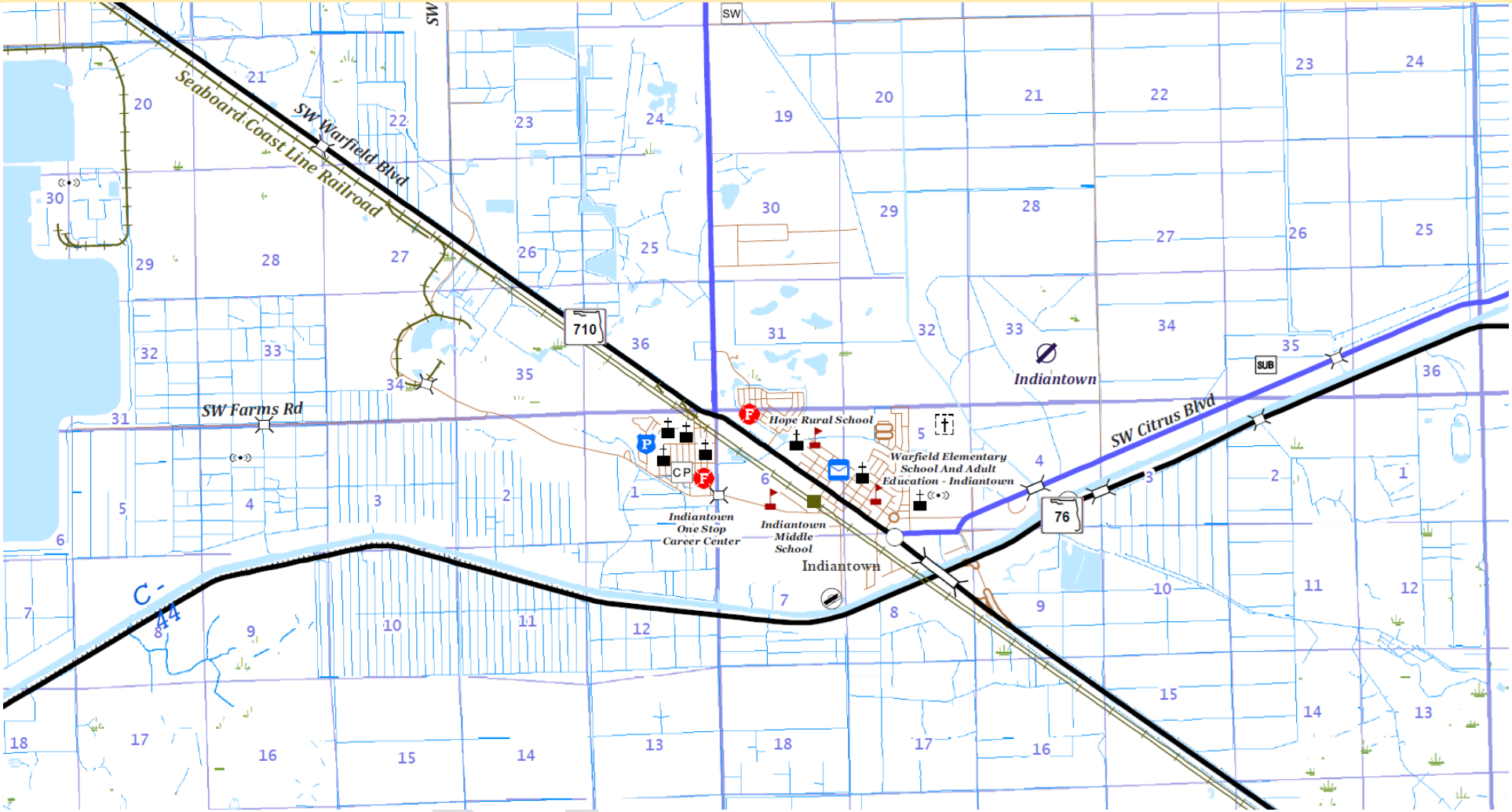
APPENDIX MAP 7 FDOT SIS FACILITIES MAP – VILLAGE AREA



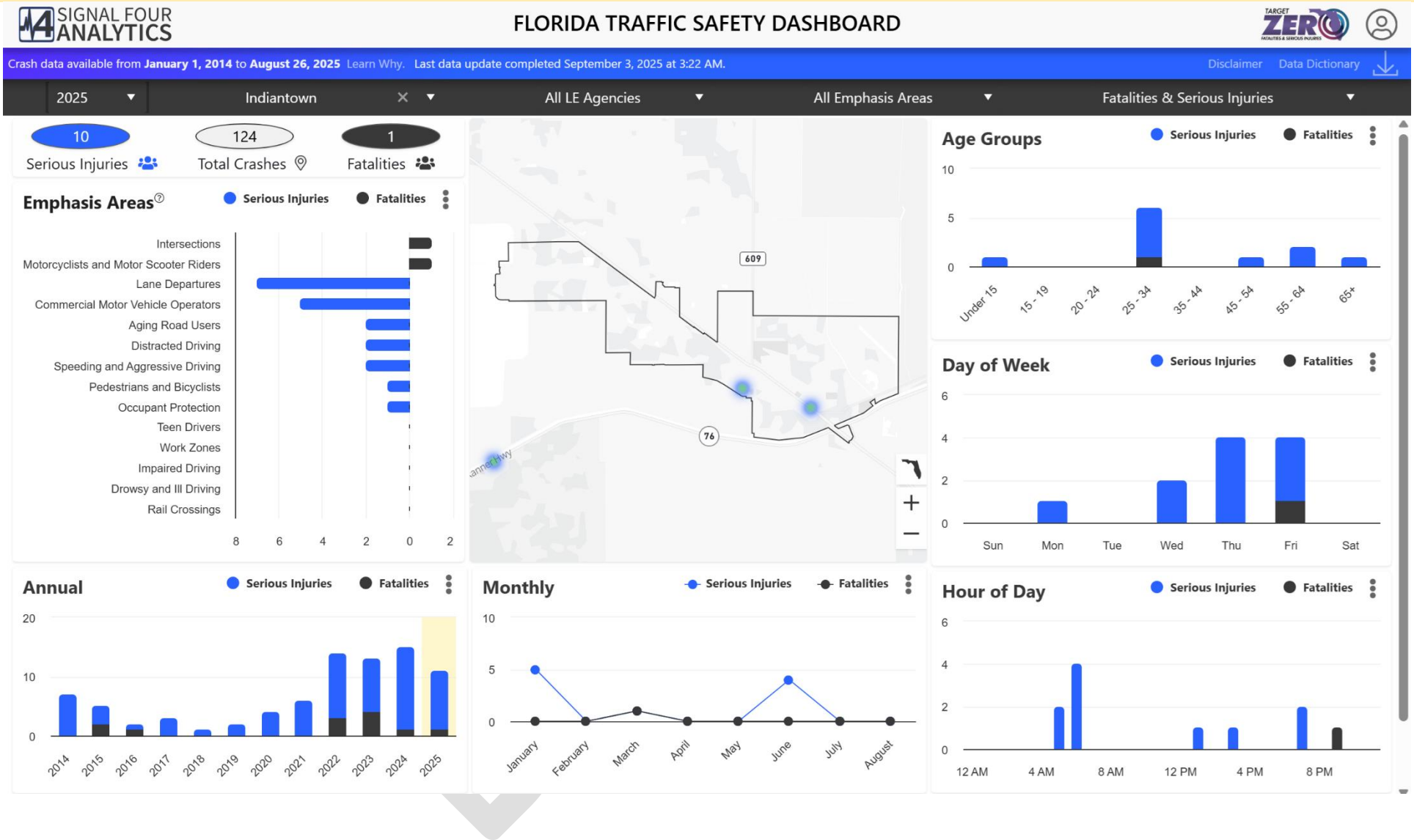
APPENDIX MAP 8 FDOT 2015 MARTIN COUNTY GENERAL HIGHWAY MAP



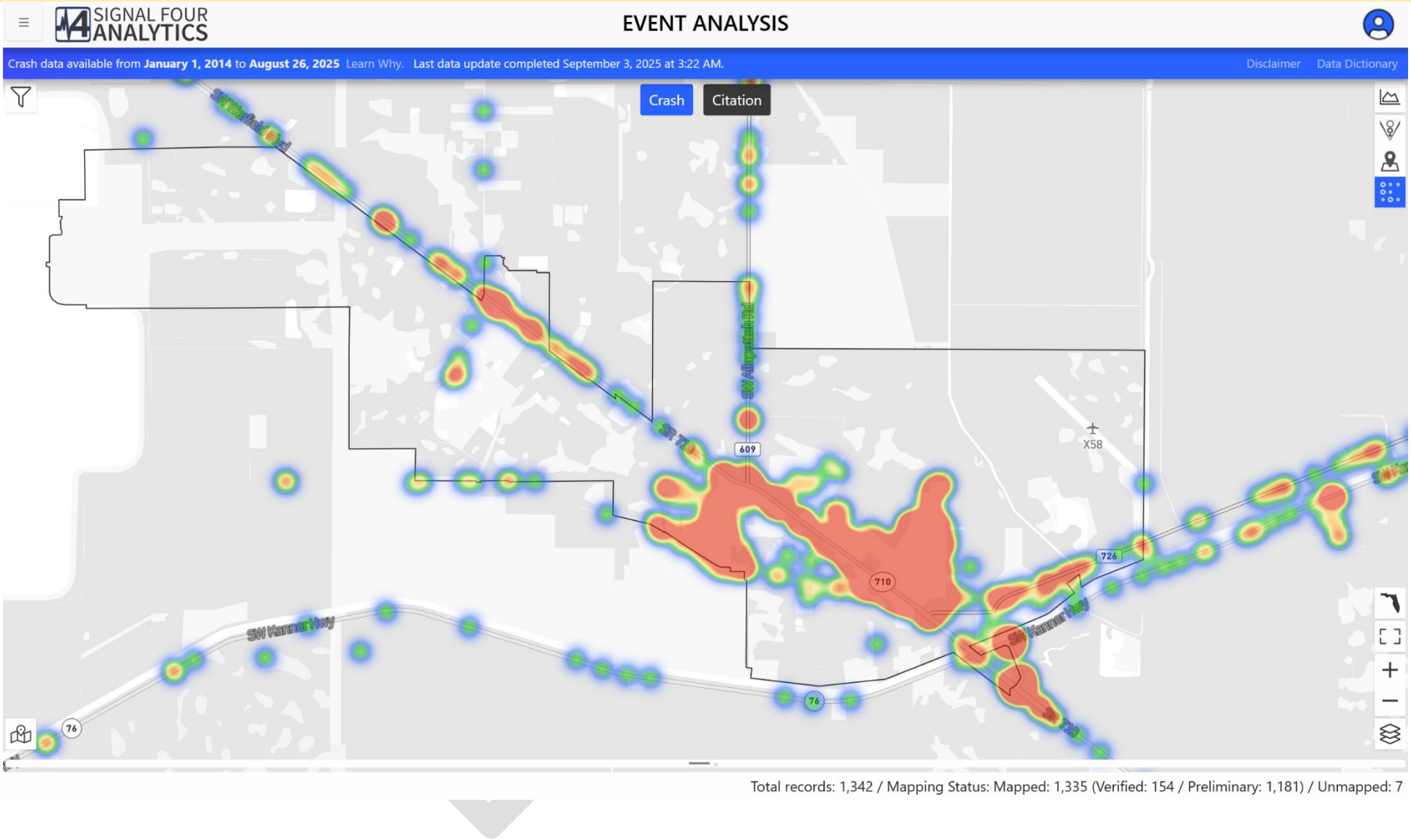
APPENDIX MAP 9 FDOT 2015 MARTIN COUNTY GENERAL HIGHWAY MAP (VILLAGE DETAIL)



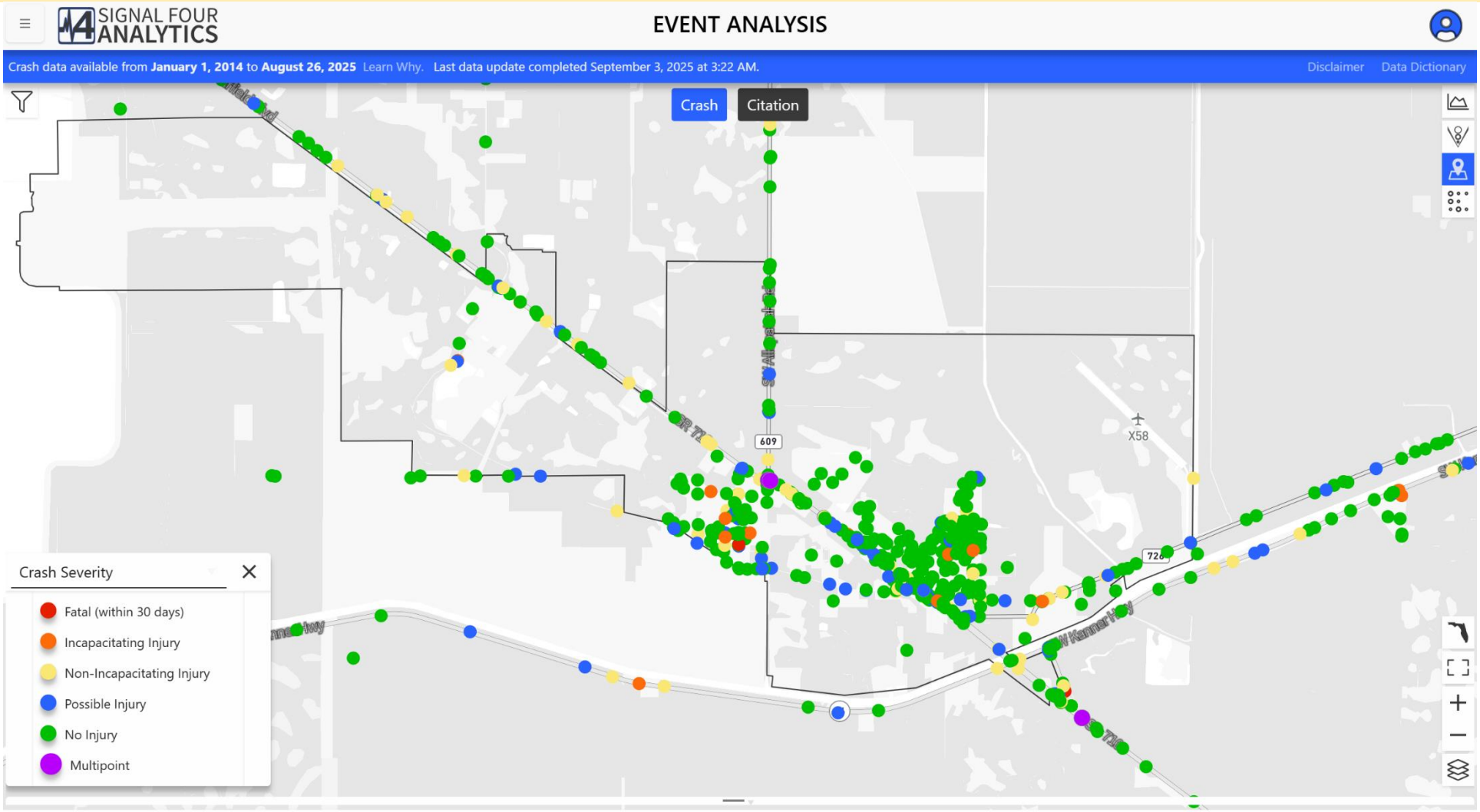
APPENDIX MAP 10 SIGNAL FOUR CRASH DASHBOARD – VILLAGE OF INDIANTOWN 1/1/25-8/26/25



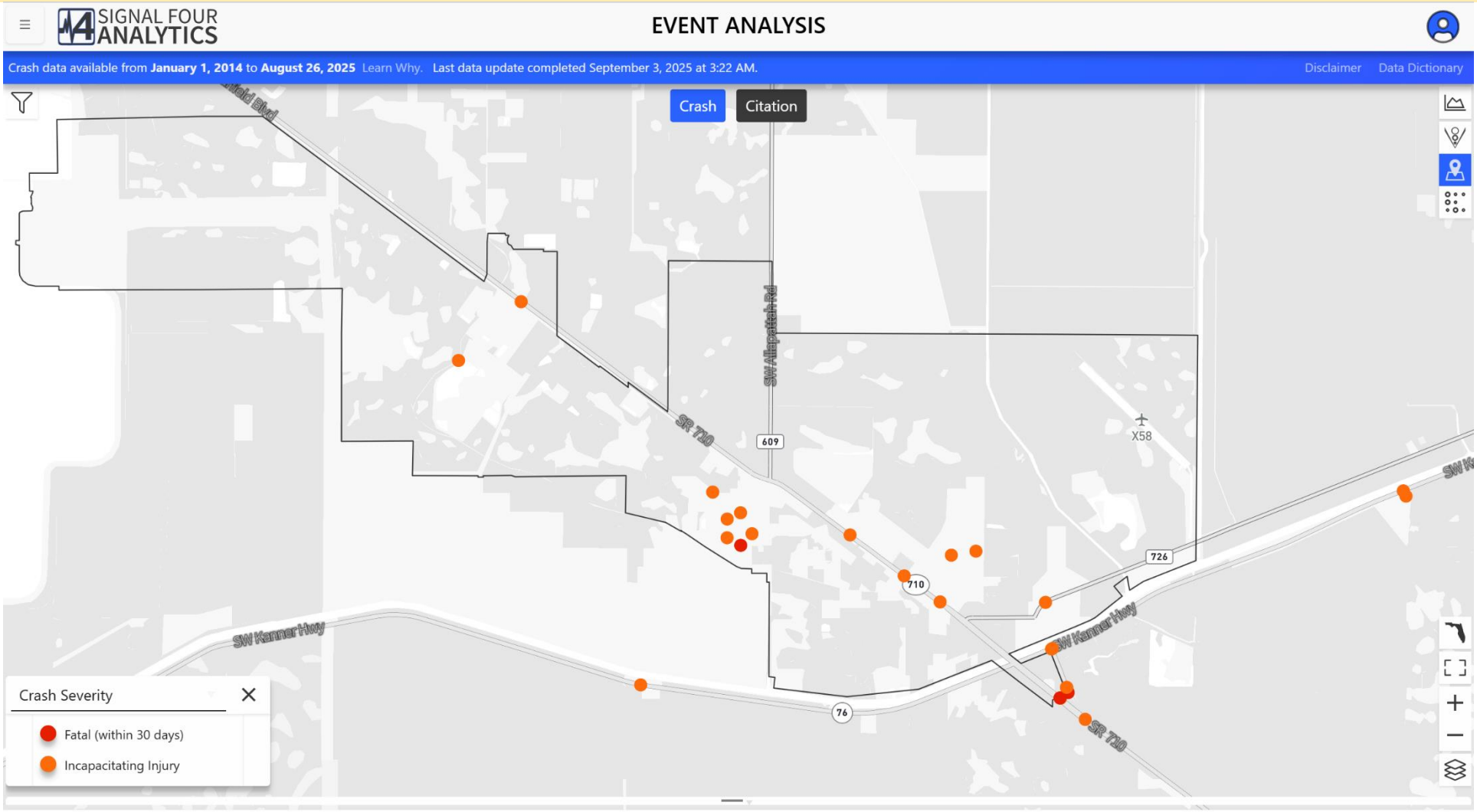
APPENDIX MAP 11 SIGNAL FOUR VILLAGE AREA CRASH HEAT MAP 2016-2025



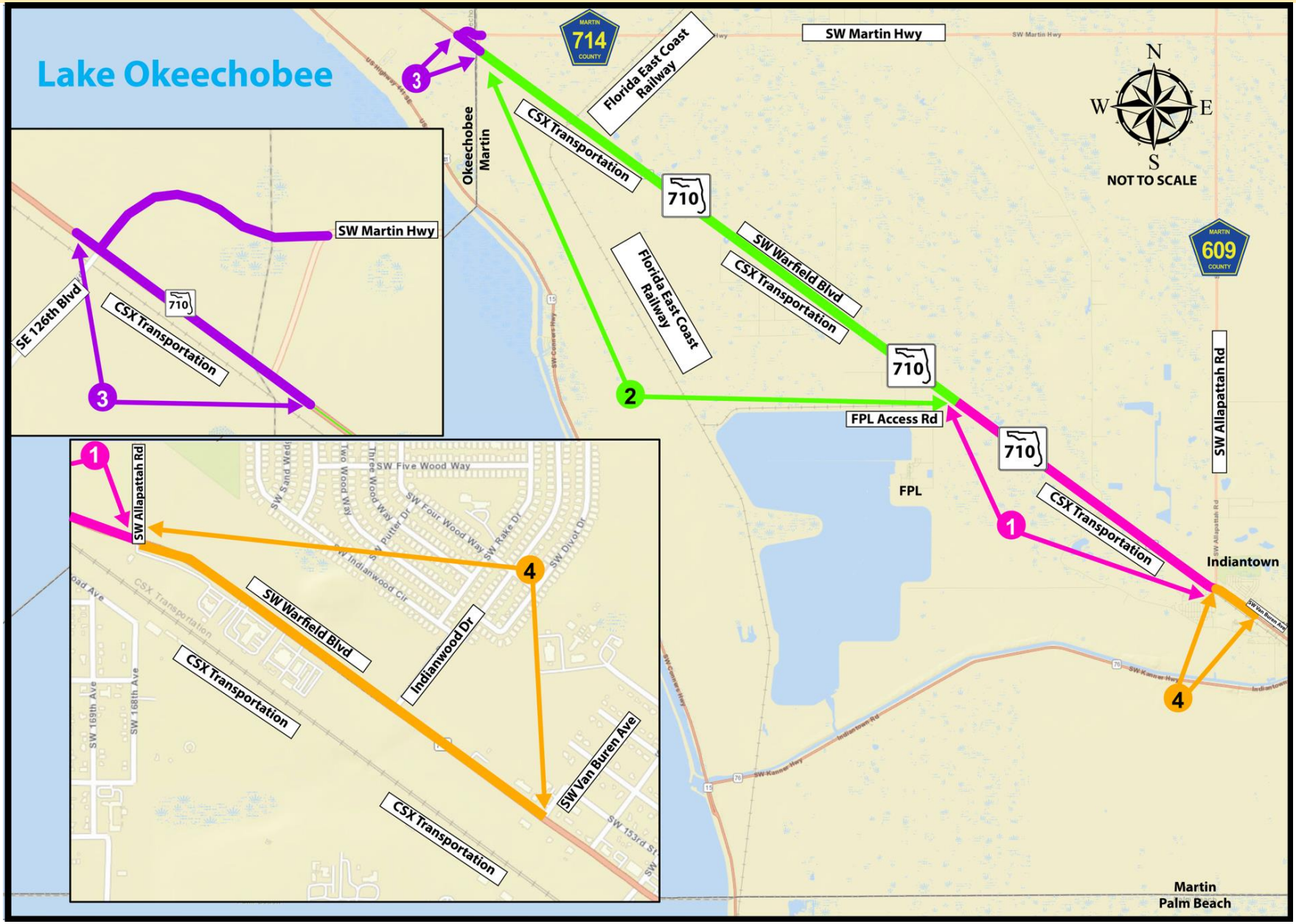
APPENDIX MAP 12 SIGNAL FOUR VILLAGE AREA CRASH POINT MAP 2016-2025



APPENDIX MAP 13 SIGNAL FOUR VILLAGE AREA SEVERE CRASH POINT MAP 2016-2025



APPENDIX MAP 14 MARTIN COUNTY MPO SR 710 PROJECT OVERVIEW



Martin MPO Transportation Improvement Program - FY 2025/26 - 2029/30

4533331 - SR-710/SW WARFIELD BLVD FR FPL ACCESS RD TO SW ALLAPATTAH RD

SIS



From: SW FP&L ACCESS ROAD
To: CR-609/ALLAPATAH ROAD
Section: A - Highway
Work Summary: ADD LANES & RECONSTRUCT **Length:** 5.201
Lead Agency: FDOT **LRTP #:** pg. 76

Phase	Fund Source	2025/26	2026/27	2027/28	2028/29	2029/30	Total
ROW	ACNP	0	1,224,934	60,000	2,085,000	589,864	3,959,798
ROW	BNIR	0	0	5,971,501	0	0	5,971,501
PE	ACNP	817,339	25,000	25,000	25,000	0	892,339
Total		**817,339**	**1,249,934**	**6,056,501**	**2,110,000**	**589,864**	**10,823,638**

Prior Cost <2026: 2,633,920
Future Cost >2031: 0
Total Project Cost: 13,457,558
Project Description: RECONSTRUCT SR 710 FR 2 LANE TO 4 LANE DIVIDED HIGHWAY 2024 MPO PRIORITY #1

Martin MPO Transportation Improvement Program - FY 2025/26 - 2029/30

4533332 - SR-710 FROM MARTIN/OKEECHOBEE CO LINE TO SW FP&L ACCESS ROAD

SIS



From: MARTIN/OKEECHOBEE CO LINE
To: SW FP&L ACCESS ROAD
Section: A - Highway
Work Summary: ADD LANES & RECONSTRUCT **Length:** 9.812
Lead Agency: FDOT **LRTP #:** pg. 76

Phase	Fund Source	2025/26	2026/27	2027/28	2028/29	2029/30	Total
ROW	ACNP	0	1,241,000	180,000	6,148,186	40,000	7,609,186
ROW	DI	0	6,746,519	0	0	0	6,746,519
ROW	BNIR	0	0	8,871,295	0	0	8,871,295
PE	ACNP	4,175,000	25,000	25,000	25,000	0	4,250,000
RRU	ARTW	0	0	0	20,000,000	0	20,000,000
Total		**4,175,000**	**8,012,519**	**9,076,295**	**26,173,186**	**40,000**	**47,477,000**

Prior Cost <2026: 2,731,001
Future Cost >2031: 0
Total Project Cost: 50,208,001
Project Description: RECONSTRUCT SR 710 FR 2 LANE TO 4 LANE DIVIDED HIGHWAY 2024 MPO PRIORITY #1

2025/26 TIP (April 17, 2025 Import) 177 *Section A - Highway, Page 39*

Martin MPO Transportation Improvement Program - FY 2025/26 - 2029/30

4533334 - SR-710/SW WARFIELD BLVD FR SW ALLAPATTAH RD TO SW VAN BUREN AVE

SIS



From: SW ALLAPATTAH RD
To: SW VAN BUREN AVE
Section: A - Highway
Work Summary: ADD LANES & RECONSTRUCT **Length:** 0.838
Lead Agency: FDOT **LRTP #:** pg. 76

Phase	Fund Source	2025/26	2026/27	2027/28	2028/29	2029/30	Total
CST	DDR	0	0	0	0	13,886,429	13,886,429
CST	DIH	0	0	0	0	72,451	72,451
Total		**0**	**0**	**0**	**0**	**13,958,880**	**13,958,880**

Prior Cost <2026: 0
Future Cost >2031: 72,451
Total Project Cost: 14,031,331
Project Description:

2025/26 TIP (April 17, 2025 Import) 178 *Section A - Highway, Page 40*

Village of Indiantown
Conservation Element
Data, Inventory and Analysis

This analysis does not establish new regulatory requirements or conditions of approval.

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INTRODUCTION

The Conservation Element identifies natural and environmental resources within the Village of Indiantown along with any known vulnerabilities or pollution problems. It also outlines potential opportunities for appropriate forms of conservation, mitigation, and protection of essential environmental components to promote greater sustainability and resiliency of the Village's natural systems.

STATUTORY REQUIREMENTS

Section 163.3177, Florida Statutes, requires the Conservation Element reflect the data, analysis, and associated principles, guidelines, and standards relating to:

- Protecting air quality
- Conserving, appropriately using, and protecting the quality and quantity of current and projected water sources (Also see **Infrastructure and Water Resources Element**).
- Protecting waters that flow into estuarine waters.
- Providing emergency conservation of water sources (Also see **Infrastructure and Water Resources Element**).
- Conserving and protecting minerals, soils, and native vegetative communities from destruction by development activities.
- Conserving and protecting wildlife and wildlife habitat and restricting activities known to adversely affect endangered and threatened wildlife.
- Protecting existing natural reservations (Also see **Recreation and Open Space Element).**
- Designating environmentally sensitive lands for protection.
- Managing hazardous waste to protect natural resources.
- Protecting and conserving wetlands and the natural function of wetlands.
- Directing future land uses that are incompatible with the protection and conservation of wetlands away from wetlands.

Florida statues also require analysis of the current and projected water needs and sources for industrial, agricultural, and potable water use for at least a 10-year period. This information is discussed at length in the **Infrastructure and Water Resources Element** and its **Water Supply Facilities Work Plan**.

The following natural resources, where present, shall be identified and analyzed, including their recreational or conservation uses, known pollution problems, and the potential for conservation, recreation, use, or protection of:

- Rivers, bays, lakes, wetlands including estuarine marshes, groundwaters, and springs.
- Floodplains
- Known sources of commercially valuable minerals
- Areas known to have experienced soil erosion problems.
- Land that is recreationally and commercially important wildlife, marine habitats, and vegetative communities, indicating known dominant species present and species listed by federal, state, or local government agencies as endangered, threatened, or species of special concern.

COMMUNITY WORKSHOPPING AND PUBLIC PARTICIPATION

An important consideration during data collection for the Comprehensive Plan is public input. The Village hosted two public workshops to inform this Comprehensive Plan update. In recognition of the Village's diverse community, for many of whom Spanish is a first language, the Village facilitated one meeting in Spanish, held on October 30th,

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2025, at Holy Cross Catholic Church; and one meeting in English (with certified interpreter available for any Spanish speaking attendees) on November 18th, 2025, at the Elisabeth Lahti Library.

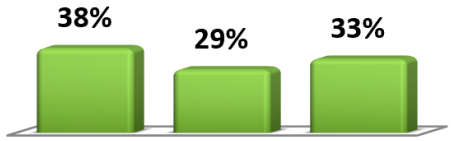
The Workshops included live polling of survey questions with real-time results. For anyone unable to attend a workshop, the Village website included links to online surveys comprised of the same questions posed at the live meetings, in English and Spanish. To provide even more opportunities to engage residents, businesses, and stakeholders throughout the update, the Village posted meeting dates, draft documents, and project updates on the Village's website and social media platforms.

Community participation was notably low. Staff observed that participation levels may have been affected by broader community concerns and other external factors during the outreach period. As a result, workshop and survey results should be interpreted as informative but not statistically representative of the Village as a whole.

Across both workshops and online surveys, over 60% of respondents self-identified as Village residents, and 43% indicated they had previously participated in the inaugural Comprehensive Plan workshops. As shown in the graphed results below, a plurality of respondents indicated support for continued prioritization of eco-tourism initiatives, while a portion of respondents indicated no opinion. A majority of respondents also supported continued prioritization of a local wetland mitigation bank program. The Village will continue to evaluate and expand outreach methods in future planning efforts to improve participation levels.

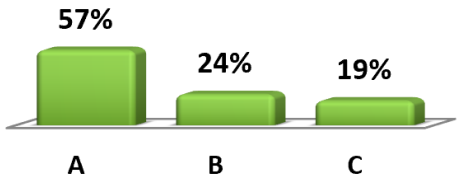
14) The Village Comprehensive Plan currently seeks to prioritize funding to develop eco-tourism. This should continue to be a priority.

A	True	38%
B	False	29%
C	I'm not sure / no opinion	33%
		100%



15) The Village Comprehensive Plan currently seeks to develop a local wetland mitigation bank program, where payments made for impacting local wetlands are reserved for local wetland restoration projects. This should continue to be a priority.

A	True	57%
B	False	24%
C	I'm not sure / no opinion	19%
		100%



AIR QUALITY

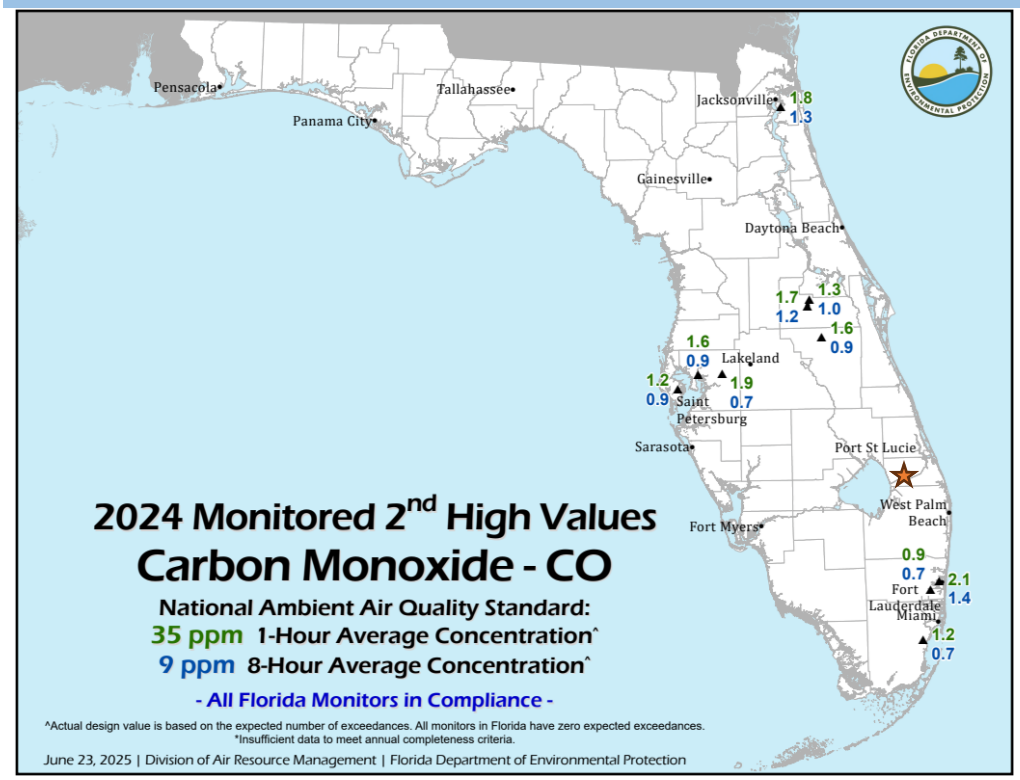
Air quality is a regional issue, requiring the participation and cooperation of all levels of government. The Air Quality Index (AQI) was developed by the Environmental Protection Agency (EPA) to provide accurate and easily understandable information to communities about daily air pollution levels. The AQI provides EPA with a uniform system of measuring pollution levels for the major air pollutants regulated under the Clean Air Act (CAA). The Clean Air Act of 1970 defined six criteria pollutants and established ambient concentration limits to protect public health and welfare. The pollutants regulated for air emissions are ozone, carbon monoxide, nitrogen dioxide, particulates (PM 10 and 2.5), sulfur dioxide and lead.

Air quality in Florida is measured by the Florida Department of Environmental Protection (DEP) Office of Air Monitoring, which currently assesses the air quality for over 90 percent of the 22 million people living in Florida. The DEP monitoring network consists of more than 180 monitors at 90 sites strategically positioned across the state, concentrated in areas of higher population density, along the coast and near interstate highways.

The nearest monitoring stations to the Village are the Stuart and Belle Glade stations, located roughly 17 miles northeast and 24 miles southwest of the Village, respectively. The Stuart station monitors ozone, PM 10 and PM 2.5, and the Belle Glade station monitors only PM 2.5. There are several other stations in the south Florida area measuring other pollutants. The state's only lead monitoring stations are in the Tampa Bay area, due to the types of industries located there.

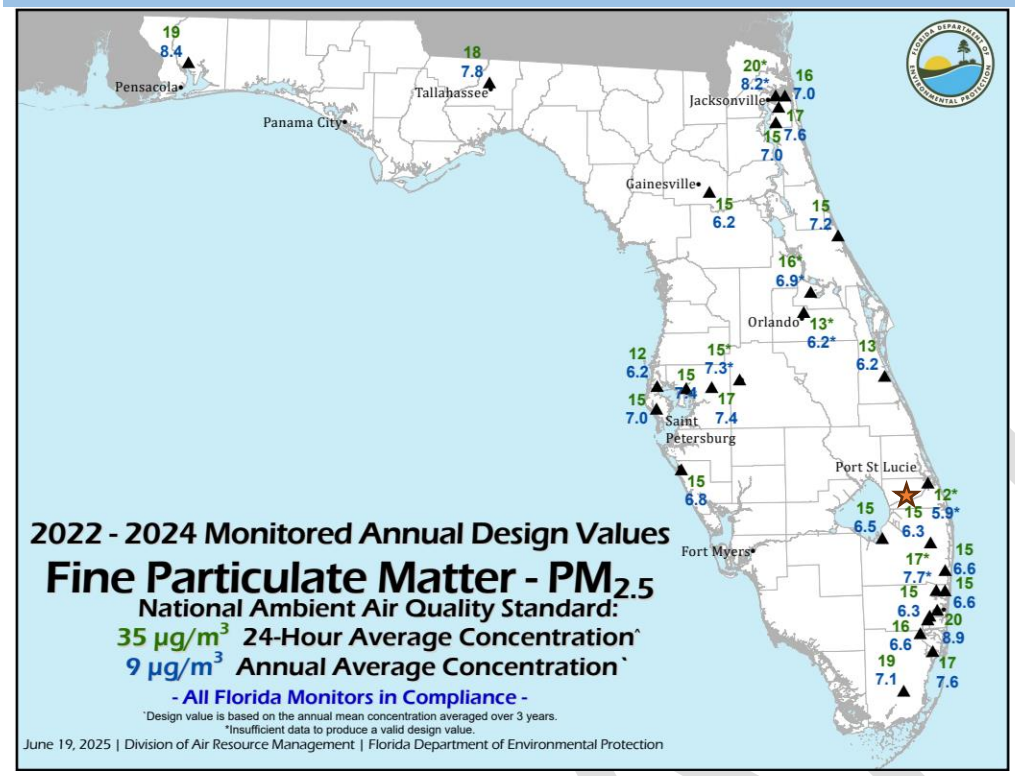
According to the most recent 2024 DEP reporting, regulated pollutants regionally are within regulatory limits. Other pollutants not measured locally are kept within limits due to broader regulation including vehicle emissions controls, elimination of lead from fuels, and controls at power plants and other industrial facilities.

FIGURE CON-1 2024 MONITORED AIR QUALITY DESIGN VALUES – CARBON MONOXIDE



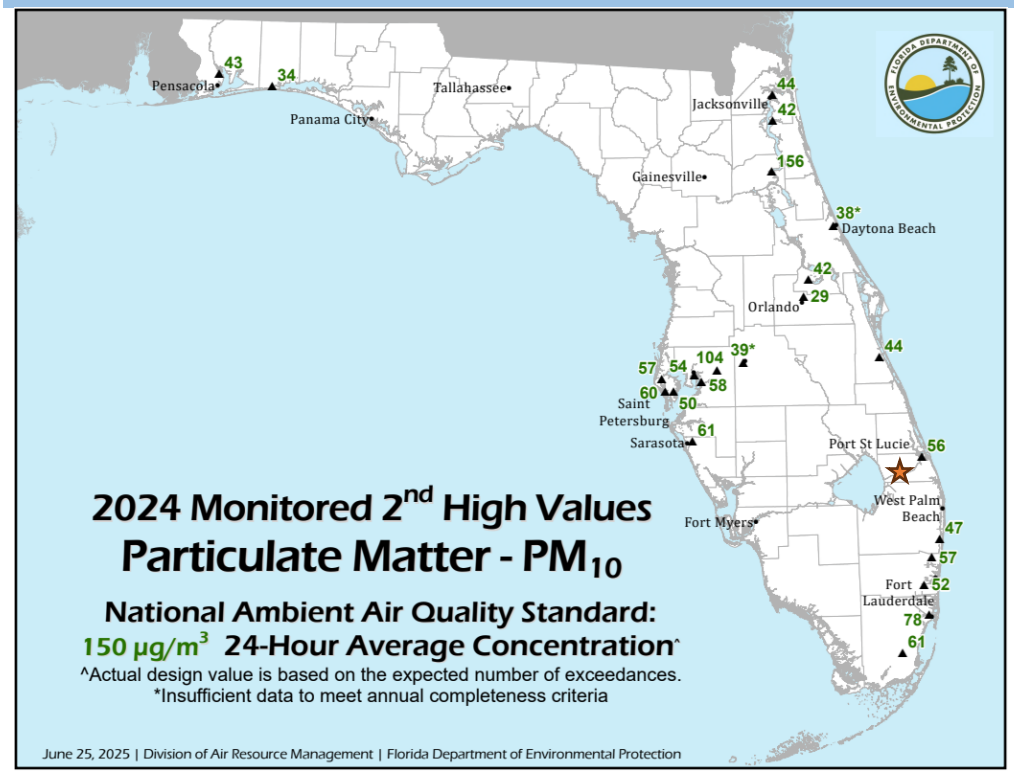
Source: Florida Department of Environmental Protection

FIGURE CON-2 2022-2024 MONITORED AIR QUALITY DESIGN VALUES – PM2.5



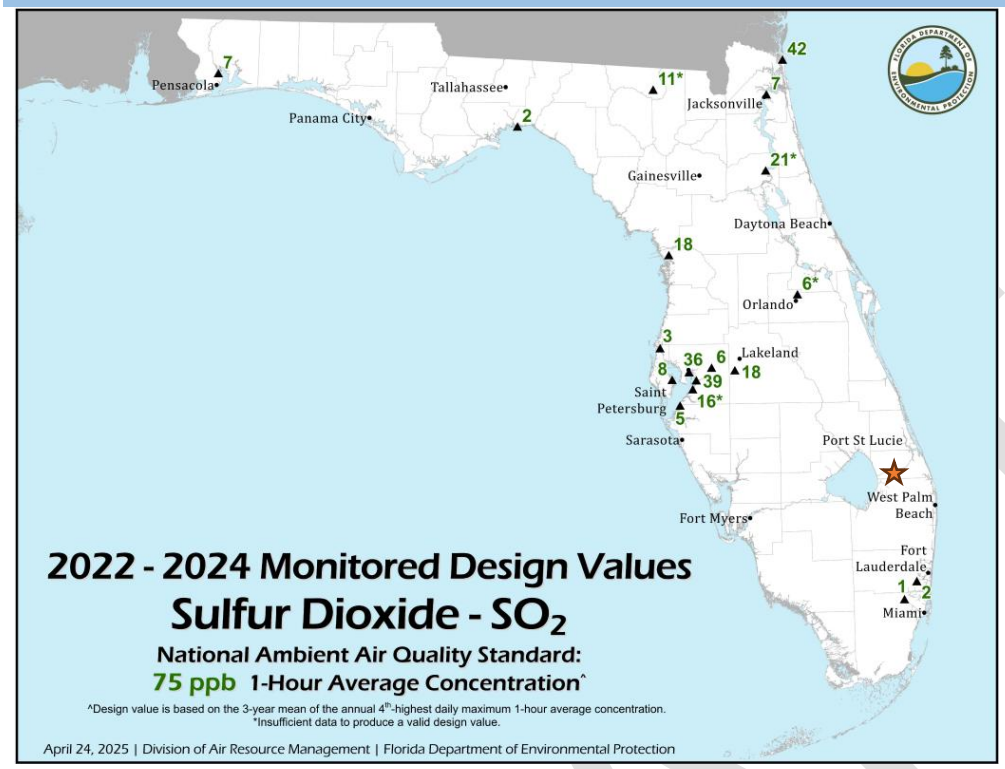
Source: Florida Department of Environmental Protection

FIGURE CON-3 2024 MONITORED AIR QUALITY DESIGN VALUES – PM10



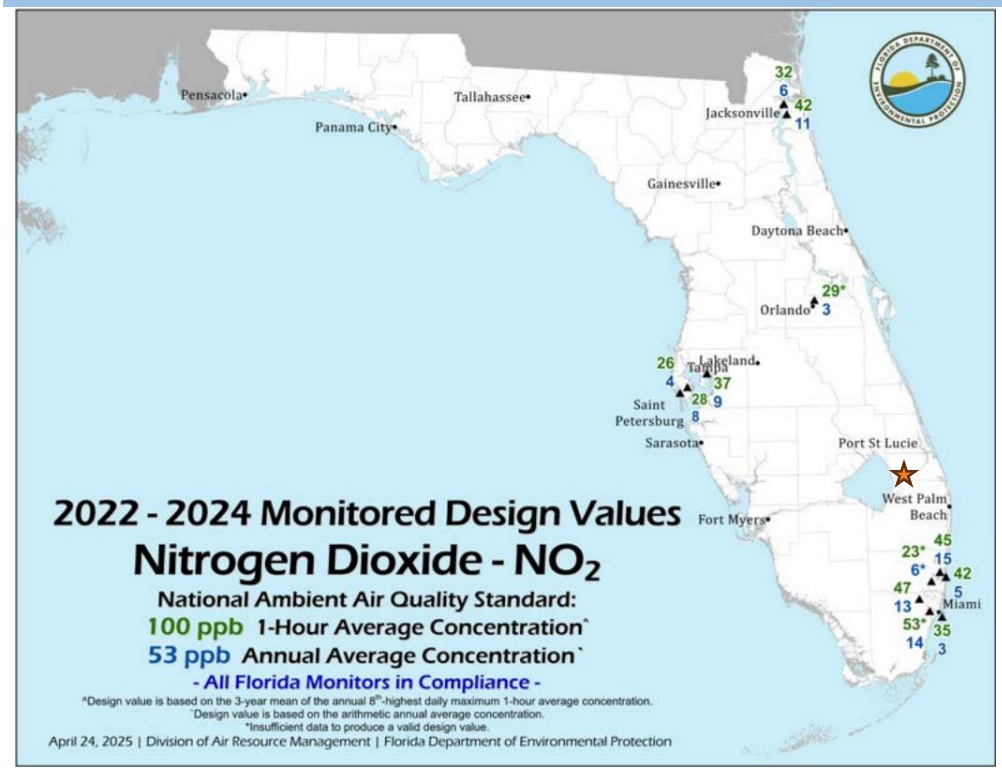
Source: Florida Department of Environmental Protection

FIGURE CON-4 2022-2024 MONITORED AIR QUALITY DESIGN VALUES – SULFUR DIOXIDE



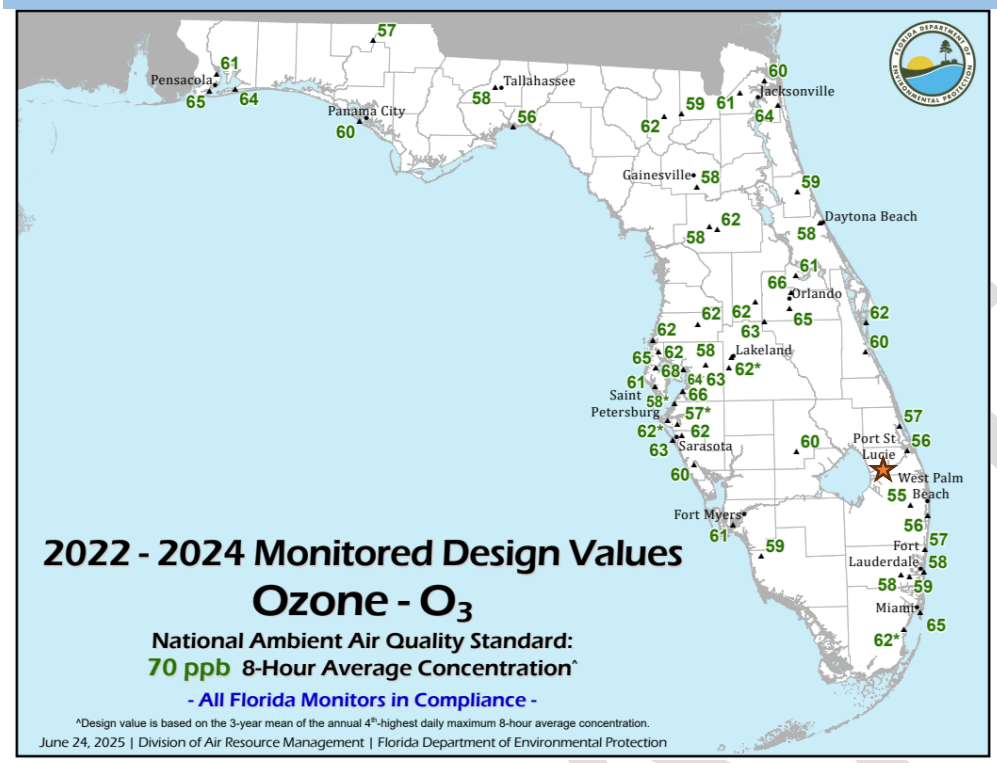
Source: Florida Department of Environmental Protection

FIGURE CON-5 2022-2024 MONITORED AIR QUALITY DESIGN VALUES – NITROGEN DIOXIDE



Source: Florida Department of Environmental Protection

FIGURE CON-6 2022-2024 MONITORED AIR QUALITY DESIGN VALUES – OZONE



Source: Florida Department of Environmental Protection

SOILS

According to the U.S. Natural Resources Conservation Service (NRCS) Soil Survey Geographic Database (SSURGO) soils maps, there are a variety of soil types within the Village, mostly poor to very poor draining. Along the St. Lucie (C-44) Canal are some well drained soils. The generalized soil types are shown on Map 1.

Although NRCS does not identify any Prime Farmland in the Village, there are some areas of the Village identified as Farmland of Unique Importance, based on soil type overlaid with agricultural land use classification assigned by SFWMD, as shown in Map 2. These areas correspond to land that was formerly utilized for citrus groves, row crops and pastures. From NRCS:

***Prime farmland**, as defined by the U.S. Department of Agriculture, is land that has the best combination of physical and chemical characteristics for producing food, feed, forage, fiber, and oilseed crops and is available for these uses.*

***Unique farmland** is land other than prime farmland that is used for the production of specific high-value food and fiber crops, such as citrus, tree nuts, olives, cranberries, and other fruits and vegetables. It has the special combination of soil quality, growing season, moisture supply, temperature, humidity, air drainage, elevation, and aspect needed for the soil to economically produce sustainable high yields of these crops when properly managed. The water supply is dependable and of adequate quality. Nearness to markets is an additional consideration. Unique farmland is not based on national criteria. It commonly is in areas where there is a special microclimate.*

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VEGETATION

The community comprising the Village of Indiantown was founded among mostly agricultural uses including citrus groves, row crops and pasture. Some of these agricultural areas continue today within the Village.

According to the most recent South Florida Water Management District (SFWMD) Florida Land Use and Cover Classification System (FLUCCS) mapping (2016) in addition to agriculture, there are areas in the Village comprised of various categories of upland forest, rangeland and wetlands as shown on Map 3.

SFWMD FLUCCS Categories within the Village:

- Upland Forests
  - Cabbage palm
  - Live oak
  - Pine flatwoods
  - Mixed coniferous - hardwood
- Rangeland
  - Palmetto prairie
  - Herbaceous dry prairie
  - Shrub and brushland
  - Mixed rangeland
- Wetlands
  - Mixed forested wetland
  - Mixed hardwood and shrub wetland
  - Cabbage palm wetland
  - Freshwater marsh

WETLANDS

Wetlands are generally classified as areas where the water table is near or above the surface, except during extended dry periods. Wetlands are typically adjacent to natural water bodies and man-made lakes, and in low-lying depressions, and have poorly drained, level, organic, or marl soils. Wetlands are critical natural resources, providing needed habitat for aquatic and land species, including migrating birds.

Wetlands serve many important hydrological and ecological values and functions:

- Recharge and filter groundwater in the shallow aquifer
- Reduce the impact of flooding by acting as storage basins.
- Act as uniquely productive biological systems, providing home and food for several of Florida's threatened and endangered species.

Regardless of location, wetlands ultimately fall under the jurisdiction of state and/or federal agencies. Proposed development with an impact to wetlands may trigger additional requirements of South Florida Water Management District or the U.S. Army Corps of Engineers.

Although formal wetland determination and delineation typically occurs during the development application process, Martin County has prepared a countywide Wetland Probability Map to assist in identifying areas where wetlands are likely to be present. This information, zoomed in to the Village area, is shown on Map 4. According to this and SFWMD FLUCCS mapping, high probability wetland areas are located primarily within the western industrial areas and northeastern low-density residential areas of the Village.

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The Village maintains wetlands protection policies under Objectives C1.2, C1.3 and C2.1 of the Conservation Element, including:

- **Policy C1.2.11**: The Village of Indiantown shall include policies in the Transportation Element of the Comprehensive Plan that require that roadway projects to be constructed in a manner that protects waterbodies, wetlands, and flood plains. Corridor alignments shall be designed to avoid environmentally sensitive areas.
- **Policy C1.3.1**: The Village of Indiantown shall protect and conserve the natural function of wetlands by including provisions in the Land Development Regulations that aim to avoid destruction and adverse impacts to wetlands.
- **Policy C1.3.2**: The Village of Indiantown shall require that all applications for development approval include an identification/inventory of all wetland areas on-site.
- **Policy C1.3.3**: The Village of Indiantown shall require that all development in the Village of Indiantown comply with all state and federal regulations related to wetland protection.
- **Policy C1.3.4**: The Village shall notify and coordinate with adjacent municipalities if development applications include wetlands that cross jurisdictional lines.
- **Policy C1.3.5**: The Village of Indiantown's Future Land Use Map shall direct development away from uses that are incompatible with the protection and conservation of wetlands.
- **Policy C2.1.5**: In an effort to encourage future developments and promote the conservation of sensitive lands, the Village of Indiantown desires to establish a mitigation bank in accordance with the Mitigation Bank F.S. § 373.4136, and Mitigation Bank Rule, 62-342, in order to provide the framework for permitting a wetlands mitigation in the Village of Indiantown. The Village will work with the appropriate state permitting agency, water management district, and the U.S. Army Corps of Engineers per the required Mitigation Bank Instrument (MBI).

The Village's Land Development Regulations include provisions for delineating preserved wetlands on site plans, encouraging and incentivizing wetland protection through clustering allowances and protecting wetlands from stormwater/wastewater impacts from industrial uses.

INVASIVE PLANTS

Non-native invasive plants in Florida are identified and monitored by various organizations, including the Florida Invasive Species Council (FISC), formerly known as the Florida Exotic Pest Plant Council (FLEPPC), and the University of Florida Institute of Food and Agricultural Sciences (UF/IFAS). Non-native plants may be considered invasive when they escape cultivation and increase in abundance or frequency; those that cause agricultural or ecological harm by displacing native species, changing community structures or ecological functions, or hybridizing with natives are highlighted as Category I invasives and/or noxious, prohibited plants.

State and federal listed noxious plant species are regulated largely through commercial sale and transport by the Florida Department of Agriculture and Consumer Services (FDACS). Category I invasive species lists, as maintained FISC, are not necessarily regulated by any agency, but are commonly used as a basis for local regulations for landscaping, open space management, and preserve area management planning.

FISC Category I invasive species for the South Florida region, which includes the Village of Indiantown, as of June 2025 (latest update) are shown below:

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TABLE CON-1 FISC CATEGORY I PLANT SPECIES IN MARTIN COUNTY

Scientific Name	Common Name
Abrus precatorius	rosary pea
Acacia auriculiformis	earleaf acacia
Albizia lebbeck	woman's tongue
Ardisia crenata	coral ardisia; scratchthroat
Ardisia elliptica	shoebutton ardisia
Asparagus aethiopicus	Sprenger's asparagus-fern
Bauhinia variegata	orchid tree; mountain ebony
Bischofia javanica	Javanese bishopwood
Calophyllum antillanum	santa maria; galba; Antilles calophyllum
Casuarina equisetifolia	Australian-pine; horsetail casuarina
Casuarina glauca	gray sheoak; suckering Australian-pine
Cenchrus purpureus (Pennisetum purpureum)	elephantgrass; napiergrass
Cinnamomum camphora	camphortree
Colocasia esculenta	wild taro; dasheen; coco yam
Colubrina asiatica	latherleaf; Asian nakedwood
Cupaniopsis anacardioides	carrotwood
Cyperus blepharoleptos[1]	Cuban bulrush
Dioscorea alata	white yam; winged yam; water yam
Dioscorea bulbifera	air-potato
Dolichandra unguis-cati (Macfadyena unguis-cati)	catclaw vine
Eichhornia crassipes	common water-hyacinth
Eugenia uniflora	Surinam cherry
Ficus microcarpa[2]	Indian laurel fig
Heptapleurum actinophyllum (Schefflera actinophylla)	Australian umbrella tree; octopus tree
Hydrilla verticillata	waterthyme; hydrilla
Hygrophila polysperma	Indian swampweed; green hygro
Hymenachne amplexicaulis	trompetilla; West Indian marshgrass
Imperata cylindrica	cogongrass
Ipomoea aquatica	water-spinach
Jasminum dichotomum	Gold Coast jasmine
Jasminum fluminense	Brazilian jasmine; jazmin de trapo; corky-stemmed jasmine
Lantana strigocamara (Lantana camara)	lantana; shrubverbena
Ligustrum sinense	Chinese privet
Lonicera japonica	Japanese honeysuckle
Ludwigia peruviana	Peruvian primrosewillow
Lumnitzera racemosa	lumitzera
Luziola subintegra	tropical American watergrass

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Scientific Name	Common Name
Lygodium japonicum	Japanese climbing fern
Lygodium microphyllum	small-leaf climbing fern; Old World climbing fern
Manilkara zapota	sapodilla
Melaleuca quinquenervia	punktree; melaleuca
Melinis repens	rose natalgrass
Microsorum grossum (Phymatosorus scolopendria)	serpent fern; wart fern
Mimosa pigra	black mimosa; catclaw mimosa
Nephrolepis brownii	Asian sword fern
Nephrolepis cordifolia	tuberous sword fern
Neyraudia reynaudiana	Burma reed; silkreed
Nymphoides cristata	crested floatingheart
Paederia cruddasiana	sewervine
Paederia foetida	skunkvine
Panicum repens	torpedograss
Pistia stratiotes	water-lettuce
Psidium cattleianum	strawberry guava
Psidium guajava	guava
Pueraria montana var. lobata	kudzu
Rhodomyrtus tomentosa	rose myrtle; downy rose-myrtle
Ruellia simplex	Britton's wild petunia; Mexican petunia
Salvinia minima	water spangles
Scaevola taccada	beach naupaka
Schinus terebinthifolia	Brazilian pepper
Scleria lacustris	Wright's nutrush; lakeshore nutrush
Scleria microcarpa	tropical nutrush
Senna pendula var. *glabrata*	Christmas cassia; valamuerto
Solanum tampicense	wetland nightshade; aquatic soda apple
Solanum viarum	tropical soda apple
Sporobolus jacquemontii	West Indian dropseed; giant smutgrass
Syngonium podophyllum	arrowhead vine; American evergreen
Syzygium cumini	Java plum
Thespesia populnea	portia tree; seaside mahoe
Tradescantia fluminensis	small-leaf spiderwort
Tradescantia spathacea[1]	Moses-in-the-cradle; oyster-plant; boatlily
Triadica sebifera (Sapium sebiferum)	popcorntree; Chinese tallow tree
Urena lobata	caesarweed
Urochloa mutica	paragrass

Notes: [1]Plants added to the FISC List of Invasive Plant Species in 2025; [2]Does not include *Ficus microcarpa* subsp. *fuyuensis*, which is sold as “green island Ficus”

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The Village of Indiantown maintains Comprehensive Plan policies and regulations to control and eliminate invasive exotic plant species, including

- Requiring removal of exotic plant species from development sites and maintenance of landscapes to remain free of exotics
- Removal of invasive plants from conservation and preserve areas
- Permit exemption for removal of invasive plant species

The Village may consider updating its policies and regulations to designate the appropriate organizations (FISC and/or UF/IFAS) as the authority of record for invasive plant species, clarify which categories (noxious/prohibited, Category I, Category II) of listed species are to be regulated, and clarify terminology (exotic vs. invasive).

ENDANGERED AND THREATENED PLANT SPECIES

FDACS maintains the Regulated Plant Index, outlined in section 581.185, F.S., which is an inventory of state and federally regulated plant species, including known range by county and/or region and typical habitat. Index plants include those which are considered endangered or threatened by the State of Florida or the federal government, as well as those which are considered "commercially exploited" by the state.

As provided in section 581.185, F.S., regulated plants are statutorily protected from destruction or harvest on public property or on private property without the approval of the property owner, and in some cases a permit from the department, depending on status and quantity. Statutory protections do not extend to clearing for construction or other land alteration activities, including agriculture, silviculture, fire control, mining assessment, right-of-way work, or land clearing by a public agency or public utility.

According to the FDACS index accessed on 8/20/25, there are a total of 78 listed plant species whose ranges may include Martin County, including 28 endangered (SE), 41 threatened (ST), and 9 commercially exploited (CE). Four species are federally endangered (FE), and one is federally threatened (FT).

TABLE CON-2 FDACS INDEX LISTED PLANT SPECIES IN MARTIN COUNTY

Status	Species	Common Name	Habitat
SE	*Asclepias curtissii*	Curtiss's milkweed	dry hammocks, scrub, flatwoods
SE, FE	*Asimina tetramera*	four-petal pawpaw	scrub
SE	*Caesalpinia major*	yellow nicker	coastal strands, hammocks
SE	*Centrosema arenicola*	sand butterfly-pea	mixed woodlands, pine thickets
SE	*Chamaesyce cumulicola*	sand dune spurge	coastal dunes, coastal scrub
SE, FE	*Cladonia perforata*	Florida perforate lichen	sandhills
SE	*Epidendrum anceps*	dingy-flowered epidendrum	on trees in rockland hammocks, dune swamps
SE	*Epidendrum nocturnum*	night-scented epidendrum	on trees in rockland hammocks, strand swamps
SE	*Eugenia confusa*	redberry Eugenia	rockland hammocks
SE, FT	*Halophila johnsonii*	Johnson's seagrass	sandy substrates of marine waters
SE, FE	*Jacquemontia reclinata*	beach clustervine	beach dunes, strand openings
SE	*Lantana depressa*	pineland lantana	pine rockland, coastal strand, marl prairies
SE	*Lechea divaricata*	spreading pinweed	scrubby flatwoods
SE	*Nemastylis floridana*	celestial lily	marshes, wet flatwoods

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Status	Species	Common Name	Habitat
SE	*Oncidium bahamense*	dancing-lady orchid	rosemary scrub
SE	*Ophioglossum palmatum*	hand fern	on cabbage palms in hydric hammocks, strand swamps
SE	*Peperomia humilis*	low peperomia	maritime hammocks, upland hardwood forests, swamps
SE, FE	*Polygala smallii*	tiny polygala	pine rocklands, rosemary scrub, sandhills
SE	*Polypodium dispersum*	widespread polypody	hammocks
SE	*Polypodium plumula*	plume polypody	hammocks
SE	*Polypodium ptilodon*	swamp plume polypody	hammocks, swamps
SE	*Polystachya concreta*	pale-flowered polystachya	on trees in strand swamps
SE	*Remirea maritima*	beach-star	coastal dunes
SE	*Spiranthes polyantha*	Ft. George ladies'-tresses	rockland hammocks
SE	*Tillandsia fasciculata*	common wild-pine	on trees in cypress swamps, hammocks, pinelands
SE	*Tillandsia utriculata*	giant wild-pine	on trees in hammocks, cypress swamps, pinelands
SE	*Vanilla mexicana*	unscented vanilla	bayheads, baygalls
SE	*Verbena maritima*	coastal vervain	coastal dunes, coastal strand, pine rocklands
ST	*Acanthocereus pentagonus*	barbed-wire cactus	maritime hammocks, beaches
ST	*Andropogon arctatus*	pinewoods bluestem	flatwoods
ST	*Calopogon multiflorus*	many-flowered grass pink	fire maintained damp pinelands and meadows
ST	*Carex chapmannii*	Chapman's sedge	hammocks, woodlands
ST	*Chrysophyllum oliviforme*	satin-leaf	hammocks, pinelands
ST	*Coelorachis tuberculosa*	piedmont joint grass	marshes, pond margins
ST	*Conradina grandiflora*	large-flowered rosemary	scrub, scrubby flatwoods
ST	*Drypetes lateriflora*	Guiana plum	hammocks
ST	*Erithalis fruticosa*	blacktorch	sand dunes, coastal hammocks
ST	*Eulophia ecristata*	non-crested eulophia	sand pine scrub, sandhills, pine rocklands
ST	*Garberia heterophylla*	garberia	dry, sandy scrub, prairies
ST	*Harrisella porrecta*	threadroot orchid	on trees in strand swamps, hardwood swamps, hammocks
ST	*Jacquemontia curtissii*	pineland jacquemontia	pine rocklands, marl prairies, mesic flatwoods
ST	*Lechea cernua*	scrub pinweed	fire-maintained scrub
ST	*Lilium catesbaei*	Catesby's lily	wet flatwoods, bogs
ST	*Lobelia cardinalis*	cardinal flower	riverbanks, moist hammocks
ST	*Myrcianthes fragrans*	Simpson's stopper	hammocks
ST	*Nephrolepis biserrata*	giant sword fern	mesic hammocks, swamps
ST	*Opuntia stricta*	shell mound prickly-pear	shell mounds, coastal areas

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Status	Species	Common Name	Habitat
ST	*Pinguicula caerulea*	blue-flowered butterwort	flatwoods, ditches, roadsides
ST	*Pinguicula lutea*	yellow-flowered butterwort	flatwoods, seepage bogs, ditches, roadsides
ST	*Pithecellobium keyense*	Keys blackbead	hammocks, pinelands, coastal dunes
ST	*Platanthera blephariglottis*	white-fringed orchid	marshes, meadows, bogs
ST	*Platanthera ciliaris*	yellow-fringed orchid	bogs, marshes, flatwoods, savannas
ST	*Platanthera cristata*	crested fringed orchid	bogs, meadows, flatwoods, savannas
ST	*Platanthera flava*	gypsy-spikes	mud flats, floodplain swamps, meadows
ST	*Platanthera nivea*	snowy orchid	Bogs, flatwoods, savannas
ST	*Pogonia ophioglossoides*	rose pogonia	bogs, meadow, flatwoods, savannas
ST	*Sarracenia minor*	hooded pitcher-plant	flatwoods, bogs, ditches
ST	*Scaevola plumieri*	inkberry	beaches, coastal strand
ST	*Spermacoce neoterminalis*	false buttonweed	pinelands, coastal areas
ST	*Spiranthes laciniata*	lace-lip ladies' tresses	lake shores, flatwoods, marshes
ST	*Spiranthes longilabris*	long-lip ladies' tresses	prairies, flatwoods, marshes
ST	*Spiranthes tuberosa*	little pearl-twist	flatwoods
ST	*Stenorrhynchus lanceolatus*	beaked orchid	pastures, wet flatwoods, sandhills
ST	*Tectaria heracliefolia*	broad halberd fern	rockland hammocks
ST	*Tillandsia balbisiana*	inflated and reflexed wild-pine	on trees in hammocks, cypress swamps, pinelands
ST	*Tillandsia flexuosa*	twisted air-plant	on trees in hammocks, cypress swamps, mangroves, scrub
ST	*Tillandsia valenzuelana*	soft-leaved wild-pine	on trees in hammocks, swamps
ST	*Zephyranthes simpsonii*	Simpson's zephyr-lily	wet pinelands and pastures, wet roadsides
ST	*Zephyranthes treatiae*	Treat's zephyr-lily	flatwoods, roadsides
CE	*Encyclia tampensis*	butterfly orchid	on trees in hammocks, hardwood swamps, cypress swamps
CE	*Epidendrum conopseum*	green-fly orchid	on trees in moist hammocks, cypress and hardwood swamps
CE	*Lycopodium cernuum*	nodding club-moss	wet depressions, ditches
CE	*Osmunda cinnamomea*	cinnamon fern	swamps, wetlands
CE	*Osmunda regalis*	royal fern	swamps, wetlands
CE	*Rhapidophyllum hystrix*	needle palm	river bluffs, hammocks, bottomlands
CE	*Rhododendron canescens*	pink azalea	wet to well-drained woodlands
CE	*Serenoa repens*	saw palmetto	wet to dry flatwoods and hammocks
CE	*Zamia* spp. (all native species)	coontie	oak hammocks, pinelands

Source: FDACS

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KEY ANIMAL SPECIES OF CONCERN

The Florida Fish and Wildlife Conservation Commission (FWC) maintains an inventory of "imperiled" species: those that are federally listed as endangered (FE) or threatened (FT) by the U.S. Fish and Wildlife Service or National Marine Fisheries Service, or are state designated as threatened (ST). Florida's imperiled species management system no longer maintains a Species of Special Concern (SSC) category, as the species formerly so listed have been reclassified as federally listed, state-listed, or found to not meet any of the state's listing criteria.

According to FWC species-specific range and distribution maps, there are 24 listed imperiled species that may be found within the Village: 14 federally listed and 10 state listed, as shown in Table CON-3.

TABLE CON-3 FWC LISTED IMPERILED SPECIES WITH HABITATS OR RANGES INCLUDING THE VILLAGE

Category	Common Name	Scientific Name	Status
Mammals	Florida panther	*Puma (Felis) concolor coryi*	FE
Mammals	West Indian (Florida) manatee	*Trichechus manatus (latirostris)*	FT
Birds	Audubon's crested caracara	*Caracara plancus audubonii*	FT
Birds	Black skimmer	*Rynchops niger*	ST
Birds	Eastern black rail	*Laterallus jamaicensis jamaicensis*	FT
Birds	Everglade snail kite	*Rostrhamus sociabilis plumbeus*	FE
Birds	Florida burrowing owl	*Athene cunicularia floridana*	ST
Birds	Florida sandhill crane	*Antigone canadensis pratensis*	ST
Birds	Florida scrub-jay	*Aphelocoma coerulescens*	FT
Birds	Ivory-billed woodpecker	*Campephilus principalis*	FE[1]
Birds	Kirtland's warbler	*Dendroica kirtlandii*	FE[2]
Birds	Least tern	*Sternula antillarum*	ST
Birds	Little blue heron	*Egretta caerulea*	ST
Birds	Piping plover	*Charadrius melodus*	FT
Birds	Red-cockaded woodpecker	*Picoides borealis*	FT
Birds	Roseate spoonbill	Platalea ajaja	ST
Birds	Rufa red knot	*Calidris canutus rufa*	FT
Birds	Southeastern American kestrel	*Falco sparverius paulus*	ST
Birds	Tricolored heron	*Egretta tricolor*	ST
Birds	Whooping crane	*Grus americana*	FXN[3]
Birds	Wood stork	*Mycteria americana*	FT
Reptiles	Eastern indigo snake	*Drymarchon couperi*	FT
Reptiles	Florida pine snake	*Pituophis melanoleucus mugitus*	ST
Reptiles	Gopher tortoise	*Gopherus polyphemus*	ST

Notes: [1]Presumed extinct; [2]Delisted in 2019 but remains on state index; [3]Federally-designated threatened nonessential experimental population
Source: FWC

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GIS mapping data compiled by FWC and the Florida Natural Areas Inventory (FNAI) as part of the Critical Lands and Waters Identification Project (CLIP) identifies areas likely to include suitable habitat for one or more rare or vulnerable species known to occur in the vicinity. These are called Rare Species Habitat Priorities. Priority rankings indicate a single species with very high conservation need, or multiple species with high conservation need. As shown on Map 6, there are some areas of Priority 6 (lowest priority) scattered throughout the Village, likely representing key wetland and rangeland or forested habitats. Some areas within the newly annexed eastern area adjacent to the C-44 canal Priority 5 habitats. The Village may utilize this mapping in the review of development applications.

The Village maintains policies under Conservation Element Goal C3 that seek to protect imperiled species and their associated habitats:

- **Policy C3.1.1**: The Village of Indiantown shall protect the natural diversity and abundance of wildlife, and the structure, function, and integrity of marine and terrestrial ecosystems that enable long-term survival of marine and terrestrial species that are rare, endangered, threatened or of special concern. This policy may be satisfied through methods specified in the Land Development Regulations, subject to approval by Village Staff which may include, but not be limited to, conservation easements, dedication of land or increased preservation of existing native habitats.
- **Policy C3.1.2**: The Village of Indiantown shall establish minimum protection standards in the Land Development Regulations and aid the public and developers in identifying sensitive habitats and methods to protect biodiversity where endangered species or their habitats have been identified.
- **Policy C3.1.3**: The Village of Indiantown recognizes the State's expertise and resources in protecting marine and wildlife habitats, as described in the State Wildlife Action Plan and shall utilize this as a resource for best management practices to follow in order to protecting marine and wildlife habitats. (Reference Florida Fish and Wildlife Conservation Commission)
- **Policy C3.1.4**: The Village of Indiantown shall protect, preserve, conserve and enhance those areas known to contain natural communities or habitat for species included in the List of Endangered Florida Fish and Wildlife Conservation Commission.
- **Policy C3.1.5**: The Village of Indiantown shall seek out state and federal funding to fund programs that address conservation needs.
- **Policy C3.1.6**: The Land Development Regulations shall detail the following components related to site assessment regulations for all development applications with the intention to protect endangered and threatened animal and plant species and native habitats:
    - a. Endangered and Threatened Terrestrial Species Assessment
    - b. Endangered and Threatened Marine Species Assessment
    - c. Endangered and Threatened Plant Species Assessment

WATERBODIES AND SURFACE WATER QUALITY

There are a series of natural and artificial lakes and ponds within the Village, and the St. Lucie (C-44) Canal runs through the length of the Village. These water bodies link Lake Okeechobee to the St. Lucie and Indian Rivers, and ultimately the Atlantic Ocean.

The Village falls within two intersecting Basin Management Action Plans (BMAPs): the Lake Okeechobee BMAP and the St. Lucie – Loxahatchee BMAP. According to FDEP, a BMAP is a framework for water quality restoration. Local governments and state agencies are committed to implement strategies and projects that reduce pollutant loading. BMAPs contain a comprehensive set of solutions, such as permit limits on wastewater facilities, urban and agricultural best management practices, and conservation programs designed to achieve pollutant reductions established by a Total Maximum Daily Load (TMDL).

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According to the FDEP BMAP Storymap, the St. Lucie River and Estuary BMAP was first adopted in June 2013 to implement the total nitrogen (TN) and total phosphorus (TP) TMDLs in the watershed. Executive Order 19-12 required an update to this BMAP in 2020. In 2023, House Bill 1379 added the additional requirement that BMAPs be assessed and updated every five years. The most recent 5-Year Review was completed in 2023. The BMAP includes management strategies or projects to be implemented by the responsible stakeholders that aim to reduce elevated levels of nitrogen and phosphorus in the estuary. Based on the most recent 2024 trend analysis, the total nitrogen (TN) and total phosphorus (TP) reductions are not on track to meet the next respective milestone for the overall St. Lucie BMAP, however there is a statistically significant decreasing trend of TN and no trending change in TP in the C-44 sub-basin.

According to the FDEP BMAP Storymap, the Lake Okeechobee BMAP was first adopted in December 2014 to implement the total phosphorus (TP) TMDL in the watershed, and Executive Order 19-12 required an update to this BMAP in 2020. The updated BMAP, adopted in February 2020, replaced the original BMAP and also included the statutorily required 5-Year Review. The BMAP includes management strategies or projects to be implemented by the responsible stakeholders that aim to reduce elevated levels of phosphorus in the lake. Based on the most recent 2024 trend analysis, TP reductions are not on track to meet the next milestone, nor the total reductions required to meet the TMDL. This is likely due to increases in urban land uses which that generate additional loading, agricultural uses without BMPs, and lagging septic-to-sewer conversion projects. It is important to note that the Village has a vanishingly smaller impact on nutrient loading compared to the Lake's extensive northern basin system. The C-44 sub-basin shows no significant trend for either TN or TP.

In addition to BMAP reporting requirements, House Bill 1379 (2023) also created new requirements for sewer connections and onsite sewage treatment and disposal systems (OSTDS) within BMAPs. Effective July 1, 2023, where sewer is available to serve a property, connection to the sewer is required, and new OSTDS permits may not be issued. Where sewer is unavailable, only enhanced nutrient reducing OSTDS (statutorily defined as removing at least 65% of total nitrogen) may be permitted for new construction on lots 1 acre or less in size. This law and its impacts on utility planning are also discussed in the Infrastructure and Water Resources Element DIA.

WATER SOURCES

Potable water is available to properties in the Village by a variety of sources: private well systems, a small community water system, and/or the public potable water utility owned and operated by the Village. The Village also generates reclaimed water for non-potable use.

The Village's utility is currently permitted (#43-00041) by the South Florida Water Management District (SFWMD) to withdraw a maximum of 428.68 million gallons of water per year, or 1.17 million gallons per day (MGD), with a maximum monthly allocation not to exceed 42.84 million gallons. Water is drawn from the surficial aquifer system from eight wells located in proximity to the water treatment facility, where it is aerated, filtered, and disinfected for distribution to utility customers. The Village's treatment system, distribution system, and water quality are monitored to comply with all federal, State and local drinking water standards.

A significant area of the Village outside the urban core provides for its own potable water via private well systems, including small residential and large industrial and institutional properties, which operate under their own permits directly with SFWMD. These systems also withdraw from the surficial aquifer system, and in the case of the FPL power plant, storage ponds in combination with the surficial aquifer system.

Water supply and conservation analysis is provided in the Infrastructure and Water Resources Element DIA and the Water Supply Facilities Work Plan.

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AQUIFER PROTECTION

In natural systems, aquifers are recharged via percolation of rainfall through the soil strata and are depleted by evaporation and transpiration. Not all soil and topography types are conducive to recharge. Land development, primarily via impervious surface coverage and use of compacted fill on native recharge soils, can negatively impact recharge. Additionally, incompatible polluting land uses located within wellfield influence areas may compromise water quality and therefore may also be carefully regulated.

According to the most recent FNAI CLIP mapping in 2016, the Village encompasses aquifer recharge areas with values ranging from Priority 2 to Priority 6, out of a scale of 1 (highest) to 6 (lowest), with most of the Village in Priority 4 areas. High priority areas indicate the greatest potential for recharge to an underlying aquifer system, with the highest to those recharging springs or public water systems. This ranking was originally created to inform the Florida Forever environmental land acquisition program, but it can be useful for analyzing local conditions for planning purposes.

The Village considers protection of aquifer recharge areas and wellfields via policies in the Conservation and Infrastructure and Water Resources Elements:

- **Policy C2.1.13**: The Village of Indiantown shall aim to expand the Village's stock of open and permeable green space to maximize aquifer recharge areas. This will also improve stormwater ground filtration, oxygen production, visual buffer and wildlife habitat. This can be accomplished by implementing innovative stormwater systems such as rain gardens, tree boxes and pervious paving surfaces.
- **Policy IWR2.1.1**: The Village of Indiantown Land Development Regulations shall include requirements for land use which assist in the protection of groundwater aquifer recharge and protection of existing and future groundwater supplies. For example, hazardous waste treatment facilities should not be constructed above or near wellhead protection areas or highly effective aquifer recharge areas.
- **Policy IWR2.1.2**: The Village's Land Development Regulations (LDR) shall support and comply with the South Florida Water Management District's (SFWMD) regulations regarding high aquifer recharge areas. To ensure continued compliance with these, the Village of Indiantown will review the SFWMD regulations on an annual basis and update the LDRs as needed.
- **Policy IWR2.1.3**: The Village of Indiantown shall construct projects in a way that preserves the predevelopment conditions of the highly effective aquifer recharge with regard to soil type, drainage rates, and grade elevation, in order to minimize the reduction in the recharge of the surficial aquifer.
- **Policy IWR2.1.4**: The Village's Land Development Regulations shall require that development applications include a field analysis that delineates the area enveloped by the highly effective aquifer recharge area and demonstrate that the groundwater level, quality and fluctuations shall not be worse after construction than under predevelopment conditions.
- **Policy IWR2.2.3**: The Village of Indiantown shall establish wellfield protection areas. The intent of wellfield protection areas is to protect potable water wells from contamination, and to prevent the need for their replacement or restoration due to contamination. Land uses and construction within the wellfield protection zone shall not create a threat to groundwater quality resulting from contamination entering the ground. Use and activities within the wellfield protection areas shall be consistent with the requirements and prohibitions stipulated within the Ground Water Protection Measures in Wellhead Protection Areas section of the Land Development Regulations.

The Village may consider additional aquifer recharge protections by adding policies in its comprehensive plan or other local regulations. The Village could consider stricter pervious requirements on higher-priority recharge soils, and prioritizing low-impact development design on public projects in those higher-priority areas.

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FLOODPLAINS

According to Federal Emergency Management Agency (FEMA) mapping, there are two flood zone areas within the Village, Zone AE and Zone X, as shown on Map 7.

The Zone AE flood area is mapped along the Rowland Canal up toward the Village's wastewater treatment center, across Warfield Boulevard east of Indianwood Drive surrounding the Holy Cross Catholic Church and north of SW 150th Street. Zone AE is considered a Special Flood Hazard Area (SFHA). SFHAs are defined as areas that will be inundated by the flood event having a 1-percent chance of being equaled or exceeded in any given year. The 1-percent annual chance flood is also referred to as the base flood or 100-year flood.

The Zone X flood area is mapped along the banks of the C-44 canal and the Indiantown Marina pocket. Zone X is a "moderate flood hazard area", corresponding to 0.2% annual chance flood hazard, or areas of 1% annual chance of flood with an average depth of less than one foot or with drainage areas of less than one square mile.

Additionally, FNAI CLIP (2016) "natural floodplain" mapping shows likely 100-year floodplains (1% annual chance) based on wetlands and soils that are in relatively natural conditions. As shown on Map 7, these estimated floodplains largely coincide with wetlands areas in the Village, but also include additional areas along the bank of the C-44 canal and the eastern portion of the Village to the west of the airport.

The Village maintains floodplain protection policies in the Conservation element:

- **Policy C1.2.4**: The Village shall conserve, appropriately use and protect the quality and quantity of floodplains, drainage, all current and projected water sources and waters.
- **Policy C1.2.5**: The Village of Indiantown shall coordinate with the South Florida Water Management District for the minimization of flooding problems within the Village, while preserving groundwater quality through planned growth, implementation of drainage and stormwater best management practices, and adoption of appropriate Land Development Regulations.
- **Policy C1.2.11**: The Village of Indiantown shall include policies in the Transportation Element of the Comprehensive Plan that require that roadway projects to be constructed in a manner that protects waterbodies, wetlands, and flood plains. Corridor alignments shall be designed to avoid environmentally sensitive areas.

HAZARDOUS WASTE

Hazardous wastes have the potential to contaminate environmental resources and harm wildlife and human health if improperly used, stored, or discarded. The Village's residential solid waste collection and disposal is managed by an agreement between Martin County and its private waste management providers. Commercial and industrial waste is managed directly through private waste management organizations.

Household hazardous waste may be brought to the county's Household Hazardous Waste Collection Center location in Palm City for free disposal. In addition, the Martin County HazMobile accepts household hazardous waste directly in the Village on the 4th Friday of each month at the Indiantown fire station. These free services, in addition to extensive educational programming by Martin County, are in place to reduce the likelihood of hazardous waste contamination.

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The Village contemplates hazardous waste in **Policy IWR5.1.4** of the Infrastructure and Water Resources Element: *The Village of Indiantown shall provide education on the proper management and disposal of hazardous household wastes, medications, batteries and electronic devices. The Village shall seek out grants and technical assistance programs such as the Department of Economic Opportunity's Household Hazardous Waste Collection Center to provide implementation of solid waste management programs and local household hazardous waste collection programs*.

CONSERVATION ANALYSIS

The Conservation Element identifies the natural resources within the Village of Indiantown along with any known vulnerabilities or pollution problems. Data is provided by a variety of local, state, and federal agencies.

- According to regional air quality monitoring by DEP, the Village's air quality falls within regulatory guidelines for measured pollutants.
- Soils within the Village are generally poorly drained. There are no prime farmland soils critical for preservation according to NRCS data, although some areas with previous agricultural uses are considered farmlands of unique importance.
- The Village likely contains significant wetland areas according to Martin County mapping, located mostly within the western industrial areas and to the east between Indianwood and the airport. The Village maintains policies and LDRs that seek to protect and preserve wetlands from incompatible development. The Village requires any proposed wetland impacts and/or mitigation to be permitted by SFWMD.
- There are dozens of Category I invasive plant species which have been mapped in Martin County, and which may be present in the Village. However, state and federal laws do not regulate invasive plants on private or public property, only their commercial sale or transport. The Village may consider updating its policies and regulations to designate the appropriate organizations (FISC and/or UF/IFAS) as the authority of record for invasive plant species, clarify which categories (noxious/prohibited, Category I, Category II) of listed species are to be regulated, and clarify terminology (exotic vs. invasive).
- There are a total of 78 FDACS listed plant species whose ranges may include Martin County and therefore the Village, including 28 endangered, 41 threatened, and 9 commercially exploited. Four species are federally endangered, and one is federally threatened. Regulated plants are statutorily protected from destruction or harvest on public property or on private property without the approval of the property owner, and in some cases a permit from the department, depending on status and quantity.
- There are some potential imperiled species habitat areas scattered throughout the Village, likely representing key wetland and rangeland or forested habitats. Most of these areas are relatively low-priority, but they could represent conservation opportunities for the Village. Priority area mapping may be useful for the Village during development review to ensure habitat protection.
- The Village is located within two overlapping BMAPs, the St. Lucie River and Estuary, and Lake Okeechobee. Recent state laws provide new requirements for sewer hookup and enhanced nutrient-reducing septic systems within BMAPS. As discussed in the Infrastructure and Water Resources Element analysis, these requirements may impact future expansion planning of the Village's wastewater utility.
- The Village may consider adding aquifer recharge protections in policy or regulation, such as increased pervious requirements on higher-priority recharge soils and prioritizing low-impact development design on public projects in those higher-priority areas.
- The Village provides for wellfield protection via regulations promulgated by Martin County.

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- FEMA flood maps show a Zone AE SFHA along the Rowland Canal through to north of 150th Street. Some additional likely floodplain areas mapped by FNAI CLIP correspond to wetland areas in the Village. The Village maintains policies to protect the floodplain including coordinating with SFWMD.
- The Village's solid and hazardous waste collection and disposal is managed by Martin County and its contract with private waste management organizations. The Village coordinates with the County on hazardous waste education. Household hazardous waste is collected by Martin County at various locations in and near the Village.

DEFINITIONS AND ACRONYMS

Basin Management Action Plan (BMAP) - A framework for water quality restoration that includes local and state commitments to reduce pollutant loading through current and future projects and strategies. BMAPs are adopted by Secretarial Order of the DEP and are legally enforceable.

Department of Environmental Protection (FDEP) – State agency which regulates environmental issues, including surface and groundwater quality, BMAPs, and wastewater management including OSTDS.

Hazardous Materials - Materials which are identified by the federal and state agencies as posing a substantial health, safety, or environmental threat if not properly stored or disposed of.

Low Impact Development - The systems and practices that use or mimic natural processes that result in the infiltration, evapotranspiration or use of stormwater to protect water quality and associated aquatic habitat.

Onsite Sewage Treatment and Disposal Systems (OSTDS) – Commonly referred to as septic systems or septic tanks, these systems typically provide wastewater management for individual properties. Wastewater flows to a centralized tank where solids settle out and are anaerobically digested, and the liquid portion flows into a specially designed drain field to leach into the soil.

Enhanced OSTDS – Specially-designed Onsite Sewage Treatment and Disposal Systems which achieve a measurable reduction in nitrogen. As currently defined in Section 381.0065, F.S., enhanced OSTDS must achieve at least a 50% reduction in nitrogen before disposal of wastewater into the drain field, or at least a 65% total nitrogen reduction combined from the sewage tank(s) and drain field.

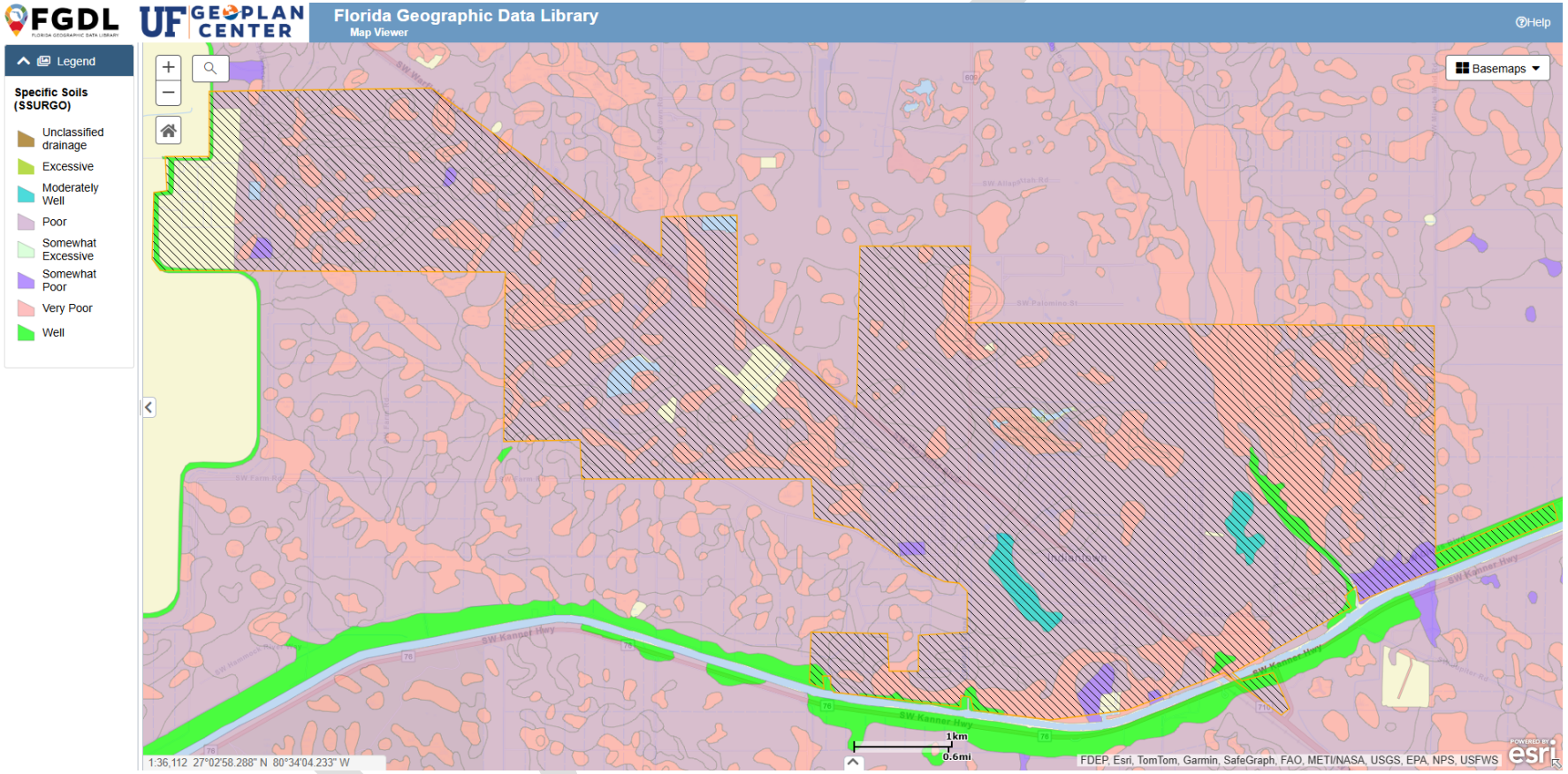
South Florida Water Management District (SFWMD) - Regional governmental agency that manages the water resources in the southern portion of the state.

State-Listed Species - Those species listed on Florida's Endangered and Threatened Species List as state-designated Threatened or state Species of Special Concern.

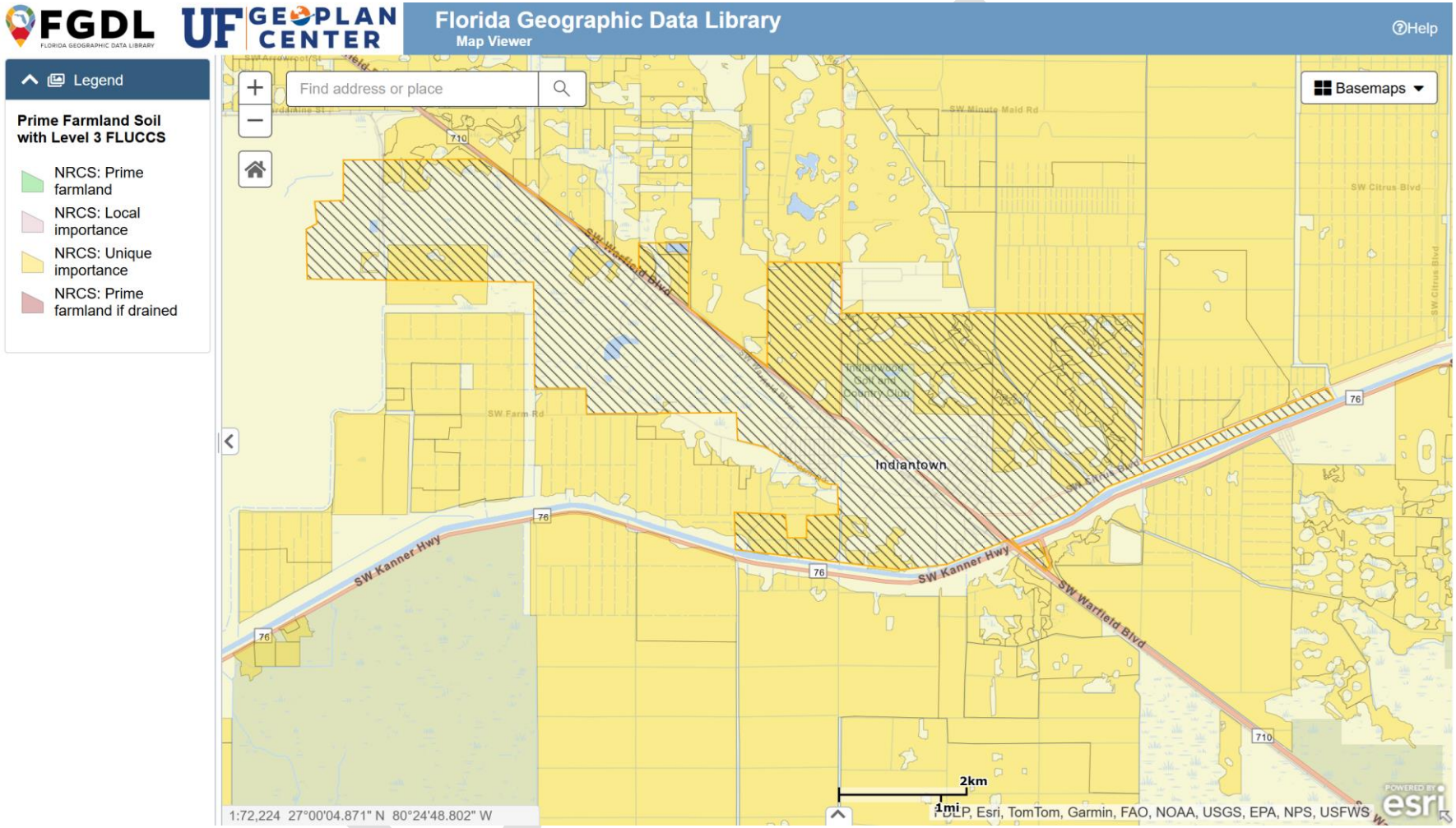
State Threatened Species – Any species of fish and wildlife naturally occurring in Florida which may not be in immediate danger of extinction, but which exists in such small populations as to become endangered if it is subjected to increased stress as a result of further modification of its environment - F.S. 379.2291(3)(c)

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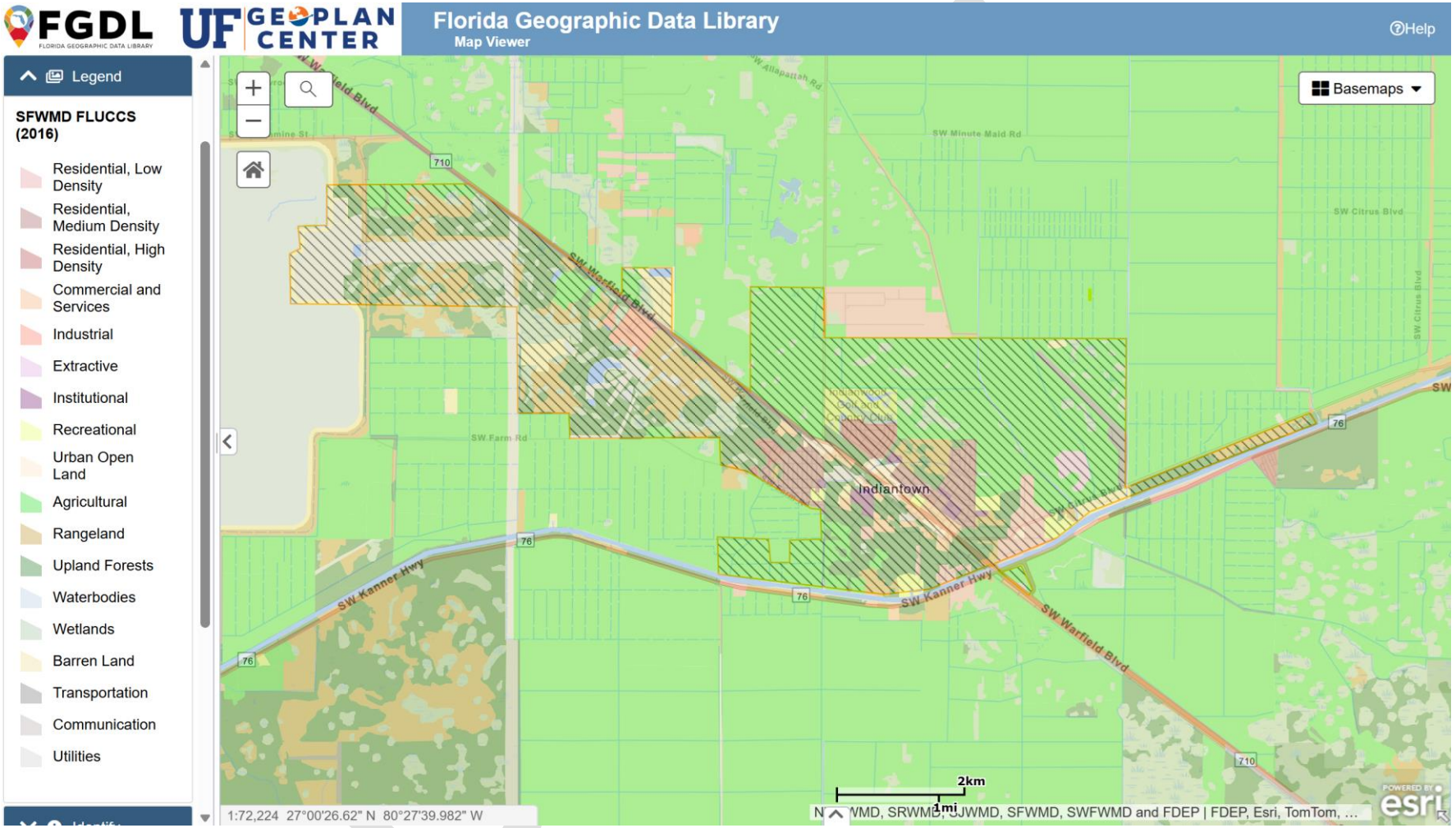
Map 1 – Soil Profile



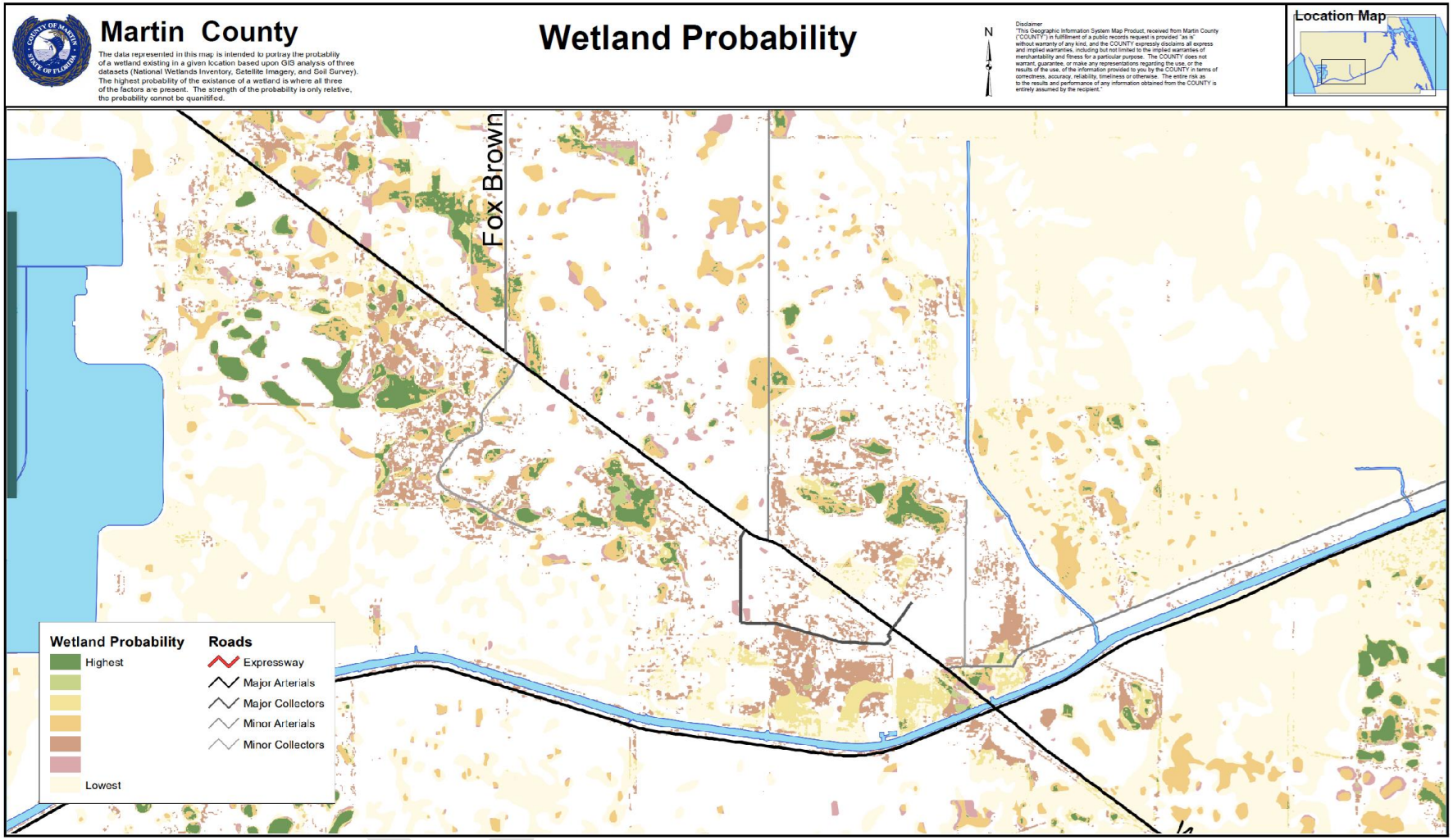
Map 2 – Farmland Soils



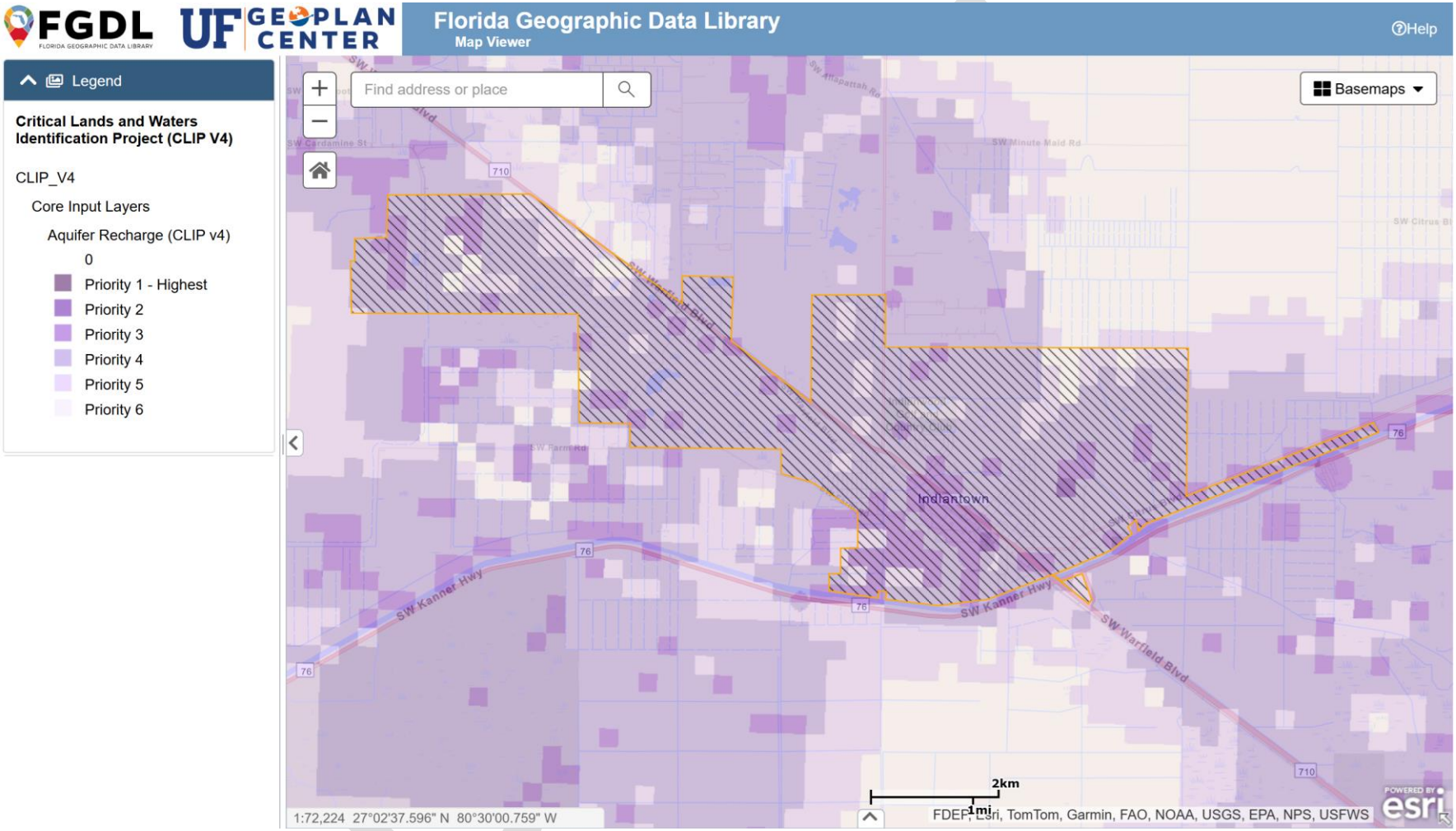
Map 3 – SFWMD Land Use/Land Cover Classifications



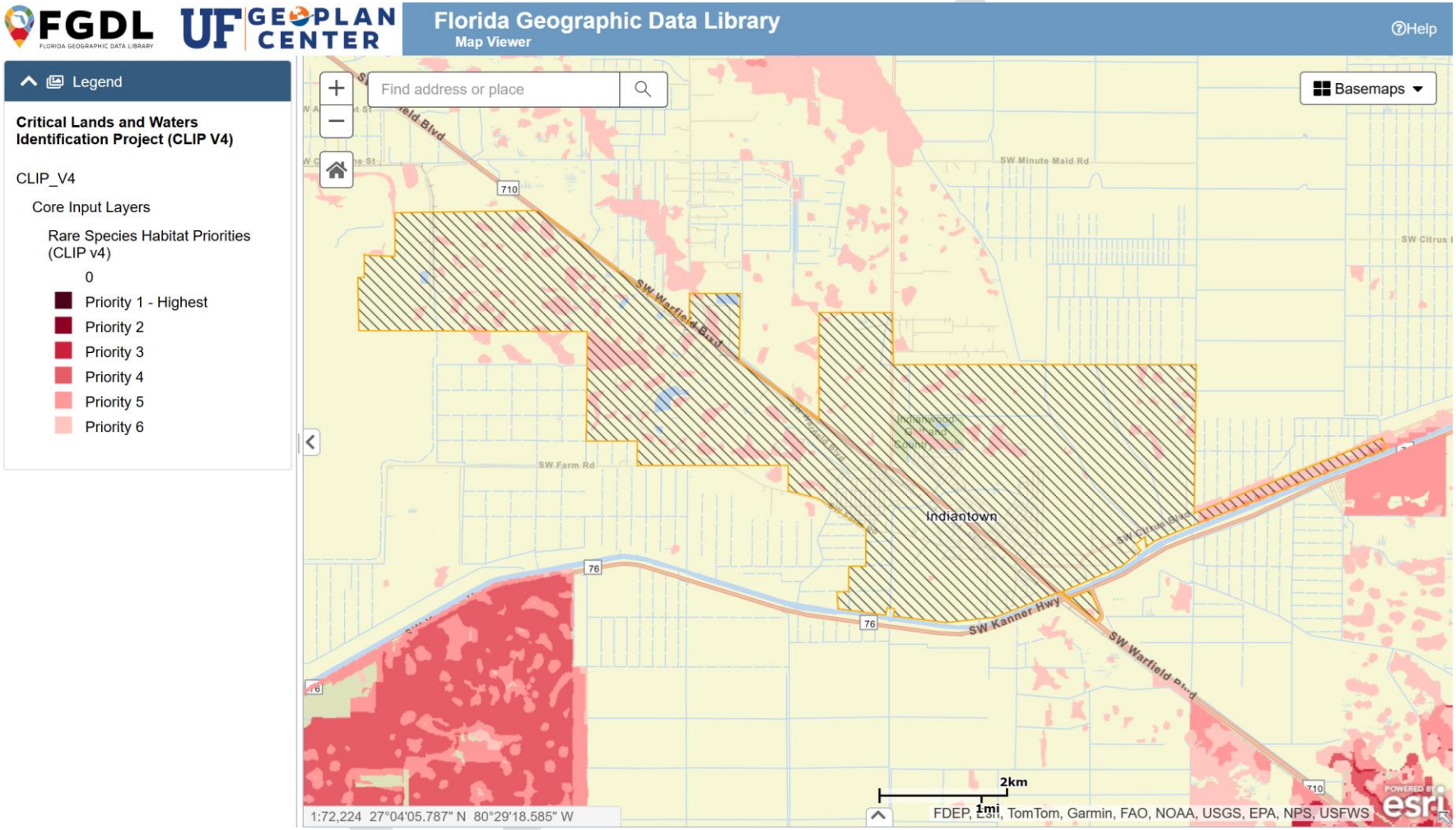
Map 4 – Martin County Wetland Probability



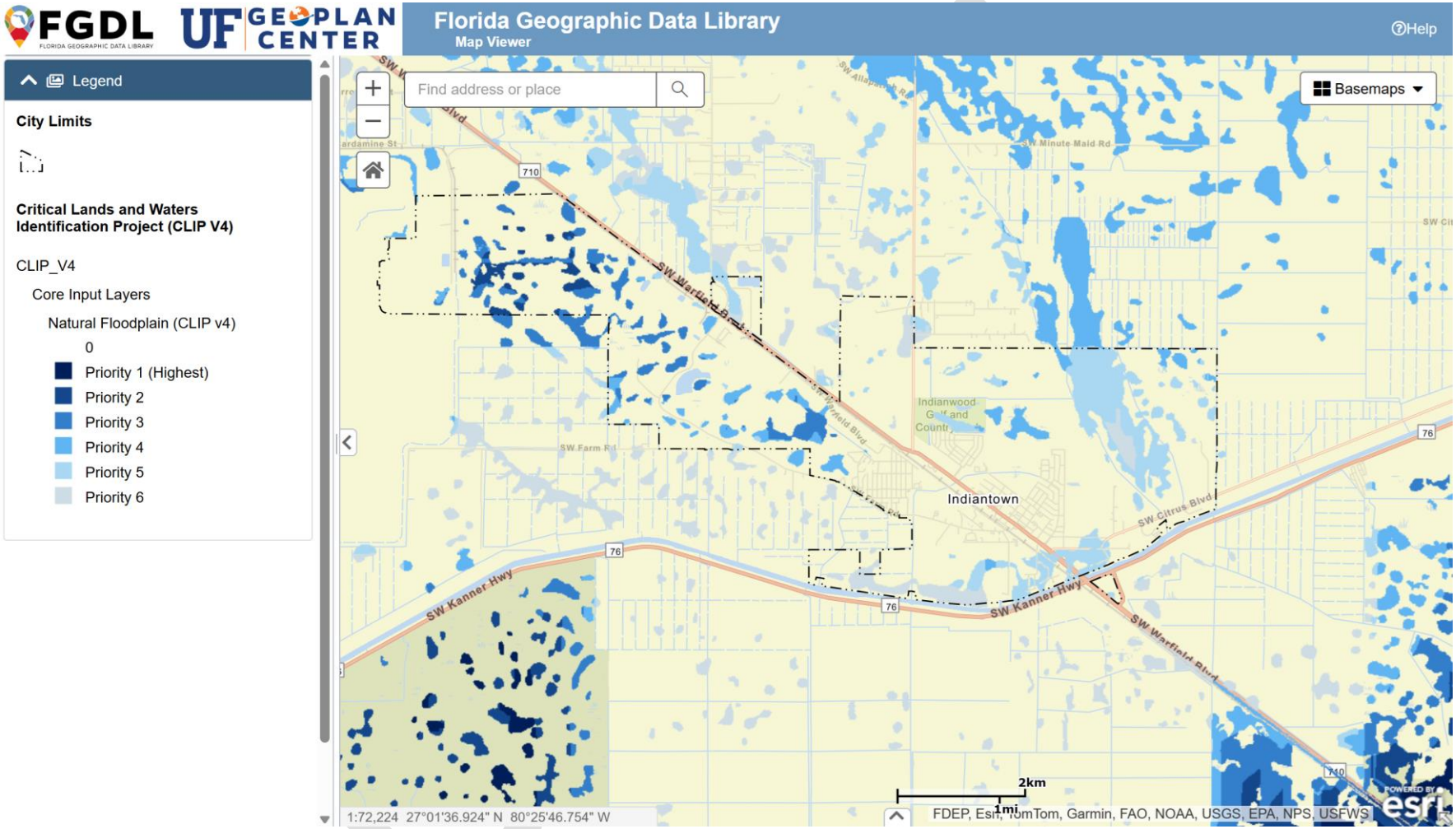
Map 5 – Aquifer Recharge Priority Areas



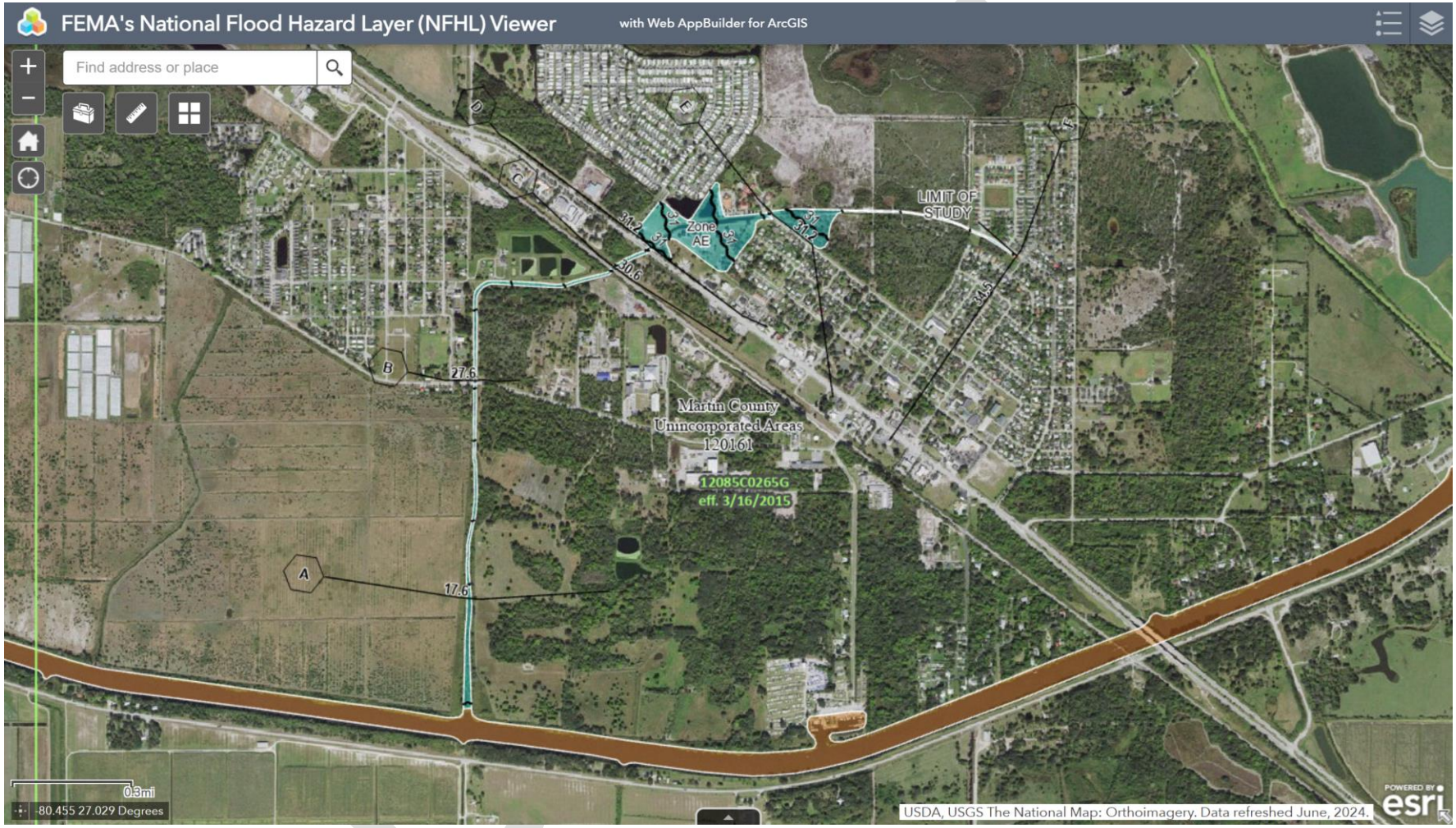
Map 6 – Rare/Imperiled Species Habitat Priority Areas



Map 7 – FNAI CLIP Natural Floodplain Areas



Map 8 – FEMA Flood Areas



Village of Indiantown
Capital Improvements Element
Data, Inventory and Analysis

This analysis does not establish new regulatory requirements or conditions of approval.

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INTRODUCTION

The purpose of the Capital Improvements Element is to identify capital projects that will maintain Levels of Service and/or accommodate new growth. The Capital Improvements Element also outlines financial policies to guide the funding and construction of improvements in a manner necessary to ensure that capital improvements are provided when required based upon needs identified in the Comprehensive Plan.

"Capital improvement" as defined by section 163.3164(7), Florida Statutes, means physical assets constructed or purchased to provide, improve, or replace a public facility and which are typically large scale and high in cost. The cost of a capital improvement is generally nonrecurring but may require multiyear financing. For the purposes of this part, physical assets that have been identified as existing or projected needs in the individual comprehensive plan elements shall be considered capital improvements.

An important part of the Capital Improvements Element is the creation and implementation of a Capital Improvement Plan (CIP). The CIP may be made of two parts – a capital budget and a schedule of capital improvements. The schedule of capital improvements is the plan for capital expenditures. The CIP may contain all the individual capital projects, major studies, equipment, and technological purchases a local government needs to maintain functionality and sustainably grow. Standards for development, construction, completion timetables and financing plans are also part of the CIP. The CIP is a theoretical blueprint for sustaining and improving the community's infrastructure. It is the coordinating mechanism between strategic planning, financial capacity, and physical development.

STATUTORY REQUIREMENTS

Section 163.3177, Fla. Stat., requires the Capital Improvements Element to consider the need for and the location of public facilities to encourage the efficient use of such facilities and to include:

- Principles for construction, extension, or increase in capacity of public facilities over a minimum 5-year period.
- Principles for correcting existing public facility deficiencies necessary to implement the comprehensive plan over the period.
- Estimated public facility costs, estimated timeline for when facilities will be needed, the general location, and projected revenue sources.
- Standards to ensure the availability of public facilities and the adequacy of those facilities to meet established acceptable levels of service.
- A schedule of capital improvements for a minimum 5-year period including projects funded by federal, state, or local governments, as well as privately funded projects.

COMMUNITY WORKSHOPPING AND PUBLIC PARTICIPATION

An important consideration during data collection for the Comprehensive Plan is public input. The Village hosted two public workshops to inform this Comprehensive Plan update. In recognition of the Village's diverse community, for many of whom Spanish is a first language, the Village facilitated one meeting in Spanish, held on October 30th, 2025, at Holy Cross Catholic Church; and one meeting in English (with certified interpreter available for any Spanish speaking attendees) on November 18th, 2025, at the Elisabeth Lahti Library.

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The Workshops included live polling of survey questions with real-time results. For anyone unable to attend a workshop, the Village website included links to online surveys comprised of the same questions posed at the live meetings, in English and Spanish. To provide even more opportunities to engage residents, businesses, and stakeholders throughout the update, the Village posted meeting dates, draft documents, and project updates on the Village's website and social media platforms.

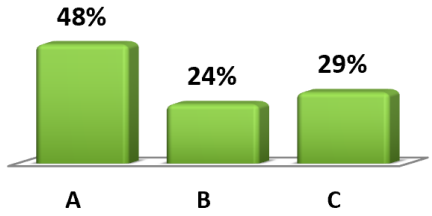
Community participation was notably low. Staff observed that participation levels may have been affected by broader community concerns and other external factors during the outreach period. As a result, workshop and survey results should be interpreted as informative but not statistically representative of the Village as a whole.

The Village will continue to evaluate and expand outreach methods in future planning efforts to improve participation levels.

Across both workshops and online surveys, over 60% of respondents self-identified as Village residents, and 43% said they previously participated in the inaugural Comprehensive Plan workshops. As shown in the graphed results below, a plurality of respondents believed the Village is properly prioritizing its infrastructure improvements. However, a plurality of respondents believed the Village is not allocating the right amount of funding for projects or building adequate infrastructure to support residents.

18) I believe the Village is prioritizing its infrastructure improvements (roads, water, sewer, parks) the right way.

A	True	48%
B	False (if false, why?) ***See below***	24%
C	I'm not sure / no opinion	29%
		100%



Don't see improvements.

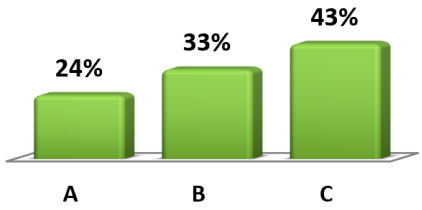
Roads are terrible and water is dirty.

Roads are frequently too narrow and flood easily and impassably. Water is unsafe to drink.

We cannot afford what we have.

19) I believe the Village has identified the right amount of funding for large projects that improve infrastructure or build additional infrastructure needed to support Village residents.

A	True	24%
B	I'm not sure / no opinion	33%
C	False, Why not? ***See below***	43%
		100%



Not enough emphasis on funding quality of life projects, such as transportation and parks.

Need proof of how the money is being spent and where it's going.

The projects do not meet the needs of village residents. It will only benefit outsiders who know nothing about the village culture and community

Providing tax breaks for corporations does not provide funds for the village to provide infrastructural improvements to its residents, such as better drainage for roads and safe pipes for water.

The village has chased too much.

POTENTIAL REVENUE SOURCES TO FUND FACILITIES

Capital funding sources can be described as either "restricted" or "unrestricted." Restricted funding sources are limited in their use/expenditures and must be used for a specific purpose. Unrestricted funding sources are free from any external constraints and available for general use. Unrestricted funding sources are available to be reallocated and may be appropriated as needed. The following is a summary of the funding sources that can be used in the Village's CIP.

1. Ad Valorem Taxes

Taxes are collected as a percentage of the value of real and personal property in the Village. Ad valorem taxes support various operating, capital, and debt funds of the local government.

2. Enterprise Funds

In enterprise financing, funds collected through connection fees and user fees are used for specific capital improvements related to the enterprise fund. Enterprises generally serve a single utility function, such as a water or stormwater utility. The Village maintains a Water and Sewer Utility Enterprise Fund.

3. Gas Tax

A fuel tax, also known as "gas tax," is a tax imposed on the sale of fuel. State tax, local county option tax, and inspection fees are collected, all of which must be expended on various transportation-related expenses as defined in Florida law. Each municipality is allocated a portion of this based upon the State formula. According to the Florida Department of Revenue, county governments are authorized to levy up to 12 cents of local option fuel taxes in three separate levies on fuel sold within the county:

- a ninth-cent fuel tax of 1 cent on every net gallon of motor and diesel fuel sold within a county.
- A tax of 1 to 6 cents on every net gallon of motor and diesel fuel sold within a county.
- A tax of 1 to 5 cents on every net gallon of motor fuel sold within a county. Diesel fuel is not subject to this tax. Funds may also be used to meet the requirements of the capital improvements element of an adopted local government comprehensive plan.

Martin County levies all three taxes, resulting in the full 12 cents of local option taxes.

4. Discretionary Sales Tax

Counties are authorized by section 212.054, F.S., to impose a discretionary local sales tax that can be expended to pay for locally authorized projects. This discretionary tax must be approved via a voter-approved referendum. On November 4, 2024, Martin County voters approved a ballot referendum to add an additional 0.5% (one-half cent) local government infrastructure surtax for ten years for the purposes of environmental lands acquisition through "Martin County Forever Land Acquisition Sales Tax". This surtax was added in addition to the existing one-half cent tax approved in 2018 for school district capital improvements.

5. Federal and State Funds/Grants

The Village has access to a wide range of grant programs offered by the federal, state, and local governments and organizations. If planned wisely, grants can contribute significant financial resources to programs identified in the CIP. Grant funds may only be used in accordance with the agreement executed by both the grantee and grantor. Grants may or may not require a local match.

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According to the FY25 and draft FY26 budgets, the Village seeks to take advantage of a number of grants for community development, drainage, and water and sewer utility capital improvements. In July 2025, $22.5 million in grant funds was appropriated in the State budget for the Village's potable water infrastructure improvements.

6. Developer Contributions/Prop Share

Developer contributions are the fees charged by the Village for the community and network infrastructure needed as a result of a development project. The money collected from development contributions pays for the cost of public infrastructure that is needed to meet the additional demand from growth.

7. Impact Fees

Impact fees are an important source of revenue for local governments to use in funding infrastructure needed to support new growth to maintain a level of service and provide capacity. The Village currently levies impact fees on new development on behalf of Martin County, in addition to its own locally-imposed fees for utilities and mobility. Revenues from impact fees must be spent on infrastructure improvements that directly benefit the development that pays the fee.

8. Charges for Services/Cost Recovery Fees

User fees and charges have a direct relationship between the services received and the compensation paid for the service. The Village maintains a schedule of reasonable user fees and charges imposed to recover the cost of providing permit, review and processing services.

9. Borrowing/Debt Service

It may be necessary from time to time for the Village to borrow money to fund long term capital improvements. Long term bond issues are the most common type of financing for capital improvements.

a. **General Obligation Bonds** are bonds backed by the full faith and credit of the local government and are required to be approved by voter referendum due to the implied or expressed pledge of ad valorem taxes. General obligation bonds offer lower interest rates than other bonds, as they are, in effect, secured by the taxing power of the local government. Capital improvements financed through general obligation bonds should benefit the municipality as a whole rather than particular areas or groups.

b. **Revenue Bonds** are bonds financed by those directly benefiting from the capital improvement. Revenue obtained from the issuance of revenue bonds is generally used to finance publicly owned facilities. Charges collected from the users of these facilities are used to retire the bond obligations. Interest rates tend to be higher for revenue bonds than general obligation bonds. Issuance of the bonds may be approved by the Village Council without voter referendum.

c. **Standard Bank Loan** - For smaller projects, the Village could consider a standard bank loan where the debt is held by the bank rather than by the public as in a bond.

d. **State Revolving Fund (SRF)** – SRF fund water projects managed by the Florida Department of Environmental Protection. There are two funding programs: the Clean Water SRF and the Drinking Water SRF. Both are funded through money received from federal grants as well as state contributions. These funds then "revolve" through the repayment of previous loans and interest earned. While these programs offer loans, grant-like funding is also available for qualified small, disadvantaged communities, reducing the amount owed on loans by the percentage that the community qualifies. The Village has budgeted for $1.25 million in SRF funding for water treatment infrastructure in FY26 budget.

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CAPITAL IMPROVEMENT NEEDS

In addition to general infrastructure repair and maintenance common for most local governments, the Village has a particular focus on the capital needs of its water and sewer utility. The Village acquired the pre-existing, privately owned water and sewer utility in 2020, which requires significant investment in its potable and wastewater treatment facilities as well as its transmission (potable water distribution and waste-water collection) systems.

According to Potable Water and Wastewater Utility Master Plan studies submitted in February and April 2022, the utility's capital needs include the following areas of concern:

- Potable Water
    - Water storage insufficiency to meet FDEP requirements
    - Frequent water main breaks due to aging distribution piping
    - Aging cast iron, lead joint distribution piping
    - Low pressure areas
    - Limited fire flow during high-demand periods
    - Secondary water quality standards not consistently met
    - Water treatment and distribution capacity insufficient to meet projected future demand
- Wastewater
    - Wastewater treatment plant infrastructure lacks Class I Reliability
    - Lack of sufficient office space for treatment plant operations
    - Lift stations undersized, corroded, non-standard, not up to code, and/or lack emergency standby power
    - Gravity mains show infiltration and root intrusion, fractures, cracks and breaks
    - Reclaimed distribution and effluent disposal systems need rehabilitation after being out of operation after several years
    - Wastewater collection and treatment capacity insufficient to meet projected future demand

In addition to the utility capital projects, the Village has also identified Village Hall renovations, parks and recreation facilities, roadway, and drainage improvements in its current FY25-29 5-year CIP, attached here as Exhibit A.

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CAPITAL IMPROVEMENTS ANALYSIS AND SUMMARY

The Village's Capital Improvements Element provides for a roadmap for the planning, development, prioritization, funding, adoption and review of the annual Capital Improvements Plan (CIP) Report and Capital Improvements Schedule. The Element also provides for the creation of an internal Capital Improvement Plan Committee to guide the annual CIP development as well as policy direction prioritizing maintaining the Village's rural character, alternative modes of transportation, urban core and neighborhood revitalization, economic development, and the reuse/rehabilitation of existing infrastructure over new construction.

In summary:

- The Village has a variety of funding sources available for capital projects, including ad-valorem taxes, utility enterprise fund revenues, allocation of local-option gas taxes, allocation of discretionary sales surtax, developer contributions, impact fees, and SRF loans.
- The Village's 5-year CIP prioritizes water and sewer utility infrastructure projects and includes transportation, parks and recreation, drainage, and public works facilities.

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Village of Indiantown
Economic Development Element
Data, Inventory and Analysis

This Data, Inventory, and Analysis is informational in nature and is not intended to establish new regulatory requirements, development standards, or conditions of approval.

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INTRODUCTION

In 2025, the Village of Indiantown contracted the Treasure Coast Regional Planning Council (TCRPC) to assist with the implementation of a U.S. Department of Transportation Thriving Communities grant-funded project to review and update the 2012 Indiantown Community Redevelopment Area (CRA) plan and conduct economic development research. Coordinated with a community engagement strategy and public input process, the project analyzed the original CRA plan developed by Martin County prior to the Village's incorporation and contracted a thorough economic study by subconsultant WTL+a. The TCRPC presented the results of the analysis and study to the Village Council and the public in August 2025 in the form of a report entitled *Future Growth Strategies.*

With an additional grant awarded by the Florida Department of Commerce in 2025, the Village seeks to utilize the results of the TCRPC-coordinated Thriving Communities project to develop a formal Economic Development Element to the Village of Indiantown Comprehensive Plan. The element is being prepared for adoption concurrent with the Village's 2025-2026 Comprehensive Plan Evaluation and Appraisal Review (EAR) amendments.

Per Section 163.3177, F.S., the proposed Economic Development Element is considered an "optional" element, and therefore it is not subject to specific requirements. However, all comprehensive plan elements, mandatory and optional, are statutorily required to be based upon relevant and appropriate data, including an analysis of surveys, studies or community goals and vision. The TRRPC *Future Growth Strategies* report, appended to this Data, Inventory and Analysis summary, constitutes the required data for the Village's Economic Development Element.

The findings of the TCRPC Future Growth Strategies report are generally consistent with the goals and strategies of the Treasure Coast Regional Planning Council Comprehensive Economic Development Strategy (CEDS) 2022–2027, including support for economic diversification, infrastructure investment, workforce development, and enhancement of regional competitiveness. The Village's economic development approach reflects these regional priorities while addressing local market conditions and infrastructure constraints.

DATA ANALYSIS SUMMARY

The TCRPC and WTL+a analyses pertinent to the economic development in the Village are summarized below:

- Some priorities and recommendations from the previous Indiantown CRA plan that have yet to be implemented, or are underway but unfinished, include tailored development regulations including overlay zoning codes and design guidelines; continued close coordination with the Martin County Chamber of Commerce and Business Development Board; planning multi-modal transportation network improvements including sidewalks, bike lanes, greenways, transit and rail; design and safety enhancements to SR-710, Farm Road and MLK Jr. Drive; additional railroad crossings; and community signage including wayfinding.
- Current Village utility water capacity limitations represent a significant hurdle to development.
- The highest priority local needs identified in public polling include grocery stores, healthcare and employment opportunities.
- Residential: Approved and in-review projects entail a significant increase the Village's share of the total County population and are projected to lead to increases in average local owner-occupied housing values. Pace of buildout may be increased by inflow of residents from St. Lucie and Palm Beach Counties seeking more affordable housing.
- Retail: Average local sales performance is well below investment-grade. Attracting new retail is unlikely until local population and incomes increase. Policies should focus on increasing performance of existing retailers.
- Workplace: Local industrial sector is primarily owner-user rather than speculative/multi-tenant.

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- Hotel: Low regional occupancy rates, low unallocated demand and planned new project nearby are not supportive of significant local hotel development.
- The Village should pursue the collection of local visitor data to build the case for local investment.
- Near-term economic policy recommendations include easing local permitting; coordinating with local banks for funding; regular survey of local business and tenancy/vacancy data; fostering creation of a retail merchants' association; implementing a façade grant program; and coordinating local incentive programs.

These findings indicate that the Village's economic development efforts should prioritize infrastructure capacity improvements, support for existing businesses, and targeted strategies to attract commercial and employment-generating uses in a manner consistent with market conditions and available services.

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FUTURE GROWTH STRATEGIES

A Review of the Village's CRA Plan, Public Outreach Survey, and Real Estate and Economic Development Analysis

JULY 2025

PREPARED BY
TREASURE COAST REGIONAL
PLANNING COUNCIL

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A SPECIAL THANK YOU TO EVERYONE WHO SHARED WITH US VALUABLE INFORMATION, INSIGHTS, AND MOST IMPORTANTLY THEIR PASSION FOR THE VILLAGE OF INDIANTOWN!

Village Council

Mayor Carmine Dipaolo
Vice Mayor Angelina Perez
Council Member Vernestine Williams-Palmer
Council Member Karen Onsager
Council Member Phyllis Waters Brown

Indiantown Chamber of Commerce

Jen Longshore
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WTL +a

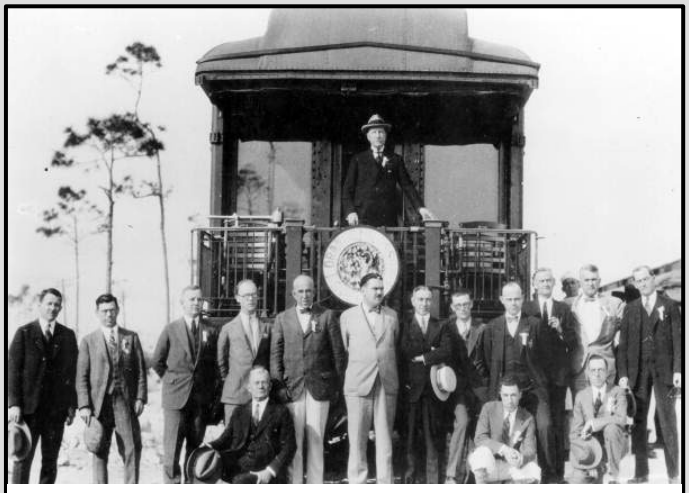
W. Thomas Lavash

OVERVIEW

The Village of Indiantown (Village) has a very rich history dating back to the Early 1800s as a Seminole settlement. S. Davies Warfield arrived in 1924, bringing his Seaboard Air Line Railroad and building a train station, the Seminole Inn, a school, housing, and streets - all while dreaming of a great new city. Since that time, the Village has slowly evolved into the close-knit, strong community of today.

The Village received funding from the U.S. Department of Transportation's Thriving Communities Program for a Capacity Building Subgrant to do public outreach; review and update the Village's Community Redevelopment Area (CRA) Plan; and create an economic development analysis to focus on those building blocks that will guide public decisions related to prioritizing future redevelopment and asset allocation in the best interests of the residents and businesses of the Village.

The Village requested the Treasure Coast Regional Planning Council (TCRPC) to assist them with implementation of this project by providing professional services related to community engagement; reviewing the CRA Plan to determine future growth strategies; and conducting an economic development analysis. This report summarizes the findings of these efforts and makes recommendations, based on the data, for developing a plan for the Village moving forward.



Seaboard Air Line Officials



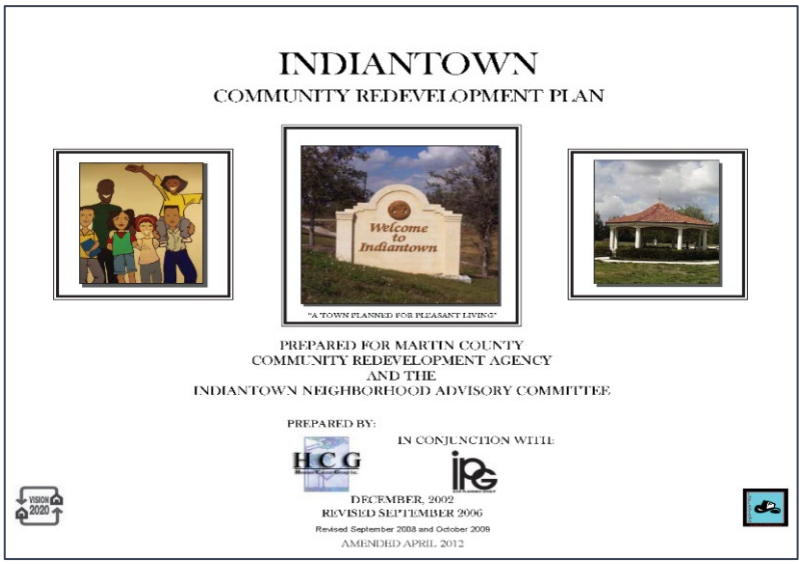
The Seminole Inn

The second railroad to reach Southeast Florida, the Seaboard was called an "Air Line" because of its use of straight "as the crow flies" alignments such as the 55 mile straightaway between Okeechobee and West Palm Beach through Indiantown.

CRA PLANPROJECTS AND STRATEGIES

With the incorporation of the Village in 2017, the CRA previously established by Martin County was extinguished. However, the CRA Plan contains strategies, a community vision, and implementation plan that can be adapted to create a development plan for the Village moving forward.

In order to determine the changed conditions since the last update to the CRA plan in 2012, TCRPC worked with Village staff and reviewed this document to get a better understanding of current unmet needs; and determine how much of the projects identified by the public in the current plan progressed.

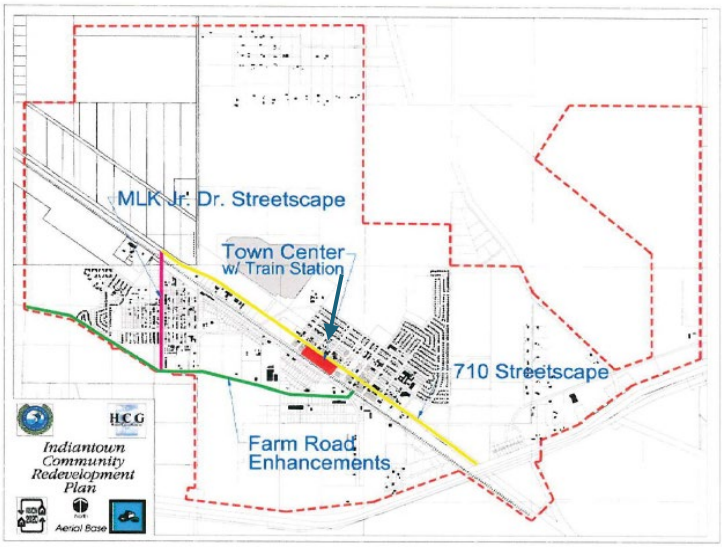


The CRA Plan indicates that the community wants "*an ethnically diverse, clean, safe, and friendly small town with rural character and feel.*" Also contained in the Plan is the need to be:

- Economically thriving and balanced
- Have industrial, corporate, and commercial bases
- Include jobs, services, and products for all residents

Amended in 2012, the CRA Vision Plan contains the following Projects and Strategies:

1. State Route 710 Streetscape
2. Overlay Zoning Code and Design Guidelines
3. Economic Development Plan & Implementation
4. Sidewalks, Lighting, and Drainage
5. Clean up, Maintenance, and Safety Policies
6. Charter School, High School
7. Train Station, Town Square, and Farmers Market
8. Farm Road Enhancements
9. MLK Jr. Drive Streetscape
10. Railroad crossing with associated roadway and pedestrian connections
11. Fairgrounds, Agricultural/Rural Themed Amenities
12. Greenways
13. Public Transportation
14. Agricultural Museum
15. Community Message Sign
16. Carter Park Affordable Housing
17. Alternative Transportation Network
18. Charleston Street Housing



Additionally, the Plan identifies projects that can be implemented by the Private Sector, such as residential development; a town center; business development that brings in jobs; a medical center; entertainment amenities; neighborhood centers; an assisted living facility; and a public golf course.

CURRENT CRA PLAN
PROJECTS AND STRATEGIES

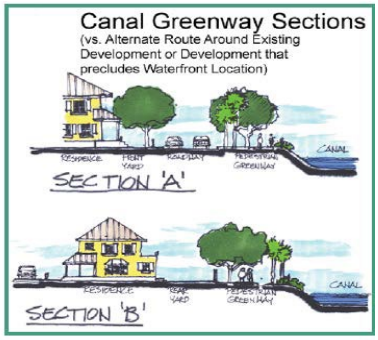
It is important to remember that the CRA plan was written when Indiantown was designated as a Community Redevelopment Area within unincorporated Martin County, which is defined as an area that is blighted and distressed and has substandard housing and/or inadequate infrastructure. A CRA is formed to assist with obtaining funding and attracting investment to improve the economic and social conditions. The CRA was extinguished when Indiantown incorporated as a Village in 2017 and Maritn County no longer had jurisdiction. With that being said, the plan still contains valuable information, and identified several projects that can be used to guide future development of the Village.

The CRA Plan was developed with extensive public outreach, starting with a 2-day planning charrette on March 10 and 11, 2002. Ideas for the plan came from the "Vision Makers" who attended the charrette and then the Neighborhood Advisory Committee (NAC), the "Vision Keepers" developed a plan to guide future growth, development, and redevelopment of the Indiantown CRA area. Some of these projects have been completed, however there are several projects identified that would benefit the Village's residents and business owners today. Not only are many of the projects discussed in the plan still relevant, but the characteristics of the Village identified in the Plan are still true, including **Unique – Independent - Surrounded by Rural "Greenbelt" and Agriculture - Culturally and Ethnically Diverse.**

One of the desires most expressed by residents was that they did not want to lose their small town feel. In the past, not much development has occurred in the Village. However, over the last few years there has been a lot of industrial and residential growth – with more to come!

Additional community outreach and visioning would be very beneficial at this time to make sure that the growth that is occurring in the Village, and where it is occurring, is desired and right for the ***entire*** community. The main focus for development and growth should be community needs and interests. The Village needs to ask itself "What do I want to be when I grow up?"

Projects Identified in CRA Plan



The CRA Plan suggests that a series of greenways could be built along the C-44 Canal.
Image from CRA Plan



The 38th of 40 affordable homes built by Habitat for Humanity of Martin County in the Carter Park Community (July 17, 2021). *Photo by Leah Voss/TCPalm*



Operated by Indian River State College in partnership with Martin County School District, the new high school opened its doors on August 10, 2022.
Image taken from:
https://irsc.edu/about/indiantown-high-school/

The following pages list all of the projects identified in the CRA plan with a status update and recommendations for implementing those projects, should they still be desired by the Community.

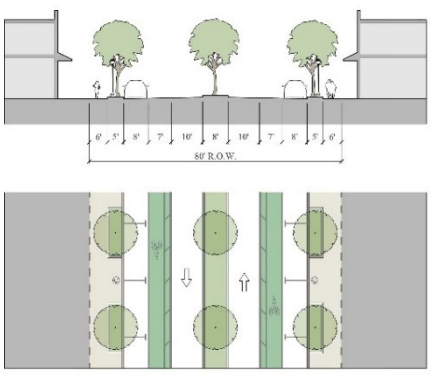
Vision Plan Projects/Status	Recommendations
State Road 710 Streetscape Over 12,000 linear feet of roadway/streetscape enhancement through the downtown Indiantown core, which will include adding a landscaped median, parallel on-street parking, planted bulb-outs, paver block pedestrian crosswalks, ornamental lighting, landscaping, irrigation, 4' bike lanes, wider sidewalks, and street furnishings (benches, trash receptacles, banners, bus shelters, etc.). The purpose is to transform and enhance the "main street" through Indiantown by slowing the speeds of through traffic, creating a pedestrian friendly town conducive to shopping and socializing, and creating a pleasant atmosphere for working and living nearby, all of which should generate private investment in the area. This project may be phased and begin with new replacement mast arm traffic light at Adams Street. **Status:** Not yet completed.	Once considered to be the focus for the Village's main street, the section of this road that runs through the center of the Village is very dangerous and for many years has been in desperate need of transformation. Year after year serious and fatal collisions have occurred on this roadway. As a northwest/southeast connector between Palm Beach County and Okeechobee, State Road 710 accommodates a large amount of freight and commuter traffic as well as use by local residents. While locals know the dangers, there is a tendency for transient commuters to speed through the Village. The Florida Department of Transportation (FDOT) has many improvements planned for this section of roadway; however those improvements may not be completed for several years. The Village needs to stay engaged in the planning process with FDOT to ensure that improvements align with the Village's vision for this roadway.



Detail Plan 710 with Median. *Image taken from CRA Plan*

Vision Plan Projects/Status	Recommendations
Overlay Zoning Codes & Design Guidelines CRA preparation and adoption of redevelopment standards including specific criteria regulating all construction within the CRA. These regulations usually allow greater flexibility and provide incentives for private investment as compared to the overall Martin County Land Development Regulations. These regulations are tailored to implement the Indiantown vision through private redevelopment projects. They will include specific redevelopment criteria such as building setbacks; architectural and landscape standards; parking regulations; and building uses. In addition to in-town redevelopment specifics noted above, these regulations will address CRA-wide issues such as cluster/conservation development, connectivity, mixed use, small scale shops, village centers with recreation, trail orientated development, etc. **Status:** Village no longer has a CRA. Land Development Codes specific to Indiantown were adopted after incorporation and are currently being reviewed for potential revisions.	The vision established for Indiantown in the original 2002 CRA Plan called for revising of the Land Development Regulations (LDRs) and comprehensive plan to enable the implementation of the community's desires. This recommendation for policy revisions was carried through the CRA Plan updates and amendments through 2012. While the Village adopted new LDRs after incorporation in 2017, it is not clear if they incorporated the vision presented in the CRA Plan nor if they are still aligned with the community's current desires. The use of a Village-initiated rezoning (such as the Martin CRA did recently) or a new overlay should be explored. It is critical that the rules for development support achieving the community's vision.

Figure 12-8.08 - Main Street 3



Type	Main Street 3
Travel Lanes	10 feet
Parking Lanes	8 feet parallel on either or both sides
Bike Facility	7 feet buffered lane
Preferred R.O.W.	80 feet
Pavement Width	25 feet and 25 feet
Sidewalk	11 feet
Pedestrian Zone	6 feet
Furnishing Zone	5 feet
Median	8 feet
Road Edge Treatment	Curb & gutter
Planting	5 feet planting strip with shade trees 30 feet on center

Excerpts from Martin CRA Code

9. Multifamily Buildings

(a) When located within a Zoning Overlay, Apartment Buildings shall comply with all requirements of the zoning overlay, including building setbacks.

(b) When located outside a Zoning Overlay, the following shall apply:

Minimum Front Setback: 10 feet (building)
Minimum Front Setback: 5 feet (porch)
Maximum Front Setback: 20 feet (building)
Minimum Side Setback: 10 ft.
Minimum Rear Setback: 10 ft. for main building;
5 ft. for accessory structures
Maximum Building Height: 35 ft. or 3 stories
Minimum building height: 2 stories/25 feet

(c) Arcades, canopies, awnings, porches, or second story balconies are required for a minimum of 50% of the building frontage.

(d) Awnings are to be made of fabric.

(e) Balconies shall have railings and balustrades to match building style.

Figure 3.265.9. Illustration of Multifamily Building



Vision Plan Projects/Status	Recommendations
Economic Development Plans & Implementation **Status:** Not complete. The Village is achieving economic development and job creation through confidence in the approval process/timelines and helping applicants navigate through the approval processes. At this time, the Village residents are being asked to consider an Economic Development Ad Valorem Tax Exemption Program.	While the Village's location is rural in nature, it is close to many urban areas, which makes it a prime area for development to occur. It is important as residential and commercial development come to the Village to have a community vision on what the desired outcome is from all this development. Because of the Village's access to state roads, railways, and the Intracoastal Waterway, there is a unique opportunity for economic development that will allow the quaint, rural character of the Village to be retained. The Village is very engaged with the Indiantown Chamber of Commerce and the Business Development Board of Martin County. These strong relationships will enhance economic development and serve as excellent partners for bringing in the right commercial and retail amenities for the Village. Additionally, TCRPC's Comprehensive Economic Development Strategy Plan provides goals and objectives that could be used when planning the Village's economic development efforts.
Sidewalks, Lighting, and Drainage CRA-wide improvement to address community concerns regarding sidewalks, lighting and drainage. Projects have already started to correct deficiencies, repair and fill in missing sidewalks, address flooding and drainage problems, provide adequate lighting as needed for safety, etc. **Status:** Not yet completed. Some improvements being done for stormwater/drainage/flooding and sidewalks. Need to address safety/lighting/barriers such as CSX railway line. Consultant is working on concept designs for a government hub and potential Mainstreet opportunities along Osceola.	A comprehensive network of amply wide sidewalks with street lighting is an important element to an overall mobility strategy for the Village. The success of investing in enhanced transit is in part predicated on a safe, comfortable, and complete network of sidewalks. The Village should complete a sidewalk and street lighting assessment and mapping to identify and prioritize missing links in the system. In addition, keeping streets and sidewalks free from flooding is also critical. Current efforts around the government center should be expanded to the rest of the Village. There are numerous grant and funding opportunities for these types of capital improvements for communities. While planning the future improvements, the Village should continue pursuing various funding sources. In addition, new developments should continue to be required to compete their own sidewalks, lighting, and drainage and mitigate any impacts to existing Village systems.

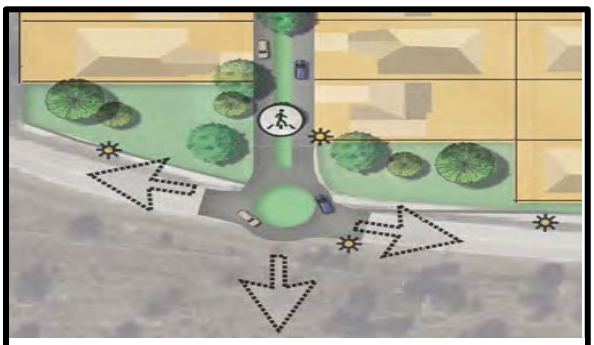
Vision Plan Projects/Status	Recommendations
Cleanup, Maintenance and Safety Policies Upgrade the appearance of Indiantown. Strive for compliance to higher standards for commercial and residential property owners and tenants regarding building and grounds upkeep and maintenance. These efforts may be used in conjunction with regularly scheduled neighborhood cleanup activities. Shopkeepers may qualify for facade improvement grants. Incentives for cooperation may also be used as a strategy for compliance. Some requirements may be incorporated into zoning overlay regulations. **Status:** Efforts such as ITOWN, MYTOWN have been instituted to provide educational materials.	Council Woman Waters Brown has created a 501(c)(3) program, ITOWN/MYTOWN, that develops educational materials on proper waste management practices, code enforcement, and general maintenance policies. In addition, the program holds community clean-up events, the most recent being conducted on May 27, 2025 in Booker Park. Through their Facebook page the ITOWN/MYTOWN program communicates with the community at large on environmental and code compliance issues as well. This existing platform is a positive approach to communicating the need for community involvement in cleanup and maintenance issues and should be expanded.
Charter School, High School Part of effort to improve quality of education in Indiantown, which is essential for the successful implementation of the Indiantown redevelopment objective. Seen as a community based effort, which will help attract families with school age children and provide incentives for businesses with new jobs to locate in Indiantown because of the improved educational opportunities. Any charter school project would be tied to improvement of existing schools. A charter school would require a special program for justification, which may be technology or agriculture based, in conjunction with the overriding theme for Indiantown redevelopment. It could start as an elementary and/or middle school and evolve into a K-12 facility, justifying a high school even if the number of high school students were below the state requirement. If located near the existing middle school some shared facilities may be possible. Youth and senior activities could be ancillary uses to maximize land/facility utilization. **Status:** Completed.	The 2002 original CRA Plan identified the need for a public high school in Indiantown. High School students at the time were traveling 45 minutes each way to South Fork High School in Stuart. In a partnership between Indian River State College and Martin County School District, the Indiantown High School (IHS) first opened to ninth graders in August 2022. By the Fall of 2024 IHS was opened to grades 9-12. The school curriculum focuses on college preparation and a variety of trade tracks for vocational education. There are also dual-enrollment opportunities for students to gain IRSC credits while in high school. This was a complex and significant accomplishment for Indiantown and a major project identified in the CRA Plan that reached fruition.

Vision Plan Projects/Status	Recommendations
Train station, Town Square, Farmer's Market This item includes some of the main features of the "Country Place" district. The train station might begin as a joint commercial effort to be utilized as a train station upon return of Amtrak or initiation of Tri-Rail service. Town Square to function as "green" public gathering space for community events, including informal concerts, arts and craft shows, exhibitions, etc. The Farmers Market could be an indoor or outdoor facility, public or private, functioning daily or weekly. It would serve as an outlet for local produce and goods. **Status:** Not yet completed.	Amtrak service to Indiantown is technically very feasible by adding a stop to one or both trains that pass through the Village twice each day (Floridian northbound and southbound and Meteor northbound and southbound). A small station like that which was built in Okeechobee could be built along Palm Way near E. Thelma Waters Avenue (fka Adams Street) but would require permission from CSX Railway since the land abutting the tracks is theirs. This is a good location for easy access using the traffic signal on Warfield Boulevard and it is near the existing marked and gated railroad crossing at Farm Avenue. The Village should approach Amtrak about this. The potential arrival and departure times do not appear to readily support commuting from the Village using Amtrak, but it would provide a very important connection to the outside world in Southeast and Central Florida and the rest of the United States for tourism, family, medical, and business needs. Tri-Rail is contemplating extending service to the VA Hospital in Riviera Beach. Extending service the additional 27+ miles to Indiantown would require a change in Florida Statutes for Martin County to join Tri-Rail's governing agency (the South Florida Transportation Authority) and pay for at least the operating costs **or** perhaps Martin/Indiantown could enter into a contract with Tri-Rail for the service. This extension might require acquisition of the CSX right-of-way to extend the South Florida Rail Corridor (FDOT owned) northwards from Palm Beach County. This commuter service would be a valuable addition to the Village's economy and position it as a preferred alternative to commuting by interstate from St. Lucie County to work in Palm Beach County. A Town Square would be a valuable addition to the Village's fabric and could serve as a community gathering spot and site for periodic farmer's markets and events.



Okeechobee Train Station.

Vision Plan Projects/Status	Recommendations
Farm Road Enhancements Approximately 12,000 linear feet of roadway enhancements to include bike lanes, sidewalks, lighting and drainage improvements with emphasis on safety concerns for school children. Some sections will require minor road widening (1'-2' per lane) and/or shoulders for adequate safety clearances. The enhancements may also include street tree and landscape programs. Some of these improvements may be included in the Sidewalks, Lighting and Drainage project. **Status:** Not yet completed.	In 2024, utilizing funding through a U.S. Environmental Protection Agency Brownfields grant, TCRPC created the *Brownfields Inventory, Site Reuse Assessment, and Revitalization Strategy* for the Booker Park Neighborhood. Much like when the CRA Plan was developed, many residents expressed great concerns about this dangerous roadway during outreach efforts. Part of that planning effort identified different interventions that would increase the safety and efficiency of this roadway such as intersection improvements, caution lights, and improved pedestrian crossings. As noted in the CRA Plan, this project could be part of the Sidewalks, Lighting, and Drainage project.
MLK Jr. Drive Streetscape 3,420 linear feet of roadway, a new main street for Booker Park and a neighborhood center. Create a new streetscape with street parking, landscaping, lighting, and site furnishings to encourage private reinvestment in the "main street" of Booker Park. **Status:** Not yet completed.	This project is still desired by the residents. During outreach efforts in 2024 while developing the *Brownfields Inventory, Site Reuse Assessment, and Revitalization Strategy* for the Booker Park Neighborhood, upgrades to this "main street" were a priority. At that time, there were plans for increased affordable housing in the neighborhood. Enhanced aesthetics as well as traffic calming interventions will not only attract private investment, but provide increased resident safety and multimodal efficiency within the community. The Village should engage a qualified engineering firm to prepare roadway improvement plans that include a median, sidewalks, bike lanes where appropriate, lighting, landscaping, and roundabouts to create a gateway into the neighborhood. As noted in the CRA Plan, this project could be part of the Sidewalks, Lighting, and Drainage project.



At the intersection of SW Farm Road and Dr. Martin Luther King Jr., Drive, a roundabout will help in traffic safety today, and become a future gateway.



Future Dr. Martin Luther King, Jr. Drive Rendering.

Vision Plan Projects/Status	Recommendations
Railroad Crossing with Associated Roadway and Pedestrian Connections One new railroad crossing connecting north and south Indiantown, near canal, north of Head Start and One Stop Career Center, including roadway and sidewalk segments that would not be a part of future private development projects, and including necessary bridge and/or culverts, over drainage canals. Also, two future crossings, one at Fox Brown Road when CRA expansion reaches this far west and one at Washington Avenue which would connect through the heart of Indiantown. This last connection could be limited to pedestrian/bicycle access only. **Status:** Not yet completed.	The CRA Plan proposes multiple new grade crossings of the railroad. These are VERY hard to obtain, with railroads typically requiring the closure of 1 existing crossing for every 1 new crossing. The focus should be on enhancing existing crossings like Martin Luther King Jr. Blvd. and Fernwood Forest Road (which need sidewalks on both sides) and Farm Road (which needs a sidewalk on one side). Construction of Palm Way between Thelma Waters and Washington obviates the need for another grade crossing at Washington. New residential and retail development south of the railroad tracks should be limited due to the physical separation from the bulk of Indiantown that the railroad creates. Enhanced passenger service to the community, or other railroad expansions, should be accompanied by crossing safety improvements when possible.
Fairgrounds, Agricultural/Rural Themed Amenities Fairgrounds, rodeo, gardens, agriculture exposition/demonstration, equestrian center, petting zoo, amphitheater, etc. Projects may compliment agriculture museum and potential charter school programming. Potential associated uses and fairground events will generate revenue to help offset development cost and pay for maintenance and operating expenses. **Status:** Not yet completed.	The relocation of the fairgrounds is currently underway. At one time there was discussion about incorporating a museum into the new site; however, that concept appears to be on hold. While tourism-related funding was previously available for improvement and capital projects, such funding is no longer included in the current ordinance. As a result, there is no tourism funding available at this time for museums or capital improvements. The Martin County Tourism Department has indicated they can provide letters of support for relevant initiatives, but that is currently the extent of assistance available.



Park in downtown Okeechobee between SW Park Avenue and State Road 70. This type of intervention could be done between State Road 710 and Osceola St. to create a downtown street separate from the high-speed State Road 710 and a public gathering space.

Vision Plan Projects/Status	Recommendations
Public Transportation Provide complete system of public transportation throughout Indiantown with increased services to and from Stuart. This may be in the form of increased on-demand coach services and may evolve into an expansion of the new Community Coach Indiantown shuttle regular bus service system based on ridership and community interest. User fees (bus fares) will offset some of the yearly operating cost. Alternative transportation systems to be investigated, particularly within the downtown and to potential canal front commercial and recreational uses. **Status:** Not yet completed.	Enhanced public transportation has been a need consistently voiced by the residents of Indiantown. Improvements have been made including the Martin County "Marty" fixed-route commuter bus service connecting Indiantown and Hobe Sound in 2019. In addition, the Village began a free weekend shuttle service to Hobe Sound in 2020 to augment the Marty weekday only service. Despite these vast improvements in public transportation service to Indiantown, an assessment of current and future needs should be conducted to identify where existing service could be improved, modified, or augmented with other services. Possible improvements might include the adjustment of service schedules, transit stop locations and conditions, and route.
Greenways Include greenway segments that would not be part of future private development. Non-motorized links throughout Indiantown CRA may be phased based on priorities and links to private development greenway facilities. **Status:** Not yet completed.	Publicly owned and maintained systems of greenways, parks, and open space are vital to the livability and vitality of a community. Proximity to well-maintained public open spaces often results in an increase in property values and a well-designed system of public greenways can help define a community's character. As a rural village, Indiantown has the opportunity to define its entrances and edges with greenways that provide recreational features as well as dramatic view corridors. Warfield Boulevard, the CSX rail corridor, SW Farm Road, and Dr. Martin Luther King Jr. Drive should be considered for landscaping and greenway treatments.



Many projects identified in the plan can be combined. Greenways and open space are important for the quality of life within a community and can be designed to also provided needed drainage facilities. These two facilities work well together and provide a unique enhancement for the Community.

Vision Plan Projects/Status	Recommendations
Agricultural Museum Flagship for "rural" Indiantown theme, tribute to Florida agriculture and farmers as well as farming history and tradition. Museum could start in storefront as part of "Country Place" mixed use district and evolve to its own special facility and grounds, within the "Country Place" district, downtown core, or proposed fairgrounds. **Status:** Not yet completed.	The Indiantown Library Branch previously hosted an exhibit on Indiantown's history, which has been retired and is stored in the archives at the Elliott Museum. Though it has not yet been formally cataloged, the collection contains significant historical content, including newspaper scrapbooks, oral history recordings, and financial records These materials are intended to be part of the Martin Digital History (MDH) project, which aims to make them accessible through an online portal at some point next year. However, the timeline for this may shift depending on the availability of project funding. Additionally, there is a historical agriculture video series created by Fred Burkey for MCTV, which offers valuable insights into the region's agricultural development. The Village should push for the digitalization of the historic materials and host them on the Village's website along with the videos.
Community Message Sign **Status:** Not yet completed.	While there is currently a "Welcome to Indiantown" sign in place, there is no description or update in the plan regarding broader community signage efforts. It may be beneficial to clarify the status of any future plans to enhance or expand signage—such as upgrading the existing welcome sign or introducing wayfinding elements throughout the community. These types of improvements could help strengthen Indiantown's identity, assist with visitor navigation, and highlight key districts or destinations. If there are ongoing discussions, conceptual ideas, or future funding considerations related to signage, including them in the plan would provide helpful context for both residents and stakeholders.

Vision Plan Projects/Status	Recommendations
Charleston Street The CRA acted, with Martin County BCC approval, to purchase the property from TD bank for $25,000 in 2011, and successfully requested a reduction in the over $5 million dollars in liens accrued by Martin County. The four remaining structures on the property were demolished, and the site cleared and prepared for redevelopment. A conceptual development plan for this site outlines how the benefits of the mixed-use overlay could be utilized; and support the community vision. The CRA, through action by the BCC, will request proposals from private developers to invest and build on this parcel. Status: Completed.	This project may have already been completed. There is a series of lots along Charleston Street that were all sold to individual homeowners on August 5, 2005 by Indiantown Nonprofit Housing. The same entity owns land along the south side of Charleston along both Martin Luther King Jr. Boulevard and Williams Avenue. The Village should encourage infill development there.
Alternative Transportation Network The project will center around implementing other vision plan projects mentioned in this plan (7, 8, 9, 10, 12 and 13).The primary aim of the project is to promote greater neighborhood connectivity through the provision of transit infrastructure that accommodates alternative transportation choice. Expected outcomes of the project include social, economic, cultural, and environmental benefits such as improving safety, promoting economic development through improved transportation network, reduction of local gas powered trips, reduction in vehicle emissions, and minimized transit costs. The project also incorporates innovation through the installation of solar power generation/ recharging stations for a range of EPVs. Upon project completion, Indiantown residents will be able to safely access neighbors, businesses, schools, and parks whether they choose to utilize EPV golf carts, bus transit, bicycles, or to walk. **Status:** Not yet completed.	There has long been interest in enhancing the transportation and mobility within Indiantown. While the Village is mostly blessed with a network of streets and blocks, there are periodic interruptions in those connections. The older sections of the Village north of Warfield Boulevard have a traditional development pattern of square and rectilinear blocks with many connections to the boulevard. Even Post Family Park, which includes the Elisabeth Lahti Park, has frontage directly on Warfield Boulevard. There are other areas of Indiantown, including Booker Park and Indianwood Golf and Country Club, which are internally well connected but are removed from the center of the Village. Efforts to identify potential future connections and require the greatest degree of connectivity from new projects must be continued.

Vision Plan Projects/Status	Recommendations
Carter Park Affordable Housing The project will center around a residential community consisting of 40 affordable single family home sites with recreation amenities, including a 20,000 square foot urban Boys and Girls Club, a new public park with a lake that treats 130 acres of storm water runoff, and new complete street connections between Booker Park, Westbrook, and New Hope neighborhoods, all on 11.75 acres in Booker Park. Status: Completed.	This project is finished. The results should be celebrated and repeated along SW Williams Avenue north of Farm Road. There are numerous infill development opportunities along the existing network of neighborhood streets that would help keep the Village compact and supportive of the existing retail areas. Heritage Park is another residential development currently in the planning and permitting stage for 71 single-family homes to be built in Booker Park. Affordable housing for this area was one of the desires expressed by the community during the 2024 *Brownfields Inventory, Site Reuse Assessment, and Revitalization Strategy* outreach efforts for the Booker Park Neighborhood.



Image source: https://indiantownfl.maps.arcgis.com/apps/webappviewer

MISSION, VISION, AND VALUES STATEMENTS

The Village adopted a Mission, Vision, and Values Statement that was developed by TCRPC working with the Village Council through a series of meetings and a Strategic Visioning Workshop. Below is what was adopted by the Village in August of 2018:

MISSION

The Village of Indiantown is dedicated to creating a sustainable community with friendly neighborhoods, civic engagement, and economic prosperity while proudly maintaining our smalltown feel and sense of community.

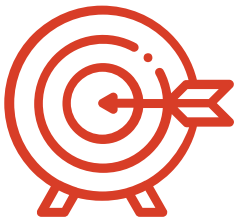
VISION

We envision an inclusive, economically vibrant, and welcoming community with friendly neighborhoods, quality education, and a healthy environment that celebrates its diverse heritage and small-town feel.

VALUES STATEMENTS

- Celebrating Authenticity, Tradition and Diversity
- Promoting Healthy, Family-Friendly Neighborhoods
- Implementing an Action-Oriented Government
- Encouraging Collaboration and Sustainable Investment
- Advancing Thoughtful, Well-Planned Growth & Development
- Promoting an Independent, Informed Citizenry
- Encouraging Broad Educational Access and Opportunities

Much has changed in the last seven years since these statements were adopted by the Village. As part of the planning process for the future, the Village Staff and Community members should revisit these to see how implementing the mission, vision, and values has progressed and ensure they remain relevant as the Village takes its next steps forward.



Is the Village on track with these established statements?



Have these been implemented and followed?



As the Village is growing, do these statements need to be revisited?

“An attractive clean town where people are proud of the community” *Indiantown CRA*

On August 9, 2025, Thomas J. Lanahan, Executive Director of Tresure Coast Regional Planning Council, facilitated a Strategic Planning Special Meeting with Village Council Members and Village Staff. Agenda items included a review of the Future Growth Strategies report; the Importance of Revenue Diversification; Annexation; and the Village's Mission, Visions, and Values Statements. Following is a summary of the meeting:

Future Growth Strategies

- The desire for another grocery store expressed in the CRA Plan is still present. Does not have to be a Publix. An Aldi or a Winn Dixie would be fine.
- The greenways could include equestrian trails with a trail pass (user pass) to help fund them. It would be a visitor attraction. The Rowland Canal could have a greenway added with trails and this would go all around the Village perimeter. Council Woman Onsager stated she has experience with trail associations maintaining the greenways.
- FDOT is looking to realign 609/Allapattah Road to line up with Martin Luther King Jr. Boulevard at 710/Warfield. This could make the whole intersection more inviting.
- For the 5 acres that the Village owns at the east end of town, this could be made into a "Town Square" with shops around it that would be an inviting entrance to the Village. However, there is no utility service to the property now, and no plant capacity. There are buyers, but they do not want have to wait for utilities to come. The Village has offered it for sale for $3.1M.
- The Village is creating a process to reserve capacity in the plant so that when the system builds new capacity, folks can be "in line" to get access.
- Continue to ensure connectivity through the Village without having to use State Road 710. Properties need to be tied together. Mr. Lanahan spoke about the importance of having a long term plan to connect properties with cross-access points.
- Pat Nolan, Utilities and Public Works, stated that potholes are being fixed using $270,000 the Council provided during the current year. However, no funding has been identified for next year. The cost to stripe the roads in ¼ of the Village was $100,000. They want to finish the rest, but funding is constrained. He noted the Village received $22M from the state for the water plant, but need $45M more.
- The Mayor feels that the metrics in the market analysis do not apply to the Indiantown of the future. They have a lot going for them and things will continue to get better. But it is important to make sure that businesses can make a profit otherwise they will not come. It is important for the Village to have money to be able to provide the services.

Revenue Diversification

- Kevin Powers stated that over the past 6 years Tangible Personal Property (TPP) tax has fluctuated because it is a snapshot in time of what is in the FPL warehouse. FPL has been a great partner over many years, and the Village should engage in a dialog with FPL about managing the inventory to smooth the peaks and valleys. He stated the Village needs to diversify the tax base. He noted that there have been remarkable accomplishments over the past 8 years that should be celebrated. In terms of annexation, there are 2,000 acres of vacant industrial land already in the Village that is trying to come online but there is no water supply to support it. He said it is important to make sure the water plant will accommodate existing landowners before extending out to new areas.

- The Mayor wants to make sure that they can build a reserve fund, which will insulate them from big swings in the TPP tax payments each year (due to changes in industrial equipment moving through the FPL warehouse).
- Council Woman Onsager stated the Village is very vulnerable to the TPP tax. She noted the incentive that is on the ballot now has a lot of requirements and they need to keep it focused on the industries key to the Village's economy.
- Mayor Dipaolo noted that the Business Development Board of Martin County has a great economic toolkit, which is currently being updated. The Village should use it too.
- Mayor Dipaolo indicated he wants to set up the Village for success. There was consensus agreement from the Council members.
- Mayor Dipaolo stated many people have a goal to keep taxes low, but we also want property values to grow as the homeowner's most important investment, so we need to do things to make the Village better even if it costs money.

Annexation

- Discussion of the use of annexation agreements whereby both sides agree to particular things, such as what the zoning will be and what the owner will build and when. Attorney Vose confirmed that this is possible and commonly done.
- Discussion if there is any liability to the Village from saying "no" to a voluntary annexation request. Attorney Vose said that there is a Florida Attorney General opinion that someone could sue on that basis, but he has not found any cases on point. The key is that every applicant is given a "fair shake" and due process. Denials cannot be for impermissible things like race, etc.

Mission, Vision, and Values Statements

- Under discussion of future vision for the Village, the Mayor asked everyone to consider "When is it enough."
  - **Council Woman Onsager**
    - The current Council is on target with what the citizens say they want in the survey.
    - Need less vulnerability to one basket of revenue (the FPL share of the TPP).
    - Low taxes are a two edged sword. A low house value = low taxes but is not building wealth. Need to get property values up.
    - No longer be the "elbow" of Martin County.
    - Improve the Village's reputation and be recognized for actual safety in the Village.
    - Have a 24 hour medical facility.
    - Cleaner and more beautiful.
    - More community involvement – need to expand beyond the same few volunteers doing everything.
  - **Council Woman Palmer**
    - Agrees with Council Woman Onsager's comments.
    - Everyone, emphasis everyone, can afford and enjoy the amenities of Indiantown including employment, housing, and businesses. Equal opportunity is important.
    - A sense of place is very important. The Village has a health clinic, but nobody answers the phone.
    - Don't be exclusive and say, "this is just for my group." Connectivity is dissipating. We need to change this. Use an "each one reach one" approach to getting more people involved.
  - **Council Woman Waters Brown**
    - Efficient, effective, and predictable government activity.
    - Follow the Mission, Vision, and Values in what we do.

    - A Council that is unified enough to be predictable.
  - **Council Woman Perez**
    - Youth sports was a goal at incorporation. What are we doing to make it happen?
    - Used to do more things in the park, now it is just soccer, and she organizes it.
    - What is the mission of the Parks Advisory Board and do they know it?
    - Need to broaden the volunteer base.
  - **Mayor Dipaolo**
    - Need to collaborate with the Martin County CRA to get the land in Booker Park and move the road from the front to the rear of the old fire station so cars are not driving through.
    - Acquire the property by Timers Park whether through donation or purchase.
    - Bring Skate Zone to Indiantown.
    - Would like to see an emergency room and surgery center in Indiantown. Talking with a non-profit hospital operator now.
    - Re-establish conversation with the businesses in the Village.
    - Affordable housing for the people that currently live in the Village. This was a promise at incorporation. How do we achieve it? Potentially through redevelopment and infill in the existing vacant lots.
    - Enhance people's ability to get mortgages. Credit counseling, etc. Continue existing efforts.
    - Bring a RENCO building system manufacturing facility to the Village. This would also allow people to build their own houses.
- In response to Ms. Perez's comments, the Parks and Recreation Director said that the Council members and the Recreation Board appointees need to communicate with each other more and the appointees need to participate more reliably.

Public Comment

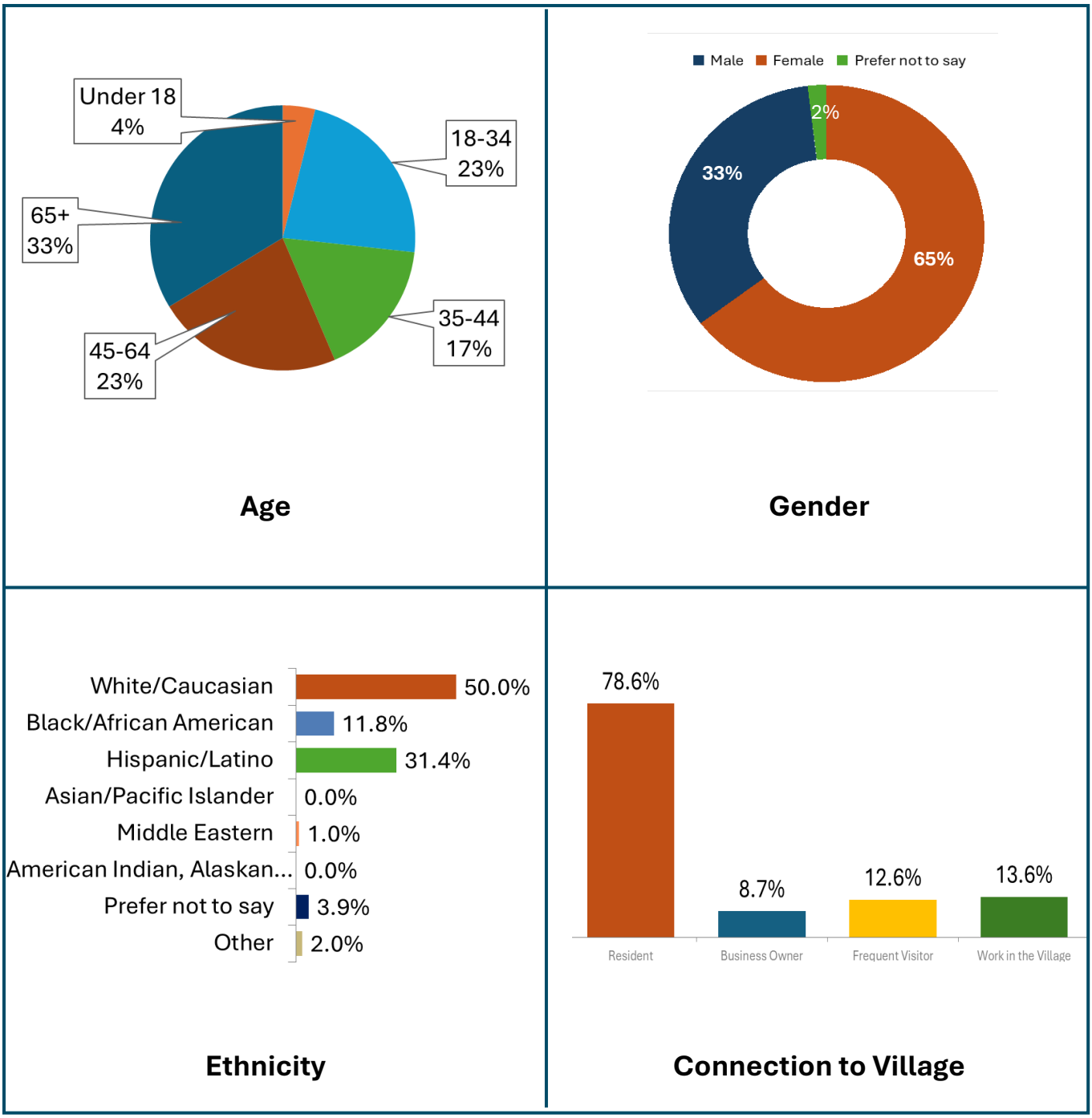
- A citizen asked, "What is the Center of Indiantown?" They stated the Village needs to attract people to visit, build pride in the community, have safe clean water, and provide reliable services.
- Another citizen stated the Village used to have football, T-ball, and band but there are not enough commitments from volunteers to do these activities.
- A citizen stated that there are enclaves of people that do not think they are part of Indiantown. People are interested in their own small issues like potholes on their street. Need to strengthen our own foundation before going out to other big things. Take care of the foundation while we wait for the water capacity to come.
- Mr. Lanahan suggested to Ms. Kryzda after the meeting that the base of industrial workers coming to the Village and needing medical services such as for emergencies, workers compensation, and physicals might be persuasive to a healthcare provider. He suggested asking the providers to look beyond just the resident population.



PUBLIC OUTREACH SURVEY

An outreach survey was created to get input for residents, business owners, and visitors to gauge what is working in the Village and where there may be areas for improvement to provide a higher quality of life for residents. The survey was placed on the Village's website on July 17 in English and Spanish, noticed in an email from the Village, and handed out to participants at events. The following is a summary of many of the questions in the survey.

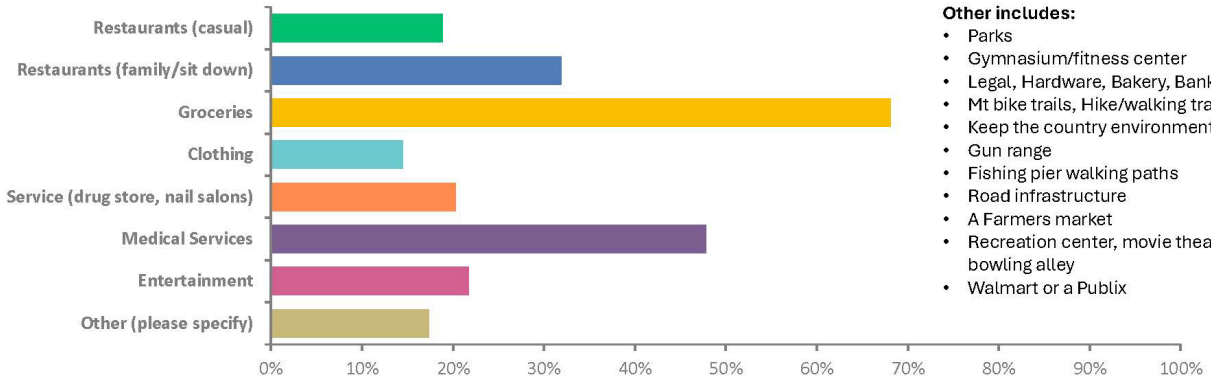
Demographics



40% of Respondents Travel Outside the Village to Work

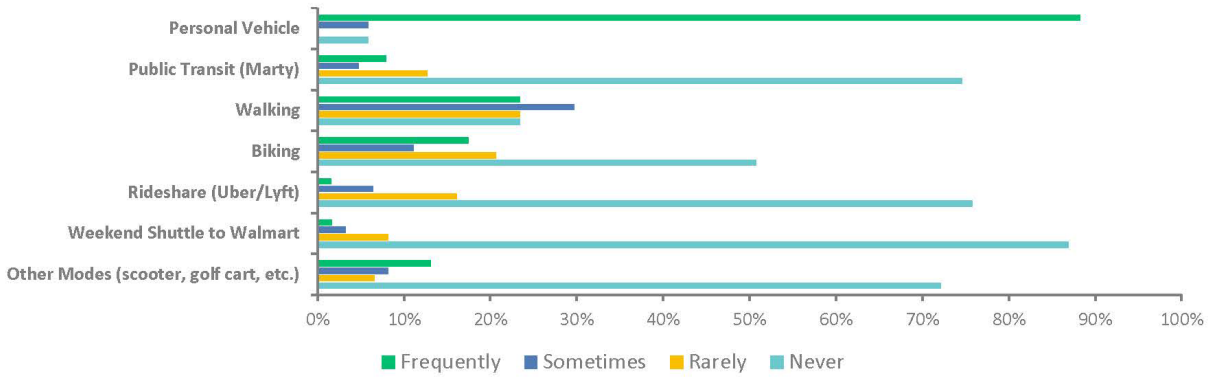
PUBLIC OUTREACH SURVEY

The following charts depict the responses received for questions designed to obtain public input and opinions about the Village:



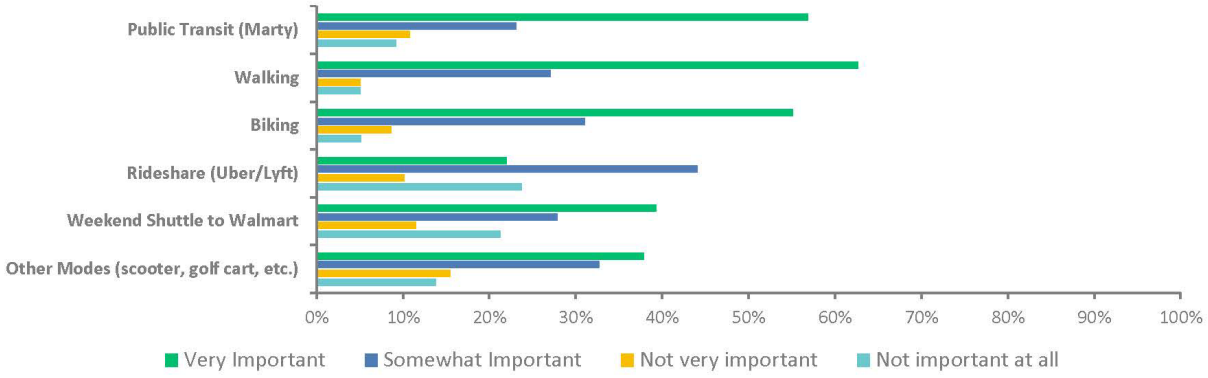
Q8: What type of retail/commercial amenities are needed in the Village?

ANSWERED: 69 SKIPPED: 35



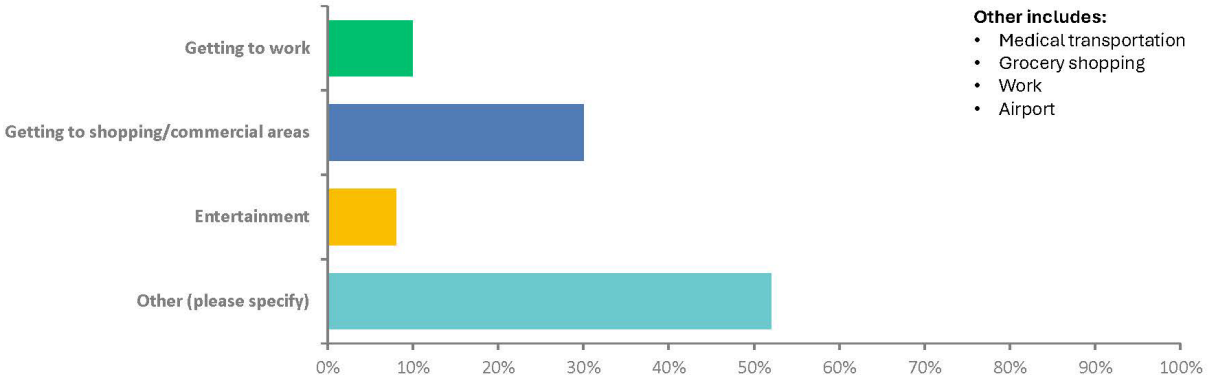
Q9: How often do you use the following transportation modes?

ANSWERED: 69 SKIPPED: 35



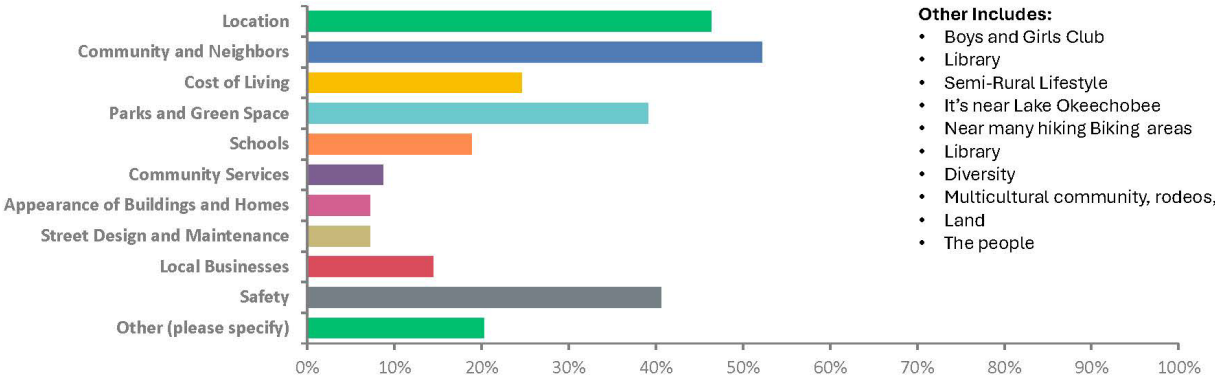
Q10: Which of the following transportation choices (not including a personal vehicle) are important in your community?

ANSWERED: 67 SKIPPED: 37



Q11: If you use public transit, what is your purpose?

ANSWERED: 50 SKIPPED: 54

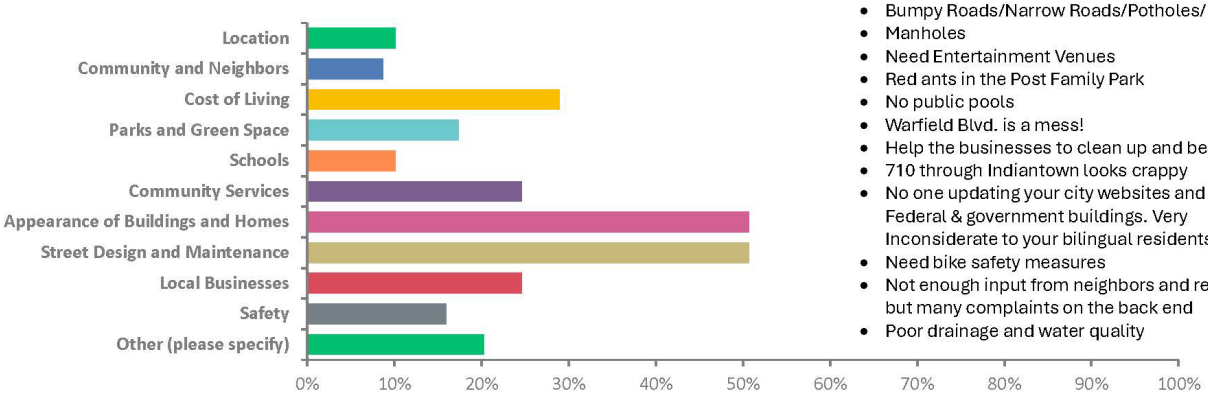


Other Includes:

- Boys and Girls Club
- Library
- Semi-Rural Lifestyle
- It's near Lake Okeechobee
- Near many hiking Biking areas
- Library
- Diversity
- Multicultural community, rodeos, etc.
- Land
- The people

Q12: What stands out as ATTRACTIVE about the Village community? Pick as many as apply.

ANSWERED: 69 SKIPPED: 35

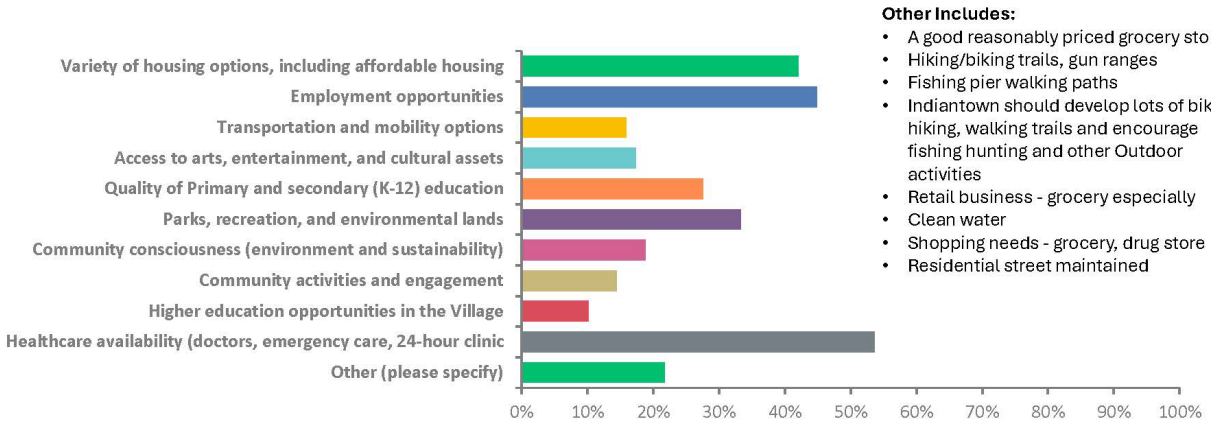


Other Includes:

- Rapid Development
- Bumpy Roads/Narrow Roads/Potholes/
- Manholes
- Need Entertainment Venues
- Red ants in the Post Family Park
- No public pools
- Warfield Blvd. is a mess!
- Help the businesses to clean up and beautify
- 710 through Indiantown looks crappy
- No one updating your city websites and hours of Federal & government buildings. Very Inconsiderate to your bilingual residents
- Need bike safety measures
- Not enough input from neighbors and residents but many complaints on the back end
- Poor drainage and water quality

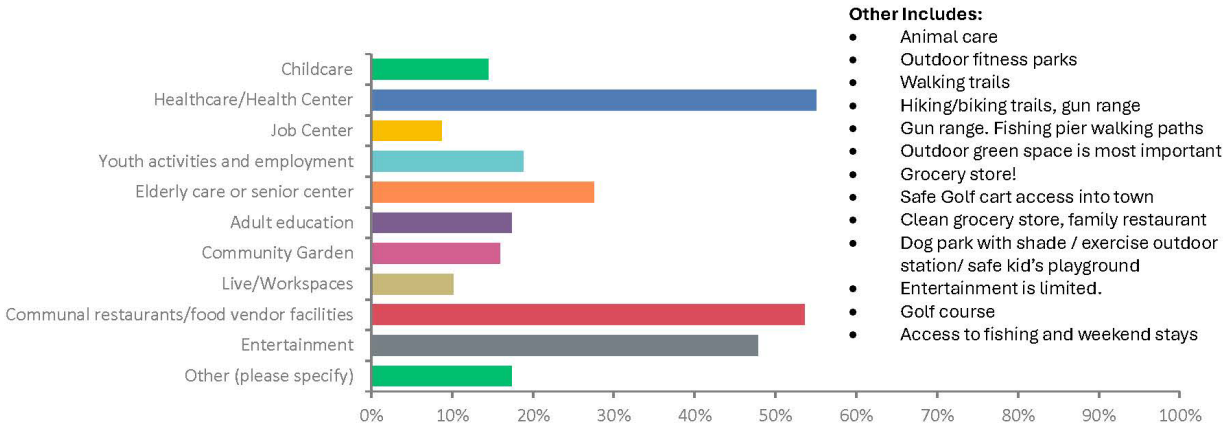
Q13: What stands out as UNATTRACTIVE about the Village community? Pick as many as apply.

ANSWERED: 69 SKIPPED: 35



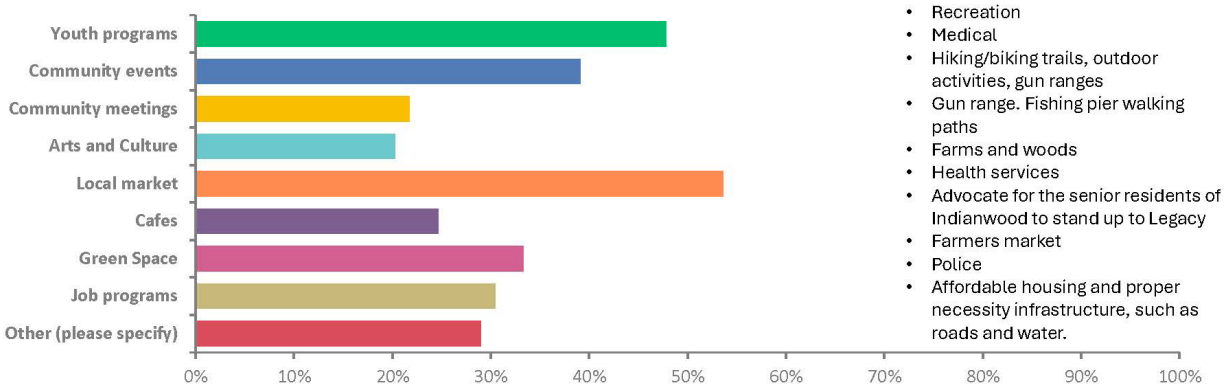
Q19: What are the three most important areas to focus on for our Community? (you can choose up to 3)

ANSWERED: 69 SKIPPED: 35



Q20: What would you use if it were in the Village?

ANSWERED: 69 SKIPPED: 35



Other Includes:

- Recreation
- Medical
- Hiking/biking trails, outdoor activities, gun ranges
- Gun range. Fishing pier walking paths
- Farms and woods
- Health services
- Advocate for the senior residents of Indianwood to stand up to Legacy
- Farmers market
- Police
- Affordable housing and proper necessity infrastructure, such as roads and water.

Q24: What are the three most important valuable things to have in your community?

ANSWERED: 69 SKIPPED: 35



PUBLIC OUTREACH SURVEY

When asked **what is important to the Community**, Participants provided these responses (alphabetic list):

- A friendly community.
- Adequate medical services
- Being united! Looking out for each other's needs, controlled growth, road maintenance ex. Seminole Drive Potholes -
- Community relationships and medical care
- Convenience
- Education and opportunities
- Education and private business
- Fix the parking and side streets
- Friendly people. Services that support our local community.
- Friendship and hospitality
- Getting development right.
- Having utilities that are able to be used. We as a town have had water that is not drinkable for too long now. As a homeowner I am required to consider a home water filter due to the bad quality of water. I don't feel safe to drink the water and believe this is of the upmost priority for the community.
- Help each other.
- Help the neighbor.
- Indiantown would do best to relate to and draw in people who want to do outdoor things like biking, hiking, walking fishing hunting shooting archery
- Infrastructure-need bike, scooter, motorcycle safety.
- Jesus
- Jobs
- Keep cost of living stable for seniors. Provide easy access to local businesses via golf cart.
- Keeping the small town "feeling" and values
- Knowing one another/small community/ local businesses/away from the big cities
- Library
- Low utilities, low rent, access to doctor.
- Maintain the town as a rural village with safe streets, little crime and friendly atmosphere
- Need spaces for rent to put new business.
- Peace and tranquility
- People
- Respect and kindness
- Safe space to raise kids with opportunities to enrich their lives i.e.: trails for running/biking, sports, parks, swimming pool, splash pad
- Safety
- Safety and cost of rent, clean water
- Sense of community, friendliness, togetherness, cost of living/taxes
- Serving the entire community
- Sticking together
- Stores
- The ability to buy things locally
- The churches people wildlife / woods/ farms
- The local parks are important
- The sense that the local government and the public are working towards the same goals, and are working together, not separately. That growth is controlled, and acknowledged by the public as wanted & needed, not just by the government.
- To have a community center to unite as a community.
- To have better sidewalks, roads etc. Have a stronger police presence to hinder speeding from semis on Warfield.
- To have well maintained roads/community space.
- To provide services to those most in need
- Traffic planning for new subdivision to circumvent congestion.
- Understanding how to reach our need. We all know that there are needs but how to reach them has been a challenge
- Unity
- Walkability, social events, low cost living, residential support, access to health services.
- We need a gun range and fishing areas walking trails
- We need more things for the children and community to do especially the children
- We need to clean up the existing homes before we add new ones

PUBLIC OUTREACH SURVEY

Participants to the survey indicated that the **Village's greatest Assets** are:

- A lot of green space and open areas
- Ample green space for everyone to enjoy
- Being in the woods and farmland
- Close knit and diverse community
- Community
- Community spirit
- Cost of living
- Crime
- Diversity and history
- Economy
- Farmlands
- For the most part they listen to the community
- Freedom from the county
- Friendly small town environment
- General area for shopping with good walkability. Local businesses, multigenerational community, and lack of gentrification (for now)
- Great community and a great reputation
- Great community that helps take care of each other
- Historical area, rural lifestyle, farming, the marina
- Infrastructure - Interstate Highway, Rail Travel, Fiber Optics,
- It's not crowded
- It's people
- Its diversity and "caring" people
- Land, Water
- Library
- Location
- Access to utility departments, Firehouse and emergency ambulance.
- Parks
- People, churches, grocery
- Quiet and easy to get around
- Real estate that is undeveloped
- Residents
- Rules
- Rural atmosphere; abundance of parks; versatility of backgrounds and heritages and the acceptance of those
- Safety
- Small Town
- Small town feel everyone knows everyone but not for long
- Soccer fields
- The churches the people and its location in the farmland and woods
- The dedicated people who work for the city do so because so many of them live here. They would like to continue contributing to their city and community. Keeping these employees paid fairly and given the respect they deserve will show our commitment to the greatest asset people.
- The diversification
- The generations that live here that share their experiences
- The improvement of water company
- The people
- The people/community that live and work here
- The town is quiet. Not a lot of violence.
- The way people help
- Woods farms large lots

PUBLIC OUTREACH SURVEY

Participants provided the following as **what is needed to revitalize the community**:

- A farmers market
- A larger downtown shopping area or "square"
- A sense of trust with the village heads
- Add in an outdoor fitness station/parks
- Affordable housing. With more people moving in of higher incomes, current residents will be priced out by the cost of necessities like groceries from high-cost stores like Publix, while housing needs like water are strained by an aged, unhealthy infrastructure.
- Better roads, landscaping
- Better traffic lights
- Better water
- Churches, increased wildlife areas, hiking/biking trails, fun outdoor activities
- Cleanliness
- Code enforcement - stop allowing so many cars at single family homes. Create stricter landscaping requirements, and hold residents/renters accountable.
- Code enforcement in neighborhoods. Homes looking as homes and not parking lots for businesses. Also, code enforcement for run down or items stored outside that makes it look aesthetically unpleasant.
- Coordination
- Decent grocery store and an emergency room
- Don't overcrowd Indiantown
- Entertainment for Seniors.
- Events, reasons why someone would want to stay. Allow new ideas and new people. You have people on your board trash talking others on Facebook for having an idea and wanting to grow
- Focus on communities current need instead of focusing on development.
- Gun range, functional fishing area walking paths
- Having more community events.
- Highway scenery (many plants on Warfield Blvd are drying and need replacing"
- Homes
- Investment in infrastructure, planning for now and future, listening to the community and engaging them in the growth and change that is already happening.
- Jobs for young people & parents, Affordable childcare, health care for seniors
- Jobs, jobs, jobs and transportation to them
- Major grocery store; diversified shopping. Safe Golf cart paths into town
- Medical facility
- Money - affordability
- More businesses
- More community activities
- more restaurants , grocery stores, and shopping places and an urgent care
- New mayor
- New people and new services
- Offer a clean grocery store where the existing one is. Offer some food that's not just tacos. Take care of senior citizens
- Parks, fitness centers. More walking spaces. More greenery.
- Parks, new businesses, cleaner neighborhoods, attractive buildings, family friendly venues and activities
- Pharmacies and Walmart
- Progress: meeting people's needs.
- Provide well maintained streets/drainage
- Redo the parks because there are getting old
- Add recreational and music venues for young adults...taverns, pubs; but avoid bars and "adult" entertainment
- Shopping, dining and entertainment
- Social services
- Places to come stay for weekend with good breakfast and lunch. Hotel, fishing cabin, camp sites for mobile home/trailers.
- Stop ICE
- Stop Legacy from raising our rents. They are pricing us out.
- Stores like Walmart and Publix so people do not have to leave town.
- The council to do things like this, asking the questions, and give feedback on the responses, then deliver on your plans.
- The people's voice.
- Unity
- Update the look of some buildings, roadways, add more color to everything, make it bright.
- Upgrade the looks and add some new stuff
- We need to find ways to break down the cultural walls that are building. Break down the them & us attitude and replace it with "we". Work to your strengths you're in the farms in the woods. Develop it that way.

PUBLIC OUTREACH SURVEY

When asked **what the biggest challenges are for people of Indiantown**, responses included**:**

- A government that wants to spend too much and grow too fast.
- Accessibility to healthcare and basic needs
- Adapting to growth and change and strengthening engagement with the community.
- Affordability of housing and toxic workplace practices. Migrant workers need protection to complete jobs that the infrastructure of the entire state depends on, and they need to be properly compensated for the work they perform.
- Affordable housing
- CHANGE
- Desirable growth and attracting quality businesses and services
- Developers, putting in condos, townhouses, and zero lot line buildings
- Discrimination
- Distance to medical services
- Financial hardship, access to better food markets, no activities or venues for the youth and families, sports annex, etc.
- Gap on rental prices, not allowing the prices to go up once the town grows. No medical locations, no food and teaching the new residents of the history of Indiantown
- Getting information in a timely manner
- Growth
- ICE
- Inconvenient travel distance for necessities
- Having to commute to the next town for your basic groceries.
- Jobs
- Keep it country
- Lack of inclusion with the “coast”
- Lack of interest in keeping the town clean. There is zero accountability
- Low employment
- Low income jobs; lack of education and entertainment facilities. We are a "food desert"
- Meshing new development with the established community. This can sometimes appear disjointed if not done correctly, making the Village look like a Hodge Podge of development.
- No employment opportunities.
- No entertainment and grocery stores
- Not being heard by those in charge that don’t have the community best interest only their own person agenda for their pocket
- Over development - houses on top of one another !
- Over expansion too quickly
- Participating in local meetings that effect their future.
- People from outside of town coming in and raising prices for those that already live here.
- Taxes and water quality
- The growing racism. We need a sense of unity.
- Too much growth without proper infrastructure and too much traffic at high speeds
- Transportation
- Water, infrastructure, loss of agriculture land, Legacy taking over Indianwood raising our rents at a ridiculous rate

REAL ESTATE MARKET STUDY AND ECONOMIC DEVELOPMENT ANALYSIS

A key component of this project was developing future growth strategies for the Village. A real estate market study and economic development analysis was conducted to analyze demographic trends and real estate market conditions. The study and analysis are intended to provide the Village of Indiantown officials with economic and real estate market data and an evaluation of development potentials. This will serve as to guide for public decisions on business retention and recruitment, planning and zoning, land uses and entitlements, and other possible regulatory actions designed to guide economic development and growth of the Village of Indiantown. Five key land uses were analyzed in the real estate market study, including:

- Market-rate residential (for-sale and/or rental)
- Workplace (including both professional office/business services and general industrial)
- Community retail (stores, food & beverage, consumer services, etc.), and
- Visitor-supporting hotel/lodging

Following are key findings from the study. The full Real Estate Market Study and Economic Development Analysis is included in this report as Appendix A.

Housing

- The Village's historic role as a rural community with a limited share (4%) of the County's population is poised for significant change (6,670 residents in 1,800 households)
- **Recently approved projects could add 1,180 new housing units ("rooftops"):**
  - **4,400+ new *residents*** *if full buildout & 100% occupancy* is achieved
  - To finish in 10 years requires building **118 units/year** (Village's historic pace is 14 units/year)
- Another **3,465 units in plan review** in multiple proposed projects
- Buildout requires a *significan*t increase in the Village's share of the County's future population
- Pace of residential buildout may benefit from *inflow* of Palm Beach & St. Lucie County households seeking more affordable housing



- 5-year forecasts suggest extraordinary increase in owner-occupied housing values +**11.8% per year—to $353,840**
- Increases attributed to announced pricing in approved/under construction projects:
  - Seminole Crossing—$380,000 to $425,000
  - Terra Lago 1A/1B—$309,800 to $425,990
- Net fiscal impacts generated by new growth & expansion of the Village's tax base are unknown

Retail



- Annual household spending on retail, services & food/beverage:
  - Martin County $27,936
  - 8-Mile Radius $15,503
  - **Indiantown $14,274**
- $35.3 million in annual retail spending (8-mile radius), but ***significant leakage*** (i.e., money spent by Indiantown residents outside of Indiantown) to dominant retail clusters (US 1, Tradition, etc.)
- Sales performance of existing Village retail *estimated* at only **$116/SF per year**
- Sales performance of $200-$300/SF or more is considered investment-grade
- General Merchandise only category meeting this threshold (Dollar General)
- 5-year forecasts suggest largest gains will be households making $150,000+/year
- **Lack of/limited data on visitor counts & spending** prohibits estimating visitor retail potentials
- **Near-term:** attracting new retail oriented to residents limited until population increases with higher households incomes & greater buying power
- **Focus near-term public policies on improving performance of existing retailers**
- Long-term new demand (3-5 years): ***up to* 20,000 SF**; more *if* leakage reduced & new housing is built more quickly

Workplace

- *Reported* employment of 1,280 jobs (1.6% of Martin County)
- Village's industrial sector oriented to owner-users & not speculative/multi-tenant space typical of larger areas
- LDC Citrus plant closing resulted in:
  - Increased industrial vacancies to 13% in 2019 & **19.3% in 2024**
  - *Negative* net absorption of **-64,000 SF**
- Near-term workplace potentials focused on owner-user industrial activity:
  - 171,500 SF under construction, 44,900 SF approved & 70,000 SF in review
  - Could create **320+ new jobs** (not verified)
  - Future impacts of Silver Fox, Commerce Tech Park, and Marina unknown



Hotel



- One hotel in Indiantown (Seminole Inn with 26 rooms)
- Strict criteria to obtain performance data required defining a larger competitive area:
  - Stuart (W of I-95): 199 rooms in 2 properties
  - Okeechobee: 511 rooms in 12 properties
- Strengthening performance metrics (2010-2024):
  - **Occupancies increased 38%—from 44% to 61%**
  - Average daily rates increased 68%
- Capital markets seek *sustained* occupancies of **65% to 72%** to finance new hotels
- One planned hotel (Hampton Inn/Palm City, 104 rooms, 2028 delivery)
- Near-term: *unallocated* demand supports **up to 20 rooms** (independent boutique with incentives); visitor patterns require documentation

The study also identifies implementation considerations that can be used by the Village to guide public decisions that prioritize economic development opportunities (and opportunities generated by future new growth) based on the findings of the market study, particularly in both workplace and retail uses. Listed below is a summary of Implementation Considerations contained in the study:

- Challenges to near-term retail development:
  - Limited retail offerings due to small population base
  - Significant annual retail leakage of household spending to dominant retail clusters elsewhere
  - Low retail sales performance estimated in range of $116/SF—well below investment-grade thresholds thus new retail construction unlikely
  - Disproportionate share of discount retail (Dollar General, Dollar Tree) (General Merchandise sector is only one achieving investment-grade thresholds)
  - **Insufficient sales to attract national grocer**
    - Current grocery sales *estimated* at $219/SF
    - Sales thresholds of national chains typically range from $600—$750/SF
- Focus near-term policies on improving performance of existing retailers
- Foundational steps designed to enhance Village understanding of needs/challenges & serve as basis to improve overall performance until pending growth is sufficient to generate demand for new retail space:
  - Ease permit regulations & work with local/area commercial banks to identify funding sources for business capital
  - Conduct annual surveys of existing retail businesses & physical space to document actual vacancies, maintenance/disinvestment, functional/physical obsolescence
  - Foster creation of retail merchants' association to ensure understanding of business needs & tailor public policies accordingly
  - Implement grant program for façade (or other building/physical) improvements
  - Work with County agencies & local developers to understand existing financial programs/incentives & future retail development program(s)
  - Communicate funding availability to local businesses as part of ongoing 'retail roundtable'
  - Identify opportunities for public/private partnerships

RECOMMENDATIONS



Public Engagement and Community Projects

1. In order to ensure that the Village is a sustainable, thriving community, it is important that public engagement be the number one priority. There are no greater assets than the individuals that make up the community.
2. Create a Neighborhood Advisory Committee to help with engaging residents and ensuring that the Village staff and elected officials stay on track with the vision of the community.
3. The 2024 *Brownfields Inventory, Site Reuse Assessment and Revitalization Strategy* contains elements that address many of the projects named in the CRA Plan that are eligible for grant funding through a variety of agencies and organizations. This strategy document contains a funding roadmap that further details the organization, grant types, purposes, and amounts for potential funding opportunities.
4. The Village should gather information on façade improvements programs and consider providing financial incentives to property and business owners to improve the exterior appearance of commercial buildings.
5. Initially, State Road 710 was the focus for creating a downtown. Due to the safety concerns of this highway, Osceola Street should more likely be the Village's main street, similar to the City of Okeechobee. The Village-owned properties can be expanded with other uses such as a community center, public service offices (e.g., tax collector, DMV), and a meeting/event space. A Town Square would be a valuable addition to the Village's fabric and could serve as a community gathering spot and site for periodic farmers' markets and events.

Planning and Zoning

6. It is imperative that the Land Development Regulations (LDRs) be reviewed and revised to effectively implement the vision and goals of the Village.
7. Ensure the Comprehensive Plan, which contains the long-term goals and policies for growth, is consistent with the LDRs, which are the more detailed regulations that implement the goals.
8. Avoid urban sprawl that is caused by development that is low density, and automobile-dependent and will require extension of public facilities and services.
9. Avoid new commercial rezoning that will divert activity and investment from the Village's existing retail core.

Transportation

10. Several of the projects identified in the CRA Plan can be combined. For example, roadway enhancements, sidewalks, drainage, lighting, and pedestrian crossings can all be studied Village-wide. This would make a grant application much more competitive as it would create a well-connected and designed multi-modal transportation system for the entire Village.
11. State Road 710 (Warfield Boulevard) is scheduled for improvements by the Florida Department of Transportation. The Village needs to stay engaged in the planning process to ensure the Village's vision for this roadway is considered.

12. For Farm Road and Dr. Martin Luther King Jr. Boulevard, enhanced aesthetics as well as traffic calming interventions will attract private investment, increase resident safety, and provide multimodal efficiency within the community. The Village should engage a qualified engineering firm to prepare roadway improvement plans that include a median, sidewalks, bike lanes where appropriate, lighting, landscaping, and roundabouts.
13. Amtrak service to Indiantown is feasible by adding a stop to one or both trains that pass through the Village twice each day. A small station could be built along Palm Way near E. Thelma Waters Avenue but would require permission from CSX Railway since the land abutting the tracks is theirs. This is a good location for easy access using the traffic signal on Warfield Boulevard and it is near the existing marked and gated railroad crossing at Farm Avenue. The Village should approach Amtrak about this.
14. The CRA Plan proposes multiple new railroad grade crossings. These are VERY hard to obtain, with railroads typically requiring the closure of an existing crossing for every new crossing. The Village should focus on enhancing existing crossings like Martin Luther King Jr. Blvd. and Fernwood Forest Road (which need sidewalks on both sides) and Farm Road (which needs a sidewalk on one side). Construction of Palm Way between Thelma Waters and Washington obviates the need for another grade crossing at Washington. New residential and retail development south of the railroad tracks should be limited due to the physical separation from the bulk of Indiantown that the railroad creates. Enhanced passenger service to the community, or other railroad expansions, should be accompanied by crossing safety improvements.
15. There are areas of the Village's transportation system, including Booker Park and Indianwood Golf and Country Club, which are internally well connected but are somewhat removed from the center of the Village. Efforts to identify alternative transportation networks and potential future connections should be done to ensure greatest degree of connectivity from new projects and the current roadway system.

Infrastructure and Services

16. The Village should complete a sidewalk and street lighting assessment and mapping to identify and prioritize missing links in the system. An analysis of sidewalk flooding should be included.
17. Despite vast improvements in public transportation service to Indiantown, an assessment of current and future needs should be conducted to identify where existing service could be improved, modified, or augmented with other services. Improvements might include the adjustment of service schedules, transit stop locations and conditions, and route adjustments.
18. As a rural village, Indiantown has the opportunity to define its entrances and edges with greenways that provide recreational features as well as dramatic view corridors. Warfield Boulevard, the CSX rail corridor, SW Farm Road, and Dr. Martin Luther King Jr. Drive should be considered for landscaping and greenway treatments.

Economic Development

19. Currently there is no visitor information with respect to actual visitor counts (particularly to the Rodeo). The Village should conduct annual visitor surveys, including place of stay; spending by category (e.g., lodging, food & beverage, shopping); party size; average length of visit; origin/destination to better understand why people come to the Village; and to build a case for investment.

20. The Village should continue its strong relationship with the Indiantown Chamber of Commerce and the Business Development Board of Martin County to plan for future economic development. Events like the Industry Bus Tour are a great way to promote the businesses and develop partnerships.
21. Until there is enough growth in rooftops and population for the Village, it is important to focus on near-term policies to improve the performance of existing retailers. Foundational steps designed to enhance Village understanding of needs/challenges and serve as a basis to improve overall performance until pending growth is sufficient to generate demand for new retail space:
    - Ease permit regulations & work with local/area commercial banks to identify funding sources for business capital
    - Conduct annual surveys of existing retail businesses & physical space to document actual vacancies, maintenance/disinvestment, functional/physical obsolescence
    - Foster creation of retail merchants' association to ensure understanding of business needs & tailor public policies accordingly
    - Implement grant program for façade (or other building/physical) improvements
    - Work with County agencies & local developers to understand existing financial programs/incentives & future retail development program(s)
    - Communicate funding availability to local businesses as part of ongoing 'retail roundtable'
    - Identify opportunities for public/private partnerships

Indiantown CHAMBER of COMMERCE

In recognition of National Small Business Week, on May 9th 2025 the Indiantown Chamber of Commerce hosted an Industry Bus Tour. The Tour was designed to showcase the local businesses in the Village. An interactive tour map that provides information on the businesses can be access here.

APPENDIX A REAL ESTATE MARKET STUDY AND ECONOMIC DEVELOPMENT ANALYSIS

WTL+a

Future Growth Strategies

Indiantown, FL

Real Estate Market Study & Economic Development Analysis



Prepared for:

Treasure Coast Regional Planning Council

Stuart, FL

On behalf of:

Village of Indiantown

Indiantown, FL

July 2025 **FINAL**

WTL +a

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General & Limiting Conditions

Every reasonable effort has been made to ensure that the data contained in this study reflect the most accurate and timely information possible. These data are believed to be reliable at the time the study was conducted. This study is based on estimates, assumptions, and other information developed by WTL +Associates (referred hereinafter as “WTL+a”) from its independent research effort, general knowledge of the market and the industry, and consultations with the client and its representatives. No responsibility is assumed for inaccuracies in reporting by the client, its agent and/or representatives, or any other data source used in preparing or presenting this study.

No warranty or representation is made by WTL+a that any of the projected values or results contained in this study will be achieved. Possession of this study does not carry with it the right of publication thereof or to use the name of "WTL+a" in any manner without first obtaining the prior written consent of WTL+a. No abstracting, excerpting or summarizing of this study may be made without first obtaining the prior written consent of WTL+a. This report is not to be used in conjunction with any public or private offering of securities or other similar purpose where it may be relied upon to any degree by any person, other than the client, without first obtaining the prior written consent of WTL+a. This study may not be used for purposes other than that for which it is prepared or for which prior written consent has first been obtained from WTL+a.

This study is qualified in its entirety by, and should be considered in light of, these limitations, conditions and considerations.

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1 Executive Summary

Introduction



WTL+a, a national real estate and economic development consulting firm in Washington, DC and Massachusetts, with significant project experience throughout Florida, was retained in June 2025 by the Treasure Coast Regional Planning Council (TCRPC) on behalf of the Village of Indiantown, Florida to prepare a real estate market study and economic development analysis as part of a Future Growth Strategies study.

The study is intended to provide Village of Indiantown officials with economic and real estate market data and an evaluation of development potentials to guide public decisions regarding business retention and recruitment, planning and zoning, land uses and entitlements and other possible regulatory actions designed to guide economic development and growth of the Village of Indiantown. Five key land uses were analyzed in the real estate market study, including:

- Market-rate residential
- Workplace (professional services office and general industrial)
- Community retail (stores, food & beverage, consumer services, etc.), and
- Visitor-supporting hotel/lodging.

Key Findings & Recommendations

The following summarizes key findings of the demographic and economic profile, real estate market conditions, development potentials and recommendations regarding economic development and business recruitment.

Demographic & Economic Profile

- The Village of Indiantown was incorporated as a municipality on December 31, 2017. Prior to that, the Village was part of Unincorporated Martin County;

- As detailed in Section 3, ESRI Business Analyst estimates that Indiantown contained 6,667 residents in 1,819 households in 2024. **Between 2010—2024, Indiantown experienced limited growth, with only 191 new residents in 116 new households**, equating to an average annual growth rate of 0.21% per year;
- Indiantown's share of Martin County's population has remained generally stable over the past 14 years— ranging from 4.4% in 2010 to 4.06% in 2024. The Village's share of Martin County's population is likely to increase if a large number of new housing units approved in various projects are delivered within the next five years;
- Demographic forecasting services such as ESRI do *not* appear to consider recently-approved residential developments in its forecasts. For example, **if the 1,180 units recently approved in Indiantown achieve full buildout and 100% occupancy, this could potentially add 4,475 new residents** to the Village (assuming the same average household size of 3.66 in Indiantown today);
- Indiantown is a middle-class community, with average annual household incomes of $62,138 per year (compared to $127,122 for Martin County). Over the next five years, **the largest gains in the Village's household incomes are forecast to occur in those making $150,000-$199,999 and $200,000 or more, which *may* enhance retail potentials** as higher-income households have greater disposable income;
- In locations with generally lower household incomes, households spend less on consumer retail, groceries and food & beverage. **Indiantown households spend $14,274 per year**, while households in an 8-mile radius spend $15,503. By comparison, Martin County households spend $27,936 per year;
- Historic U.S. Census employment data by industry sector was not available for the specific municipal boundaries of the Village because of its rural location in western Martin County. As a result, Census Bureau employment data is maintained for a larger geography known as the Indiantown "Census Catchment Area," which extends from Lake Okeechobee east to a boundary paralleling Florida's Turnpike. While employment has fluctuated over the past 15 years, the **Catchment Area experienced a net gain of 3,740+ jobs** over the past 15 years (averaging 250 per year); and
- According to Dun & Bradstreet, Inc., in 2024 the Village of Indiantown contained an **estimated 1,280 jobs, which translates into a low jobs-to-population ratio of 0.19** (i.e., there are 19 jobs for every 100 residents living in Indiantown). This ratio is well-below that of Martin County (0.49) and reflects Indiantown's historic rural character and small resident population. St. Lucie County's ratio is 0.24.

Housing Market Conditions

- As detailed in Section 4, based on data from ESRI Business Analyst and the American Community Survey (ACS), Indiantown contains almost 2,000 housing units. According to ESRI, the average value of all owner-occupied housing units in Indiantown in 2024 was $202,780. Over the next five years, ESRI **forecasts suggest an extraordinary increase in average housing values of owner-occupied units in Indiantown**, with a projected increase at a compound annual rate of 11.8% per year—to $353,840;
- The anticipated significant increases in owner-occupied values can be attributed to projects such as Seminole Crossing (reported pricing of its 25 single-family detached units in the range of $380,000 to $425,000), and Terra Lago Phases 1A and 1B (reported pricing of its single-family detached units range from $309,790 to $425,990);
- As of the date of the market study, the **Village of Indiantown is expected to see potentially significant growth over the next decade**. As detailed in this report, 1,180 housing units in a mix of both for sale and rental detached, attached and multi-family have been approved or are under construction:
    - Terra Lago Phases 1A and 1B (808 units)
    - River Oak (131 units)
    - Seminole Crossing (25 units)
    - Park View Apartments (40 units)
    - Seminole Junction (28 units, completed), and
    - Osceola Pines PUD (158 units, phase 1 approved for 40 units)
- In addition, another 3,465 units are in various stages of plan review. If these units are approved and buildout is achieved it translates into potential expansion of Indiantown's housing stock by 4,645 units and could **contribute to significant population/household growth and expansion of the Village's tax base** over the long-term;
- A key metric of the overall health of the multi-family sector is *net absorption*, which is defined as occupancy of a previously vacant unit (or space). According to CoStar, Inc. (a real estate subscription database), over the past 15 years, however, **the lack of rental units in Indiantown has translated into minimal net absorption totaling only 19 units since 2010** (1 unit per year). **Net absorption of approved/proposed units over the next several years will serve as a barometer of the depth of**

pent-up demand for newly-built rental units such as River Oak, a 131-unit complex located on SW Hammock Way/Hamel Street scheduled for delivery in August 2025. CoStar data do not indicate if pre-leasing efforts at River Oak are underway; and

- As noted, Indiantown's housing sector is poised to see a surge in new development, with a concomitant increase in population/household growth. However, macro-economic factors, including mortgage interest rates, the availability of capital for new construction, job growth, recessionary pressures generated by chaotic, inconsistent policies regarding tariffs and federal economic policies, increasing hard and soft development costs, and other uncertainties may affect the timing and pace of near-term growth potentials in the housing sector.

Workplace Market Conditions

- As detailed in Section 4, Indiantown contains a very limited amount of office space, with only 8,200 sq. ft. of *reported* inventory in three buildings (some buildings appear to be excluded from their database). **Future demand for professional office space in Indiantown will be driven by 'rooftop growth'** (i.e., growth in resident population/households) that, in turn, supports small professional tenancies for accounting, legal, medical and other business services;
- Indiantown contains 337,140 sq. ft. of industrial space in 12 buildings, comprising 3% of Martin County's industrial space. With the closing and subsequent releasing of the former LDC Citrus processing plant, **industrial vacancy rates increased to 13% in 2019 and 19.3% in 2024**. This resulted in ***negative* annual net absorption over the past 15 years (-64,000 sq. ft.);**
- There are multiple industrial/manufacturing projects in various stages of the entitlement process. This includes almost 70,000 sq. ft. in plan review; 176,800+ sq. ft. in approved or under construction projects; and 181,000+ sq. ft. of recently completed industrial space; and
- According to Indiantown Realty Corp., these projects comprise owner-user tenancies (i.e., there are no multi-tenant/speculative projects). If fully built, **these industrial projects could create *up to* 570 jobs.** WTL+a has *not* been able to verify job estimates.

Retail & Hotel Market Conditions

- As detailed in Section 4, a detailed profile of the Village's retail space was prepared, which tallies 200,326 sq. ft. of retail space in 25 centers/buildings. Using CoStar's estimate of *occupied* inventory suggests **there are 32.1 sq. ft. of retail space for each of the village's 6,667 residents** (as compared to 71.3 sq. ft. for Martin County, 39.4 sq. ft. per capita in St. Lucie County and 54 sq. ft. per capita for the U.S.);

- **Annual net absorption of retail space in Indiantown has been limited** over the past 15 years, averaging less than 5,000 sq. ft. per year. With almost 50,000 sq. ft. of new retail space built since 2021, **net absorption has strengthened over the past five years—to 9,900 sq. ft. per year**;
- Martin County contains 2,254 hotel rooms, with the County's largest submarket, Stuart, containing 1,256 rooms (55.7% of supply). This compares to neighboring Palm Beach County, which contains 19,543 hotel rooms and St. Lucie County, which contains 3,828 rooms. **There is only one hotel in Indiantown** (Seminole Inn/26 rooms, built in 1927);
- As a result of strict criteria by STR Global (a hotel subscription database), release of hotel performance data requires a minimum of four properties, and no brand can exceed 50% of the data request. This necessitated identifying multiple properties across a larger competitive market area beyond Indiantown, including Okeechobee (511 rooms in 12 properties) and Stuart/west of I-95/FL Turnpike (199 rooms in two properties); and
- Since 2010, **average annual occupancies in this area have increased** by almost 38%—from a low of 44.4% in 2010 to **61.1% in 2024**. Investment-level performance necessary to support construction of new hotel rooms in western Martin County will require that overall performance metrics be sustained, particularly average annual occupancies, at a *threshold* of 65% to 72% or higher. According to STR Global, one hotel (a Hampton Inn & Suites with 104 rooms) is proposed for a site in Palm City, with a scheduled opening in 2028.

Housing Development Potentials

As detailed in Section 5, three housing demand scenarios were prepared:

- **Scenario #1**—is a static analysis that indicates market support for only **139 new housing units** over 10 years if Indiantown's *current* share of the County's population (4.06%) remains unchanged. In light of recently approved residential development projects, **WTL+a has discounted this scenario**;
- **Scenario #2**—the analysis reveals that **Indiantown's share of Martin County's future population growth will need to increase significantly** from its current share of 4.06% to 6.3% (a **155% increase**)**—to support buildout of the 1,180 units** approved for construction—over the next 10 years (unit deliveries would have to average 118 units per year—well above the Village's historic pace of 14 units per year).

  Assuming the Village's current average household size of 3.66 remains unchanged, these new units could potentially add 4,475 new residents. Using BEBR's Moderate Growth Scenario, this will require that **Indiantown capture fully 36% of Martin County's future growth** of 12,547 new residents to

achieve buildout in 10 years. In our professional view, that capture is too aggressive; a more reasonable capture rate would be in the range of 20%, which would require a buildout period *beyond* 10 years to complete the 1,180 approved units; and

- **Scenario #3**—the analysis examines what would be required if all 4,645 units are approved (including 3,465 units in plan review). Strikingly, this will require that **Indiantown achieve a minimum 10.2% share of the County's population (252% increase)** over its current 4.06% share, higher population growth in Martin County, and a significantly longer buildout period of 25 years or more. Higher population growth in the County would require BEBR's High Growth Scenario, which yields 67,150 new residents countywide and 17,100 new residents in Indiantown by 2050. This would also **require a 25% capture of that future growth** to support buildout of the 4,645 units (unit deliveries would have to average 185 units per year) over the next 25 years.

Notably, **the forecasts in Scenarios #2 and #3 do *not* include potential household relocations to Indiantown from either neighboring Palm Beach or St. Lucie Counties**, which is defined as *inflow*. This inflow may supplement absorption forecasts and potentially reduce the time required for buildout in both scenarios. Moreover, a recent study by Florida International University estimates that Palm Beach County faces a shortfall of more than 106,360 affordable owner-occupied units and 37,530 affordable rental units. In 2023, voters in Palm Beach County approved a $200 million bond issue to accelerate the development of 20,000 affordable housing units by offering grants intended to cover 15% of project costs and capping rents to ensure affordability. Pent-up demand for affordable units in Palm Beach County may also enhance housing demand in Indiantown and reduce the time required for buildout.

Workplace Development Potentials

The extent to which Martin County's office inventory can be expanded will depend on many factors—growth in specific business markets and office-using sectors, transition of home-based businesses into leased space, competitive rental/occupancy costs as compared to nearby locations (such as Tradition in Port St. Lucie or nearly submarkets in Palm Beach County such as the PGA corridor), among other factors.

- As detailed in Section 4, Indiantown contains a limited amount of office space—with only 8,200 sq. ft. in three buildings. **Opportunities for future office uses in the Village will largely be driven by 'rooftop growth' in resident population/households to generate demand for professional and business services tenancies**; and
- As detailed in Section 5, using the same fair share approach, market potentials for multi-tenant or speculative office space are likely to be limited, as the Village's share of countywide jobs is currently low (1.6%). The analysis suggests **limited demand for speculative office space in Indiantown of**

3,000 to 5,000 sq. ft. over the next eight years (the state's Department of Commerce's employment forecast period) as an ancillary/supporting use. As additional new housing is built, incremental demand should increase;

- **Indiantown's industrial space is occupied primarily by owner-users**, with 'build-to-suits' the most common approach to developing industrial buildings. In fact, there are various projects in plan review, approved or under construction and recently completed that could add 427,500 sq. ft. of manufacturing, storage/warehouse, processing and general industrial uses if full buildout is achieved; and
- The analysis of demand potentials for multi-tenant/speculative industrial space integrates this premium, which could translate into roughly 40,000 sq. ft. of gross demand for new (speculative) industrial space in Indiantown over the next eight years *in addition to* owner-use activity. After netting out a factor for existing vacant space, this yields **net demand for 20,000 to 30,000 sq. ft. of speculative general industrial space**. In other words, **Indiantown is likely to remain primarily an owner-user industrial market for the near future.** WTL+a notes that this could evolve if Silver Fox (a proposed 2.0 million sq. ft. data center and currently awaiting site plan submission) and the Indiantown Commerce & Technology Park (approved for a 1.3 million sq. ft. PUD) are fully built out.

Hotel Market Potentials

- Based on hotel transient occupancy taxes collected, WTL+a **estimates there are 714,485 annual overnight visitors to Martin County**. As no precise number of overnight and daytrip visitors is available, **WTL+a recommends that Martin County collect/tabulate and distribute accurate, localized visitor information to sharpen the understanding of the visitor industry's economic impacts on the County**—as a source of potential revenue from occupancy taxes, visitor-related employment and to track spending on retail/food & beverage and other economic activity. WTL+a also recommends that **visitor attendance and spending patterns to special events like the Indiantown Rodeo** (and other events in western Martin County) be tabulated and tracked over time, to understand their overall economic impacts as well as opportunities to generate hotel roomnight demand;
- As detailed in Section 5, the hotel analysis assumes that growth in available roomnights among the area's existing hotel rooms (supply) remains at 0% (i.e., no new hotels have been built since 2010), and growth in occupied roomnights (demand) continues its historic 2010—2024 increase of 2.51% per year for the next 10 years. This would produce demand for approximately 125 supportable hotel rooms by 2034 and an increase in annual occupancies well above the 65%—72% threshold sought by the capital markets to finance new hotel development; and

- CoStar is tracking at least one known planned hotel (a 104-room Hampton Inn & Suites proposed for a site in Palm City at the eastern edge of the hotel trade area and scheduled for completion in 2028). **If built, this reduces net room demand (i.e., unallocated) to only 21 rooms over the next 10 years.**

There are other key market considerations affecting near-term demand for hotel rooms in western Martin County, including:

- **Ongoing Business Expansion**—generated by commercial/business retention and recruitment and job growth in Indiantown (and other clusters in western Martin County such as Newfield) that serve to generate hotel roomnight demand
- **Expand Special Events & Track Visitor Behavior**—key to better understanding demand to support additional hotel rooms in/around Indiantown must focus on increasing the number of special events that generate additional overnight visitors and to track visitor behavior (length of stay, party size, spending on overnight lodging, food & beverage, etc.)
- **Strengthen Indiantown's Role in Area Events**—work with Okeechobee to measure economic impacts generated by special events such as the Bassmaster fishing series on Lake Okeechobee to better understand Indiantown's role and devise appropriate strategies to strengthen that role (e.g., marketing of local businesses such as ethnic restaurants, increasing hotel roomnight demand), and
- **Understand Meeting/Conference Opportunities**—the depth of meeting and conference activities on Martin County's hotel market is unknown. In western Martin County, Three Lakes Golf Club is building three golf courses on 1,217 acres located on Kanner Highway to the east of Indiantown. There will be two private clubhouses (but it is not known whether these facilities will be made available to host meetings). It is recommended that Indiantown evaluate how this facility may benefit local businesses and consider initiatives such as outreach/marketing.

Retail Market Potentials

There are several potential consumer segments generating retail sales. These include:

- **Existing Residents**—of Indiantown and other parts of western/Unincorporated Martin County as well as other area residents based on assumptions related to capture/penetration of documented household retail spending patterns;
- **Future Residents**—of the 1,180 units approved in multiple new residential developments in Indiantown based on assumptions related to capture/penetration and that future residents will have similar consumer spending patterns as current residents;

- **Local Employees**—including those who might spend during the workday depending on proximity to new retail venues and based on average annual employee spending in suburban settings; and
- **Drive-through Visitors and Overnight Tourists**—such as pass-through traffic on SW Warfield Boulevard or Kanner Highway. However, **as a result of limited data on visitor counts and spending patterns, it is difficult to estimate retail potentials generated by visitors**. In such cases, an *inflow* factor of 5% to 10% is typically considered to account for *some* increment of spending by visitors.

As detailed in Sections 3 and 5:

- Households in the surrounding 8-mile trade area spend $15,503 per year in retail and food & beverage (more than the $14,274 per year spent by Village households). This yields approximately **$35.3 million in annual household retail spending that is spent *irrespective of location***;
- Of the 200,326 sq. ft. of retail space in the trade area as tracked by CoStar, Inc., approximately 148,130 sq. ft. can be distributed across 10 retail categories. Another 35,000+ sq. ft. comprises automotive (Goodyear, Napa Auto Parts, etc.), gas stations and the SouthState Bank. Trade area households are spending an estimated 58% of total annual retail expenditures in Indiantown, which translates into an **overall sales performance of $116 per sq. ft. This is *not considered investment-grade***, which requires annual performance thresholds in the range of $200 to $300 per sq. ft. (or more); and
- As detailed in Section 5, existing and new residents are likely to represent the strongest market segments for any new retail space in Indiantown, as the number of nearby employees is limited, located over a larger geographic area, and generally concentrated in industrial businesses (whose employees typically have shorter lunch hours than office employees).

The retail demand analysis reveals that **opportunities to attract additional retail to Indiantown will be limited until there is a significant increase in the Village's population with both higher household incomes and greater discretionary spending/buying power**. Using industry-based parameters for sales productivity (i.e., annual sales per square foot) and average spending power and capture rates:

- **Each new resident is estimated to support between 4—7 sq. ft. of retail space**. If the approved 1,180 units are built out, this could translate into 4,400+ new residents in Indiantown. In turn, this may support between 17,000 and 30,000 sq. ft. of new retail space if fully 100% of household sales are captured (unlikely);
- **Each new employee is estimated to support between 2—5 sq. ft. of retail space.** Employees (who may also be local residents but who spend during the middle 'day-part' of the workday) will primarily spend on Food & Beverage. Other retail spending by employees on gifts, personal care,

apparel/accessories/jewelry will occur only if retail businesses are conveniently located, open during the workday, and have merchandise that consumers want to purchase. Employee 'shopping time' is more limited and typically occurs during the lunch hour; and

- **Each visitor is estimated to support between 0.5—1.5 sq. ft. of retail space.** As no verifiable visitor counts are available, this is not considered in supportable estimates below.

On a *gross* basis, this suggests market support for approximately 18,400 to 33,000 *gross* sq. ft. of new retail space, or roughly **11,000 to 20,000 sq. ft. of net supportable space** when sales leakage is considered (i.e., Indiantown households will continue to spend in retail concentrations such as Stuart, the Federal Highway corridor, Tradition, Port St. Lucie Boulevard, etc.).

Some proportion of sales leakage among existing households in Indiantown may be recaptured as population/household growth increases and the Village becomes a larger commercial destination to supplement the supportable retail space above.

In conclusion, the analysis of retail sales performance among retail businesses in Indiantown suggests that **near-term public policies should be focused on improving the performance of existing retailers**. The retail demand analysis reveals that **opportunities to attract additional retail to Indiantown will be limited until there is a significant increase in the Village's population** with both higher household incomes and greater discretionary spending/buying power. As compared to regional and national retail chains, it is likely that some portion of Indiantown's retail businesses are undercapitalized with limited access to capital and without business plans to guide their short- and long-term growth. Section 6 outlines steps that Village staff can undertake to support local businesses, such as:

- Ease permit regulations and work with local/area commercial banks to identify possible funding sources for business capital;
- Conduct annual surveys of existing retail businesses and physical space to document actual vacancies, maintenance and disinvestment by property owners, functionally or physically obsolete buildings, the amount of physical space relative to market demand, and tenant/business relocations to other areas;
- Foster creation of a retail merchants association to ensure understanding of business needs and to ensure public policies are tailored accordingly;
- Implement a grant program for façade (or other building/physical) improvements; and
- Work with relevant County agencies and local developers (Terra Lago, etc.) to understand existing financial programs/incentives and communicate the availability of funding to local businesses as part of an ongoing 'retail roundtable,' and to identify opportunities for public/private partnerships.

These foundational steps are necessary and designed to expand Village staff understanding of the needs/challenges of local retail businesses and serve as the basis to improve the overall performance of existing businesses until pending growth is sufficient to generate demand for new retail space in Indiantown.

2 Stakeholder Interview Summary

As part of the real estate market study prepared for the Future Growth Strategies study, in June and July 2025 WTL+a participated in a series of interviews of selected stakeholders with staff from Treasure Coast Regional Planning Council (TCRPC). These virtual interviews were conducted as part of due diligence and research for the market study and covered a range of topics focused on business and growth strategies issues and opportunities; zoning and entitlements/regulatory issues; demographic characteristics and trends; visitor trends; and real estate/economic market conditions and trends. Interviews were conducted with a cross-section of the following:

- Commercial and industrial brokers
- Village of Indiantown staff
- Chamber of Commerce/tourism specialists

A summary of key issues raised during these interviews is presented below. To ensure the proprietary nature of these interviews, WTL+a notes that specific comments/observations are not attributed to specific individuals.

Economic Development Issues

- Importance of market/economic study to objectively analyze what is happening, provide direction for Village staff, help the community better understand opportunities and limitations
- Pace/speed of new development—both residential and jobs-producing (e.g., industrial)—is increasing; how can the Village best capture those opportunities?
- How can this new growth best assist existing/established communities/neighborhoods in Indiantown? How does the Village or private sector provide things that the community needs?
- Intent of the Future Growth Strategies study is to try and balance the provision of jobs and housing
- Economic development/business recruitment initiatives cannot be solely about retail; what are we planning for
- Understanding the link between business/industrial recruitment and delivery of trade-ready charter high school through partnership with Indian River State College

- Chamber of Commerce does not have a role in business retention/recruitment but serves as a "support engine" for economic development
- Village is pro-growth/pro-development, but lack of potable water (on one side of Warfield), capacity issues with the water/sewer plant and refusal of several owners of parcels fronting on Warfield have limited development opportunities (e.g., units in Terra Lago Phase 2 cannot move forward until capacity issues are resolved)

Regulatory Issues

- Village has a new Comprehensive Plan and Land Development Regulations; are these regulatory tools sufficient to guide future growth?
- Village will be conducting an Evaluation and Appraisal Review (EAR) of its Comprehensive Plan, and the market study will help guide that review

Opportunities & Challenges

- Very limited variety of retail offerings; services are missing; limited food & beverage beyond fast food; no apparel or furniture stores
- Primary commercial corridor (SW Warfield Boulevard) has numerous challenges—high-speed traffic/truck route, lack of pedestrian amenities, safety concerns, high traffic volumes, lack of planning to accommodate retail deliveries, multiple curb cuts (e.g., gas stations, freestanding pad retail), insufficient lighting, documented higher number of traffic fatalities
- FDOT wants to widen SW Warfield Boulevard, which will only serve to magnify these challenges
- Interested in understanding market potentials for a new hotel
- How to tap synergies created by specific visitor events/destinations (e.g., Rodeo, new private golf clubs under construction to the east of Indiantown, and the recently completed expansion of Indiantown Marine Center)
- Rural/low-density population is a challenge for additional retail, compounded by easy access (i.e., 20 to 30 minutes) to multiple commercial centers (Tradition/Port St. Lucie, Stuart, Okeechobee)
- Conversely, lack of attention from Martin County Government as a result of Village's distance from Stuart (the County Seat)
- Capacity limits on existing water/sewer plant, which Village acquired in 2020—2021 from private operator

3 Demographic & Economic Profile



The following evaluates those indices that drive fundamental market demand for various land uses to help guide an overall economic development strategy for Indiantown that considers future growth in population, households and jobs. Accordingly, the profile is focused on population and household growth; employment trends and forecasts; household incomes and annual retail spending power; current business mix; and other economic indicators based on available data that form the basis of evaluating development/market potentials detailed in Section 4.

This profile and analysis are based on data from various secondary public and private sources, including U.S. Census Bureau; University of Florida Bureau of Economic & Business Research; Martin County and the Village of Indiantown; ESRI Business Analyst; Claritas, Inc.; Dun & Bradstreet, Inc.; and multiple other sources. BEBR produces Florida's official state/local population estimates and projections, which are used for distributing state revenue-sharing funds to cities and counties, and for budgeting, planning and policy analysis by state/local agencies, businesses, researchers, media and the public.

Demographic Trends & Forecasts

WTL+a evaluated historic population growth patterns and forecasts in Martin County and the Village of Indiantown using the sources noted above. Key findings are summarized below, with data illustrated in Table 1 through Table 12 and in the Appendix.

Martin County

- As illustrated in Table 1, Martin County's population increased—from 126,731 residents in 2000 to **164,853 residents as of the April 1, 2024 state census, reflecting solid population growth of 38,120 new residents over the past 24 years.** This represents *sustained* annual growth of 1.10% per year since 2000. According to the U.S. Census, population increased at a compound annual rate of 1.48% per year between 2000—2010, slowed to 0.76% per year between 2010—2020 and increased to 1.0 % per year between 2020—2024;

- As illustrated in Table 2, the University of Florida-Bureau of Economic & Business Research (BEBR) prepares official population forecasts for all 67 counties across the state in three scenarios (Low, Medium, High). Its Medium Growth Scenario suggests that Martin County's growth rate will moderate even further from the 2000—2024 rate—with a projected population of 177,400 by 2035, reflecting **an increase of 12,540 new residents over the next 11 years** and a compound annual growth rate of 0.67% per year;

Since 2000, Martin County's Population Expanded

by 38,120 New Residents

- Martin County's five incorporated municipalities contained a 2024 population of 30,370, accounting for approximately 18% of the County's total population (by contrast, the County's unincorporated areas account for almost 82% of total population). As noted in greater detail below, available data for the Village of Indiantown (a Census Designated Place/CDP at the time) suggest a gain of over 470 new residents between 2010—2020, reflecting an annual growth rate of 0.76% per year during this 10-year period—similar to the County's overall growth rate. The state's 2024 population estimate for Indiantown was 6,700 residents;
- BEBR prepares population forecasts only at the county level in Florida and not for municipalities. Table 2 illustrates future population growth through 2035 for each of these five municipalities if each *jurisdiction's share of the County's 2024 population is maintained*. For example, if Indiantown continues to maintain its 4.1% share suggests a 2035 population of 7,210 residents— reflecting the addition of 510 new residents over the next 11 years. This has the potential to create approximately 140 new households (housing units) if the Village's 2024 average household size (3.66 people per household) remains the same; and
- As detailed in Section 3, however, the **Village has approved (or is in the process of plan review) multiple new housing developments that have the potential to significantly expand the Village's population over the next 10—20 years.**

Additional demographic characteristics for Martin County are illustrated in Table 3.

Table 1: Population Trends—Martin County & Municipalities, 2000—2024

	U.S. Census										Official State Estimates					
		% of		% of		% of	Change: 2000-2010		Change: 2010-2020		1-Apr			As % of Martin County		
	2000	County	2010	County	2020	County	Amount	CAGR (2)	Amount	CAGR (2)	2022	2023	2024	2022	2023	2024
County & Municipal Population Trends																
Martin County	**126,731**		**146,847**		**158,431**		**20,116**	**1.48%**	**11,584**	**0.76%**	**161,655**	**162,847**	**164,853**			
Indiantown *(3)*	**-**	**0.0%**	**6,083**	**4.1%**	**6,560**	**4.1%**	**6,083**		**477**	**0.76%**	**6,590**	**6,664**	**6,700**	**4.1%**	**4.1%**	**4.1%**
Jupiter Island	-	0.0%	817	0.6%	804	0.5%	817		(13)	-0.2%	793	786	814	0.5%	0.5%	0.5%
Ocean Breeze	-	0.0%	355	0.2%	301	0.2%	355		(54)	-1.6%	396	608	608	0.2%	0.4%	0.4%
Sewall's Point	-	0.0%	1,996	1.4%	1,991	1.3%	1,996		(5)	-0.03%	2,006	2,038	2,057	1.2%	1.3%	1.2%
Stuart	14,654	11.6%	15,956	10.9%	17,425	11.0%	1,302	0.9%	1,469	0.9%	18,788	19,264	20,191	11.6%	11.8%	12.2%
Unincorporated County	112,077	88.4%	121,640	82.8%	131,350	82.9%	9,563	0.8%	9,710	0.8%	133,082	133,487	134,483	82.3%	82.0%	81.6%
TOTAL:	**126,731**	**100.0%**	**146,847**	**100.0%**	**158,431**	**100.0%**	**20,116**	**1.48%**	**11,584**	**0.76%**	**161,655**	**162,847**	**164,853**	**100.0%**	**100.0%**	**100.0%**

(1) Population trends for 2022-2024 utilize the official State of Florida municipal and county estimates.
(2) CAGR=Compound Annual Growth Rate.
(3) The Village of Indiantown was incorporated on December 31, 2017.

Population Data | B.E.B.R. - Bureau of Economic and Business Research

U.S. Census Bureau QuickFacts: Indiantown village, Florida; Martin County, Florida

Source: U.S. Census Bureau; University of Florida Bureau of Economic & Business Research (BEBR); ESRI Business Analyst; WTL+a, June 2025.

Table 2: Population Forecasts—Martin County & Municipalities, 2024—2035

	2024 State Estimate	As % of County	BEBR Forecasts (1) (2) 2025	2030	2035	2035 % of County	Change: 2024-2035 Amount	CAGR
County Population Forecasts								
Martin County	**164,853**		**165,700**	**172,100**	**177,400**		**12,547**	**0.67%**
Municipal Population Forecasts (If 2024 Share of County Is Maintained)								
Indiantown *(3)*	**6,700**	**4.1%**	**6,734**	**6,995**	**7,210**	**4.1%**	**510**	
Jupiter Island	814	0.5%	818	850	876	0.5%	62	
Ocean Breeze	608	0.4%	611	635	654	0.4%	46	
Sewall's Point	2,057	1.2%	2,068	2,147	2,214	1.2%	157	
Stuart	20,191	12.2%	20,295	21,079	21,728	12.2%	1,537	
Unincorporated County	134,483	81.6%	135,174	140,395	144,719	81.6%	10,236	
TOTAL:	**164,853**	**100.0%**	**165,700**	**172,100**	**177,400**	**100.0%**	**12,547**	**0.67%**

(1) Based on the 2025-2050 Low-Medium-High Population Forecasts prepared by BEBR. The analysis uses the Medium Growth Scenario for Martin County.

(2) Population projections for 2025-2035 for municipalities assume that each maintains its 2024 share of Martin County's population.

https://www.bebr.ufl.edu/population

U.S. Census Bureau QuickFacts: Martin County, Florida

Source: U.S. Census Bureau; University of Florida, Bureau of Economic & Business Research (BEBR); ESRI Business Analyst; WTL+a, June 2025.

Table 3: Demographic Trends & Forecasts—Martin County, 2000—2029

				2024 ESRI				Change: 2024-2029	
	2000	2010	2020	2024	% Dist.	2029	% Dist.	No.	CAGR %
Demographic Profile									
Population	126,731	146,847	158,431	163,386		166,278		**2,892**	**0.35%**
Households	55,288	64,113	68,750	71,325		73,226		**1,901**	**0.53%**
Avg. HH Size	2.71	2.23	2.24	2.22		2.21			
Median Age		49.7	53.3	54.1		55.0			
Race									
White		128,209	124,465	126,938	78%	126,097	76%	(841)	-0.1%
Black		7,842	7,582	7,851	5%	8,207	5%	356	0.9%
American Indian		840	1,223	1,190	1%	1,235	1%	45	0.7%
Asian, Pacific Islander		1,646	2,351	2,594	2%	2,891	2%	297	2.2%
Other		5,972	9,241	9,964	6%	11,397	7%	1,433	2.7%
Two or More Races		2,338	13,569	14,849	9%	16,451	10%	1,602	2.1%
Total:		**146,847**	**158,431**	**163,386**		**166,278**		**2,892**	
Hispanic *(1)*		17,912	24,187	27,459	17%	31,076	19%	3,617	2.5%
Age Distribution									
0-14		20,920	21,166	20,600	13%	19,970	12%	(630)	-0.6%
15-24		14,288	14,520	15,294	9%	14,632	9%	(662)	-0.9%
25-34		12,459	13,985	13,996	9%	15,134	9%	1,138	1.6%
35-44		15,490	14,907	16,240	10%	16,156	10%	(84)	-0.1%
45-54		22,277	18,116	17,286	11%	17,286	10%	-	0.0%
55-64		21,329	25,931	24,725	15%	22,125	13%	(2,600)	-2.2%
65-74		19,541	25,787	27,528	17%	28,719	17%	1,191	0.9%
75-84		14,525	17,129	20,397	12%	23,236	14%	2,839	2.6%
85+		6,018	6,890	7,320	4%	9,020	5%	1,700	4.3%
Income Profile									
Households by Income									
<$15,000				6.1%		4.8%			-4.7%
$15,000 - $24,999				5.0%		3.5%			-6.9%
$25,000 - $34,999				5.2%		3.9%			-5.6%
$35,000 - $49,999				9.1%		7.2%			-4.6%
$50,000 - $74,999				18.6%		16.8%			-2.0%
$75,000 - $99,999				12.9%		12.8%			-0.2%
$100,000 - $149,999				18.3%		20.4%			2.2%
$150,000 - $199,999				9.6%		12.6%			5.6%
$200,000+				15.2%		17.9%			3.3%
Average HH Income				$ 127,122		$ 147,989			**3.09%**
Median HH Income				$ 84,814		$ 101,581			**3.67%**
Education Profile									
Years of Education (2021 American Community Survey/ACS)									
Less than 9th Grade				4.9%					
9th-12th Grade, No Diploma				3.0%					
High School Graduate (Includes Equivalency)				21.6%					
Some College, No Degree				19.7%					
Associate Degree				9.2%					
Bachelor's Degree				26.3%					
Graduate/Professional Degree				15.3%					

(1) Persons of Hispanic origin are a subset of other race categories; therefore, totals do not add.

Educational Attainment, Martin ... - Census Bureau Tables

Source: ESRI Business Analyst; American Community Survey; WTL +a, June 2025.

Village of Indiantown

As noted previously, the Village of Indiantown was incorporated as a municipality on December 31, 2017. Prior to that, it was a Census Designated Place/CDP in Unincorporated Martin County. Specific demographic characteristics of Indiantown are illustrated in Table 4 and summarized in detail below:

- In 2024, ESRI Business Analyst estimates that Indiantown contained 6,667 residents in 1,819 households. This was slightly lower than the official April 1, 2024 state estimate of 6,700 residents. This difference may be tied to new residents moving into recently completed residential projects such as the 28 townhouse rentals at Seminole Junction;
- Between 2010—2024, ESRI estimates that Indiantown gained 191 new residents in 116 new households, equating to an average annual growth rate of 0.21% per year. By contrast, Census data (see Table 1) suggest the Village's growth was higher between 2010—2024, with 477 new residents. The reason for this discrepancy is not known;
- Indiantown's share of Martin County's population has remained generally stable over the past 14 years— ranging from 4.4% in 2010 to 4.1% in 2024. Over the next five years, ESRI forecasts suggest the village's share of Martin County's population will remain stable in the range of 4.0% by 2029. However, **the village's share of Martin County's population could *increase* if a large number of new housing units** approved in various projects are delivered within the next five years;
- Indiantown's population is 52% Other/Two or More Races, 28% White, 13% Black, and 7% American Indian and Asian/Pacific Islander;
- In 2024, residents had a median age of 31.2 years (up from 29.7 years in 2010); this is forecast to increase slightly to 31.7 years by 2029. By comparison, Martin County's overall median age is significantly older—54.1 with a nominal increase to 55.0 years over the next five years;
- As compared to Martin County as a whole, Indiantown is a middle-class community, with average annual household incomes of $62,138 per year (compared to $127,122 for Martin County). Approximately 17.5% of Indiantown's households have annual incomes greater than $100,000 per year. This is expected to increase as more affluent homebuyers purchase newly built housing units over the next five years;

Table 4: Demographic Trends & Forecasts—Village of Indiantown, 2000—2029

			2024 ESRI				Change: 2024-2029	
	2010	2020	2024	% Dist.	2029	% Dist.	No.	CAGR %
Demographic Profile								
Population	6,476	6,560	6,667		6,707		**40**	**0.12%**
As % of County	*4.4%*	*4.1%*	*4.1%*		*4.0%*			
Households	1,703	1,777	1,819		1,838		**19**	**0.21%**
Avg. HH Size	3.80	3.69	3.66		3.64			
Median Age	29.7	30.0	31.2		31.7			
Race								
White	3,128	1,681	1,885	28%	1,726	26%	(159)	-1.7%
Black	1,035	855	858	13%	834	12%	(24)	-0.6%
American Indian	212	460	393	6%	391	6%	(2)	-0.1%
Asian, Pacific Islander	50	20	42	1%	42	1%	-	0.0%
Other	1,865	2,548	2,485	37%	2,707	40%	222	1.7%
Two or More Races	186	996	1,004	15%	1,007	15%	3	0.1%
Total:	**6,476**	**6,560**	**6,667**		**6,707**		**40**	
Hispanic *(1)*	4,210	4,563	4,545	68%	4,792	71%	247	1.1%
Age Distribution								
0-14	1,633	1,722	1,666	25%	1,560	23%	(106)	-1.3%
15-24	1,088	1,125	1,099	16%	1,071	16%	(28)	-0.5%
25-34	979	875	892	13%	1,010	15%	118	2.5%
35-44	790	681	743	11%	734	11%	(9)	-0.2%
45-54	620	617	640	10%	578	9%	(62)	-2.0%
55-64	446	578	611	9%	609	9%	(2)	-0.1%
65-74	457	512	522	8%	572	9%	50	1.8%
75-84	358	324	367	6%	417	6%	50	2.6%
85+	105	126	127	2%	156	2%	29	4.2%
Income Profile								
Households by Income								
<$15,000			13.7%		11.5%			-3.4%
$15,000 - $24,999			7.4%		5.5%			-5.8%
$25,000 - $34,999			10.4%		12.2%			3.2%
$35,000 - $49,999			22.5%		21.3%			-1.1%
$50,000 - $74,999			19.4%		16.4%			-3.3%
$75,000 - $99,999			9.1%		7.1%			-4.8%
$100,000 - $149,999			13.9%		20.2%			7.8%
$150,000 - $199,999			1.4%		2.1%			8.4%
$200,000+			2.2%		3.6%			10.4%
Average HH Income			$ 62,138		$ 74,233			**3.6%**
Median HH Income			$ 46,366		$ 49,459			**1.3%**
Educational Profile								
Years of Education: 25 Years & Over (2023 American Community Survey/ACS)								
Less than 9th Grade			24.0%					
9th-12th Grade, No Diploma			8.2%					
High School Graduate (Includes Equivalency)			29.6%					
Some College, No Degree			18.7%					
Associate Degree			12.6%					
Bachelor's Degree			5.4%					
Graduate/Professional Degree			1.6%					

(1) Persons of Hispanic origin are a subset of other race categories; therefore, totals do not add.

Educational Attainment, ... - Census Bureau Tables

Source: U.S. Census Bureau; American Community Survey; ESRI Business Analyst; WTL +a, June 2025.

- In fact, average household incomes are forecast to increase by 3.6% per year over the next five years, rising to $74,233 by 2029. The village's average household income is forecast to remain below its counterparts in Martin County, where average household incomes are forecast to be $147,989 by 2029. Notably, **the largest gains in the village's household incomes are forecast to occur in the $150,000-$199,999 and $200,000+ categories of 8.4% to 10.4%**, respectively, with declines across almost all income cohorts below $99,999 over the next five years;
- Notably, ESRI's five-year population forecast suggests that Indiantown's population will increase slightly between 2024 and 2029. ESRI's forecasts further suggest that population will shift in several age cohorts over the next five years:
    - Nominal *declines* are anticipated among several cohorts: those ages 35—44 (-9); 45—54 (-62); and 55—64 (-2). This suggests that first-time and move-up buyers, empty nesters, those in their peak earning years and pre-retirees that are downsizing may not have the availability of housing options to remain in Indiantown. Conversely, as new units in various approved housing developments such as Terra Lago, River Oak or Seminole Crossing are delivered, this may result in an increase in the number of households (particularly ages 35—44) that are priced out of other locations in Martin County and may consider Indiantown as a viable housing alternative
    - *Increases* in other age cohorts—from increases in the number of teenagers/college students/young adults (15—24) entering the labor force to retirees and the elderly over the age of 65—consistent with an aging population throughout Florida and the U.S.
    - This is likely to **translate into opportunities for specific types of housing, such as entry-level rental and for-sale housing for those ages 25-34, condominium or high- quality rental apartments or flats as well as age-restricted and independent living/continuing care units for those over the age of 65**.

Potentially Significant Population Growth in Indiantown

Over Next 5 Years *if* Approved Housing Projects are Delivered

Household Incomes & Retail Spending

Household retail spending is the primary driver of demand for retail space, such as shopping centers, "Big Box" stores such as Wal-Mart or Target, food & beverage, and specialty or destination retail projects. Household retail spending patterns among households in Martin, Palm Beach and St. Lucie Counties as well as the Village of Indiantown and a surrounding trade area (8-mile radius) are illustrated in Table 5 and summarized below:

- With average household incomes of more than $127,120, households in Martin County have significant disposable incomes to support a wide range of retail offerings. Households spend approximately 22.0% of annual incomes on various retail categories compared to 22.2% among households in St. Lucie County and 23.0% in Indiantown. That is, higher-income households typically spend less on retail as a proportion of total annual incomes;
- With greater discretionary spending power, Martin County households spend $27,936 per year on consumer retail goods, including: clothing, entertainment/recreation, electronics, groceries, food & beverage, household furnishings and personal care. Households in Palm Beach County—with equivalent average incomes of $124,030—also exhibit similar spending patterns of $27,325 per year;
- By comparison, **in locations with generally lower household incomes, households spend less ($14,274 per year in Indiantown, $15,503 in the 8-mile radius,** and $19,845 in St. Lucie County); and
- Retail spending among Martin County's households exceeds $1.99 billion per year. **Indiantown households account for only 1.3% of Martin County's total annual consumer retail spending, or $25.9 million per year.** However, as a result of **pending population growth and anticipated higher household incomes, this ratio is expected to increase over the next five years**. Notably, household spending totals are irrespective of location (i.e., spending can occur anywhere).

Indiantown Households Spend $14,274 Per Year

on Consumer Retail & Food

Table 5: Annual Household Consumer Spending, 2024

	Palm Beach County	St. Lucie County	Martin County	Village of Indiantown	8-Mile Radius
Total Households (2024)	**633,334**	**143,977**	**71,325**	**1,819**	**2,279**
As % of Martin County				*2.6%*	*3.2%*
Apparel & Accessories					
Men's Wear	$ 480	$ 342	$ 468	$ 250	$ 295
Women's Wear	884	632	881	475	532
Children's Wear	384	278	349	219	209
Footwear	549	385	526	298	341
Watches & Jewelry	239	158	228	105	110
(2) Apparel Products & Services	53	37	51	27	27
Subtotal:	**$ 2,588**	**$ 1,832**	**$ 2,503**	**$ 1,375**	**$ 1,515**
Computers					
Computers & Hardware	$ 301	$ 209	$ 294	$ 152	$ 140
Software & Accessories	48	33	49	24	25
Subtotal:	**$ 350**	**$ 243**	**$ 343**	**$ 177**	**$ 164**
Entertainment & Recreation					
(3) Membership Fees for Clubs	$ 330	$ 236	$ 335	$ 150	$ 179
Fees for Participant Sports	152	112	162	72	102
Tickets to Theater/Operas/Concerts	87	61	91	39	62
Tickets to Movies	28	19	27	14	22
Tickets to Parks/Museums	41	29	40	20	25
Admission to Sporting Events	80	60	79	36	52
Fees for Recreational Lessons	188	126	186	80	87
Dating Services	0.93	0.63	0.87	0.50	0.67
Subtotal:	**$ 908**	**$ 644**	**$ 921**	**$ 411**	**$ 528**
TV/Video/Audio					
Cable & Satellite TV Services	$ 831	$ 625	$ 907	$ 454	$ 431
Televisions	169	123	169	90	76
Satellite Dishes	1.25	0.94	1.26	0.76	0.96
VCRs, Video Cameras & DVD Players	5	4	6	3	3
Miscellaneous Video Equipment	24	19	20	19	34
Video Cassettes & DVDs	7	5	7	3	3
Video Game Hardware/Accessories	50	35	45	27	29
Video Game Software	22	15	19	11	13
Rental/Streaming/Downloaded Video	187	136	182	98	120
Installation of Televisions	1.94	1.39	2.07	0.76	0.88
(4) Audio	156	112	158	79	82
Rental & Repair of TV/Radio/Audio/Sound	1.83	1.30	1.96	0.98	1.63
Subtotal:	**$ 1,456**	**$ 1,077**	**$ 1,517**	**$ 787**	**$ 795**
Other Entertainment					
Pets	$ 1,103	$ 811	$ 1,179	$ 554	$ 628
(5) Toys & Games	192	141	195	97	103
(6) Recreational Vehicles & Fees	208	159	229	97	108
(7) Sports/Recreation/Exercise Equipment	343	258	359	169	150
(8) Photo Equipment & Supplies	65	45	64	29	36
(9) Reading	160	111	170	77	74
(10) Catered Affairs	41	29	39	19	24
Subtotal:	**$ 2,111**	**$ 1,553**	**$ 2,236**	**$ 1,042**	**$ 1,124**

(1) Consumer spending data for 2024 are derived from the 2022 and 2023 Consumer Expenditure Surveys conducted by the Bureau of Labor Statistics.

(2) Includes shoe repair; other shoe services; laundry & dry cleaning; alteration/repair/tailoring of apparel; clothing rental and watch/jewelry repair.

(3) Includes fees for social, recreational & health clubs.

(4) Includes satellite radio service; radios; stereos; sound components; equipment and accessories; digital audio players; records/CDs/tapes; streaming/downloaded audio; musical instruments; and rental/repair of musical instruments.

(5) Includes toys; games; arts & crafts; playground equipment; arcade games; on-line entertainment; and stamp/coin collecting.

(6) Includes docking/landing fees for boats/planes; payments or rental fees on boats, trailers, campers & RVs; and camp fees.

(7) Includes exercise equipment/gear; game tables; bicycles; camping/hunting/fishing/winter/water/other sports equipment; and rental/repair of sports/recreation/exercise equipment.

(8) Includes film; film processing; photographic equipment; rental/repair of equipment; and photographer fees.

(9) Includes digital book readers; books; magazine/newspaper subscriptions; an single copies of magazines & newspapers.

(10) Includes expenses associated with live entertainment and rental of party supplies.

Source: US Department of Labor, Bureau of Labor Market Statistics; ESRI Business Analyst; WTL +a, updated July 2025.

Table 5 (Continued): Annual Household Consumer Spending, 2024

	Palm Beach County	St. Lucie County	Martin County	Village of Indiantown	8-Mile Radius
Food & Alcohol					
(11) Food at Home	$ 8,016	$ 5,743	$ 8,147	$ 4,258	$ 4,653
Food Away from Home	4,340	3,089	4,303	2,273	2,542
Alcoholic & Non-alcoholic Beverages	729	508	735	365	401
Subtotal:	**$ 13,085**	**$ 9,340**	**$ 13,185**	**$ 6,896**	**$ 7,596**
Household Furnishings & Equipment					
(12) Household Textiles	$ 143	$ 102	$ 143	$ 76	$ 74
Furniture	1,072	792	1,092	548	539
Floor Coverings	49	35	52	23	22
(13) Major Appliances	635	483	680	337	320
(14) Housewares	119	86	124	62	62
Small Appliances	88	61	86	48	50
Luggage	23	16	23	11	14
Telephones & Accessories	113	83	120	59	47
(15) Lawn & Garden	758	585	844	378	408
(16) Housekeeping Supplies	1,009	737	1,053	543	553
(17) Maintenance & Remodeling Materials	898	731	1,001	450	470
Subtotal:	**$ 4,909**	**$ 3,712**	**$ 5,218**	**$ 2,535**	**$ 2,560**
Health & Personal Care					
Non- & Prescription Drugs	$ 638	$ 502	$ 698	$ 343	$ 390
Eyeglasses & Contact Lenses	134	99	144	66	76
(18) Personal Care Products	620	440	624	328	386
(19) School Books/Supplies	46	32	45	23	54
Smoking Products	480	371	504	290	316
Subtotal:	**$ 1,919**	**$ 1,444**	**$ 2,014**	**$ 1,051**	**$ 1,222**
TOTAL:					
Total Annual Spending	**$ 17,305,933,883**	**$ 2,857,268,198**	**$ 1,992,565,157**	**$ 25,965,079**	**$ 35,332,385**
As % of Martin County				*1.3%*	*1.8%*
Per Household	**$ 27,325**	**$ 19,845**	**$ 27,936**	**$ 14,274**	**$ 15,503**
Average HH Income	$ 124,032	$ 89,338	$ 127,122	$ 62,138	$ 69,409
As % of Average HH Income	22.0%	22.2%	22.0%	23.0%	22.3%

(11) Includes bakery/cereal products; meat/poultry/fish/eggs; dairy products; fruits & vegetables; and other food at home.

(12) Includes bathroom/bedroom/kitchen/dining room/other linens; curtains; draperies; slipcovers; and decorative pillows.

(13) Includes dishwashers; disposals; refrigerators/freezers; washers/dryers; stoves/ovens; window AC units; electric floor cleaning equipment; sewing machines; and miscellaneous appliances.

(14) Includes flatware; dishes; cups/glasses; serving pieces; non-electric cookware; and tableware.

(15) Includes lawn/garden supplies; equipment & care service; indoor plants; fresh flowers; and repair/rental of lawn & garden equipment.

(16) Includes soaps/laundry detergents; cleaning products; toilet tissue; paper towels; napkins; paper/plastic/foil products; stationery; giftwrap supplie postage; and delivery services.

(17) Includes supplies/tools/materials/equipment for painting & wallpapering; plumbing; electrical; heating; AC; roofing & gutters; plaster/panel/siding patio/fence/brick work; landscaping; and insulation for owned residential units.

(18) Includes products for hair care, oral hygiene, shaving, perfumes, cosmetics, skincare, bath, nails; other personal/miscellaneous care appliance

(19) Includes school books/supplies for pre-school; elementary/high school; and vocational/technical/other schools.

Source: US Department of Labor, Bureau of Labor Market Statistics; ESRI Business Analyst; WTL +a, updated July 2025.

Martin County Retail Sales

WTL+a assembled data on retail spending among selected merchandise categories in Martin County based on documented retail sales from retail tax receipts tabulated by the Florida Department of Revenue. As illustrated in Table 6, this reveals the following for the five-year period between 2019 and 2023:

- Overall retail sales increased from $1.58 billion in 2019 to $2.01 billion in 2023—an increase of 26.7%;
- Countywide sales decreased by 4.1% (fully $65 million) between 2019 and 2020 as a result of the COVID pandemic. However, retail sales jumped by more than 21% between 2020 and 2021 and another 5.8% between 2021 and 2022—likely reflecting the significant increases in pandemic-induced inflation in multiple economic sectors that began in late 2020 and 2021;
- With the exception of several merchandise sectors, retail sales increased in almost every category. Notable increases in retail sales occurred in Second-hand Stores/Antique Shops (+83%) and Tobacco Stores & Stands (+190%)—perhaps as a result of CBD/medical marijuana sales. Retail sales declined in several specific sectors—Store & Office Equipment (-16%), Laundry/Cleaning Services (-26%), and Camera Equipment/Photography Stores (-43%); and
- As detailed in Section 3 of this report, based on data from CoStar, Inc., the amount of *occupied* retail space in Martin County over the past five years has consistently been in the range of 11.3 million to 11.6 million sq. ft. of retail space. With a solid increase in retail sales, **overall sales performance has strengthened—from $139 per sq. ft. in 2019 to $173 per sq. ft. in 2023.** At these sales productivities, Martin County's retail sector is nearing investment- grade performance levels (which are generally considered $200 per sq. ft. and above).

Table 6: Gross Retail Sales in Selected Categories—Martin County, 2019—2023

Retail/Merchandise Category	2019	Pandemic 2020	Pandemic 2021	2022	2023	% Change 2019-2023
Food & Beverage Stores	$ 220,998,333	$ 243,256,344	$ 265,033,514	$ 283,227,670	$ 291,649,340	32%
Meat Markets, Poultry	430,300	-	-	991,679	$ 1,251,816	191%
Bakeries		3,573,185	$ 3,786,386	-	-	
Eating & Drinking Places (not Restaurants)	7,193,505	6,464,602	9,658,216	12,618,523	12,888,541	79%
Candy, Nut, Confectionary & Dairy Product Stores	2,590,837	2,246,016	2,764,325	2,926,608	3,108,869	20%
Restaurants, Lunchrooms, Catering Services	357,876,270	314,800,633	410,822,467	467,931,026	495,209,625	38%
Drinking Places (Alcoholic Beverages Served on Premises)	17,654,586	16,749,263	22,233,285	24,457,842	26,235,241	49%
Apparel & Accessory Stores	88,061,652	67,197,525	93,421,948	95,176,993	103,306,531	17%
Shoe Stores	16,717,914	14,635,732	20,210,133	20,572,881	20,448,090	22%
Paint, Wallpaper & Hardware Dealers	57,715,278	60,572,930	61,736,501	59,417,893	59,873,470	4%
General Miscellaneous Merchandise Stores	411,637,246	410,036,773	454,885,309	460,140,464	473,944,869	15%
Used Merchandise Stores, Second-Hand Stores, Antique Shops	9,555,594	9,965,510	20,535,983	19,110,760	17,462,324	83%
Home Furniture, Furnishings & Equipment	131,011,962	127,392,004	168,172,275	169,213,119	154,066,012	18%
Household Appliances & Accessories	26,852,022	26,856,582	34,532,288	33,935,513	30,741,699	14%
Store & Office Equipment, Office Supplies	11,071,720	9,848,196	9,920,732	9,510,267	9,305,028	-16%
Radio/Television, Consumer Electronics, Computers, Music Stores	73,944,516	65,153,212	81,115,419	78,442,018	80,700,929	9%
Decorating, Painting, Papering, Drapery Installation	14,665,455	11,535,073	13,777,212	19,429,623	18,268,294	25%
Barber Shops, Beauty Shops & Personal Appearance Services	2,438,967	1,949,770	2,311,158	2,796,348	3,063,231	26%
Book Stores	4,369,657	3,108,054	4,116,856	4,301,354	5,182,080	19%
Tobacco Stores & Stands	3,061,304	3,436,557	4,642,567	7,543,300	8,877,813	190%
Florists	2,618,764	2,215,812	3,028,805	3,294,971	3,583,115	37%
Laundry, Garment, Linen & Other Cleaning Services	2,195,647	2,659,519	2,821,643	2,189,387	1,616,940	-26%
Camera & Photographic Supply Stores	506,755	-	-	286,060	290,951	-43%
Gifts, Cards, Novelty, Hobby, Crafts & Toy Stores	15,186,325	14,679,994	19,555,228	19,819,930	17,201,550	13%
Admissions, Amusement & Recreation Services	108,849,975	103,904,602	137,422,493	156,176,218	173,491,297	59%
TOTAL - Gross Retail Sales:	**$ 1,587,204,582**	**$ 1,522,237,890**	**$ 1,846,504,743**	**$ 1,953,510,446**	**$ 2,011,767,653**	**26.7%**
Annual % Change	***-***	***-4.1%***	***21.3%***	***5.8%***	***3.0%***	
Estimated *Occupied* Retail Inventory (In SF)	**11,391,596**	**11,263,241**	**11,416,676**	**11,526,450**	**11,633,888**	**2.1%**
Sales Per SF	**$ 139**	**$ 135**	**$ 162**	**$ 169**	**$ 173**	**24.1%**

Florida Dept. of Revenue - taxresearch (floridarevenue.com)

Source: Florida Department of Revenue, Office of Tax Research; WTL+a, June 2025.

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Economic Characteristics

Job growth is a key barometer of demand for "workplace" uses such as multi-tenant office space, industrial parks, retail centers and the like. WTL+a examined trends and forecasts in employment growth, utilizing data for Martin County from several sources—the Florida Department of Commerce (formerly the Department of Economic Opportunity/DEO) for 2024—2032 and the U.S. Census Bureau for 2008—2022, thus allowing an understanding of initial impacts of the 2020—2021 pandemic. Such data are critical to understanding workplace-related development potentials in Indiantown.

Key findings are summarized below and illustrated in Table 7:



Employment Trends—Martin County

- **Martin County added 19,885 new jobs between 2009 and 2022**. This growth, which translates into more than 1,320 new jobs annually, was focused largely in specific sectors, including: Healthcare (+6,559), Administration/Waste Management (+3,870), Accommodation/Food Services (+2,020), Construction (+1,982) and Professional/Business Services (+1,692). Job growth in Professional/Business Services fueled demand for office space in Martin County during this period;
- Other sectors with job growth included both Retail (+1,113) and Wholesale Trade (+1,046); and
- By contrast, the **economic downturn of 2007—2009 resulted in the loss of 4,167 jobs and another 2,166 jobs were lost during the 2020 pandemic**. Over the past 15 years and multiple economic cycles, job losses were greatest in Government (-452), and Agriculture/Forestry/Mining (-278).

Table 7: Employment Trends—Martin County, 2008—2022

Industry Sector	2008	National Recession 2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	Pandemic 2020	2021	2022	2022 % Dist.	Change: 2008-2022 Amount	CAGR %
Agriculture & Mining	762	638	629	592	573	591	603	524	673	680	644	580	574	540	484	0.8%	(278)	-3.2%
Construction	4,505	3,720	4,148	3,360	3,191	3,216	3,914	4,331	5,013	5,189	5,974	6,131	6,259	6,388	6,487	8.9%	1,982	2.6%
Manufacturing	3,092	2,568	2,592	2,769	2,991	3,148	3,137	3,034	3,151	3,228	3,165	3,415	3,431	2,910	3,177	4.9%	85	0.2%
Transp & Warehousing	751	749	842	1,057	1,078	1,075	1,174	1,230	1,318	1,382	1,372	1,317	1,253	1,414	1,325	1.8%	574	4.1%
Utilities	475	473	300	360	379	358	351	436	422	408	423	436	388	341	357	0.6%	(118)	-2.0%
Trade																		
Wholesale	1,711	1,577	1,446	1,513	1,583	1,838	1,901	1,980	2,202	2,164	2,384	2,456	2,535	2,492	2,757	3.6%	1,046	3.5%
Retail	7,396	7,079	6,960	8,865	8,340	7,946	8,412	8,998	9,074	8,831	8,812	8,860	8,433	8,302	8,509	12.0%	1,113	1.0%
Information	689	760	701	762	733	736	809	807	723	711	669	619	582	618	686	0.8%	(3)	0.0%
Finance & Insurance	1,724	1,639	1,612	1,719	1,746	1,685	1,673	1,831	1,786	1,927	1,797	1,954	1,959	2,299	2,460	2.8%	736	2.6%
Real Estate/Rental & Leasing	1,020	958	816	1,032	849	938	863	727	813	901	966	951	1,025	965	996	1.5%	(24)	-0.2%
Services																		
Prof'l/Business Services	3,038	2,737	2,581	2,931	3,059	2,965	3,205	3,513	3,954	3,740	3,590	3,767	4,107	4,546	4,730	5.8%	1,692	3.2%
Management of Companies	273	245	174	165	191	196	172	134	145	125	125	118	145	211	229	0.2%	(44)	-1.2%
Administration/Waste Mgmt.	3,266	2,941	3,214	3,331	3,531	3,500	3,804	3,970	5,134	4,722	6,663	7,151	7,172	6,353	7,136	10.2%	3,870	5.7%
Educational Services	3,105	2,910	2,963	2,999	3,039	3,009	2,921	2,981	3,195	3,152	3,209	3,121	3,013	3,596	3,589	4.3%	484	1.0%
Health Care & Social Assistance	9,534	9,221	9,481	10,402	10,408	10,664	11,701	12,936	13,494	14,084	14,322	15,549	15,443	15,878	16,093	21.9%	6,559	3.8%
Arts/Entertainment/Recreation	2,041	1,992	1,976	2,036	1,925	2,057	2,253	2,447	2,152	2,119	2,200	2,257	2,119	2,135	2,397	3.0%	356	1.2%
Accommodation & Food Services	5,572	5,358	5,500	6,106	5,870	5,834	6,039	6,532	7,487	7,430	7,882	8,178	6,530	7,168	7,592	9.3%	2,020	2.2%
Other Services	2,692	2,538	2,493	2,465	2,523	2,465	2,505	2,694	2,807	2,865	3,050	3,090	2,830	2,805	2,979	4.0%	287	0.7%
Public Administration/Gov't	3,124	2,500	3,159	3,075	2,421	2,961	2,894	3,027	3,037	3,091	3,010	2,612	2,598	2,709	2,672	3.7%	(452)	-1.1%
Total (In 000s):	**54,770**	**50,603**	**51,587**	**55,539**	**54,430**	**55,182**	**58,331**	**62,132**	**66,580**	**66,749**	**70,257**	**72,562**	**70,396**	**71,670**	**74,655**		**19,885**	**2.24%**
Annual Change:	-	*(4,167)*	*984*	*3,952*	*(1,109)*	*752*	*3,149*	*3,801*	*4,448*	*169*	*3,508*	*2,305*	*(2,166)*	*1,274*	*2,985*		***1,326***	
Annual % Change:	-	*-8%*	*2%*	*8%*	*-2%*	*1%*	*6%*	*7%*	*7%*	*0.3%*	*5%*	*3%*	*-3%*	*2%*	*4%*			

OnTheMap

Source: U.S. Census Bureau, On-the-Map; WTL +a, June 2025.

- As illustrated in Table 8, Dun & Bradstreet, Inc. estimates that Martin County contained 79,500 full- and part-time jobs in 9,181 registered businesses in 2024, which reflects a jobs-to-population ratio of 0.49. That is, there are 49 jobs for every 100 residents in the County, which reflects the concentration of employment centers such as downtown Stuart, around Witham Field, etc.; and
- Employment is concentrated in particular sectors, including Services (45%), Wholesale/Retail Trade (26%), and Finance/Insurance/Real Estate (7%). Healthcare jobs comprise almost 40% of all Services employment, followed by "Other Services" at 35%. Other Services include auto repair, dry cleaning and the like.

Employment Forecasts—Martin County



Employment forecasts for Florida's 67 counties are prepared by the state's Department of Commerce in eight-year forecast periods. In parts of the state, multiple counties are combined and the data aggregated for geographies known as "Workforce Regions." Martin County is combined with Indian River and St. Lucie Counties and is known as Workforce Region #20.

As illustrated in Table 9, these forecasts suggest the following:

- Workforce Regional #20 is expected to add 16,655 new jobs between 2024 and 2032, reflecting a sustained pace of 2,100 new jobs annually over this eight-year period;
- The Services sector is expected to comprise fully 60% of all new jobs in the three-county region—10,030+ new jobs—with the largest gains expected in Administration/Waste Management (+2,694), Health Care (+2,352) and Accommodations & Food Services (+1,931). Professional/Business Services are expected to add almost 1,500 new jobs over this eight-year period. Growth in these various sectors can be expected to fuel demand for professional and medical office space, restaurants and lodging across Workforce Region #20. Other sectors with anticipated job growth include Construction (+1,214) and Wholesale/Retail Trade (+1,792); and

Table 8: Business Mix—Martin County, 2024

NAICS Category	Businesses No.	Businesses % of Total	Employees No.	Employees % of Total
Agriculture & Mining	**244**	2.7%	**1,543**	1.9%
Construction	**781**	8.5%	**4,151**	5.2%
Manufacturing	**303**	3.3%	**3,589**	4.5%
Transportation & Warehousing	**257**	2.8%	**2,432**	3.1%
Communications	**57**	0.6%	**303**	0.4%
Utilities	**22**	0.2%	**236**	0.3%
Wholesale & Retail Trade				
Wholesale	240		1,943	
Retail	1,800		18,944	
- Home Improvement	129		1,310	
- General Merchandise	59		1,488	
- Food Stores	166		2,494	
- Auto Dealers/Gas Stations	275		2,833	
- Apparel & Accessory Stores	105		681	
- Furniture/Home Furnishings	139		770	
- Eating & Drinking Places	482		6,797	
- Miscellaneous Retail	445		2,571	
Subtotal - All Retail:	**2,040**	22.2%	**20,887**	26.3%
Finance/Insurance/Real Estate	**917**	10.0%	**5,760**	7.2%
Services				
- Hotel/Lodging	44		981	
- Automotive Services	211		773	
- Motion Pictures & Amusements	291		2,619	
- Health Services	630		14,186	
- Legal Services	244		1,184	
- Educational Institutions	118		3,608	
- Other Services	2,081		12,343	
Subtotal - Services:	**3,619**	39.4%	**35,694**	44.9%
Government	**189**	2.1%	**4,662**	5.9%
Unclassified Establishments	**752**	8.2%	**243**	0.3%
TOTAL:	**9,181**	**100.0%**	**79,500**	**100.0%**

ANALYSIS:	
2024 Employment	**79,500**
2024 Population	**163,386**
Jobs/Population Ratio	**0.49**

Source: ESRI Business Analyst; Data Axle, Inc.; Dun & Bradstreet, Inc.; WTL +a, June 2025.

Table 9: Employment Forecasts—Workforce Region #20 & Martin County, 2024—2032

Employment Category	2024	% Dist.	2032	% Dist.	Change: 2024-2032 Total	CAGR
Agriculture & Forestry/Mining						
Crop & Animal Production	1,099		1,025		(74)	-0.9%
Fishing/Hunting/Trapping	13		15		2	1.8%
Support Activities for Agriculture & Forestry	522		432		(90)	-2.3%
Mining	69		73		4	0.7%
Subtotal:	**1,703**	**0.7%**	**1,545**	**0.6%**	**(158)**	**-1.2%**
Construction						
Construction of Buildings	3,667		3,669		2	0.0%
Heavy & Civil Engineering Construction	2,080		2,004		(76)	-0.5%
Specialty Trade Contractors	13,869		15,157		1,288	1.1%
Subtotal:	**19,616**	**7.7%**	**20,830**	**7.7%**	**1,214**	**0.8%**
Manufacturing						
Durable Goods Manufacturing	8,353		9,057		704	1.0%
Non-Durable Goods Manufacturing	2,716		2,546		(170)	-0.8%
Subtotal:	**11,069**	**4.3%**	**11,603**	**4.3%**	**534**	**0.6%**
Transportation/Communications/Public Utilities						
Utilities	1,996		1,831		(165)	-1.1%
Transportation & Warehousing	6,533		7,261		728	1.3%
Subtotal:	**8,529**	**3.3%**	**9,092**	**3.3%**	**563**	**0.8%**
Wholesale & Retail Trade						
Wholesale Trade	7,612		7,972		360	0.6%
Retail Trade	32,720		34,152		1,432	0.5%
Subtotal:	**40,332**	**15.8%**	**42,124**	**15.5%**	**1,792**	**0.5%**
Information/Finance/Insurance/Real Estate						
Information	1,887		2,051		164	1.0%
Finance & Insurance	5,732		5,764		32	0.1%
Real Estate, Rental & Leasing	3,960		4,429		469	1.4%
Subtotal:	**11,579**	**4.5%**	**12,244**	**4.5%**	**665**	**0.7%**
Services						
Professional, Scientific & Technical Services	11,922		13,401		1,479	1.5%
Management of Companies & Enterprises	1,008		1,130		122	1.4%
Administrative/Waste Services	18,293		20,987		2,694	1.7%
Educational Services	3,273		3,578		305	1.1%
Health Care & Social Assistance	42,159		44,511		2,352	0.7%
Arts, Entertainment & Recreation	6,960		7,371		411	0.7%
Accommodation & Food Services	24,331		26,262		1,931	1.0%
Other Services (Except Government)	10,935		11,675		740	0.8%
Subtotal:	**118,881**	**46.7%**	**128,915**	**47.5%**	**10,034**	**1.0%**
Government	**25,531**	**10.0%**	**26,587**	**9.8%**	**1,056**	**0.5%**
Self-Employed & Unpaid Family Workers	**17,462**	**6.9%**	**18,408**	**6.8%**	**946**	**0.7%**
TOTAL:	**254,781**		**271,436**		**16,655**	**0.8%**
Annual Increase (Rounded):	*(1)*		*(2)*		**2,100**	
Share of Future Job Growth to Martin County:						
2024 Jobs	79,500					
% Share of Workforce Region #20	**31%**					
2032 Jobs *If Share is Maintained*					**5,197**	
Annual					***650***	

(1) The sum of individual industry sectors for 2024 is 254,705; the source of this slight discrepancy to the total above is unknown.
(2) The sum of individual industry sectors for 2032 is 271,350; the source of this slight discrepancy to the total above is unknown.

EP Employment Projections to 2021 - FloridaJobs.org

Source: FloridaCommerce, Workforce Statistics; WTL +a, June 2025.

- In 2024 **Martin County contained 31% of all at-place jobs in Workforce Region #20.** (This is a *decline* from a ratio of 34% in 2022). If Martin County *maintains* its share of regional employment in the future, this would translate into roughly 5,200 new jobs by 2032. This share has been considered in the analysis of workplace-related development potentials in Section 4 below.

Key Question: How *Many* New Jobs Will Martin County Capture as part of Job Growth in Workforce Region #20?

Employment Trends—Indiantown Census Catchment Area

WTL+a utilized data from the U.S. Census Bureau's "On-the-Map" database, which tallies job growth by major industry sectors for specific jurisdictions and discrete geographies of the U.S., to understand employment trends in Indiantown. Notably, **historic employment data was not available for the specific municipal boundaries of the village because of its rural location in western Martin County**. As a result, Census Bureau employment data are for a larger geography known as the Indiantown "Census Catchment Area," which extends from Lake Okeechobee east to a boundary paralleling Florida's Turnpike.

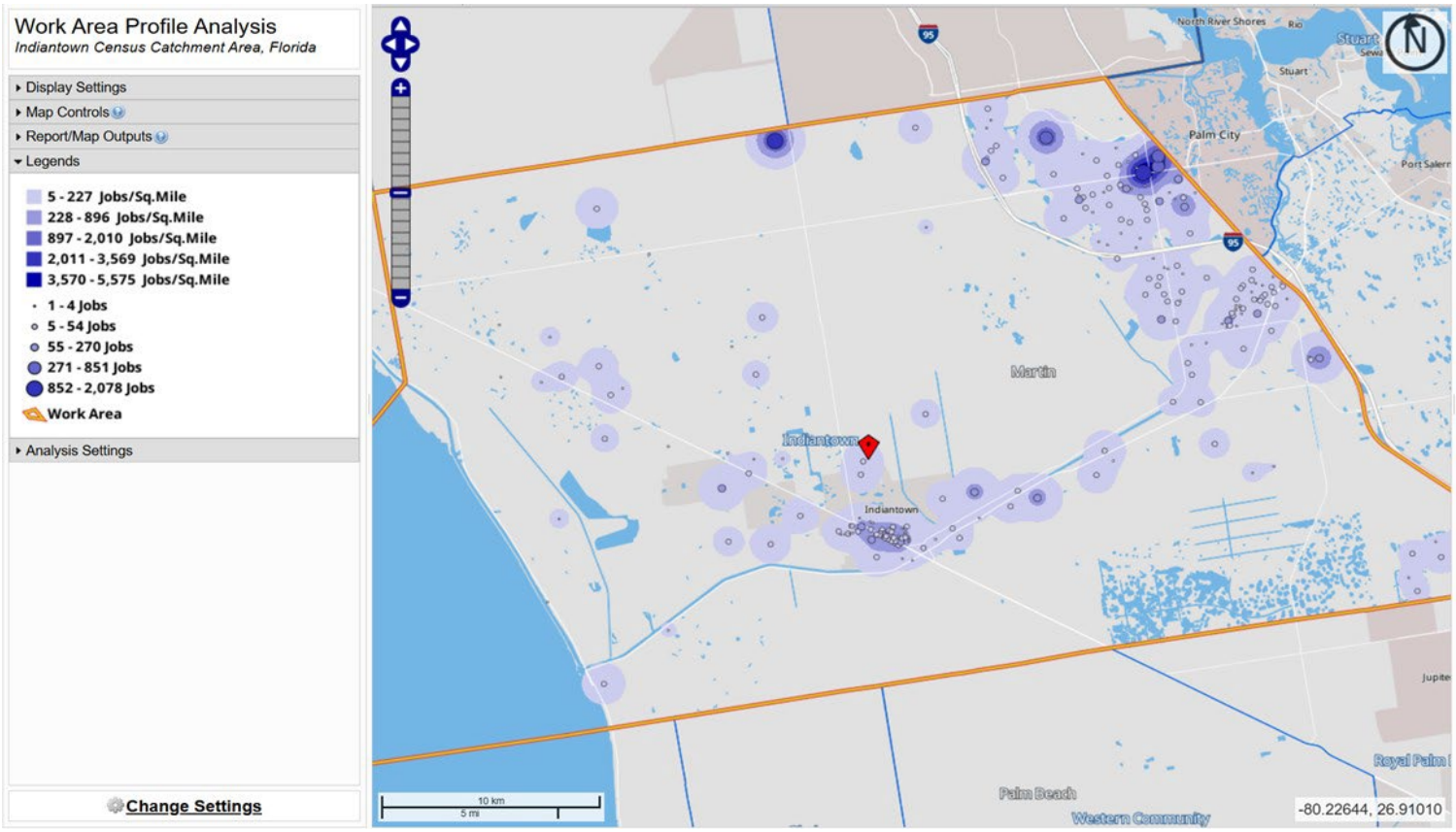
As depicted in Figure 1, this boundary captures employment concentrated along Martin Highway/714 and the emerging Newfield master planned community located between the Turnpike and I-95. Table 10 data on Catchment Area jobs indicates the following:

- In 2022 (latest Census data available), the Catchment Area contained a total of 8,600 "at place" jobs. This would suggest that, in 2022, the Catchment Area accounted for 11.5% of total jobs in Martin County;
- It is noteworthy that the **Catchment Area's proportion of countywide employment has increased**, rising from 9% in 2008 to 11.5% in 2022. With new jobs expected as part of the commercial/industrial uses planned at Newfield as well as owner-user business expansion in Indiantown itself, the Catchment Area's *share* of countywide employment is likely to increase;
- Employment has fluctuated over the past 15 years, with job losses occurring in five of the past 15 years in several industry sectors. While only 105 jobs were lost in the 2009 recession, almost 450 jobs were lost in 2013 (primarily in Retail and Government sectors). Nonetheless, the **Catchment Area experienced a net gain of 3,740+ jobs over the past 15 years** (250 per year);

Table 10: Employment Trends—Indiantown Census Catchment Area, 2008—2022

Industry Sector	2008	National Recession 2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	Pandemic 2020	2021	2022	2022 % Dist.	Change: 2008-2022 Amount	CAGR %
Agriculture & Mining	557	497	511	456	439	420	438	443	545	557	496	428	440	433	388	4.5%	(169)	-2.5%
Construction	629	674	1,581	661	591	629	708	748	853	1,050	1,272	1,392	1,598	1,469	1,433	16.7%	804	6.1%
Manufacturing	466	413	382	429	499	398	401	321	385	444	512	519	582	529	629	7.3%	163	2.2%
Transp & Warehousing	162	150	166	200	211	197	182	208	194	224	240	228	197	238	182	2.1%	20	0.8%
Utilities	255	236	259	296	313	301	290	360	337	320	347	355	312	255	266	3.1%	11	0.3%
Trade																		
Wholesale	257	217	211	213	248	236	297	408	475	250	257	246	270	257	326	3.8%	69	1.7%
Retail	368	328	384	809	825	391	434	492	689	575	534	642	387	387	314	3.7%	(54)	-1.1%
Information	33	31	35	29	37	39	36	32	40	42	43	41	50	9	27	0.3%	(6)	-1.4%
Finance & Insurance	53	26	25	30	44	53	55	62	74	57	54	46	47	37	47	0.5%	(6)	-0.9%
Real Estate/Rental & Leasing	25	42	48	123	33	27	29	25	33	31	30	68	98	79	72	0.8%	47	7.8%
Services																		
Prof'l/Business Services	140	107	114	181	189	174	213	209	245	198	213	205	204	237	318	3.7%	178	6.0%
Management of Companies	2	3	3	5	4	16	23	14	17	16	13	16	17	14	12	0.1%	10	13.7%
Administration/Waste Mgmt.	910	876	996	824	973	1,136	1,384	1,379	1,725	1,781	2,013	1,962	2,189	2,240	2,655	30.9%	1,745	7.9%
Educational Services	17	25	22	26	23	22	23	32	29	35	40	35	35	43	41	0.5%	24	6.5%
Health Care & Social Assistance	94	115	232	580	570	531	580	654	579	608	644	657	674	664	684	8.0%	590	15.2%
Arts/Entertainment/Recreation	304	305	346	370	405	455	535	509	338	265	262	290	302	310	270	3.1%	(34)	-0.8%
Accommodation & Food Services	72	97	105	106	165	226	151	132	146	116	89	118	93	176	209	2.4%	137	7.9%
Other Services	132	133	120	146	149	108	144	157	247	242	270	322	297	250	297	3.5%	165	6.0%
Public Administration/Gov't	379	475	475	488	481	393	387	419	462	478	422	410	421	488	431	5.0%	52	0.9%
Total (In 000s):	**4,855**	**4,750**	**6,015**	**5,972**	**6,199**	**5,752**	**6,310**	**6,604**	**7,413**	**7,289**	**7,751**	**7,980**	**8,213**	**8,115**	**8,601**		**3,746**	**4.17%**
Annual Change:	-	*(105)*	*1,265*	*(43)*	*227*	*(447)*	*558*	*294*	*809*	*(124)*	*462*	*229*	*233*	*(98)*	*486*		***250***	
Annual % Change:	-	*-2%*	*27%*	*-1%*	*4%*	*-7%*	*10%*	*5%*	*12%*	*-2%*	*6%*	*3%*	*3%*	*-1%*	*6%*			
Indiantown CCA As % of County	**8.9%**	**9.4%**	**11.7%**	**10.8%**	**11.4%**	**10.4%**	**10.8%**	**10.6%**	**11.1%**	**10.9%**	**11.0%**	**11.0%**	**11.7%**	**11.3%**	**11.5%**	**15-Year Avg:**		***10.8%***

Figure 1: Employment Densities/Boundary Map—Census Catchment Area, 2022



- Between 2008 and 2022, nominal job losses occurred in Agriculture/Forestry/Mining (-169 jobs), Retail Trade (-54) and Arts/Entertainment Recreation (-34). Conversely, notable job gains occurred in Administration/Waste Management (+1,745), Construction (+804) and Healthcare (+590).
- As illustrated in Table 11, in 2024 Dun & Bradstreet, Inc. estimated there were 1,280 jobs in 185 registered businesses in the Village of Indiantown. According to Dun & Bradstreet, Indiantown accounts for only 1.6% of the 79,500 jobs in Martin County (but 15% of the estimated jobs in the Catchment Area);
- The two largest sectors generating demand for workplace real estate in Indiantown include: Services (529 jobs, or 41% of all jobs) and Wholesale/Retail Trade (321 jobs, or 25% of all jobs). Within Retail Trade, "Eating & Drinking Places" account for almost 39% of jobs. Within Services, Education accounts for almost 42% of all Services employment (220 jobs). "Other Services," which comprises 40% of Services employment, includes jobs as diverse as automotive repair to laundromats and dry cleaners. Together, Retail Trade and Services comprise fully 66% of total employment in Indiantown;

Table 11: Business Mix—Village of Indiantown, 2024

NAICS Category	Businesses No.	Businesses % of Total	Employees No.	Employees % of Total
Agriculture & Mining	**5**	2.7%	**12**	0.9%
Construction	**8**	4.3%	**23**	1.8%
Manufacturing	**7**	3.8%	**79**	6.2%
Transportation & Warehousing	**8**	4.3%	**47**	3.7%
Communications	**7**	3.8%	**53**	4.1%
Utilities	**2**	1.1%	**22**	1.7%
Wholesale & Retail Trade				
Wholesale	5		77	
Retail	39		244	
- Home Improvement	1		12	
- General Merchandise	2		11	
- Food Stores	9		45	
- Auto Dealers/Gas Stations	7		28	
- Apparel & Accessory Stores	-		-	
- Furniture/Home Furnishings	-		-	
- Eating & Drinking Places	14		124	
- Miscellaneous & Non-store Retail	6		24	
Subtotal - All Retail:	**44**	23.8%	**321**	25.1%
Finance/Insurance/Real Estate	**15**	8.1%	**74**	5.8%
Services				
- Hotel/Lodging	1		10	
- Automotive Services	7		18	
- Motion Pictures & Amusements	3		19	
- Health Services	5		44	
- Legal Services	1		8	
- Educational Institutions	7		220	
- Other Services	45		210	
Subtotal - Services:	**69**	37.3%	**529**	41.3%
Government	**10**	5.4%	**120**	9.4%
Unclassified Establishments	**10**	5.4%	**-**	0.0%
TOTAL:	**185**	**100.0%**	**1,280**	**100.0%**

ANALYSIS:	
2024 Employment	**1,280**
% Share of Martin County	***1.6%***
2024 Population	**6,667**
Jobs/Population Ratio	**0.192**
***Estimated* Share of Indiantown Census Catchment Area**	**15%**

Source: ESRI Business Analyst; Data Axle, Inc.; Dun & Bradstreet, Inc.; WTL +a, June 2025.

Indiantown's Jobs-to-Population Ratio of 0.19 is

***Significantly Lower* than Martin County's 0.49 Ratio**

- The data also suggest Indiantown's current jobs-to-population ratio is approximately 0.19 (i.e., there are 19 jobs for every 100 residents living in Indiantown). This ratio is well-below the overall ratio of Martin County (0.49) and reflects Indiantown's historic rural character and small resident population. Notably, Indiantown's ratio is also lower than Port St. Lucie (0.24) and St. Lucie County (0.29) to the north; and
- As Indiantown's population increases with recently approved and planned residential development projects such as Terra Lago, **it will be critical to increase local job opportunities to reduce the negative impacts of cross-county commutes** by the labor force to jobs located in eastern Martin County.

In summary, the Indiantown Census Catchment Area captured 11% of all new jobs in Martin County between 2008 and 2022. Differences between the U.S. Census Bureau On-the-Map data (Table 10) and Dun & Bradstreet (Table 11) are attributed to part-time jobs, self-employment, two different reporting years (in part, 2022 and 2024), and those jobs not contributing to the Unemployment Insurance Fund;

- As illustrated in Table 12, according to U.S. Census Bureau data, in 2022 the Indiantown Census Catchment Area exhibited daily *outflow* of 1,063 employees who live in the Catchment Area but work outside of it. This represents a sizable decrease from 2012—when more than 5,020 labor force participants living in the Catchment Area left to work elsewhere; and
- In other words, over the past 10 years more than 3,950 *fewer* labor force participants are leaving the Catchment Area to work elsewhere. This roughly parallels the increase in new jobs in the Catchment Area between 2008—2022 (+3,740).

Labor Force Participants *Leaving* the Indiantown Census Catchment

Area to Work Elsewhere Decreased by 79% Between 2012 & 2022

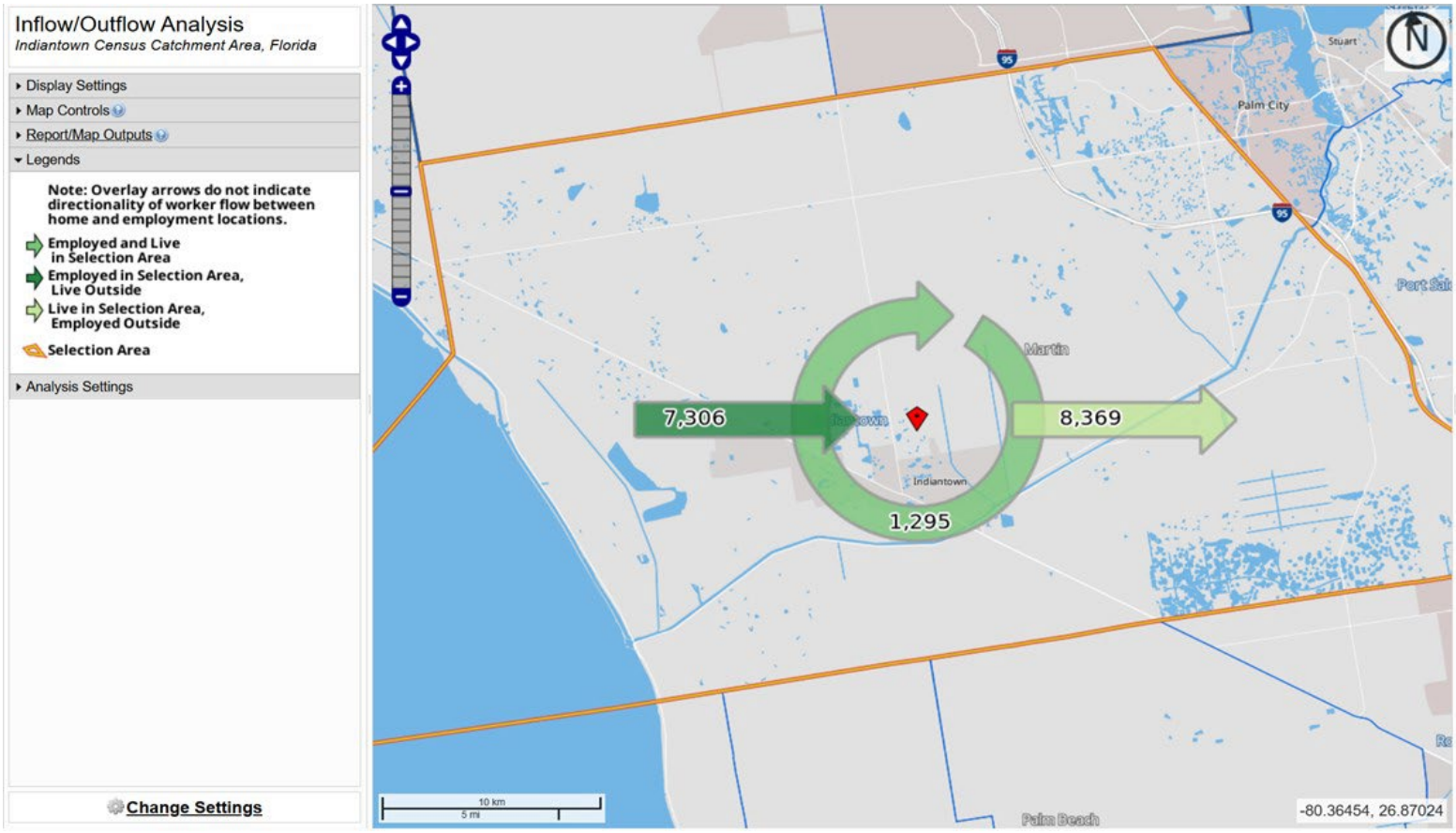
Table 12: Employment Inflow/Outflow—Census Catchment Area, 2012—2022

	2012	2017	2022	Change: 2012-2022 Amount	%
Total Inflow/Outflow					
Employed in Indiantown CCA	6,199	7,289	8,601	2,402	**39%**
Labor Force Living in Indiantown CCA	11,221	7,904	9,664	(1,557)	**-14%**
Net Job Inflow (+) or Outflow (-)	**(5,022)**	**(615)**	**(1,063)**	**3,959**	**-79%**
Inflow Job Characteristics (1)					
Workers in "Goods Producing" Industries	1,148	1,722	2,130	982	**86%**
Workers in "Trade, Transportation & Utilities" Industries	1,424	1,237	935	(489)	**-34%**
Workers in "All Other Services" Industries	2,671	3,302	4,241	1,570	**59%**
Total:	**5,243**	**6,261**	**7,306**	**2,063**	**39%**
Outflow Job Characteristics (2)					
Workers in "Goods Producing" Industries	1,305	1,008	1,234	(71)	**-5%**
Workers in "Trade, Transportation & Utilities" Industries	2,678	1,339	1,595	(1,083)	**-40%**
Workers in "All Other Services" Industries	6,282	4,529	5,540	(742)	**-12%**
Total:	**10,265**	**6,876**	**8,369**	**(1,896)**	**-18%**

(1) "Inflow" includes internal jobs filled by outside workers (i.e., labor force residents living elsewhere who work in the Indiantown CCA).
(2) "Outflow" includes external jobs filled by CCA workers (i.e., labor force residents of the Indiantown CCA who work elsewhere).

Source: U.S. Census Bureau, On-the-Map; WTL+a; June 2025.

Figure 2: Employment Inflow/Outflow—Census Catchment Area, 2022



4 Real Estate Market Conditions

WTL +a evaluated real estate market conditions across various property sectors in both Indiantown and Martin County to understand how recent market trends, current economic conditions, proposed new development and future growth affect opportunities for new investment in the village and to inform public decisions regarding growth policies.

This section of the report analyzes historic and current building inventory, occupancy and vacancy levels, annual absorption (leasing) activity, historic development trends, and other appropriate market indices for housing, workplace office, and supporting commercial retail and hospitality/lodging uses based on available data. Data are illustrated in Table 13 through Table 31.

Housing

Martin County and Indiantown contain a diverse array of housing across each jurisdiction. Various performance metrics of both the County's and Indiantown's housing stock are illustrated in Table 13 and Table 14, respectively, and detailed below:

Martin County



- Based on data from ESRI Business Analyst and the American Community Survey (ACS), Martin County contains almost 83,700 housing units. Since 2020, ESRI data suggest that the County's housing inventory has increased by more than 2,300 units;
- The number of owner-occupied units in Martin County has increased—from 65.4% in 2020 to 66.9% in 2024. The number of renter-occupied units has decreased slightly—from 19.1% in 2020 to 18.4% in 2024. Approximately 15% of Martin County's housing stock is "unoccupied" (estimated at 12,371 units). The distinctions between "unoccupied" and "truly vacant" are explained below;
- The average value of all owner-occupied housing units in Martin County in 2024 was $564,230. Over the next five years, ESRI Business Analyst forecasts suggest that average owner-occupied housing values will increase at a compound annual rate of 3.4% per year—to $665,380;

Table 13: Housing Profile—Martin County, 2020—2029

		2024 ESRI				Change: 2024-2029	
	2020	2024	% Dist.	2029	% Dist.	No.	CAGR %
Housing Tenure							
Owner-occupied	53,216	55,963		57,879		1,916	0.68%
% of Total	65.4%	66.9%		67.5%			
Renter-occupied	15,534	15,362		15,347		(15)	-0.02%
% of Total	19.1%	18.4%		17.9%			
Unoccupied	12,621	12,371		12,475		104	0.17%
% of Total	15.5%	14.8%		14.6%			
Total Units:	**81,371**	**83,696**		**85,701**		**2,005**	**0.47%**
Change in Units Since 2020:		**2,325**		**2,005**			
Owner-Occupied Value							
$0 - $99,999		4,026	7%	1,328	2%	(2,698)	-19.9%
$100,000 - $199,999		4,421	8%	1,278	2%	(3,143)	-22.0%
$200,000 - $299,999		4,404	8%	2,288	4%	(2,116)	-12.3%
$300,000 - $399,999		8,785	16%	8,032	14%	(753)	-1.8%
$400,000 - $499,999		9,673	17%	11,745	20%	2,072	4.0%
$500,000 - $749,999		14,064	25%	19,139	33%	5,075	6.4%
$750,000 - $999,999		5,424	10%	7,367	13%	1,943	6.3%
$1,000,000 - $1,499,999		2,287	4%	3,015	5%	728	5.7%
$1,500,000 - $1,999,999		1,358	2%	1,775	3%	417	5.5%
$2,000,000+		1,521	3%	1,912	3%	391	4.7%
Median Value		**$ 465,600**		**$ 555,757**			**3.6%**
Average Value		**$ 564,237**		**$ 665,382**			**3.4%**

All Housing Units By Structure (2020-2025 American Community Survey 5-Year Estimates)

	Owner-occupied		Renter-occupied	
1 Unit, Detached	33,993	66.0%	3,825	28.6%
1 Unit, Attached	4,623	9.0%	1,298	9.7%
2 Units	480	0.9%	1,011	7.6%
3 or 4 Units	1,511	2.9%	958	7.2%
5 to 9 Units	2,027	3.9%	2,125	15.9%
10 to 19 Units	2,997	5.8%	1,560	11.7%
20 to 49 Units	1,103	2.1%	636	4.8%
50 or more Units	454	0.9%	809	6.0%
Mobile Home	4,257	8.3%	1,140	8.5%
Boat/RV/Other	44	0.1%	19	0.1%
Total Units:	**51,489**	**62%**	**13,381**	**16%**

Unoccupied Housing Units By Status (2022 American Community Survey)

Unoccupied-All Reasons	**2020**	**2022**			**2020**	**2022**
Rented (Not Occupied)	191	499		**True Vacant Units**		
For Sale Only	1,171	620		For Rent	1,259	799
Sold (Not Occupied)	432	441		Other Vacant	1,706	3,935
Seasonal Use	7,854	8,537	10.2%			
For Migrant Workers	8	38				
Subtotal:	**9,656**	**10,135**		**Subtotal:**	**2,965**	**4,734**
				As % of All Unoccupied	***23%***	***38%***
Total Unoccupied Units:	**12,621**	**14,869**		***True Vacancy Rate***	**3.5%**	**5.7%**

Renter-Occupied Rents (2022 American Community Survey)

Average Gross Rent	$ 1,531.00
Median Gross Rent	$ 1,374.00

Source: ESRI Business Analyst; 2023 American Community Survey; WTL +a, June 2025.

- Approximately 41% of the County's owner-occupied housing stock is valued between $200,000 and $500,000. Another 35% is valued between $500,000 and $1.0 million, and 9% is valued over $1.0 million;
- More specific analysis of Martin County's unoccupied housing stock indicates that units are unoccupied for various reasons. As a result, this does not accurately reflect actual, "truly vacant" units. U.S. Census data indicate that 12,621 units, or 15.5% of inventory, were unoccupied as of 2020 as the COVID pandemic surged. Based on American Community Survey (ACS) data the number of unoccupied units in Martin County decreased slightly between 2020 and 2024—from 12,621 units in 2020 to 12,371 units in 2024;
- In 2020, the number of unoccupied units included 7,854 units (10.2%) that were seasonally- owned (i.e., occupied for only a portion of the year, such as units owned by snowbirds who vacation in Florida). When such units (as well as other units, such as those that are sold but not yet occupied) are removed from the unoccupied category, the County's true vacancy in 2020 was significantly lower—3.5%, or 2,965 units;
- However, data from the 2022 American Community Survey (ACS) suggests that **the number of truly vacant units in Martin County increased between 2020 and 2022**—to 4,734 units—which would reflect a countywide housing 'true vacancy' rate of 5.7%. This is slightly above the standard 5% vacancy levels that the housing industry considers to be "stabilized" and reflects the recent delivery of new housing units—particularly multi-family rental in places such as Stuart—to the County's housing inventory;
- ACS five-year estimates also reveal the County's housing stock consists of an array of housing product characteristic of a low- to moderate-density suburban jurisdiction, including 37,818 single-family detached units (46.5%), 5,921 single-family attached units (7.3%), and 15,671 multi-family units (19.3%). In addition, 6.7% of Martin County's housing stock, or 5,460 units, consists of mobile homes, boats or RVs; and
- Due to variations in supply, demographic characteristics, seasonal units and other factors, there is no single adopted standard for a level of 'True Vacancy' among Florida's cities. As noted above, real estate industry standards hold that a 5% vacancy rate in commercial office, retail, industrial and (rental) residential is considered to reflect 'stabilized' market conditions.

Village of Indiantown

Performance metrics of the village's housing stock are highlighted below and summarized in Table 14:

- Based on data from ESRI Business Analyst and the American Community Survey (ACS), Indiantown contains almost 2,000 housing units. Since 2020, ESRI data suggest limited growth, with the reported addition of only 27 units;

Table 14: Housing Profile—Village of Indiantown, 2020—2029

		2024 ESRI				Change: 2024-2029	
	2020	2024	% Dist.	2029	% Dist.	No.	CAGR %
Housing Tenure							
Owner-occupied	1,120	1,211		1,274		63	1.02%
% of Total	57.0%	60.8%		63.5%			
Renter-occupied	657	608		564		(44)	-1.49%
% of Total	33.4%	30.5%		28.1%			
Unoccupied	188	173		168		(5)	-0.58%
% of Total	9.6%	8.7%		8.4%			
Total Units:	**1,965**	**1,992**		**2,006**		**14**	**0.14%**
Change in Units Since 2020:		**27**		**14**			
Owner-Occupied Value							
$0 - $99,999		512	42%	324	25%	(188)	-8.7%
$100,000 - $199,999		290	24%	122	10%	(168)	-15.9%
$200,000 - $299,999		140	12%	103	8%	(37)	-6.0%
$300,000 - $399,999		140	12%	295	23%	155	16.1%
$400,000 - $499,999		36	3%	193	15%	157	39.9%
$500,000 - $749,999		55	5%	139	11%	84	20.4%
$750,000 - $999,999		14	1%	50	4%	36	29.0%
$1,000,000 - $1,499,999		14	1%	26	2%	12	13.2%
$1,500,000 - $1,999,999		9	1%	20	2%	11	17.3%
$2,000,000+		1	0%	2	0%	1	14.9%
Median Value		**$ 132,021**		**$ 329,831**			**20.1%**
Average Value		**$ 202,787**		**$ 353,846**			**11.8%**

All Housing Units By Structure (2020-2025 American Community Survey 5-Year Estimates)

	Owner-occupied	
1 Unit, Detached	1,108	50.0%
1 Unit, Attached	30	1.4%
2 Units	155	7.0%
3 or 4 Units	151	6.8%
5 to 9 Units	-	0.0%
10 to 19 Units	48	2.2%
20 to 49 Units	-	0.0%
50 or more Units	15	0.7%
Mobile Home	707	31.9%
Boat/RV/Other	-	0.0%
Total Units:	**2,214**	

Unoccupied Housing Units By Status (2022 American Community Survey)

Unoccupied-All Reasons	**2020**	**2022**			**2020**	**2022**
Rented (Not Occupied)	2	-		**True Vacant Units**		
For Sale Only	7	13		For Rent	34	-
Sold (Not Occupied)	-	-		Other Vacant	21	104
Seasonal Use	124	157	7.9%			
For Migrant Workers	-	-				
Subtotal:	**133**	**170**		**Subtotal:**	**55**	**104**
				As % of All Unoccupied	***29%***	***60%***
Total Unoccupied Units:	**188**	**274**		***True Vacancy Rate***	**2.8%**	**5.2%**

Renter-Occupied Rents (2022 American Community Survey)

Average Gross Rent	$ 756.00
Median Gross Rent	$ 815.00

Source: ESRI Business Analyst; 2022 American Community Survey; WTL +a, June 2025.

- The number of owner-occupied units in Indiantown has increased—from 57.0% in 2020 to 60.8% in 2024. The number of renter-occupied units has decreased slightly—from 33% in 2020 to 30.5% in 2024. Approximately 8.7% of the village's housing stock is "unoccupied" (estimated at 173 units). The distinctions between "unoccupied" and "truly vacant" are explained below;
- According to ESRI, the average value of all owner-occupied housing units in Indiantown in 2024 was $202,780. Over the next five years, **ESRI forecasts suggest an extraordinary increase in average housing values of owner-occupied units in Indiantown, with a projected increase at a compound annual rate of 11.8% per year—to $353,840**. Median values are forecast to increase at an even higher rate of more than 20% per year by 2029;
- The anticipated significant increases in owner-occupied values can be attributed to projects as 1) Seminole Crossing, with initial reported pricing of its 25 single-family detached units in the range of $380,000 to $425,000, and 2) Terra Lago Phases 1A and 1B, with reported pricing of its single-family detached units ranging from $309,790 to $425,990. The first two phases of Terra Lago have approvals for 808 single-family units and townhouses;
- Fully 66% of the village's owner-occupied housing stock is valued below $200,000. Another 27% is valued between $200,000 and $500,000, and only 8% is valued over $500,000;
- More specific analysis of Indiantown's unoccupied housing stock indicates that units are unoccupied for various reasons. As a result, this does not accurately reflect actual, "truly vacant" units. U.S. Census data indicate that 188 units, or 9.6% of inventory, were unoccupied as of 2020. Based on American Community Survey (ACS) data the number of unoccupied units in Indiantown decreased slightly between 2020 and 2024—from 188 units in 2020 to 173 units in 2024;
- In 2020, the number of unoccupied units included 124 units (8%) that were seasonally- owned (i.e., occupied for only a portion of the year, such as units owned by snowbirds who vacation in Florida). When such units (as well as other units, such as those that are sold but not yet occupied) are removed from the unoccupied category, Indiantown's true vacancy in 2020 was significantly lower—2.8%, or 55 units;
- Notably, data from the 2022 American Community Survey (ACS) suggests that **the number of truly vacant units in Indiantown—similar to Martin County—increased between 2020 and 2022**—to 104 units—which would reflect a 'true vacancy' rate in the village of 5.2%. This is on par with the standard 5% vacancy levels that the housing industry considers to be "stabilized", and may reflect recent delivery of new housing units, such as Seminole Junction (28 rental townhouses), to the village's housing inventory; and

Table 15: Approved/Proposed Residential Projects—Village of Indiantown

Project/Site	Approved Units	Housing Type	Status	Stage
Terra Lago				
Phase 1A	224	SFD	Approved	Building Permit & Construction
Phase 1B	584	SFD & TH	Approved	Building Permit & Construction
Phase 1C	300	MF	Pending Final Site Plan	
Phase 2	262	SFD	Pending Final Site Plan	
Phase 3	484	SFD	Pending Final Site Plan	
Phase 4	364	SFD	Pending Final Site Plan	
Phase 5	280	SFD	Pending Final Site Plan	
Subtotal:	**2,488**	*(1)*		
River Oak Major Site Plan	**131**	SFD	Approved	Building Permit & Construction
Seminole Crossing	**25**	SFD	Approved	Recorded June 2025
Indianwood Landing	**57**	TH	Pre-application	Pending Site Plan Submission
Osceola Pines PUD	**158**	SFD	Pending Final Site Plan	PUD Amendment Approved June 2025; Phase 1 Approved for 40 Units
Heritage Park	**71**	SFD	Major Site Plan Staff Report Issued April 2025. Pending Resubmission	Plat Submitted; Pending Resubmission of Final & Updated Plat
JPI Indiantown	**40**	SFD	Minor Site Plan Staff Report Issued May 2025. Pending Resubmission	
Park View Apartments	**40**	MF	Approved	No Building Permits To-date
Seminole Junction	**28**	TH MF	Approved	Construction Complete
MG I-Town	**497**	SFD/TH/MF	Pre-application	Pending Site Plan Submission
River Oak PUD	**800**	SFD/TH/MF	Pre-application	Pending Site Plan Submission
Citrus Grove	**310**	SFD/TH	Pre-application	Pending Site Plan Submission

TOTAL:		
All Units	**4,645**	
Approved//Under Constr.	**1,180**	*Includes Terra Lago Ph 1A/1B; River Oak; Seminole Crossings; Park View Apartments; Seminole Junction & Osceola Pines PUD*
As % of Total	***25%***	

(1) The unit count for Terra Lago sums to 2,498 units; according to Summary of Development, the approved unit count in the Terra Lago Master Site Plan is 2,488 units.

Source: Summary of Development-Village of Indiantown, June 2025; Treasure Coast Regional Planning Council; WTL+a, June 2025.

- The village's housing stock consists of an array of housing product characteristic of a low-density rural jurisdiction, including 1,108 single-family detached units (50%), 30 single-family attached units (1.4%), and 369 multi-family units (17%). Notably, there are 707 mobile homes (32% of the village's total inventory).

As of the preparation of this real estate market study, the Village of Indiantown is expected to see potentially significant growth over the next decade. As illustrated in Table 15, fully 1,180 housing units in a mix of both for sale and rental detached, attached and multi-family product, have been approved or are under construction. This includes:

- Terra Lago Phases 1A and 1B (808 units)
- River Oak (131 units)
- Seminole Crossing (25 units)
- Park View Apartments (40 units)
- Seminole Junction (28 units, completed), and
- Osceola Pines PUD (158 units, phase 1 approved for 40 units)

In addition, another 3,465 units are in various stages of plan review. **If approved and *buildout is achieved*, these projects have the potential to expand Indiantown's housing stock** by more than 4,645 units and contribute to **significant population/household growth and expansion of the Village's tax base**.

New Residential Development in Indiantown Could Generate Potentially Significant Population Growth & Tax Base Expansion

Housing Permits

To document how population and household growth affects market potential for new housing in Indiantown, WTL+a reviewed information on annual housing permits. This analysis also compares housing permits to household growth to understand whether the pace of one metric is consistent with (or exceeds) the other.

According to data provided by the U.S. Department of Housing & Urban Development (HUD), housing permits for Martin County and its municipalities covering the 15 years between 2009 and 2023 (latest date available) are illustrated in Table 16. Key findings indicate that:

Table 16: Housing Permits—Martin County & Municipalities, 2009—2023

Municipality	National Recession 2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	Pandemic 2020	2021	2022	2023	Change: 2009-2023 Total Starts	Annual Average	% of County
Single-family Detached																		
Indiantown	-	-	-	-	-	-	-	-	-	6	11	8	5	6	3	39	7	0.7%
Jupiter Island	2	6	5	3	10	11	5	12	12	14	14	18	-	5	8	125	8	2%
Martin Unincorporated	101	143	183	272	422	328	314	291	292	370	342	384	390	337	549	4,718	315	87%
Ocean Breeze	-	-	-	-	-	-	-	-	-	-	43	51	59	-	1	154	10	3%
Sewall's Point	3	2	4	4	7	7	4	7	9	10	8	8	15	14	2	104	7	2%
Stuart	-	16	13	20	35	20	-	23	16	22	9	10	8	93	12	297	20	5%
SFD-Martin County:	**106**	**167**	**205**	**299**	**474**	**366**	**323**	**333**	**329**	**422**	**427**	**479**	**477**	**455**	**575**	**5,437**	**362**	**69%**
Indiantown As % of County	*0%*	*0%*	*0%*	*0%*	*0%*	*0%*	*0%*	*0%*	*0%*	*1%*	*3%*	*2%*	*1%*	*1%*	*1%*			
Annual % Change	*-*	*58%*	*23%*	*46%*	*59%*	*-23%*	*-12%*	*3%*	*-1%*	*28%*	*1%*	*12%*	*0%*	*-5%*	*26%*			
Multi-family																		
Indiantown	-	-	-	-	-	-	-	-	-	-	-	-	10	20	13	43	7	1.7%
Jupiter Island	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	0%
Martin Unincorporated	14	32	19	21	-	66	89	94	46	-	4	15	117	147	313	977	65	39%
Ocean Breeze	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	0%
Sewall's Point	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	0%
Stuart	-	-	-	-	11	-	-	-	-	19	292	50	338	712	43	1,465	98	59%
Subtotal:	**14**	**32**	**19**	**21**	**11**	**66**	**89**	**94**	**46**	**19**	**296**	**65**	**465**	**879**	**369**	**2,485**	**166**	**31%**
Indiantown As % of County	*0%*	*0%*	*0%*	*0%*	*0%*	*0%*	*0%*	*0%*	*0%*	*0%*	*0%*	*0%*	*2%*	*2%*	*4%*			
Annual % Change	*-*	*129%*	*-41%*	*11%*	*-48%*	*500%*	*35%*	*6%*	*-51%*	*-59%*	*1458%*	*-78%*	*615%*	*89%*	*-58%*			

SOCDS Building Permits Database (huduser.gov)

Source: U.S. Census Bureau; U.S. Dept. of Housing & Urban Development; WTL+a, June 2025.

Table 16 (Continued): Housing Permits—Martin County & Municipalities, 2009—2023

Municipality	National Recession 2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	Pandemic 2020	2021	2022	2023	Change: 2009-2023 Total Starts	Annual Average	% of Total
Total Permits																		
Indiantown *(1)*	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**6**	**11**	**8**	**15**	**26**	**16**	**82**	**14**	**1.0%**
Jupiter Island	2	6	5	3	10	11	5	12	12	14	14	18	-	5	8	125	8	2%
Martin Unincorporated	115	175	202	293	422	394	403	385	338	370	346	399	507	484	862	5,695	380	72%
Ocean Breeze	-	-	-	-	-	-	-	-	-	-	43	51	59	-	1	154	10	2%
Sewall's Point	3	2	4	4	7	7	4	7	9	10	8	8	15	14	2	104	7	1%
Stuart	-	16	13	20	46	20	-	23	16	41	301	60	346	805	55	1,762	117	22%
TOTAL-Martin County:	**120**	**199**	**224**	**320**	**485**	**432**	**412**	**427**	**375**	**441**	**723**	**544**	**942**	**1,334**	**944**	**7,922**	**528**	**100%**
Indiantown As % of County	***0%***	***0%***	***0%***	***0%***	***0%***	***0%***	***0%***	***0%***	***0%***	***1%***	***2%***	***1%***	***2%***	***2%***	***2%***			

(1) The Village of Indiantown was incorporated on December 31, 2017; as a result, annual housing permits are tracked only after that date (previously, permits were tracked as part of Unincorporated Martin County).

SOCDS Building Permits Database (huduser.gov)

Source: U.S. Census Bureau; U.S. Dept. of Housing & Urban Development; WTL+a, June 2025.

- between 2009 and 2023, new housing activity across Martin County resulted in permitting of more than 7,920 new housing units, producing a sustained annual pace of 528 units per year over this 15-year period. In terms of unit distribution, this includes 5,437 single-family units (69% of the total) and 2,485 multi-family units (31% of the total); and
- **Data on housing starts in the Village of Indiantown are available only *after* the Village was incorporated on December 31, 2017** (i.e., prior permit activity is included in Unincorporated Martin County). As a result, between 2018—2023, 82 new housing units were permitted, averaging 14 units per year over the past six years. This included 39 single-family detached units (7 per year) and 43 multi-family units (7 per year). Indiantown accounted for only 1% of Martin County's total permitted units.

Multi-family Rental

WTL+a examined market trends in both Martin County's and Indiantown's multi-family rental market based on data for those properties that are tracked by CoStar, Inc. Overall market conditions are key to understanding market potential for development of new housing, including multi-family rental, in Indiantown. We note that there is a limited supply of rental apartments in Indiantown but recent (such as Seminole Junction, 28 rental townhouses) and pending (such as Park View Apartments, 40 rental units) construction is expected to expand the Village's supply of multi-family rental properties.







Martin County

Market performance characteristics of the County's multi-family rental market are illustrated in Table 17 and summarized below:

- Martin County contains an inventory of more than 8,580 rental units in 164 properties, as tracked by CoStar, Inc.;
- At year-end 2024, the **apartment vacancy rate had declined to 7.6% after peaking at 14.1% in 2022,** which reflected delivery of multiple new rental complexes (e.g., The Sovana at Stuart, Harbor Grove and Reserve at Jensen Beach in 2022 and AxisOne in 2021). Increases in vacancy were a significant jump from a low of 2.6% in 2020. The last previous peak in vacancy was 10.2% during the national recession in 2008. During the intervening years, vacancies were generally below industry-standard "stabilized" levels of 5%, reflecting the overall strength of the County's rental market;
- Another key metric of the overall health of the multi-family sector is net absorption, which is defined as occupancy of a previously vacant unit (or space). **Over the past 15 years, historic net absorption of multi-family units in Martin County has averaged a solid 152 units per year.** With delivery of new complexes identified above, **net absorption jumped to 337 units per year between 2020 and 2024**. Continued leasing/net absorption of newly-built units over the next several years will serve as a barometer of the overall health of the County's multi-family rental market (and the ability to reduce vacancies to stabilized levels or below); and
- Average effective monthly rents (i.e., achieved rents after concessions) have increased at a healthy annual rate of 3.62% per year since 2010, with an average rent of $2,088 per month ($2.16 per sq. ft.) in 2024 and an average unit size of 959 sq. ft. Between 2020 and 2021, multi-family rents in Martin County jumped by 13%, characteristic of the significant increases in multi-family rents across south Florida (and the nation) during the pandemic.

Village of Indiantown

Market performance characteristics of Indiantown's small supply of rental apartments is illustrated in Table 18.

Table 17: Multi-family Rental Performance—Martin County, 2010—2024

	National Recession										Pandemic						Thru May	Change: 2010-2024		
	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	Total	Ann'l Avg.	% CAGR
Inventory (Units)	6,144	6,339	6,339	6,339	6,339	6,339	6,339	6,339	6,339	6,388	6,388	6,682	7,393	8,403	8,588	8,588	**2,444**		
No. of Buildings	147	148	148	148	148	148	148	148	148	149	149	151	155	161	164	164	**17**		
Vacant Stock (Units)	501	579	452	306	320	295	317	241	245	208	168	280	689	1,183	723	649	**148**		
Vacancy Rate	8.2%	9.1%	7.1%	4.8%	5.0%	4.7%	5.0%	3.8%	3.9%	3.3%	2.6%	4.2%	9.3%	14.1%	8.4%	7.6%			**0.2%**
Total Net Absorption (Units)	60	117	127	146	(14)	25	(22)	76	(5)	85	39	183	302	516	646	73	2,281	152	
Past 5 Years (2020-2024)																	1,686	337	
Construction Deliveries	-	195	-	-	-	-	-	-	-	49	-	294	711	1,010	185	-	**2,444**		
Average Unit Size (SF)	952	940	940	940	940	940	940	940	940	943	943	948	950	949	959	959			
Effective Monthly Rent *(1)*	$ 1,270	$ 1,276	$ 1,298	$ 1,327	$ 1,361	$ 1,421	$ 1,484	$ 1,533	$ 1,602	$ 1,659	$ 1,708	$ 1,929	$ 2,007	$ 1,971	$ 2,088	$ 2,122			**3.62%**
Per SF Rent	$ 1.31	$ 1.32	$ 1.34	$ 1.37	$ 1.41	$ 1.47	$ 1.54	$ 1.59	$ 1.66	$ 1.72	$ 1.77	$ 2.00	$ 2.08	$ 2.04	$ 2.16	$ 2.20			**3.64%**
Average Annual % Change	-	*0.8%*	*1.5%*	*2.2%*	*2.9%*	*4.3%*	*4.8%*	*3.2%*	*4.4%*	*3.6%*	*2.9%*	*13.0%*	*4.0%*	*-1.9%*	*5.9%*	*1.9%*			

(1) Asking rent vs. effective rent reflects concessions offered by landlords, such as free rent, to enhance leasing/absorption of multi-family units.

Source: CoStar, Inc.; WTL+a, June 2025.

Table 18: Multi-family Rental Performance—Village of Indiantown, 2010—2024

	National Recession										Pandemic						Thru May	Change: 2010-2024		
	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	Total	Ann'l Avg.	% CAGR
Inventory (Units)	318	318	318	318	318	318	318	318	318	318	318	328	328	328	328	328	**10**		
As % of Martin County	*5%*	*5%*	*5%*	*5%*	*5%*	*5%*	*5%*	*5%*	*5%*	*5%*	*5%*	*5%*	*4%*	*4%*	*4%*	*4%*			
No. of Buildings	3	3	3	3	3	3	3	3	3	3	3	4	4	4	4	4	**1**		
Vacant Stock (Units)	20	18	15	13	13	11	10	9	8	7	6	13	10	11	13	14	**(6)**		
Vacancy Rate	6.3%	5.7%	4.7%	4.1%	4.1%	3.5%	3.1%	2.8%	2.5%	2.2%	1.9%	4.0%	3.0%	3.4%	4.0%	4.3%			**-3.2%**
Total Net Absorption (Units)	4	1	4	4	-	2	-	1	1	-	-	3	3	(2)	(2)	(1)	19	1	
Past 5 Years (2020-2024)																	2	0	
Construction Deliveries	-	-	-	-	-	-	-	-	-	-	-	10	-	-	-	-	**10**		
Average Unit Size (SF)	-	-	-	-	-	-	-	-	-	-	-	800	800	800	800	800			
Effective Monthly Rent *(1)*	$ 805	$ 814	$ 829	$ 847	$ 860	$ 884	$ 917	$ 947	$ 988	$ 1,030	$ 1,059	$ 1,101	$ 1,130	$ 1,150	$ 1,171	$ 1,182			**2.71%**
Per SF Rent	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 1.41	$ 1.44	$ 1.46	$ 1.48			**1.80%**
Average Annual % Change	-	-	-	-	-	-	-	-	-	-	-	-	-	*1.8%*	*1.8%*	*0.9%*			*2022-2024 Only*

(1) Asking rent vs. effective rent reflects concessions offered by landlords, such as free rent, to enhance leasing/absorption of multi-family units.

Source: CoStar, Inc.; WTL+a, June 2025.

- Indiantown contains an inventory of only 328 rental units in four properties, as tracked by CoStar, Inc. These units account for only 4% of Martin County's multi-family rental inventory;
- At year-end 2024, the **apartment vacancy rate was 4.0%;** the lack of supply has kept overall vacancy rates low over the past 15 years. In fact, vacancy rates in Indiantown have remained in the range of 1.9% to 4.7% since 2012, and the highest vacancy rate occurred at the end of the 2007—2009 national recession, at 6.3% in 2010. **Vacancies below industry-standard "stabilized" levels of 5% effectively translate into "full occupancy" of the rental market in Indiantown**;
- As noted above, another key metric of the overall health of the multi-family sector is net absorption, which is defined as occupancy of a previously vacant unit (or space). According to CoStar, Inc., over the past 15 years, however, the **lack of rental units in Indiantown has translated into minimal net absorption totaling only 19 units since 2010 (1 unit per year). Net absorption of approved/proposed units over the next several years will serve as a barometer of the depth of pent-up demand in Indiantown's multi-family rental market**; and
- Average effective monthly rents (i.e., achieved rents after concessions) have increased at a healthy annual rate of 2.71% per year since 2010, with an average rent significantly below the County—$1,171 per month ($1.46 per sq. ft.) in 2024 with average unit size of 800 sq. ft.

Profile of Selected Multi-family Projects

WTL+a profiled the four rental complexes in Indiantown from CoStar, Inc.'s database. Key findings are illustrated in Table 19 are highlighted below:

- Three of four properties are considered relevant to the analysis (St. Lucie Mobile Village, a 217-unit mobile home park, was opened in 1958 and not applicable). Notably, it was a full 21 years between the time J.L. Lee Gardens was built (2000) and Casa Bella Apartments was opened (2021);
- River Oak, a 131-unit complex located on SW Hammock Way/Hamel Street, is scheduled for delivery in August 2025. CoStar data do not indicate if pre-leasing efforts are underway. River Oak's **performance (i.e., monthly leasing/absorption, asking rent concessions) will be the strongest indicator of current pent-up demand for rental units—particularly newly built—in Indiantown;**
- According to data from CoStar, Inc., these projects contain a mix of bedroom types, with an average unit size of 1,053 sq. ft., average asking rent of $1,979 per month ($1.88 per sq. ft.).

Notably, the larger unit sizes at River Oak (including 120 three-bedroom units and an average unit size of 1,661 sq. ft.) distort these figures upward; and

- **As pre-leasing efforts at River Oak are not available, it is assumed that the complex remains 100% vacant, which is also distorting vacancy levels upward—with overall vacancies of 35.8%.** CoStar data indicate that net absorption over the past six years has been slightly negative.

In conclusion, Martin County's housing market reflects generally stabilized market conditions in a growing jurisdiction—with solid achieved rents among new, investment-grade multi-family residential properties; increasing values among owner-occupied properties; a sustained (historic) pace of 528 annual housing permits between 2009 and 2023; and, solid lease-up (absorption) activity in new multi-family properties averaging 152 units per year since 2010 (and 337 units per year over the past five years). Recent population and household growth is generating demand for new residential development, which reinforces the overall relative strength of Martin County's housing sector.





As a rural community in western Martin County, activity in Indiantown's housing sector has historically been limited. As detailed above, however, the Village has recently approved plans for 1,180 new housing units and plans for an additional 3,465 units are in review.

As a result, over the next five to 10 years, **Indiantown's housing sector is poised to see a surge in new development, with a concomitant increase in population/household growth and expansion of the Village's tax base.** However, macro-economic factors, including mortgage interest rates, the availability of capital for new construction, job growth, increasing hard and soft development costs, recessionary pressures generated by chaotic, inconsistent policies regarding tariffs and federal economic policies and other uncertainties are likely to affect the timing and pace of near-term growth potentials in the housing sector.

Table 19: Profile of Selected Multi-family Properties—Village of Indiantown

Project/Location	Year Built / Class & Height	Site Size / Densities & Bldg. Area	Unit Type	No. of Units	% Dist.	Size (In SF)	Per Month: Asking Rent	Asking Rent Per SF	Effective Rent	Effective Rent Per SF	Current 2Q/2025	6-Year Vacancy & Absorption Analysis: 2024	2023	2022	2021	2020	2019
River Oak	Aug-25	55.64	Studios	-	0%	-	$ -	$ -	$ -	$ -	100.0%						
Market-rate	Class A	acres	1 BR	-	0%	-	-	-	-	-	131						
15760 SW Hammock Way	1 floor	2.4	2 BR	-	0%	-	-	-	-	-							
SW Hamel Street		units/acre	3 BR	120	92%	1,639	2,722	1.66	2,722	1.66							
Indiantown		217,228	4 BR	11	8%	1,868	3,192	1.71	3,192	1.71							
		gross SF															
			Total:	**131**		**1,661**	**$ 2,768**	**$ 1.67**	**$ 2,768**	**$ 1.67**	**100.0%**	**100.0%**	**0.0%**	**0.0%**	**0.0%**	**0.0%**	**0.0%**
True Owner: River Oak Fernwood Holdings LLC											-	-	-	-	-	-	-
Recorded Owner: N/A																	
											Total Absorption:						**-**
			Asking Rent Concessions:							**0.0%**	**Annual Average:**						**-**
Casa Bella Apartments	2021	0.49	Studios	-	0%	-	$ -	$ -	$ -	$ -	10.0%						
Market-rate	Class C	acres	1 BR	10	100%	800	-	-	-	-	1						
15871 SW 153rd Street	1 floor	20.4	2 BR	-	0%	-	-	-	-	-							
Indiantown		units/acre	3 BR	-	0%	-	-	-	-	-							
		8,000															
		gross SF	**Total:**	**10**		**800**	**$ -**	**$ -**	**$ -**	**$ -**	**10.0%**	**10.0%**	**10.0%**	**10.0%**	**50.0%**	**100.0%**	**100.0%**
True Owner: Sehayik Family											-	-	-	4	5	-	-
Recorded Owner: N/A																	
											Total Absorption:						**9**
			Asking Rent Concessions:							**N/A**	**Annual Average:**						**1.5**
J.L. Lee Gardens Apartments	2000	6.35	Studios	-	0%	-	$ -	$ -	$ -	$ -							
Market-rate	Class B	acres	1 BR	-	0%	-	-	-	-	-							
14755 SW Andalucia Court	1 floor	7	2 BR	44	100%	699	1,190	1.70	1,186	1.70							
Indiantown		units/acre	3 BR	-	0%	-	-	-	-	-							
		30,739															
True Owner: I'town Non-profit Hsg, Inc.		gross SF	**Total:**	**44**		**699**	**$ 1,190**	**$ 1.70**	**$ 1,186**	**$ 1.70**	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	2.3%
Recorded Owner: I'town Homes Rrh Ltd.											-	-	-	-	-	1	(1)
											Total Absorption:						**-**
			Asking Rent Concessions:							**-0.3%**	**Annual Average:**						**-**

Table 19 (Continued): Profile of Selected Rental Properties—Village of Indiantown

Project/Location	Year Built / Class & Height	Site Size / Densities & Bldg. Area	Unit Type	No. of Units	% Dist.	Size (In SF)	Per Month: Asking Rent	Per Month: Rent Per SF	Per Month: Effective Rent	Per Month: Effective Rent Per SF	Current 2Q/2025	6-Year Vacancy & Absorption Analysis: 2024	2023	2022	2021	2020	2019
St. Lucie Mobile Village	1958	29.23	Studios	-	0%	-	$ -	$ -	$ -	$ -	5.5%						
All Segments	Class C	acres	1 BR	-	0%	-	-	-	-	-	12						
11500 SW Kanner Highway	1 floor	7.4	2 BR	-	0%	-	-	-	-	-							
Indiantown		units/acre	3 BR	-	0%	-	-	-	-	-							
		30,739															
True Owner: DRS Communities		gross SF		**217**			**$ -**	**$ -**	**$ -**	**$ -**	5.5%	6.0%	5.1%	3.7%	2.3%	2.3%	2.8%
Recorded Owner: St. Lucie Village Parklife LLC											1	(2)	(3)	(3)	-	1	(6)
			Asking Rent Concessions:							**N/A**							
COMPARABLES ANALYSIS:											**144**						
Total/Weighted Average		**91.7**		**402**		**1,053**	**$ 1,979**	**$ 1.88**	**$ 1,977**	**$ 1.88**	**35.8%**	**29.0%**	**3.8%**	**3.4%**	**13.1%**	**25.6%**	**26.3%**
Total Unit Absorption (2019-2024):											**1**	**(2)**	**(3)**	**1**	**5**	**2**	**(7)**
Annual Average																	**(4)**

Source: CoStar, Inc.; Martin County Property Appraiser; WTL+a, June 2025.

Workplace—Office/Business Services



The market analysis evaluated development potentials for "workplace" uses, including multi-tenant/speculative office for professional/business services uses and general industrial uses. (In such an analysis, it is not possible to evaluate development potentials for specific end-users—also known as "build-to-suits"— as such deals are based on specific recruitment strategies and terms, including the amount of space to be occupied, and are negotiated on a case-by-case basis. This is especially the case in Indiantown, with a number of owner-user industrial/manufacturing projects planned or under construction).

A profile of office and industrial market conditions in Martin County and the Village of Indiantown was prepared to:

- Understand Indiantown's overall competitive market position for speculative/multi-tenant uses, based on key performance metrics (total inventory, construction deliveries, net annual absorption/leasing activity, vacant stock, vacancy rates, and rental rates);
- Inform the evaluation of workplace development potentials for the Village as part of the Future Growth Strategies study based on the findings in this profile; and
- Inform recommendations related to business retention/recruitment strategies and other relevant economic development policies as detailed in Section 6 of this report.

Martin County

Key performance metrics in Martin County's office market are illustrated in Table 20 and summarized below:

- CoStar tracks market performance of more than 4.16 million sq. ft. of office space in 511 buildings across Martin County. With an average building size of less than 8,200 sq. ft., Martin County is considered a secondary office market in south Florida comprising primarily small 'garden' office buildings. A garden office building is defined by the commercial real estate industry as containing smaller footprints (generally 5,000 to 20,000 sq. ft. in size);

- Less than 170,000 sq. ft. of new office space was built in Martin County between 2010 and 2024;
- Notably, **countywide net office absorption was limited over the past 15 years—averaging only 34,105 sq. ft. per year**. Net absorption has weakened slightly over the past five years, averaging only **30,860 sq. ft. per year between 2020 and 2024**;
- Despite limited net absorption, overall office vacancy rates are generally stabilized. From a peak vacancy of 13.2% in 2013, vacancy rates have declined from 7.6% in 2015 to 3.4% in 2024. There was a temporary bump in office vacancies in Martin County to 7.2% in 2020 as a result of the pandemic; and
- Gross office rents in Martin County were generally stable between 2010 and 2019 in the range of $16 to $17 per sq. ft. Since 2020, office rents have jumped—from $20.75 in 2020 to $25.42 per sq. ft. in 2024 (including a significant jump of 32.5% between 2023 and 2024). These increases reflect an overall compound rate of 3.0% per year between 2010—2024, consistent with the average consumer price index prior to the pandemic.

Martin County is a Secondary Office Market with Limited

Annual Net Absorption of 34,100 SF/Year Over Last 15 Years





Table 20: Office Market Profile—Martin County, 2010—2024

	National Recession										Pandemic						Thru May	Change: 2010-2024		
	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	Total	Ann'l Avg.	% CAGR
Inventory	4,035,345	4,053,956	4,053,956	4,068,554	4,068,554	4,048,727	4,056,156	4,061,156	4,096,984	4,132,390	4,132,390	4,132,390	4,151,335	4,151,335	4,168,969	4,185,169	**133,624**		
No. of Buildings	499	500	500	502	502	501	501	502	505	509	509	509	509	509	511	513	**12**		
Average Building Size	8,087	8,108	8,108	8,105	8,105	8,081	8,096	8,090	8,113	8,119	8,119	8,119	8,156	8,156	8,158	8,158			
Vacant Stock	434,961	483,548	524,650	535,502	431,309	307,341	273,015	181,067	197,847	257,659	298,778	176,125	147,822	135,547	139,944	166,400			
Vacancy Rate	10.8%	11.9%	12.9%	13.2%	10.6%	7.6%	6.7%	4.5%	4.8%	6.2%	7.2%	4.3%	3.6%	3.3%	3.4%	4.0%			**-7.9%**
Net Absorption:	**82,932**	**(29,976)**	**(41,102)**	**3,746**	**104,193**	**104,141**	**41,755**	**96,948**	**19,048**	**(24,406)**	**(43,619)**	**125,153**	**47,248**	**12,275**	**13,237**	**(10,256)**	**511,573**	**34,105**	
Past 5 Years																	**154,294**	**30,859**	
Construction Deliveries	-	18,611	-	14,598	-	-	17,367	5,000	41,128	35,406	-	-	20,025	-	17,634	16,200	**169,769**		
Gross Rent/SF	$ 16.81	$ 16.79	$ 16.00	$ 15.65	$ 15.78	$ 15.88	$ 16.07	$ 16.22	$ 16.89	$ 17.89	$ 20.75	$ 19.27	$ 18.53	$ 19.18	$ 25.42	$ 27.00			**3.0%**
Average Annual % Change	-	*-0.1%*	*-4.7%*	*-2.2%*	*0.8%*	*0.6%*	*1.2%*	*0.9%*	*4.1%*	*5.9%*	*16.0%*	*-7.1%*	*-3.8%*	*3.5%*	*32.5%*	*6.2%*			
Base Rent/SF (NNN)	$ 15.90	$ 15.67	$ 15.08	$ 15.16	$ 14.88	$ 15.03	$ 15.86	$ 16.02	$ 16.99	$ 16.70	$ 16.60	$ 16.35	$ 17.79	$ 21.17	$ 21.86	$ 22.90			**2.3%**

Source: CoStar, Inc.; WTL+a, June 2025.

Village of Indiantown

Key performance metrics in Indiantown's office market are illustrated in Table 21:



- CoStar tracks market performance of only three small office buildings in Indiantown containing a nominal 8,200 sq. ft. of space and built between 1966 and 1985. The office building on SW Railroad Avenue appears to be part of a larger warehouse/industrial complex. Notably, **CoStar's database sometimes excludes certain commercial properties**, such as the professional office building at 15285—300 SW Thelma Waters Avenue;
- According to CoStar, no new office space has been built in Indiantown over the past 40 years;
- No information is available on net annual office absorption or changes in vacancy rates across these three properties over the past six years;
- *Reported* average rent in these three properties is in the range of $25.50 per sq. ft.; and
- In conclusion, **future demand for professional office space in Indiantown will be driven by 'rooftop growth' (i.e., growth in resident population/households)** that, in turn, supports small professional tenancies for accounting, legal, medical and other business services.

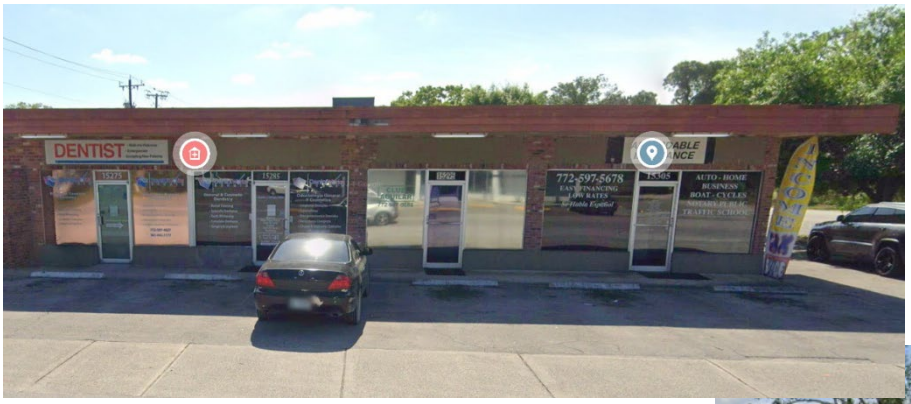




Table 21: Office Market Profile—Village of Indiantown, 2019—2024

Property/Address	Year Built & Parcel Size	Gross Bldg. Area (SF) Property Appraiser	Gross Bldg. Area (SF) CoStar, Inc.	Vacant SF	% Vacant	Asking Rents/SF	6-Year Vacancy & Absorption Analysis 2024	2023	2022	2021	2020	2019
			Base Building Information									
16025 SW Warfield Boulevard	1985/2019	1,395	1,100	-	0.0%	$ 25.56	**0.0%**	**0.0%**	**0.0%**	**0.0%**	**0.0%**	**0.0%**
Single-tenancy	0.37						-	-	-	-	-	-
16025 SW Warfield Boulevard	acres											
15975 SW Warfield Boulevard	1973	2,430	2,596	-	0.0%	$ 25.56	**0.0%**	**0.0%**	**0.0%**	**0.0%**	**0.0%**	**0.0%**
Single-tenancy	0.23						-	-	-	-	-	-
15975 SW Warfield Boulevard	acres											
17250 SW Railroad Avenue	1966	6,870	4,505	-	0.0%	$ 25.55	**0.0%**	**0.0%**	**0.0%**	**0.0%**	**0.0%**	**0.0%**
Single-tenancy	6.47						-	-	-	-	-	-
17250 SW Railroad Avenue	acres											
TOTAL:	**0.60**	**10,695**	**8,201**	**-**	**0.0%**	**$ 25.56**	**-**	**-**	**-**	**-**	**-**	**-**
As % of Martin County			*0.20%*									
Total Net Absorption (2019-2024):												**-**

Source: CoStar, Inc.; WTL+a, June 2025.

Workplace—General Industrial

General industrial is typically defined as light assembly or manufacturing and warehousing and distribution uses, while "flex" space comprises a combination of the above with limited office/administrative functions. "Heavy" industrial generally refers to specific industries such as petrochemicals where environmental impacts are greater (In such an analysis and similar to office uses, it is not possible to evaluate development potentials for specific end-users—also known as "build-to-suits"—as such deals are based on specific recruitment strategies and terms, including the amount of space to be occupied, and are negotiated on a case-by-case basis).

Martin County

Key characteristics of Martin County's industrial space is illustrated in Table 22 and summarized below:

- As tracked by CoStar, Inc., Martin County contains 10,634,000 sq. ft. of industrial space in 494 buildings located in several core submarkets such as surrounding Witham Field;
- Prior to 2024, the County's industrial vacancy rate peaked at 9.1% in 2010 as recovery from the 2007—2009 recession was underway. Job growth in industrial-using sectors resulted in vacancies declining to stabilized-levels between 1.6% and 5% between 2014 and 2019;
- However, the addition of more than 1.82 million sq. ft. of new industrial space countywide between 2023 and May 2025, has resulted in a significant increase in vacancy rates as this new space is absorbed in the marketplace. As a result, **vacancy rates jumped from a nominal 1.6% in 2022 to almost 15% in May 2025;**
- Annual **net absorption of industrial space in Martin County averaged almost 134,600 sq. ft. per year since 2010**. Notably, over the past five years **annual net absorption has strengthened—to 204,000 sq. ft. per year between 2020—2024**. Should this pace continue, it will require approximately 7.6 years to absorb/lease 95% of the 1.63 million sq. ft. of empty industrial space in Martin County (i.e., to stabilized occupancies of 95%); and
- With strong demand, industrial rents increased from $7.56 per sq. ft. in 2010 to $12.53 per sq. ft. in 2024, reflecting a compound annual increase of 3.7% per year.

WTL+a

Table 22: Industrial Market Profile—Martin County, 2010—2024

	National Recession										Pandemic						Thru May	Change: 2010-2024		
	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	Total	Ann'l Avg.	% CAGR
Inventory	7,928,737	7,935,042	8,360,397	8,366,447	8,366,447	8,366,447	8,366,447	8,414,877	8,595,151	8,693,901	8,966,134	9,152,114	9,205,665	10,008,235	10,634,083	11,028,378	**2,705,346**		
No. of Buildings	444	445	447	448	448	448	448	454	461	464	469	474	478	485	494	496	**50**		
Average Building Size	17,858	17,832	18,703	18,675	18,675	18,675	18,675	18,535	18,645	18,737	19,118	19,308	19,259	20,636	21,526	22,235			
Vacant Stock	718,006	685,416	686,741	478,007	433,830	296,624	137,543	103,953	173,068	394,343	517,245	289,993	147,911	912,666	1,314,796	1,632,681			
Vacancy Rate	9.1%	8.6%	8.2%	5.7%	5.2%	3.5%	1.6%	1.2%	2.0%	4.5%	5.8%	3.2%	1.6%	9.1%	12.4%	14.8%			**2.2%**
Net Absorption:	**65,933**	**38,895**	**424,030**	**214,784**	**44,177**	**137,206**	**159,081**	**82,020**	**(37,261)**	**(130,025)**	**149,331**	**413,232**	**195,633**	**37,815**	**223,718**	**76,410**	**2,018,569**	**134,571**	
Past 5 Years																	**1,019,729**	**203,946**	
Construction Deliveries	-	6,305	425,355	6,050	-	-	-	48,430	136,692	91,250	272,233	185,980	53,551	802,570	625,848	398,701	**2,654,264**		
Gross Rent/SF	$ 7.56	$ 6.66	$ 7.21	$ 6.86	$ 6.79	$ 7.24	$ 8.29	$ 9.42	$ 10.70	$ 10.29	$ 9.50	$ 11.05	$ 11.91	$ 14.25	$ 12.53	$ 12.50			**3.7%**
Average Annual % Change	-	*-11.9%*	*8.3%*	*-4.9%*	*-1.0%*	*6.6%*	*14.5%*	*13.6%*	*13.6%*	*-3.8%*	*-7.7%*	*16.3%*	*7.8%*	*19.6%*	*-12.1%*	*-0.2%*			
Base Rent/SF (NNN)	$ 7.10	$ 5.86	$ 6.16	$ 6.12	$ 5.68	$ 6.44	$ 7.51	$ 8.66	$ 9.87	$ 9.12	$ 8.39	$ 9.87	$ 10.55	$ 11.85	$ 11.36	$ 11.37			**3.4%**

Source: CoStar, Inc.; WTL+a, June 2025.

Village of Indiantown

Key characteristics of Indiantown's industrial space is illustrated in Table 23 and Table 24 summarized below:

- As tracked by CoStar, Inc., Indiantown contains 337,140 sq. ft. of industrial space in 12 buildings, comprising approximately 3% of Martin County's industrial space. The village's share of the County's supply declined slightly from 4% in 2010. The village's industrial sector consists primarily of owner-users occupying owned space (as opposed to multi-tenant/speculative space characteristic of larger submarkets);
- The village's industrial market operated under generally stabilized conditions between 2010—2018, with vacancies ranging from 0.1% to 4.7%. However, **with the closing and subsequent releasing of the former LDC Citrus processing plant, industrial vacancy rates jumped to 13% in 2019 and increased to 19.3% in 2024**;
- As a result, **annual net absorption over the past 15 years was *negative* (-64,000 sq. ft.)** due to high vacancies in two properties—the former LDC plant (renamed Indiantown Rail & Commerce Park) and 17250 SW Railroad Avenue; and
- Industrial rents in Indiantown increased from $8.00 per sq. ft. in 2012 to $11.50 per sq. ft. in 2024, reflecting an average annual compound increase of 3.1% per year. No new industrial space has been built over the past 15 years as documented by CoStar, Inc.









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Table 23: Industrial Market Profile—Village of Indiantown, 2010—2024

	National Recession										Pandemic						Thru May	Change: 2010-2024		
	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	Total	Ann'l Avg.	% CAGR
Inventory	337,143	337,143	337,143	337,143	337,143	337,143	337,143	337,143	337,143	337,143	337,143	337,143	337,143	337,143	337,143	337,143	-		
As % of Martin County	*4.3%*	*4.2%*	*4.0%*	*4.0%*	*4.0%*	*4.0%*	*4.0%*	*4.0%*	*3.9%*	*3.9%*	*3.8%*	*3.7%*	*3.7%*	*3.4%*	*3.2%*	*3.1%*			
No. of Buildings	12	12	12	12	12	12	12	12	12	12	12	12	12	12	12	12	-		
Average Building Size	28,095	28,095	28,095	28,095	28,095	28,095	28,095	28,095	28,095	28,095	28,095	28,095	28,095	28,095	28,095	28,095			
Vacant Stock	1,029	1,029	15,729	12,729	9,629	32,200	10,700	500	500	43,729	42,900	42,000	43,029	65,029	65,029	64,000			
Vacancy Rate	0.3%	0.3%	4.7%	3.8%	2.9%	9.6%	3.2%	0.1%	0.1%	13.0%	12.7%	12.5%	12.8%	19.3%	19.3%	19.0%			**34.6%**
Net Absorption:	-	-	(14,700)	3,000	3,100	(22,571)	21,500	10,200	-	(43,229)	829	900	(1,029)	(22,000)	-	1,029	(64,000)	(4,267)	
Past 5 Years																	(21,300)	(4,260)	
Construction Deliveries	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-		
Gross Rent/SF	$ -	$ -	$ 8.00	$ 6.50	$ 6.44	$ 6.88	$ 9.05	$ -	$ -	$ 8.00	$ 8.00	$ 8.25	$ -	$ 13.50	$ 11.50	$ 11.50			**3.1%**
Average Annual % Change	-	-	-	*-18.8%*	*-0.9%*	*6.8%*	*31.5%*	-	-	-	*0.0%*	*3.1%*	-	-	*-14.8%*	*0.0%*			*2012-2024*
Base Rent/SF (NNN)	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 8.00	$ 8.00	$ 8.25	$ -	$ 13.50	$ 11.50	$ 11.50			**7.5%**
																			2019-2024

Source: CoStar, Inc.; WTL+a, June 2025.

Table 24: Industrial Building Profile—Village of Indiantown, 2024

Property/Address	Year Built & Parcel Size	Base Building Information: Gross Bldg. Area (SF) Property Appraiser	Gross Bldg. Area (SF) CoStar, Inc.	Vacant SF	% Vacant	Estimated Asking Rents/SF	6-Year Vacancy & Absorption Analysis 2024	2023	2022	2021	2020	2019
Indiantown Contractors Whse.	2006	1,907	8,000	-	0.0%	$ 15.86	**0.0%**	**0.0%**	**0.0%**	**0.0%**	**0.0%**	**0.0%**
Multi-tenant	0.04						-	-	-	-	-	-
15769 SW Market Street	acres											
Indiantown In & Out Storage	1995	22,995	22,995	-	0.0%	$ 14.21	**0.0%**	**0.0%**	**0.0%**	**0.0%**	**0.0%**	**0.0%**
Multi-tenant	10.64						-	-	-	-	-	-
15501 SW Famel Avenue	acres											
16001 SW Market Street	1981	5,541	5,541	-	0.0%	$ 15.86	**0.0%**	**0.0%**	**0.0%**	**0.0%**	**12.6%**	**12.6%**
Single-tenancy	2.59						-	-	-	698	-	(698)
16001 SW Market Street	acres											
Sheltra & Sons	1976	4,000	4,351	-	0.0%	$ 15.86	**0.0%**	**0.0%**	**0.0%**	**0.0%**	**0.0%**	**0.0%**
Multi-tenancy	0.44						-	-	-	-	-	-
14900 SW Van Buren Avenue	acres											
15803 SW Farm Road	1963/1975	7,549	7,229	-	0.0%	$ 14.94	**14.2%**	**14.2%**	**14.2%**	**0.0%**	**12.5%**	**14.2%**
Multi-tenant	3.60						-	-	(1,027)	904	123	(1,027)
15803 SW Farm Road	acres											
16015 SW Farm Road	1975	8,470	8,470	-	0.0%	$ 15.86	**0.0%**	**0.0%**	**0.0%**	**0.0%**	**0.0%**	**0.0%**
Single-tenancy	1.10						-	-	-	-	-	-
16015 SW Farm Road	acres											

Table 24 (Continued): Industrial Building Profile—Village of Indiantown, 2024

Property/Address	Year Built & Parcel Size	Base Building Information: Gross Bldg. Area (SF) Property Appraiser	Gross Bldg. Area (SF) CoStar, Inc.	Vacant SF	% Vacant	Estimated Asking Rents/SF	6-Year Vacancy & Absorption Analysis 2024	2023	2022	2021	2020	2019
I'town Rail & Commerce Park	1974	207,465	207,000	42,021	20.3%	$ 12.12	**20.3%**	**20.3%**	**20.3%**	**20.3%**	**20.3%**	**20.3%**
Formerly Lewis Dreyfus Citrus	82.80						-	-	-	-	-	(42,021)
Multi-tenancy	acres											
19100 SW Warfield Boulevard												
13501 SW Kanner Highway	1972	5,850	6,500	-	0.0%	$ 11.29	**0.0%**	**0.0%**	**0.0%**	**0.0%**	**0.0%**	**0.0%**
Multi-tenancy	3.60						-	-	-	-	-	-
13501 SW Kanner Highway	acres											
17250 SW Railroad Avenue	1966	32,468	22,000	22,000	100.0%	$ 11.50	**100.0%**	**100.0%**	**0.0%**	**0.0%**	**0.0%**	**0.0%**
Single-tenancy	6.47						-	(22,000)	-	-	-	-
17250 SW Railroad Avenue	acres											
ITS Telecommunications	1961	6,032	1,800	-	0.0%	$ 15.86	**0.0%**	**0.0%**	**0.0%**	**0.0%**	**0.0%**	**0.0%**
Single-tenancy	0.23						-	-	-	-	-	-
15925 SW Warfield Boulevard	acres											
ADDCO Manufacturing	1960	28,476	29,000	-	0.0%	$ 14.94	**0.0%**	**0.0%**	**0.0%**	**0.0%**	**0.0%**	**0.0%**
Single-tenancy	4.68						-	-	-	-	-	-
15700 SW Farm Road	acres											
TOTAL:	**116.19**	**330,753**	**322,886**	**64,021**	**19.8%**	**$ 14.39**	**-**	**(22,000)**	**(1,027)**	**1,602**	**123**	**(43,746)**
As % of Martin County			*3%*									
Total Net Absorption (2019-2024):												**(65,048)**

Source: CoStar, Inc.; WTL+a, June 2025.

As of the preparation of this real estate market study, the Village of Indiantown is expected to see potentially significant growth over the next decade. As illustrated in Table 25, there are multiple proposed/in review, recently approved/under construction or recently completed industrial/manufacturing projects that will add a large amount of workplace industrial (and limited commercial) space to the village.

According to Indiantown Realty Corp., **these projects are all owner-user tenancies** (i.e., there are no multi-tenant/speculative projects underway at this time). At full buildout, **these projects are estimated to create up to 570 new jobs; WTL+a was *not* able to verify job creation**. Projects include:

- **In Plan Review**—three projects in plan review with **almost 70,000 sq. ft.** of manufacturing, office and processing tenants (and one commercial recreation business). These three projects are estimated to create up to 70 jobs;
- **Permitting or Under Construction**—another 10 approved projects in permitting or under construction with **up to 176,000 sq. ft.** of manufacturing, office, storage, warehouse and convenience and general merchandise retail. These 10 projects are estimated to create up to 250 jobs; and
- **Completed Projects**—six projects have been completed with **more than 181,000 sq. ft.** of manufacturing, biomedical, office, industrial or general retail businesses. These six projects are estimated to create up to 250 jobs.

In addition, there are two large-scale master planned industrial parks in the planning stages. According to the Village of Indiantown, these include the Indiantown Commerce & Technology Park, which has an approved PUD master plan with entitlements for 1.3 million sq. ft. of industrial space. The second is known as Silver Fox, a proposed data center complex to be built on a 606-acre parcel. The project is currently in pre-application status, with review pending site plan submission. If approved, the first phase would comprise up to 2.0 million sq. ft. of data center uses on approximately 200 acres.

WTL+a notes that **CoStar's database excludes some industrial (and commercial) properties, particularly single-use/owner-user buildings** as those completed above.

Table 25: Proposed/Approved Workplace Uses—Village of Indiantown

Project/Site	Size (SF)	Use	Status	Stage	Estimates (1) Jobs @ Buildout	Estimates (1) SF Per Employee
In Review						
Sky Leasing	2,496	Manufacturing	Pending Site Plan Resubmission to DRC Comments		5	499
US Advance	120	Office	Pending Site Plan Resubmission to DRC Comments		5	24
Sedron Technologies	63,800	Processing	In Review		60	1,063
Indiantown Go Kart	3,170	Retail/Entertainment	Site Plan Review June 2025			
Total-In Review:	**69,586**				**70**	**994**
As % of Total	***16%***				***12%***	
Approved						
DeMarcellus	17,500	Manufacturing	Approved Site Plan	Building Permits	15	1,167
RCC Construction	22,500	Manufacturing	Approved Site Plan	Building Permits	80	281
Village Market	4,892	Convenience Mart & Gas	Approved Site Plan	No Building Permits	-	-
Subtotal-Permitting:	**44,892**				**95**	**473**
As % of Total	***25%***					
Grind Hard	26,116	Manufacturing	Approved Site Plan	Under Construction	80	326
Performance Power Boats	13,442	Marine Manufacturing Service & Repair	Approved Site Plan	Under Construction	5	2,688
P3 Technologies	1,500	Manufacturing	Approved Site Plan	Under Construction	10	150
Stor-A-Way	11,650	Storage Facility	Approved Site Plan	Under Construction	-	-
TA Estates	22,600	Office & Warehouse	Approved Site Plan	Under Construction	20	1,130
Yellowpine Truss Company	86,165	Manufacturing	Approved Site Plan	Under Construction	40	2,154
Dollar Tree	10,000	Retail	Approved Site Plan	Under Construction	-	-
Subtotal-Under Construction:	**131,915**				**155**	**851**
As % of Total	***75%***					
Total-Approved:	**176,807**				**250**	**707**
As % of Total	***41%***				***44%***	
Indiantown Commerce & Tech. Pk.	**1,300,000**	Industrial	Approved PUD Master Plan	Permits Required		
Silver Fox	**2,000,000**	Data Center	Pre-application	Pending Site Plan Submission		
Completed						
East Coast Metal	99,500	Manufacturing	Approved Site Plan	Construction Complete	85	1,171
Biomedical Industrial Park	20,440	Biomedical	Approved Site Plan	Construction Complete	45	454
Kendall Industrial Park	24,000	Manufacturing & Office	Approved Site Plan	Construction Complete	40	600
Green Carbon	13,800	Industrial	Approved Site Plan	Construction Complete	80	173
Green Carbon Phase 2	-	Industrial	Site Plan to be Submitted		-	-
Tractor Supply	23,433	Retail	Approved Site Plan	Construction Complete	-	-
Total-Completed:	**181,173**				**250**	**725**
As % of Total	***42%***				***44%***	
TOTAL-All Workplace:	**427,566**				**570**	**750**

(1) Estimates of job creation have not been verified.

Source: Summary of Development-Village of Indiantown, June 2025; Indiantown Realty Corp.; Treasure Coast Regional Planning Council; WTL+a, June 2025.

General Retail

Characteristic of many jurisdictions across Florida, Martin County contains a significant concentration of retail and commercial uses that generate a disproportionate share of the County's ad valorem/property tax revenues. More specific metrics of both the County's and Indiantown's (emerging) retail inventory and market dynamics are detailed below:

Martin County



- As illustrated in Table 26, CoStar, Inc. tracks market performance of an estimated 12,132,600 sq. ft. of retail space in 854 centers/buildings in Martin County. WTL+a notes, however, that the County's retail inventory may be larger than CoStar's database suggests, as CoStar typically omits locally-owned/"mom & pop" retail businesses. The significant impacts of COVID 19 and the widespread oversupply of retail across the United States prior to COVID have exacerbated the ongoing challenges in the retail industry;
- According to CoStar, as of year-end 2024 there were 488,600 sq. ft. of vacant retail space (including direct vacancies and sublet space), reflecting a stabilized vacancy rate of 4.0%. Notably, **retail conditions in Martin County have remained generally stabilized for much of the past 15 years**, with vacancies ranging from 3.2% to 6.6%. Since 2020, vacancies have been consistently between 4.0% and 5.8%;
- Using CoStar's estimate of occupied inventory suggests **there are 71.3 sq. ft. of retail space for each of the County's 163,400 residents**. However, as noted below this metric is actually higher when considering the amount of retail space not included in CoStar data. By comparison, the national average of retail space per capita is estimated to be 26 sq. ft. based on shopping centers/malls alone. If all other retail such as strip development and downtown areas is included, the national ratio increases to 54 sq. ft. per capita. This indicates that Martin County is already *above* the top end of retail space on a per capita basis;
- CoStar data suggests that 739,500 sq. ft. of new retail space was built in Martin County between 2010 and 2024;

Table 26: Retail Market Profile—Martin County, 2010—2024

	National Recession										Pandemic						Thru May	Change: 2010-2024		
	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	Total	Ann'l Avg.	% CAGR
Inventory	11,747,825	11,804,499	11,794,750	11,806,767	11,819,461	11,831,560	11,918,504	11,874,157	11,949,212	11,999,166	11,953,583	12,019,233	12,075,676	12,122,376	12,132,603	12,314,623	**384,778**		
No. of Buildings/Centers	811	817	814	817	819	818	826	824	833	842	844	849	851	853	854	857	**43**		
Average Building Size	14,486	14,449	14,490	14,451	14,432	14,464	14,429	14,410	14,345	14,251	14,163	14,157	14,190	14,211	14,207	14,369			
Vacant Stock	648,857	744,252	776,350	763,497	731,515	514,643	384,307	527,499	603,332	607,570	690,342	602,557	549,226	488,488	488,616	570,203			
Vacancy Rate	5.5%	6.3%	6.6%	6.5%	6.2%	4.3%	3.2%	4.4%	5.0%	5.1%	5.8%	5.0%	4.5%	4.0%	4.0%	4.6%			**-2.2%**
Net Absorption:	**298,237**	**(38,721)**	**(41,847)**	**24,870**	**44,676**	**230,648**	**217,780**	**(188,039)**	**(778)**	**45,716**	**(128,355)**	**153,435**	**109,774**	**107,438**	**9,891**	**100,433**	**844,725**	**56,315**	
Past 5 Years																	**252,183**	**50,437**	
Construction Deliveries	103,925	56,674	-	62,143	12,694	23,146	86,944	22,060	98,851	49,954	34,017	65,650	59,443	46,700	17,316	182,020	**739,517**		
Gross Rent/SF	$ 15.86	$ 16.72	$ 14.28	$ 15.69	$ 14.00	$ 14.53	$ 15.83	$ 16.81	$ 17.66	$ 17.27	$ 16.97	$ 17.84	$ 18.17	$ 21.21	$ 22.63	$ 20.92			**2.6%**
Average Annual % Change	-	*5.4%*	*-14.6%*	*9.9%*	*-10.8%*	*3.8%*	*8.9%*	*6.2%*	*5.1%*	*-2.2%*	*-1.7%*	*5.1%*	*1.8%*	*16.7%*	*6.7%*	*-7.6%*			
Base Rent/SF (NNN)	$ 17.04	$ 17.73	$ 15.07	$ 16.56	$ 15.35	$ 16.62	$ 16.94	$ 17.81	$ 19.32	$ 18.14	$ 17.76	$ 19.04	$ 18.98	$ 21.56	$ 23.50	$ 20.80			**2.3%**

Source: CoStar, Inc.; WTL+a, June 2025.

- Despite the sizable amount of newly built retail space, net annual retail absorption in Martin County averaged a steady 56,316 sq. ft. per year over the past 15 years. Since 2020, net absorption has averaged 50,400 sq. ft. per year. During the pandemic in 2020, there were **-128,355 sq. ft. of *negative* absorption** (i.e., the loss of occupied retail space); and
- Gross retail rents in Martin County exhibited moderate increases of 2.6% per year over the past 15 years—from $15.86 per sq. ft. in 2010 to $22.63 per sq. ft. in 2024. Retail rents reached a low of $14.00 per sq. ft. in 2014. Fluctuations/declines in retail rents roughly parallel the years of negative net absorption (i.e., the loss of occupied retail space).

Village of Indiantown



- As illustrated in Table 27, CoStar, Inc. tracks market performance of an estimated 213,850 sq. ft. of retail space in 25 centers/buildings located in Indiantown, which accounts for less than 2.0% of Martin County's retail supply;
- For 2023 and 2024, CoStar reported ***no* vacant retail space in Indiantown** (including direct vacancies and sublet space), reflecting a stabilized vacancy rate of 0%. Similar to the County as a whole, retail conditions in Indiantown have remained generally stabilized for the past 15 years, with vacancies ranging from 0% to only 3.0%;
- Using CoStar's estimate of occupied inventory suggests there are **32.1 sq. ft. of retail space for each of the village's 6,667 residents**. As compared to Martin County, this indicates that Indiantown is well below that on a per capita basis as a result of its historic limited population, lack of strong tourism draw, and rural location in western Martin County;
- CoStar data suggests that 78,400 sq. ft. of new retail space was built in Indiantown between 2010 and 2024, comprising 10.5% of the 739,500 sq. ft. of new retail space built in Martin County during this period. This includes Tractor Supply in 2023, and the new Dollar Tree scheduled to open in mid-2025; and

Table 27: Retail Market Profile—Village of Indiantown, 2010—2024

	National Recession										Pandemic						Thru May	Change: 2010-2024		
	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	Total	Ann'l Avg.	% CAGR
Inventory	138,912	138,912	138,912	156,593	156,593	164,351	164,351	164,351	164,351	164,351	164,351	172,351	172,351	213,851	213,851	223,851	**74,939**		
As % of Martin County	*1.2%*	*1.2%*	*1.2%*	*1.3%*	*1.3%*	*1.4%*	*1.4%*	*1.4%*	*1.4%*	*1.4%*	*1.4%*	*1.4%*	*1.4%*	*1.8%*	*1.8%*	*1.8%*			
No. of Buildings/Centers	20	20	20	22	22	23	23	23	23	23	23	24	24	25	25	26	**5**		
Average Building Size	6,946	6,946	6,946	7,118	7,118	7,146	7,146	7,146	7,146	7,146	7,146	7,181	7,181	8,554	8,554	8,610			
Vacant Stock	-	-	1,050	1,050	1,050	4,050	-	4,996	3,671	-	-	3,900	3,900	3,525	-	-			
Vacancy Rate	0.0%	0.0%	0.8%	0.7%	0.7%	2.5%	0.0%	3.0%	2.2%	0.0%	0.0%	2.3%	2.3%	1.6%	0.0%	0.0%			
Net Absorption:	-	-	(1,050)	17,681	-	4,758	4,050	(4,996)	1,325	3,671	-	4,100	-	41,875	3,525	10,000	74,939	4,996	
Past 5 Years																	49,500	9,900	
Construction Deliveries	-	-	-	21,185	-	7,758	-	-	-	-	-	8,000	-	41,500	-	10,000	**78,443**		
Gross Rent/SF	$ -	$ 13.50	$ -	$ -	$ -	$ 20.63	$ 20.00	$ -	$ 22.00	$ -	$ -	$ -	$ -	$ -	$ -	$ -			
Average Annual % Change	-	-	-	-	-	-	*-3.1%*	-	-	-	-	-	-	-	-	-			
Base Rent/SF (NNN)	$ -	$ -	$ -	$ -	$ -	$ 20.63	$ 20.00	$ -	$ 22.00	$ -	$ -	$ -	$ -	$ -	$ -	$ -			

Source: CoStar, Inc.; WTL+a, June 2025.

- Annual net absorption of retail space in Indiantown was limited over the past 15 years, averaging less than 5,000 sq. ft. per year. With almost 50,000 sq. ft. of new retail space built since 2021, **net absorption has strengthened over the past five years—to 9,900 sq. ft. per year.**



To further document CoStar's summary performance data on Indiantown's retail sector, WTL+a also prepared detailed profiles of each of the retail properties in the village. These include freestanding pad sites (such as McDonald's or Dollar General), small strip centers (such as Fruitlandia Grocery/Blue Moon at 15515 SW Warfield) and neighborhood centers (such as Hitchcock's Market). As illustrated in Table 28, the profile also verified new/recent construction (such as the Tractor Supply Company and Dollar Tree) and allowed a comparison of performance based on period (years) built. Key findings suggest the following:

- Many of Indiantown's freestanding retail pads comprise fast food and automotive/convenience service retail;
- The newest retail properties (i.e., built 2000—2025) generated the strongest net absorption. For example, Tractor Supply generated 41,500 sq. ft. of positive net absorption when it opened in 2023;
- Limited leasing activity occurred in the village's older retail properties (i.e., 1975—2000) and the oldest retail buildings (i.e., pre-1975) also exhibited negative net absorption/loss of occupied retail space between 2019 and 2024; and
- CoStar data indicate two retail centers are proposed for development, including Indiantown Commons (a 161,000 sq. ft. community retail center on a 37.4-acre site) with delivery anticipated in 2027. The second proposed retail development is Village Square One, a 10,000 sq. ft. strip center proposed for a site on SW Warfield Boulevard. (The first project may be part of Terra Lago's commercial component). No information was available on pre-leasing efforts, anchor tenants, etc.

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Table 28: Retail Center Profile—Village of Indiantown, 2024

Property/Address	Year Built & Parcel Size	Base Building Information: Gross Bldg. Area (SF) Property Appraiser	Gross Bldg. Area (SF) CoStar, Inc.	Vacant SF	% Vacant	(1) Asking Rents/SF	6-Year Vacancy & Absorption Analysis 2024	2023	2022	2021	2020	2019
Built 2000-2025												
Dollar Tree	2025	-	10,000	-	0.0%	$ 22.96	**0.0%**	**0.0%**	**0.0%**	**0.0%**	**0.0%**	**0.0%**
Freestanding Pad	2.93						-	-	-	-	-	-
15388 SW Warfield Boulevard	acres											
Tractor Supply Co.	2023	26,579	41,500	-	0.0%	$ 22.96	**0.0%**	**0.0%**	**100.0%**	**0.0%**	**0.0%**	**0.0%**
Freestanding Pad	3.98						-	41,500	-	-	-	-
16501 SW Warfield Boulevard	acres											
Village Square Two	2015	7,584	7,758	-	0.0%	$ 29.25	**0.0%**	**8.1%**	**0.0%**	**0.0%**	**0.0%**	**12.9%**
Strip Center	1.04						628	(628)	-	-	1,001	(1,001)
15931 SW Warfield Boulevard	acres											
McDonald's	2013	3,130	3,133	-	0.0%	$ 26.46	**0.0%**	**0.0%**	**0.0%**	**0.0%**	**0.0%**	**0.0%**
Freestanding Pad	1.08						-	-	-	-	-	-
15438 SW Warfield Boulevard	acres											
Dollar General	2013	9,012	9,026	-	0.0%	$ 26.46	**0.0%**	**0.0%**	**0.0%**	**0.0%**	**0.0%**	**0.0%**
Freestanding Pad	1.32						-	-	-	-	-	-
15448 SW Warfield Boulevard	acres											
Subtotal (2000-2025):	**10.35**	**46,305**	**71,417**	**-**	**0.0%**	**$ 25.62**	**628**	**40,872**	**-**	**-**	**1,001**	**(1,001)**
Net Absorption-Past 5 Years (2019-2024)												**41,500**

Table 28 (Continued): Retail Center Profile—Village of Indiantown, 2024

Property/Address	Year Built & Parcel Size	Gross Bldg. Area (SF) Property Appraiser	Gross Bldg. Area (SF) CoStar, Inc.	Vacant SF	% Vacant	(1) Asking Rents/SF	6-Year Vacancy & Absorption Analysis 2024	2023	2022	2021	2020	2019
	Base Building Information											
Built 1975-2000												
Ace Hardware	1994	29,087	13,184	-	0.0%	$ 22.96	**0.0%**	**0.0%**	**0.0%**	**0.0%**	**0.0%**	**0.0%**
Freestanding Pad	2.89						-	-	-	-	-	-
16500 SW Warfield Boulevard	acres											
Hitchcock's Market	1994	36,306	33,591	-	0.0%	$ 22.96	**0.0%**	**0.0%**	**0.0%**	**0.0%**	**0.0%**	**0.0%**
Neighborhood Center	3.30						-	-	-	-	-	-
15490-500 SW Trail Drive	acres											
Burger King	1993	2,450	3,130	-	0.0%	$ 26.46	**0.0%**	**0.0%**	**0.0%**	**0.0%**	**0.0%**	**0.0%**
Freestanding Pad	1.12						-	-	-	-	-	-
15608 SW Warfield Boulevard	acres											
Health Club (Indiantown YMCA)	1991	19,485	17,147	-	0.0%	$ 22.96	**0.0%**	**2.9%**	**0.0%**	**0.0%**	**0.0%**	**0.0%**
Freestanding Pad	10.28						497	(497)	-	-	-	-
16451 SW Farm Road	acres											
Napa Auto Parts	1984	2,880	3,160	-	0.0%	$ 26.46	**0.0%**	**0.0%**	**0.0%**	**0.0%**	**0.0%**	**0.0%**
Freestanding Pad	0.36						-	-	-	-	-	-
16063 SW Warfield Boulevard	acres											
Goodyear Auto Repair	1981	7,250	7,250	-	0.0%	$ 26.46	**0.0%**	**0.0%**	**0.0%**	**0.0%**	**0.0%**	**0.0%**
Freestanding Pad	1.02						-	-	-	-	-	-
16087 SW Warfield Boulevard	acres											
Circle K Convenience Mart	1980	2,600	2,600	-	0.0%	$ 26.46	**0.0%**	**0.0%**	**0.0%**	**0.0%**	**0.0%**	**0.0%**
Freestanding Pad	0.40						-	-	-	-	-	-
15797 SW Warfield Boulevard	acres											
Western Auto/Radio Shak	1979	6,580	8,683	-	0.0%	$ 26.46	**0.0%**	**0.0%**	**0.0%**	**0.0%**	**0.0%**	**0.0%**
Freestanding Pad	0.42						-	-	-	-	-	-
15845 SW Warfield Boulevard	acres											
Subtotal (1975-2000):	**19.80**	**106,638**	**88,745**	**-**	**0.0%**	**$ 25.15**	**497**	**(497)**	**-**	**-**	**-**	**-**
Net Absorption-Past 5 Years (2019-2024)												**-**

Table 28 (Continued): Retail Center Profile—Village of Indiantown, 2024

Property/Address	Year Built & Parcel Size	Base Building Information: Gross Bldg. Area (SF) Property Appraiser	Gross Bldg. Area (SF) CoStar, Inc.	Vacant SF	% Vacant	(1) Asking Rents/SF	6-Year Vacancy & Absorption Analysis 2024	2023	2022	2021	2020	2019
Built Pre-1975												
Village Square 2	1972	1,500	1,500	-	0.0%	$ 26.46	**0.0%**	**0.0%**	**100.0%**	**100.0%**	**0.0%**	**0.0%**
Freestanding Pad	0.52						-	1,500	-	(1,500)	-	-
15328 SW Warfield Boulevard	acres											
Thriftway Convenience Mart	1971	9,100	9,200	-	0.0%	$ 26.46	**0.0%**	**0.0%**	**0.0%**	**0.0%**	**0.0%**	**0.0%**
Freestanding Pad	1.71						-	-	-	-	-	-
15488 SW Warfield Boulevard	acres											
15988 SW Warfield Boulevard	1963	3,171	3,171	-	0.0%	$ 26.46	**0.0%**	**0.0%**	**0.0%**	**0.0%**	**0.0%**	**100.0%**
Freestanding Pad	0.30						-	-	-	-	3,171	(3,171)
15988 SW Warfield Boulevard	acres											
14750 SW MLK Jr. Drive	1962	1,008	1,050	-	0.0%	$ 26.46	**0.0%**	**0.0%**	**0.0%**	**0.0%**	**0.0%**	**0.0%**
Freestanding Pad	0.11						-	-	-	-	-	-
14750 SW MLK Jr. Drive	acres											
SouthState Bank	1960	5,221	5,221	-	0.0%	$ 26.46	**0.0%**	**0.0%**	**0.0%**	**0.0%**	**0.0%**	**0.0%**
Freestanding Pad	0.52						-	-	-	-	-	-
15588 SW Warfield Boulevard	acres											
Fruitlandia Grocery/Blue Moon	1958	18,615	18,615	-	0.0%	$ 22.96	**0.0%**	**0.0%**	**0.0%**	**0.0%**	**0.0%**	**0.0%**
Strip Center	1.41						-	-	-	-	-	-
15515 SW Warfield Boulevard	acres											
Pure Gas Station	1958	-	387	-	0.0%	$ 26.46	**0.0%**	**0.0%**	**0.0%**	**0.0%**	**0.0%**	**0.0%**
Freestanding Pad	0.44						-	-	-	-	-	-
15775 SW Warfield Boulevard	acres											
Great Florida Insurance	1947/1968	1,020	1,020	-	0.0%	$ 26.46	**0.0%**	**0.0%**	**0.0%**	**0.0%**	**0.0%**	**0.0%**
Freestanding Pad	0.07						-	-	-	-	-	-
15842 SW Warfield Boulevard	acres											
Subtotal (Pre-1975):	**5.08**	**39,635**	**40,164**	**-**	**0.0%**	**$ 26.02**	**-**	**1,500**	**-**	**(1,500)**	**3,171**	**(3,171)**
Net Absorption-Past 5 Years (2019-2024)												**-**
TOTAL-Existing Retail:	**35.22**	**192,578**	**200,326**	**-**	**0.0%**	**$ 25.60**	**1,126**	**41,874**	**-**	**(1,500)**	**4,172**	**(4,172)**
Net Absorption-Past 5 Years (2019-2024)												**41,500**

Table 28 (Continued): Retail Center Profile—Village of Indiantown, 2024

Property/Address	Year Built & Parcel Size	Base Building Information: Gross Bldg. Area (SF) Property Appraiser	Gross Bldg. Area (SF) CoStar, Inc.	Vacant SF	% Vacant	(1) Asking Rents/SF	6-Year Vacancy & Absorption Analysis 2024	2023	2022	2021	2020	2019
Proposed												
Indiantown Commons	2027	-	161,000	161,000	100.0%	$ 24.41	**0.0%**	**0.0%**	**0.0%**	**0.0%**	**0.0%**	**0.0%**
Community Retail Center	37.44						-	-	-	-	-	-
SR 710/Warfield & SW Allapattah	acres											
Village Square One	2027	-	10,000	10,000	100.0%	$ 24.41	**0.0%**	**0.0%**	**0.0%**	**0.0%**	**0.0%**	**0.0%**
Strip Center	0.75						-	-	-	-	-	-
15700 SW Warfield Boulevard	acres											
TOTAL-Proposed Retail:	**38.19**	**-**	**171,000**	**171,000**	**100.0%**	**$ 24.41**	**-**	**-**	**-**	**-**	**-**	**-**
												-

(1) This reflects the estimated market asking rents for either the specific property or its surrounding area; it does not necessarily reflect achieved/effective rents.

Source: Martin County Property Appraiser; CoStar, Inc.; WTL+a, June 2025.

Hotel/Lodging

WTL+a reviewed data on market conditions for hotel and lodging uses in Martin County based on performance data provided by STR Global, the industry leader in hotel market data. Performance metrics from this analysis were used to determine hotel/lodging potentials as an amenity to support new economic development in Indiantown.



In larger population centers and communities with established commercial office concentrations, hotels can serve as an important supporting amenity to corporate and business activity generators, for tourism destinations and for nearby residential clusters. Hotel quality levels are generally determined by the depth and sustainability of support from available market segments. In areas with lower spending potentials or more price-sensitive consumers (such as logistics-related markets serving truck drivers and others), market potentials may be best met by a limited-service property (which is defined by the hotel industry to include the absence of an on-site restaurant and limited other amenities such as gyms, meeting/conference/event spaces, swimming pools, spas, etc.) as opposed to higher-priced hotel categories (such as full-service business-oriented hotels, which include all of the above amenities) or destination resort properties oriented toward beaches/waterfronts, golf courses, etc.

Martin County

As illustrated in Table 29, Martin County contains 2,254 hotel rooms, with the County's largest submarket, Stuart, containing 1,256 rooms (55.7% of supply). This compares to neighboring Palm Beach County, which contains 19,543 hotel rooms and St. Lucie County, which contains 3,828 rooms.

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Table 29: Hotel Inventory—Martin County, 2025

Location (By Rooms)	No. of Rooms by Property Class						Total Rooms	As % of Martin County	Proposed Hotels
	Economy	Mid-scale	Upper Mid-scale	Upscale	Upper Upscale	Luxury			
	(1)	*(2)*	*(3)*	*(4)*	*(5)*	*(6)*			
Hobe Sound	36	-	-	-	-	-	**36**	1.6%	-
Hutchinson Island	-	-	94	-	274	-	**368**	16.3%	-
Indiantown	**26**	**-**	**-**	**-**	**-**	**-**	**26**	**1.2%**	-
Jensen Beach	46	26	23	-	-	178	**273**	12.1%	-
Palm City	123	-	104	-	-	-	**227**	10.1%	104
Stuart	300	321	485	120	30	-	**1,256**	55.7%	26
Tequesta	-	38	-	-	-	30	**68**	3.0%	-
TOTAL:	**531**	**385**	**706**	**120**	**304**	**208**	**2,254**	**100%**	**130**
% Dist. by Class	***24%***	***17%***	***31%***	***5%***	***13%***	***9%***			

(1) Examples of economy class properties include: Days Inn; Extended Stay America; Red Roof Inn; Seminole Inn; Super 8; and WoodSpring Suites.
(2) Examples of mid-scale class properties include: Best Western; LaQuinta Inn; Monterey Inn; Quality Inn; Sleep Inn & Suites and Tru by Hilton.
(3) Examples of upper mid-scale properties include: Comfort Suites; Fairfield Inn; Hampton Inn; Holiday Inn Express; Home2 Suites; and Pirate's Cove Resort.
(4) Examples of upscale properties include: Marriott Courtyard; Crowne Plaza; Doubletree; Hilton Garden Inn; Hyatt Place; and Residence Inn.
(5) Examples of upper upscale properties include: Hyatt Regency; Marriott; Plantation Beach Club; Sheraton; and Wyndham.
(6) Examples of luxury properties include: Hutchinson Shores Resort & Spa and The Pointe Hotel.

Source: STR Global; WTL+a, June 2025.

STR Global categorizes hotel properties into the following class levels:

- **Economy**—properties in this class typically include EconoLodge, Day's Inn, Extended Stay America, Red Roof Inn and a number of smaller, non-chain affiliated properties across the County. This category comprises 24% of Martin County's hotel market
- **Midscale**—hotels in this category typically include Best Western, Quality Inn, Sleep Inn and Wingate by Wyndham. This category comprises 17% of the County's hotel market
- **Upper Midscale**—properties in this category typically include the Comfort Inn, Fairfield Inn, Hampton Inn and Holiday Inn Express & Suites. This category comprises fully 31% of the County's hotel market
- **Upscale**—properties in this class typically include Marriott Courtyard, Hilton Garden Inn, Hyatt Place and Residence Inn. This category comprises only 5% of the County's hotel market
- **Upper Upscale**—properties in this class typically include Hyatt Regency, Marriott, Sheraton and Wyndham. This category comprises 13% of the County's hotel market, and
- **Luxury**—properties in this class typically include international chains such as the Ritz Carlton and W Hotel. There are two luxury hotels in Martin County—Hutchinson Shores Resort & Spa/Hutchinson Island (178 rooms)—that comprise 9% of the County's room inventory (note: the 30-room luxury property The Pointe Hotel in Tequesta was reported as Martin County).

Hotel occupancies are a principal source of information on both business and leisure travel markets; measures of demand for hotel development follow general industry patterns that identify markets to determine readiness to add more room capacity. The general investment thresholds used in capital markets to evaluate expansion feasibility for new hotel rooms include Average Daily Rates (ADRs) and sustained average annual room occupancies (allowing for seasonal changes over the year in major visitor markets.

The industry benchmark identified for construction feasibility/potential expansion is ***sustained* annual occupancies between 65% and 72%**. If a market/location sustains an average annual occupancy at these levels (or higher) over time, that location can support additional capacity and warrant development of new hotel rooms.



Key findings from STR data on Martin County's hotel market are illustrated in Table 30 and summarized below:

- Of the County's 2,254 hotel rooms, 21 properties with 1,643 rooms report performance data to STR;
- Since 2010, **average annual occupancies have increased by 26%—from a low of 48.7% in 2010 to 61.3% in 2024.** Countywide hotel occupancies peaked in 2022 at 68.8% but have declined over the past two years;
- Notably, the 2020 pandemic significantly affected hotel performance: occupancies declined by 27% from 2019 and reached an historic low of 23.6% in April 2020; occupancies remained below 50% until December 2020. At year- end 2020 overall occupancies averaged 50.7%, while revenue per available room (REVPAR) declined by 33.2% from 2019;
- Performance strengthened significantly during 2021 with year-end occupancies averaging 66.2%. In fact, despite the ongoing pandemic into 2021, overall occupancies strengthened by 23.5% and REVPAR jumped by 33.4%;
- Other indicators of solid market performance include Average Daily Rates (ADRs), which increased at a strong 86.1% and Revenue per Available Room (REVPAR) increased by a significant 135.3% between 2010 and 2024. During this 15-year period, 401 new hotel rooms were delivered.

Indiantown/Okeechobee Area

To understand hotel market performance and opportunities for new hotel development in Indiantown, WTL+a obtained hotel performance data from STR Global for 15 selected properties containing 736 rooms (accounting for 45% of the 1,643 rooms in properties reporting performance to STR).

As **there is only one hotel in Indiantown** (Seminole Inn/26 rooms, built in 1927), and as a result of very strict criteria defined by STR Global data (i.e., release of performance data requires a minimum of four properties, and no brand can exceed 50% of the data request), this necessitated identifying multiple properties across a larger competitive market area beyond Indiantown, including:

- **Okeechobee**—511 rooms in 12 properties
- **Stuart (west of I-95/FL Turnpike)**—199 rooms in two properties

Table 30: Hotel Market Performance—Martin County, 2010-2024

Year	No. of Properties	No. of Rooms	New Rooms Delivered	Average Annual Occupancy	Annual % Change	Average Daily Rate	Annual % Change	Revenue Per Available Room	Annual % Change
Jan-Apr 2025	21	1,643	-	73.0%	16.0%	$ 198.64	17.8%	$ 146.74	30.4%
2024	21	1,648	-	61.3%	-3.4%	$ 163.23	-3.1%	$ 102.18	-7.3%
2023	22	1,658	-	63.4%	-8.4%	$ 168.27	2.8%	$ 109.68	-4.4%
2022	22	1,652	30	68.8%	3.7%	$ 163.63	12.3%	$ 114.48	16.3%
2021	22	1,646	-	66.2%	23.5%	$ 143.44	16.1%	$ 95.86	33.4%
2020	22	1,615	193	50.7%	-27.0%	$ 120.39	-6.9%	$ 63.80	-33.2%
2019	21	1,475	-	64.3%	-1.4%	$ 128.65	0.6%	$ 85.00	-0.5%
2018	21	1,475	-	65.2%	-2.4%	$ 127.93	9.0%	$ 85.46	7.5%
2017	20	1,342	178	66.8%	4.7%	$ 116.46	5.7%	$ 79.05	9.5%
2016	20	1,306	-	63.7%	0.5%	$ 109.82	2.6%	$ 71.51	3.0%
2015	21	1,333	-	63.4%	7.5%	$ 107.00	5.7%	$ 69.40	13.2%
2014	21	1,333	-	58.6%	6.7%	$ 100.89	6.4%	$ 60.22	12.8%
2013	21	1,333	-	54.7%	4.4%	$ 94.42	2.8%	$ 52.52	7.4%
2012	21	1,333	-	52.2%	-1.3%	$ 91.77	2.3%	$ 48.62	0.8%
2011	21	1,296	-	52.9%	8.0%	$ 89.69	2.2%	$ 48.23	10.0%
2010	21	1,311	-	48.7%	N/A	$ 87.70	N/A	$ 43.42	N/A
Change (2010-2024):			**401**		**26.0%**		**86.1%**		**135.3%**

Source: STR Global; CoStar, Inc.; WTL+a, June 2025.

Key findings from STR data on the competitive area's hotel market are illustrated in Table 31 and summarized below:

- Since 2010, **average annual occupancies have increased by almost 38%—from a low of 44.4% in 2010 to 61.1% in 2024.** Hotel occupancies in this competitive set peaked in 2017 at 68.3% but have declined below that point since;
- The 2020 pandemic significantly affected hotel performance: occupancies declined by almost 25% from 2019 and reached an historic low of 26% in April 2020; occupancies remained below 50% until December 2020. At year- end 2020 overall occupancies averaged 49.5% (slightly below countywide performance), while revenue per available room (REVPAR) declined by 28.6% from 2019;

- Performance strengthened in 2021 with year-end occupancies averaging 62.9%. In fact, despite the ongoing pandemic into 2021, overall occupancies strengthened by 21.3% and REVPAR increased by 26.1% (again, not as strong a comeback as countywide);
- Other indicators of market performance in the competitive set include Average Daily Rates (ADRs), which increased at a strong 67.9% and Revenue per Available Room (REVPAR), which increased by a significant 132.3% between 2010 and 2024. During this 15-year period, 85 new hotel rooms were delivered (Hampton Inn by Hilton in Okeechobee)

Table 31: Hotel Market Performance—Indiantown/Okeechobee Area, 2010—2024

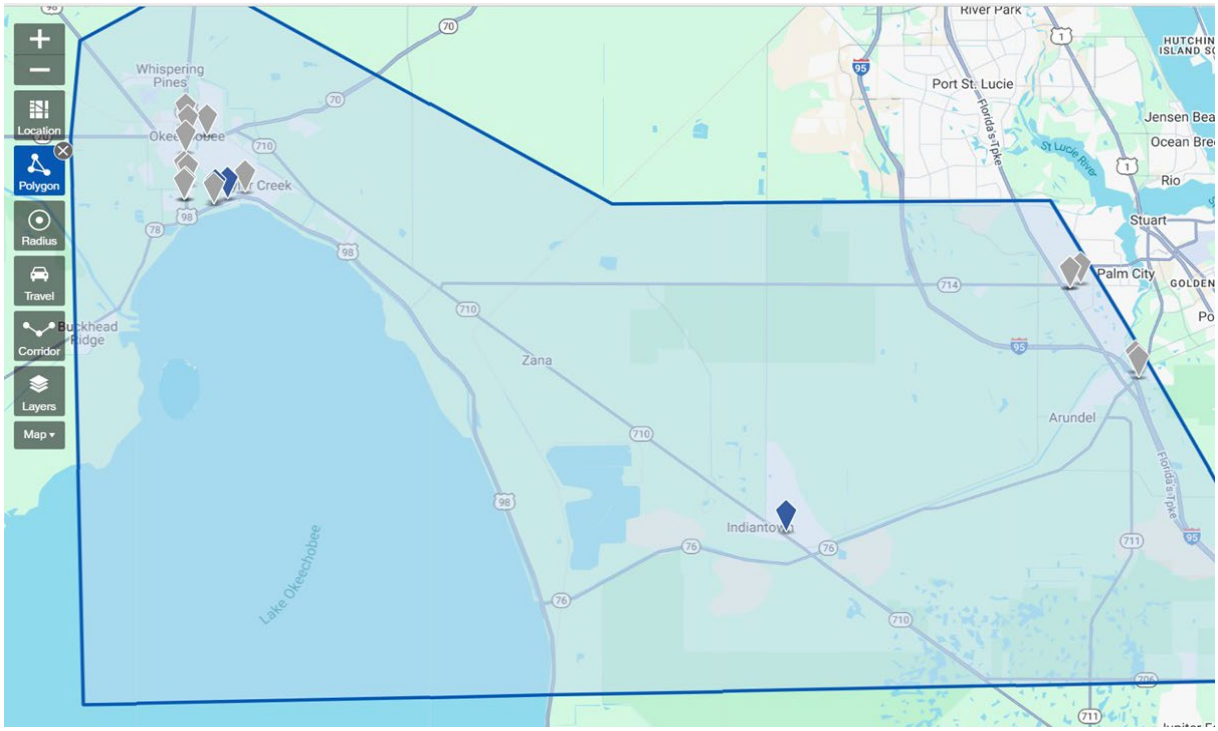
Year	No. of Properties	No. of Rooms	New Rooms Delivered	Average Annual Occupancy	Annual % Change	Average Daily Rate	Annual % Change	Revenue Per Available Room	Annual % Change
Jan-May 2025	14	727	-	65.8%	7.0%	$ 150.39	17.1%	$ 100.85	23.3%
2024	14	727	-	61.1%	0.7%	$ 124.67	-0.3%	$ 77.32	-0.8%
2023	14	727	-	60.7%	-10.3%	$ 125.07	3.4%	$ 77.90	-5.5%
2022	14	727	-	67.0%	6.1%	$ 120.79	15.8%	$ 82.18	21.9%
2021	14	727	-	62.9%	21.3%	$ 101.66	9.4%	$ 64.22	26.1%
2020	14	727	-	49.5%	-24.8%	$ 92.06	-5.5%	$ 47.43	-28.6%
2019	14	726	-	61.7%	-6.3%	$ 97.08	1.3%	$ 61.00	-5.3%
2018	14	726	-	65.7%	-3.9%	$ 95.81	-1.2%	$ 64.22	-4.5%
2017	14	726	-	68.3%	4.3%	$ 96.93	5.0%	$ 67.13	8.6%
2016	14	723	-	65.3%	2.1%	$ 92.10	6.0%	$ 61.39	7.7%
2015	14	719	-	64.0%	8.0%	$ 86.54	4.6%	$ 56.66	12.7%
2014	14	719	-	58.9%	8.5%	$ 82.56	5.4%	$ 49.45	13.6%
2013	14	724	-	53.8%	4.5%	$ 78.14	4.5%	$ 42.70	8.8%
2012	14	722	-	51.4%	-0.2%	$ 74.62	3.1%	$ 38.95	3.1%
2011	14	722	-	51.5%	3.4%	$ 72.34	2.3%	$ 37.75	5.8%
2010	14	722	-	49.7%	10.7%	$ 70.66	-5.1%	$ 35.55	6.4%
2009	13	668	85 (1)	44.4%	N/A	$ 74.26	N/A	$ 33.29	N/A
Change (2009-2024):			**85**		**37.6%**		**67.9%**		**132.3%**
As % of Martin County	***44%***				2.51%				

(1) Includes the Hampton Inn Okeechobee (85 rooms). The Marriott Courtyard/I-95 Stuart opened in late 2008 (120 rooms).

Source: STR Global; CoStar, Inc.; WTL+a, June 2025.

In conclusion, recovery from the 2020 pandemic in both occupancy and revenue performance occurred in 2021, and 2022—2024 exhibited pre-pandemic metrics. Investment-level performance necessary to support construction of new hotel rooms in western Martin County will require that overall performance metrics be sustained, particularly average annual occupancies at a threshold of 65% or higher. According to STR Global, one hotel (a Hampton Inn & Suites with 104 rooms) is proposed for a site in Palm City, with a scheduled opening in 2028. No further information is available at this time.

Figure 3: STR Location Map of Competitive Hotel Properties







5 Market/Development Potentials

The following evaluates real estate market potentials for key land uses to guide the Future Growth Strategies study for Indiantown based on the demographic/economic profile and real estate market conditions. As illustrated in Table 32 through Table 43, the market analysis focuses on market-rate housing, workplace (office and general industrial), supporting consumer retail and visitor-serving hotel/lodging.

Beyond estimating economic development potentials over the next 10 years, this analysis is also critical to informing implementation-related recommendations such as business retention/recruitment and other strategies (see Section 6) in order to inform public policies about Indiantown's growth and economic potentials in the future.

Historic Household Growth Vs. Housing Units

In advance of evaluating demand potentials for market-rate housing, WTL+a compared historic household growth to the issuance of housing permits in Martin County and Indiantown for a 20-year period (2001— 2020). This is illustrated in Table 32 and summarized below:

Martin County

- Between 2001 and 2020, Martin County added 31,700 new residents in 13,462 new households, which equates to an annual pace of approximately 673 new households annually;
- By comparison, during this same 20-year period, Martin County issued permits for construction of 14,510 new housing units (irrespective of type), reflecting an annual pace of 726 permits per year; and
- Presuming that all permits issued translated into actual new/built housing units suggest an ***over*-supply of (1,048) units**. In other words, over the past 20 years **new housing units were delivered *ahead of* actual population and household growth at a nominal pace of roughly 52 units per year**. This is not unusual in jurisdictions undergoing rapid population growth—especially in Florida. Moreover, this also includes new units built for seasonal occupancy by non-residents, such as snowbirds spending the winter in Martin County (in 2020, seasonal units comprised just shy of 10% of the County's housing stock).

Table 32: Comparison of Household Growth to Housing Permits, 2001—2020

Time Period	Martin County		Village of Indiantown *(1)*	
	Population	Households	Population	Households
2000	126,731	55,288	-	-
2010	146,847	64,113	6,476	1,703
2020	158,431	68,750	6,560	1,777
Change by Period				
2001-2010 *(1)*	20,116	8,825	-	-
2011-2020	11,584	4,637	84	74
Total:	**31,700**	**13,462**	**84**	**74**
New Households (2001-2020):		**13,462**		**74**
Annual		*673*		*7*
Residential Permits				
2001-2010		10,127		-
2011-2020		4,383		25
		14,510		**25**
New Permits (2001-2020):		**14,510**		**25**
Annual		*726*		*1.25*
(Over-)/Under-Supply of Units:		**(1,048)**		**49**
Annual		*(52)*		*2*

(1) Data for both population and housing permits prior to the Village of Indiantown's incorporation in December 2017 is not available (i.e., aggregated as part of Unincorporated Martin County). Therefore, data above is for 2018-2020 only.

Source: U.S. Census; U.S. Department of Housing & Urban Development; ESRI Business Analyst; WTL+a, July 2025.

Indiantown

- As Indiantown was part of Unincorporated Martin County prior to its incorporation on December 31, 2017, only partial data is available for this analysis. Between 2011 and 2020, Indiantown added only 84 new residents in 74 new households, which equates to an annual pace of 7.4 new households annually;
- By comparison, between 2018—2020, Indiantown issued permits for construction of 25 new housing units (irrespective of type), reflecting an annual pace of 1.25 permits per year; and
- Presuming that all permits issued translated into actual new/built housing units suggest an ***under-supply of 49 units***. As verifiable data for Indiantown is not available, WTL+a notes this partial year analysis may not reflect actual changes in both population/households and housing permits.

Market-rate Housing

As noted in Section 4, the Village of Indiantown has approved plans to construct 1,180 housing units in a mix of both for sale and rental detached, attached and multi-family product. Some of these units are currently under construction:

- Terra Lago Phases 1A and 1B (808 units)
- River Oak (131 units)
- Seminole Crossing (25 units)
- Park View Apartments (40 units)
- Seminole Junction (28 units, completed), and
- Osceola Pines PUD (158 units, phase 1 approved for 40 units)

In addition, another 3,465 units are in various stages of plan review. **If approved and *buildout is achieved*, these projects have the potential to expand Indiantown's housing stock** by more than 4,645 units.

The housing demand analysis considers the time required to secure full entitlements, complete site preparation and phase construction. As a result, WTL+a measured market potential for new, market- rate housing for a 10-year period (2025—2035). As detailed below, the analysis comprises three scenarios:

- **Scenario #1**—estimates future population/household growth based on Indiantown's *current* share of Martin County's population

- **Scenario #2**—identifies what share will be necessary to support the 1,180 approved (or under construction) units, and
- **Scenario #3**—identifies what share will be necessary to support all 4,645 units approved or in plan review.

Table 33: Housing Potentials—Current Share

Scenario	2024	Forecasts *(1)* 2035	Population Change	2035 Housing Units
Scenario #1 (Current Share)				
Current Share of County Population Maintained	**4.06%**			
Current & Future Population				
Martin County (BEBR Moderate Scenario)	164,853	177,400	12,547	
Village of Indiantown	6,700	7,210	**510**	
New Housing Demand-2035				
New Population			510	
Average Household Size (Unchanged from 2024)		*(2)*	3.66	
Gross Supportable Units:			**139**	
Approved/Under Construction Units		*(3)*	**1,180**	
Net Unallocated Units:			**(1,041)**	

(1) Three growth scenarios were prepared. Scenario #1 utilizes Indiantown's current (2024) share of Martin County's population of 4.06%, and assumes that share remains constant over the next 10 years (2035). Scenarios #2 and #3 examine what Indiantown's share would have to be order to support buildout of 100% of both approved units (Scenario #2) and units in plan review (Scenario #3).

(2) In order to convert future population growth into housing units, the analysis assumes Indiantown's 2024 average household size of 3.66 persons per household remains constant.

(3) Approved units include Terra Lago Phases 1A/1B; River Oak; Seminole Crossings; Park View Apartments; Seminole Junction; and Osceola Pines PUD.

(4) See Table 21 for a complete list of projects in plan review.

Source: ESRI Business Analyst; University of Florida Bureau of Economic & Business Research (BEBR); Village of Indiantown; Treasure Coast Regional Planning Council; WTL+a, July 2025.

- In Scenario #1, Indiantown's current (2024) share of Martin County's population is 4.06%. If that share remains constant through 2035, it will yield 510 new residents. Assuming the number of people per household (3.66) remains unchanged translates into only **139 new/supportable housing units**; and
- This scenario readily illustrates how **Indiantown's share of the County's population will have to *increase* significantly in order to support the 1,180 housing units that are approved** (i.e., no change in share yields ***over*-supply of 1,041 units by 2035**). In light of this near-term growth, **WTL+a discounts this scenario**;

Table 34: Housing Potentials—Village Share Required to Support 1,180 Units

Scenario	2024	Forecasts *(1)* 2035	Population Change	2035 Housing Units
Scenario #2 (Approved Units Only)				
No. of Approved Units	**1,180**			
Required Share of County Population	**6.30%**			
Rate of Increase from Current Share	***155.0%***			
Current & Future Population				
Martin County (BEBR Moderate Scenario)	164,853	177,400	12,547	
Village of Indiantown	6,700	11,175	**4,475**	
Required Share of County Population Growth (2024-2035)			**36%**	

New Housing Demand-2035			
New Population			4,475
Average Household Size (Unchanged from 2024)		*(2)*	3.66
Gross Supportable Units:			**1,223**
Approved/Under Construction Units		*(3)*	**1,180**
Net Unallocated Units:			**43**

(1) Three growth scenarios were prepared. Scenario #1 utilizes Indiantown's current (2024) share of Martin County's population of 4.06%, and assumes that share remains constant over the next 10 years (2035). Scenarios #2 and #3 examine what Indiantown's share would have to be order to support buildout of 100% of both approved units (Scenario #2) and units in plan review (Scenario #3).

(2) In order to convert future population growth into housing units, the analysis assumes Indiantown's 2024 average household size of 3.66 persons per household remains constant.

(3) Approved units include Terra Lago Phases 1A/1B; River Oak; Seminole Crossings; Park View Apartments; Seminole Junction; and Osceola Pines PUD.

(4) See Table 21 for a complete list of projects in plan review.

Source: ESRI Business Analyst; University of Florida Bureau of Economic & Business Research (BEBR); Village of Indiantown; Treasure Coast Regional Planning Council; WTL+a, July 2025.

- In Scenario #2, **Indiantown's current (2024) share of Martin County's population would need to increase from 4.06% to 6.30% (a 155% rate of increase)** to support the 1,180 units that have been approved, with buildout by 2035. This yields approximately 4,475 new residents and, assuming the number of people per household (3.66) remains unchanged, translates into **1,223 new/supportable housing units**. To achieve buildout of the 1,180 approved units by 2035 will **require average annual delivery of up to 118 units per year**—well above the village's historic pace of 14 units per year;
- The analysis also reveals that **increasing Indiantown's share will also necessitate that the village captures fully 36% of all of the forecast population growth in Martin County** by 2035 (applying

BEBR's Moderate Growth Scenario that forecasts countywide population growth of 12,547 by 2035); and

- Moreover, other locations across Martin County will also be competing to capture their share of future countywide growth. This would include master-planned projects as Newfield as well as infill and/or mixed-use redevelopment of commercial corridors in the eastern part of Martin County such as is occurring in Stuart). As such, a 36% capture of future countywide growth is considered aggressive. **Reducing this 36% capture to a more reasonable level (say, in the range of 20%) would necessitate a buildout period beyond 10 years**.

Table 35: Housing Potentials—Village Share Required to Support 4,645 Units

Scenario	Forecasts *(1)* 2024	2050	Population Change
Scenario #3 (Units Approved & in Plan Review)			
No. of Units Approved & In Plan Review	**4,645**		
Required Share of County Population	**10.26%**		
Rate of Increase from Current Share	***252.5%***		
Current & Future Population			
Martin County (BEBR High Scenario)	164,853	232,000	67,147
Village of Indiantown	6,700	23,808	**17,108**
Required Share of County Population Growth (2024-2050)			**25%**
New Housing Demand-2050			
New Population			17,108
Average Household Size (Unchanged from 2024)		*(2)*	3.66
Gross Supportable Units:			**4,674**
Units Approved & In Plan Review		*(4)*	**4,645**
Net Unallocated Units:			**29**

(1) Three growth scenarios were prepared. Scenario #1 utilizes Indiantown's current (2024) share of Martin County's population of 4.06%, and assumes that share remains constant over the next 10 years (2035). Scenario #2 examines what Indiantown's share would have to be in order to support buildout of 100% of approved units in 10 years. Scenario #3 examines what Indiantown's share would have to be to support buildout of all 4,645 units (approved or currently in plan review) over a 25-year buildout period and utilizing BEBR's High Growth Scenario for Martin County.

(2) In order to convert future population growth into housing units, the analysis assumes Indiantown's 2024 average household size of 3.66 persons per household remains constant.

(3) Approved units include Terra Lago Phases 1A/1B; River Oak; Seminole Crossings; Park View Apartments; Seminole Junction; and Osceola Pines PUD.

(4) See Table 21 for a complete list of projects in plan review.

Source: ESRI Business Analyst; University of Florida Bureau of Economic & Business Research (BEBR); Village of Indiantown; Treasure Coast Regional Planning Council; WTL+a, July 2025.

- In Scenario #3, **Indiantown's current (2024) share of Martin County's population would need to increase from 4.06% to 10.2% (a 252.5% rate of increase)** to support the 4,645 units that have been approved or are currently in plan review. This yields approximately 17,100 new residents and, assuming the number of people per household (3.66) remains unchanged, translates into **4,674 new/supportable housing units;**
- Several key assumptions are critical for the 4,645 units to be market supportable. First, it will require a significant buildout period of 25 years to 2050 (or beyond). Second, to ensure a reasonable capture for Indiantown, Martin County's future population will need to increase even more. As illustrated in Table 35, the analysis utilizes BEBR's High Growth Scenario, which forecasts 67,150 new residents countywide by 2050; and
- To support 17,100 new residents in Indiantown by 2050 will require that **the village capture at least 25% of all of the forecast population growth in Martin County** in BEBR's High Growth Scenario.

Conclusion—Housing Potentials

Three housing demand scenarios were prepared:

- **Scenario #1**—is a static analysis that reveals market support for only 139 new housing units if Indiantown's current share of the County's population remains unchanged. This would support only 139 new housing units over 10 years;
- **Scenario #2**—the analysis reveals that **Indiantown's share of Martin County's future population growth will need to increase significantly** from its current share (4.06%)—increasing to 6.3% (a 155% increase)—to support buildout of the 1,180 units that have been approved for construction—over the next 10 years (required unit deliveries would average 118 units per year). This would also necessitate that **Indiantown capture fully 36% of Martin County's future growth** using BEBR's Moderate Growth Scenario to achieve buildout in 10 years. In our professional view, that capture is too aggressive; **a more reasonable capture rate would be in the range of 20%, which would require a buildout period beyond 10 years** to complete the 1,180 approved units; and
- **Scenario #3**—the analysis examines what would be required if all 4,645 units are approved (3,465 units are in plan review). Strikingly, this will require that **Indiantown achieve a minimum 10.2% share of the County's population (a 252% increase over its current 4.06% share**), higher population growth in Martin County, and a significantly longer buildout period of 25 years or more. Higher population growth in the County would require BEBR's High Growth Scenario, which yields 67,150 new residents countywide and 17,100 new residents in Indiantown by 2050. This would also require a 25%

capture of that future growth to support buildout of the 4,645 units (required unit deliveries would have to average 185 units per year) over the next 25 years.

Notably, **the forecasts in Scenarios #2 and #3 do *not* include potential household relocations to Indiantown from either neighboring Palm Beach or St. Lucie Counties**, which is defined as *inflow*. This inflow may supplement absorption forecasts and potentially reduce the time required for buildout in both scenarios. Moreover, a recent study by Florida International University estimates that Palm Beach County faces a shortfall of more than 106,360 affordable owner-occupied units and 37,530 affordable rental units. In 2023, voters in Palm Beach County approved a $200 million bond issue to accelerate the development of 20,000 affordable housing units by offering grants intended to cover 15% of project costs and capping rents to ensure affordability. Pent-up demand for affordable units in Palm Beach County may also enhance housing demand in Indiantown and reduce the time required for buildout.

Workplace: Office/Professional Services

Prior to the COVID-19 pandemic's emergence in 2020, knowledge-based industries like finance, software, business and management consulting services, market and communications, professional/business services such as accountants, legal and medical and other similar businesses house most of their employees in commercial office buildings.

The first step in measuring support for new multi-tenant/speculative office space examines market potentials for office use in Martin County and allocates demand to Indiantown. The analysis translates employment forecasts (for 2024— 2032) among specific industry sectors in Workforce Region #20 (of which Martin County is a part) as prepared by the Florida Department of Commerce ("FloridaCommerce"), into demand for office space by applying an occupancy factor (of occupied space per employee) and estimates the proportion of employees in each sector who are office workers. We note that **FloridaCommerce employment forecasts are issued only in eight-year periods.**

The analysis also considers demand generated by other market factors, such as vacancy adjustments, part-time/self-employed individuals (who may or may not occupy multi-tenant office space), and cumulative replacement; these estimates either increase or reduce future demand for office space. Cumulative replacement, for example, considers tenants that move when a building is removed from the inventory due to physical and/or functional obsolescence.

We note that assumptions pertaining to occupancy factors may be overstated. Since the 2007— 2009 recession, office-using businesses have been reducing office occupancies, in some cases by significant amounts. Historically, the commercial real estate industry has used an average occupancy factor of 250 sq.

ft. per office employee. However, according to a 2017 study by REIS, Inc. (a national commercial real estate database) the amount of office space per employee has been steadily declining in each successive business cycle after a recession. REIS data indicate that, in the national economic expansion of the late 1990s, a new office employee was typically associated with approximately 175 sq. ft. of additional office space. During the early- and mid-2000s (until the 2007—2009 recession), the typical employee was associated with approximately 125 sq. ft. of additional office space. Since 2010, however, each added/new employee has been associated with only about 50 sq. ft. of additional office space.

This is particularly notable in space-efficient industries like software and professional/business services, which have been the strongest growing sectors in the current business cycle. Moreover, hoteling and remote work-arrangements, where employees share space rather than having dedicated offices or cubicles, enables companies to accommodate even more workers in a given amount of occupied space. The unprecedented shift to pandemic-induced teleworking/work from home may, as previously noted, lead to permanent part-time and full-time teleworking for some office-using industries, even as many companies are re-instituting in-office attendance.

Another study by CoStar, Inc., an international commercial real estate database, indicates that **the amount of office space occupied per employee dropped to 182 sq. ft. per worker in 2017 from197.3 sq. ft. in 2010**. According to the annual 2018 Experience Exchange Report (EER), prepared by the Building Owners & Managers Association, the average occupancy factor for office employees in 2018 was 288 sq. ft. per employee on a rentable basis (rentable includes all common areas of a building). However, after netting out a common area factor (typically 30% to 35%), the **usable occupancy factor for office employees is in the range of 187 to 202 sq. ft. per employee**.

The following evaluates office market potentials for speculative (or multi-tenant) and medical office space. That is, the analysis excludes any estimates for individual end-users, also known as “build- to-suits.” The analysis is illustrated in Table 36 and Table 37.

Workforce Region #20

- FloridaCommerce prepares employment forecasts for individual counties and groups of counties throughout the state known as “workforce regions.” Martin County is part of Workforce Region #20, which also includes Indian River and St. Lucie Counties. FloridaCommerce estimates that Workforce Region #20 will add 16,655 new jobs between 2024 and 2032;
- As illustrated in Table 36, the analysis indicates potential **gross demand for 1.24 million sq. ft. of office space across these three counties between 2024 and 2032**. This estimate is based on an average occupancy factor of 164 sq. ft. per office employee, generated by growth in office-using jobs,

Table 36: Office Potentials—Workforce Region #20, 2024—2032

Industry Sector	New Jobs 2024-2032	% Office-Using	SF Occupancy Factor	2032 Demand (In SF)
Workforce Region #20				
Agriculture/Forestry/Mining	(158)	10%	175	(2,800)
Construction	1,214	20%	175	42,500
Manufacturing	534	20%	190	20,300
Transp/Communications/Utilities	563	40%	175	39,400
Wholesale & Retail Trade	1,792	20%	150	53,800
Information/Finance & Real Estate	665	85%	250	141,300
Services				
Professional, Scientific & Technical Services	1,479	90%	225	299,500
Management of Companies & Enterprises	122	60%	250	18,300
Administrative & Waste Management	2,694	35%	150	141,400
Educational Services	305	20%	150	9,200
Health Care & Social Assistance	2,352	35%	190	156,400
Arts, Entertainment & Recreation	411	20%	150	12,300
Accommodation & Food Services	1,931	20%	175	67,600
Other Services (Except Government)	740	35%	190	49,200
Government	1,056	60%	150	95,000
Self-Employed	946	10%	175	16,600
Total/Weighted Average:	**16,655**	**37%**	**164**	**1,160,000**
+ Vacancy Adjustment @		2.5%	*(1)*	29,000
+ Cumulative Replacement Demand		5.0%	*(2)*	58,000
2032 Gross Demand - Workforce Region #20:				**1,247,000**
Existing Vacant Office Space (As of Year-end 2024)				
Indian River County		207,771		
Martin County		139,944		
St. Lucie County		327,189		
Total:		**674,904**		
- *Lease-up Required @*	*25%*	(168,726)	*(3)*	(168,726)
Remaining Vacant Space:		**506,178**		
% Vacant		*3.4%*		
Net Demand (In SF):				**1,078,300**

(1) This allows for a 2.5% "frictional" vacancy rate in new office space delivered to the market (i.e., this accounts for tenant movement into new space).

(2) This represents new space required by existing businesses to replace obsolete or otherwise unusable office space. This is assumed to represent 5.0% of total demand.

(3) From a financing perspective, some portion of existing vacant office space in Workforce Region #20 will need to be leased before financing of new construction is viable. The analysis assumes that 25% of existing vacant office space is leased, thereby reducing the area's overall vacancy rate to approximately 3.4% (i.e., stabilized levels).

Source: Florida Department of Commerce; CoStar, Inc.; WTL +a, July 2025.

comprising roughly 37% of all jobs. This is inclusive of adjustments related to vacancy, cumulative (building) replacements, tenant churn, etc.;

- From a financing perspective, however, some portion of the region's existing 674,900 sq. ft. of vacant office space would need to be leased before new office space could be financed. It is also not known how much of the remaining existing vacant inventory suffers from physical and/or functional obsolescence, will be converted to other uses such as residential, or could be demolished; and
- For purposes of this analysis, WTL+a conservatively assumes that 25% of the region's vacant office inventory is leased before financing is provided for new office construction. This serves to reduce the office vacancy rate in Workforce Region #20 to roughly 3.4% (i.e., stabilized), with **demand generated by job growth in office-using sectors of 1,078,300 sq. ft. of new space by 2032**.

Martin County & Indiantown

Table 37 estimates market potentials for speculative/multi-tenant office space in both Martin County and Indiantown. WTL+a notes that this *excludes* any demand generated by individual end- or owner-users, also known as "build-to-suits." Key findings are summarized below:

- With 79,500 at-place jobs in Martin County, the County's share of all jobs in Workforce Region #20 is estimated at 31%;
- Under a "fair share" analysis, it is assumed that Martin County would continue to capture 31% of future regional job growth, which would translate into roughly 5,200 new jobs of the 16,655 new jobs forecast across Workforce Region #20 by 2032. Based on Martin County's current occupied office inventory (4,029,025 sq. ft.), there are roughly 24,560 office employees comprising 31% of total countywide employment. If future office-using jobs remain at 31% of all new jobs forecast between 2024—2032, this translates into **gross demand for roughly 263,400 sq. ft. of office space** in Martin County over the next eight years;
- For new office buildings to receive construction financing, some portion of the County's existing 139,940 sq. ft. of vacant office space would need to be leased before new office space could be built. For purposes of this analysis, WTL+a assumes that 25% of the County's vacant office inventory is leased before financing is provided for new construction, which would reduce vacant inventory to approximately 2.5% (i.e., stabilized). It is also not known how much of Martin County's existing office inventory suffers from physical and/or functional obsolescence, will be converted to other uses such as residential, or could be demolished. If any office buildings are removed from inventory, it could be expected to enhance market potentials;

Table 37: Office Potentials—Martin County & Indiantown, 2024—2032

				2032 Demand (In SF)
Martin County				
Total Employment				**79,500**
As % of Workforce Region #20			*(4)*	**31%**
Fair Share Analysis				
Total New Jobs-Workforce Region #20				16,655
Martin County Fair Share				31%
Total New Jobs-Martin County (2024-2032):				**5,197**
Martin County Occupied Office Inventory (In SF)				4,029,025
Average Countywide Occupancy Factor (In SF)				164
No. of Office Jobs:			*(5)*	**24,564**
As % All Jobs				**31%**
Total New Office Jobs-Martin County (2024-2032):				1,606
SF Occupancy Factor				164
2032 Gross Demand - Martin County				**263,400**
Existing Vacant Office Space		139,944		
- Lease-up Required @	*25%*	(34,986)	*(6)*	(34,986)
Remaining Vacant Space:		**104,958**		
% Vacant		*2.5%*		
2032 NET DEMAND (Rounded, In SF):				**228,400**
Village of Indiantown				
Total Employment				**1,280**
As % of Martin County (2024)				**1.6%**
Fair Share Analysis				
2024-2032 Employment Growth (If Fair Share Maintained)				84
% Office-using Jobs			*(7)*	25.0%
SF Occupancy Factor				164
2034 Village Gross Demand (Rounded):				**3,400**
Existing Vacant Office Space				
Vacant Space Available to Accommodate Future Demand		-		
- Lease-up Required @	*0%*	-		-
Remaining Vacant Space:		**-**		
% Vacant		*N/A*		
2032 NET DEMAND (Rounded, In SF):				**3,400**

(4) This reflects Martin County's share of all jobs in Workforce Region #20. The analysis assumes that the County maintains its "fair share" of the region's total employment base in the future.

(5) Based on Martin County's current occupied office inventory (4,029,025 sq. ft.), there are approximately 21,530 office employees using an average occupancy factor of 187 sq. ft. per employee). This suggests that office-using workers comprise approximately 27% of the 79,500 employees working in Martin County.

(6) From a financing perspective, some portion of existing vacant office space will need to be leased before financing of new office construction is viable. Since the office vacancy rate in Martin County is low (139,944 sq. ft., or 3.4% as of year-end 2024), a 25% deduct was made that reflects ongoing challenges in the office industry, thereby reducing the County's office vacancy rate even further, to 2.5% (i.e., stabilized).

(7) Given the limited amount of office space in Indiantown, the number of office-using jobs is an estimate only.

Source: Florida Department of Commerce; CoStar, Inc.; WTL +a, July 2025.

- **Net demand generated by job growth in office-using sectors could support up to 228,400 sq. ft. of new office space countywide by 2032.** As detailed in Section 4, the average office building in Martin County is less than 8,200 sq. ft. in size. Whether future office buildings remain oriented to smaller/"garden" product will be determined by several factors—availability of land to accommodate new office development, tenant mix and growth in office-using jobs (construction of larger, multi-tenant office buildings will necessitate significant tenant pre-leasing efforts);

Conclusion—Office Potentials

- The extent to which Martin County's office inventory can be expanded will depend on many factors—growth in specific business markets and office-using sectors, transition of home-based businesses into leased space, rental/occupancy costs compared to competing nearby locations (such as Tradition in Port St. Lucie), etc. The analysis reflects market conditions and trends at a point in time;
- As detailed in Section 4, Indiantown contains a limited amount of office space—with only 8,200 sq. ft. in three buildings. **Opportunities for future office uses in the village will largely be driven by 'rooftop growth' in resident population/households to generate demand for professional and business services** tenancies; and
- Using the same fair share approach as described above, market potentials for multi-tenant or speculative office space are likely to be limited, as the Village's share of countywide jobs is currently low (1.6%). The analysis suggests **limited demand for speculative office space in Indiantown of 3,000 to 5,000 sq. ft. over the next eight years** as an ancillary/supporting use.

Workplace: General Industrial

Table 38 and Table 39 estimate market potentials for speculative/multi-tenant general industrial space in both Martin County and Indiantown. Similar to office above, WTL+a notes that this excludes any demand generated by individual end- or owner-users, also known as "build-to-suits." Key findings are summarized below:

Martin County & Indiantown

- As detailed in Section 3, Martin County's share of future job growth as part of its fair share of Workforce Region #20 suggest almost 5,200 new jobs between 2024—2032. Growth in industrial-using employment sectors suggests potential gross demand for approximately 1.1 million sq. ft. of industrial space across Martin County between 2024 and 2032;

Table 38: Industrial Potentials—Martin County, 2024—2032

Industry Sector	New Jobs 2024-2032	% Industrial-Using	SF Occupancy Factor	2032 Demand (In SF)
Workforce Region #20				
Agriculture & Forestry/Mining	(158)	35%	500	(27,700)
Construction	1,214	70%	750	637,400
Manufacturing	534	95%	600	304,400
Transp/Communications/Utilities	563	95%	1,200	641,800
Wholesale Trade	360	75%	1,000	270,000
Retail Trade	1,432	20%	850	243,400
Information & Finance/Ins/Real Estate	665	10%	550	36,600
Services				
Professional, Scientific & Technical Services	1,479	5%	550	40,700
Management of Companies & Enterprises	122	20%	600	14,600
Administrative & Waste Management	2,694	35%	850	801,500
Educational Services	305	20%	500	30,500
Health Care & Social Assistance	2,352	15%	650	229,300
Arts, Entertainment & Recreation	411	15%	500	30,800
Accommodation & Food Services	1,931	20%	750	289,700
Other Services (Except Government)	740	45%	575	191,500
Government	1,056	10%	500	52,800
Self-Employed	946	25%	500	118,300
Total/Weighted Average:	**16,655**	**30%**	**703**	**3,905,600**
+ Vacancy Adjustment @		5%	*(1)*	195,300
+ Cumulative Replacement Demand		7.5%	*(2)*	292,900
2032 Gross Demand - Workforce Region #20:				**4,393,800**
Martin County				
Allocation to County				
Current Share of Workforce Region #20 Jobs				31.2%
2024-2032 Employment Growth (If Fair Share Maintained)				5,197
% Industrial-using Jobs				30%
SF Occupancy Factor				703
2032 Gross Demand - Martin County (Rounded):				**1,105,000**
Existing Vacant Industrial Space		1,314,796		
- *Lease-up Required @*	*40%*	(525,918)	*(3)*	(525,918)
Remaining Vacant Space:		**788,878**		
% Vacant		*7.4%*		
2032 Net Demand - Martin County (Rounded):				**579,100**

(1) This allows for a 5% "frictional" vacancy rate in new industrial space delivered to the market (i.e., this accounts for tenant movement to new space).

(2) This represents new space required by existing businesses to replace obsolete or otherwise unusable industrial space. This is assumed to represent 7.5% of total demand.

(3) From a financing perspective, some portion of existing vacant industrial space in Martin County will need to be leased before financing of new construction is viable. Given the significant amount of speculative industrial space delivered in Martin County since 2021 (2.06 million sq. ft.) as well as an increase in vacancy rates (to 14.8% in May 2025), the analysis assumes that 40% of existing vacant industrial space is leased, thereby reducing the County's overall vacancy rate to approximately 7.4%.

Source: FloridaCommerce; CoStar, Inc.; WTL+a, July 2025.

- This estimate is based on an average occupancy factor of 703 sq. ft. per industrial employee, generated by growth in industrial-using jobs comprising roughly 30% of all jobs. This includes adjustments related to vacancy, cumulative (building) replacements, tenant churn, etc.;
- For new industrial buildings to receive construction financing, some portion of Martin County's existing 1,314,796 sq. ft. of vacant industrial space would need to be leased before new space could be financed. **Ongoing absorption of existing vacant industrial space is critical in light of the significant increase in vacant, newly-delivered space.** As detailed in Section 4, 1.82 million sq. ft. of new industrial space was built in Martin County between 2023 and May 2025; currently, 1.63 million sq. ft. is vacant, reflecting a vacancy rate of 14.8%. As a result, a deduct of 40% for financing purposes was applied. It is also not known how much of existing vacant industrial space suffers from physical and/or functional obsolescence or could be demolished;
- Demand generated by future job growth in industrial-using sectors yields 579,100 sq. ft. of net new, multi-tenant/speculative industrial space countywide by 2032;
- As noted, Indiantown's industrial space is occupied primarily by owner-users, with 'build-to-suits' the typical approach to developing industrial buildings. In fact, there are various projects in plan review, approved or under construction and recently completed that could add over 427,500 sq. ft. of manufacturing, storage/warehouse, processing and general industrial uses if buildout is achieved;
- The analysis of demand potentials for multi-tenant/speculative industrial space integrates this premium, which could translate into roughly 40,000 sq. ft. of gross demand for new (speculative) industrial space in Indiantown over the next eight years. After netting out a factor for vacant space, this yields **net demand for 20,000 to 30,000 sq. ft. of general industrial space**. WTL+a notes that this could change if the Silver Fox project, proposed for a 2.0 million sq. ft. data center and currently awaiting site plan submission, is built.

Table 39: Industrial Potentials—Village of Indiantown, 2024—2032

Industry Sector	New Jobs 2024-2032			2032 Demand (In SF)
Village of Indiantown				
Total Employment			*(4)*	**1,850**
As % of Martin County				**2.33%**
Fair Share Analysis				
2024-2032 Employment Growth (If Fair Share Maintained)				176
% Industrial-using Jobs				30%
SF Occupancy Factor				750
2032 Village-wide Gross Demand (Rounded):				**40,000**
Existing Vacant Industrial Space				
Vacant Space Available to Accommodate Future Demand		65,029		
- Lease-up Required @	*25%*	(16,257)		(16,257)
Remaining Vacant Space:		**48,772**		
% Vacant After Lease-up		*14.5%*		
2032 NET DEMAND - VILLAGE-WIDE (Rounded):				**23,700**

(4) This reflects the Village's estimated share of all jobs in Martin County in 2024 plus the estimated 570 jobs that could be created by owner-user workplace (primarily industrial) projects either approved or in plan review when buildout is achieved (see Table 26).

Source: FloridaCommerce; Dun & Bradstreet, Inc.; CoStar, Inc.; Indiantown Realty Corp.; WTL+a, July 2025.

Hotel/Lodging

Demand for hotel/motel rooms in any location is typically driven by specific market segments, including corporate business, leisure/social, interstate pass-by traffic, tourism and visitors to specific venues or events. As noted previously, the capital markets typically seek sustained annual occupancies between 65% and 72% before financing new hotel construction.

To understand hotel market performance and opportunities for hotel development in western Martin County, WTL+a obtained hotel performance data from STR Global for 15 selected properties containing 736 rooms. Of this competitive supply, three properties containing 225 rooms 30%) are located in Martin County and 12 properties containing 511 rooms (70%) are located in neighboring Okeechobee County.

Indiantown—Okeechobee Hotel Trade Area

- As illustrated in Table 40, the analysis assumes that growth in available roomnights among the area's existing hotel rooms (supply) remains at 0% (i.e., no new hotels have been built since 2010), and growth in occupied roomnights (demand) continues at its historic 2010—2024 pace of 2.51% per year for the next 10 years. This would produce **demand for approximately 125 supportable hotel rooms by 2034** and an increase in annual occupancies well above the 65%—72% threshold sought by the capital markets to finance new hotel development; and
- According to Costar, there is only one known planned hotel (a 104-room Hampton Inn & Suites proposed for a site in Palm City at the eastern edge of the hotel trade area and scheduled for completion in 2028). If built, this reduces **net room demand (i.e., unallocated) to only 21 rooms over the next 10 years.**

Table 40: Hotel Potentials—Indiantown—Okeechobee Hotel Trade Area

	2024	2034	Change: 2024-2034	Supportable Rooms
Scenario: Historic Growth (2009-2024)				
Area Hotel Rooms	727			
Available Roomnights (Supply)	265,355	265,355	-	
Annual Growth (2009-2024)	0.0%			
Occupied Roomnights (Demand)	162,198	207,751	45,553	**125**
Annual Growth (2009-2024)	**2.51%**			
Annual % Occupancy	61.1%	78.3%		

Allocation to Known Hotel Rooms:	
Approved/Under Construction	-
Proposed (Hampton Inn & Suites/Palm City; 2028 Delivery)	104
Subtotal-Allocated Hotel Rooms:	**104**
As % of Area-wide Demand	**83%**
Unallocated Excess/(Overage) of Hotel Rooms:	**21**

Source: STR Global; CoStar, Inc.; WTL+a, July 2025.

Conclusion—Hotel Potentials

There are key market considerations affecting near-term demand for hotel rooms in western Martin County, including:

- **Ongoing Business Expansion**—generated by commercial/business retention and recruitment and job growth in communities along the I-95/FL Turnpike corridor in Martin County that serve to generate hotel roomnight demand
- **Expand Special Events & Track Visitor Behavior**—key to better understanding demand to support additional hotel rooms in/around Indiantown must focus on increasing the number of special events that generate additional overnight visitors and to track visitor behavior (length of stay, party size, spending on overnight lodging, food & beverage, etc.)
- **Identify Indiantown's Role in Area Events**—work with Okeechobee to measure economic impacts generated by special area events such as the Bassmaster fishing series on Lake Okeechobee to better understand Indiantown's role and devise strategies to strengthen that role (e.g., marketing of local businesses such as ethnic restaurants, increasing hotel roomnight demand), and
- **Understand Meeting/Conference Opportunities**—the depth of meeting and conference activities on Martin County's hotel market is unknown. In western Martin County, Three Lakes Golf Club is building three golf courses on 1,217 acres located on Kanner Highway to the east of Indiantown. There will be two private clubhouses (but it is not known whether these facilities will be made available to host meetings). It is recommended that Indiantown evaluate how this facility may benefit local businesses and consider initiatives such as outreach/marketing.

General Retail

Multiple factors were considered in order to determine the amount of supportable retail space, by merchandise category, in Indiantown as detailed below.

Potential Consumer Segments

There are several potential consumer segments generating retail sales. These include:

- **Existing Residents**—of Indiantown and other parts of western/Unincorporated Martin County as well as other area residents based on assumptions related to capture/penetration of documented household retail spending patterns;

- **Future Residents**—of the 1,180 units approved in multiple new residential developments in Indiantown based on assumptions related to capture/penetration and that future residents will have similar consumer spending patterns as current residents;
- **Local Employees**—including those who might spend during the workday depending on proximity to new retail venues and based on average annual employee spending in suburban settings; and
- **Drive-through Visitors and Overnight Tourists**—such as pass-through traffic on SW Warfield Boulevard or Kanner Highway. However, **as a result of limited data on visitor counts and spending patterns, it is difficult to estimate retail potentials generated by visitors**. In such cases, an "inflow" factor of 5% to 10% is typically considered to account for *some* increment of spending by visitors.

Existing and new residents are likely to represent the strongest market segments for any new retail space in Indiantown, as the number of nearby employees is limited, located over a larger geographic area, and generally concentrated among industrial businesses (whose employees typically have shorter lunch hours than office employees).

As noted, retail spending by visitors/tourists to Martin County is both an under-addressed market opportunity and relatively undocumented. Unlike many larger Florida counties, Martin County does not collect detailed annual visitor data that might inform localized visitor spending

Based on hotel transient occupancy taxes collected, there are an **estimated 714,485 annual overnight visitors to Martin County**. This translates into an estimated 2.5 million 'visitor days' depending on the length of stay of the average visitor. As no precise estimate of overnight and daytrip visitors is available, **WTL+a strongly suggests that Martin County collect/tabulate and distribute accurate, localized visitor information to sharpen the understanding of this industry's economic impacts on the county**—as a source of potential revenue from occupancy taxes, visitor-related employment and to track spending on retail/food & beverage and other economic activity. This also reinforces the importance of tracking visitor attendance and spending patterns to special events like the Indiantown Rodeo, as a means of understanding the penetration rate of these events to the larger County visitor market.

Other Factors Affecting Retail Potentials

In addition to these potential consumer segments, there are other factors affecting retail demand potentials, including:

- Existing retail inventory in Indiantown as documented in Section 4;
- Current retail spending to ascertain patterns of consumption and assumptions related to capture or penetration of existing spending;

- Estimates of retail leakage (i.e., spending that leaves Indiantown);
- Availability (or lack) of visitor and visitor spending data specific to Martin County; and
- Average sales productivity (in sales per sq. ft.) used to estimate how much retail space will be market supportable.

As a general comment, Florida has traditionally granted entitlements to developers, investors and owner/occupants for new retail space without comparing the amount of existing retail space nor measurements of market supportable space. Too often, **this practice has resulted in retail entitlements across Florida that far exceed what is market supportable and sustainable over time**.

As a result, this has produced retail space entitlements without any net increase in the amount of supply operating as successful (investment-grade) retail space. More often, over-entitlements cause a shift of stronger, market- supportable retail tenants from one commercial project/area to another, thereby increasing vacancy rates in aging retail properties or conversion of space formerly occupied by retail businesses to non-retail uses such as medical offices, other professional/business services (a good example is H&R Block tax offices located in storefront retail space), or social service uses. In Martin County, this is best illustrated by the presence of multiple "storefront" office tenants in traditional retail centers on parts of the Federal Highway corridor. In summary, a continuing over-supply of retail space in multiple Florida commercial corridors is well outside what is market sustainable.

Retail Sales Productivity (Sales Per Square Foot)

Even with Indiantown's limited retail offerings in rural western Martin County, **the Village serves as a destination for specific *types* of retail to residents located outside its municipal boundaries in the unincorporated county**; retail types most likely include General Merchandise (e.g., Dollar General), Groceries (e.g., Hitchcock's Market) and Food & Beverage.

As a result, WTL+a examined demographic trends in an 8-mile radius around Indiantown—known as a "trade area"—to account for resident spending from outside of the Village. These metrics (see Table 41) were utilized in the retail demand analysis.

Table 41: Demographic Trends & Forecasts—8-Mile Radius Trade Area, 2010—2030

			2025 ESRI				Change: 2025-2030	
	2010	2020	2025	% Dist.	2030	% Dist.	No.	CAGR %
Demographic Profile								
Population	8,047	8,032	8,242		8,454		**212**	**0.51%**
As % of County	*5.5%*	*5.1%*	*5.0%*		*5.1%*			
Households	2,087	2,166	2,279		2,367		**88**	**0.76%**
Avg. HH Size	3.75	3.67	3.58		3.54			
Median Age	31.0	31.4	32.0		32.7			
Race								
White	4,238	2,515	2,516	31%	2,400	28%	(116)	-0.9%
Black	1,158	897	937	11%	946	11%	9	0.2%
American Indian	242	502	490	6%	514	6%	24	1.0%
Asian, Pacific Islander	90	64	69	1%	73	1%	4	1.1%
Other	2,090	2,849	2,957	36%	3,187	38%	230	1.5%
Two or More Races	228	1,204	1,272	15%	1,334	16%	62	1.0%
Total:	**8,046**	**8,031**	**8,241**		**8,454**		**213**	
Hispanic *(1)*	4,780	5,173	5,379	65%	5,729	68%	350	1.3%
Age Distribution								
0-14	1,938	2,028	1,954	24%	1,897	22%	(57)	-0.6%
15-24	1,296	1,322	1,374	17%	1,264	15%	(110)	-1.7%
25-34	1,210	1,056	1,107	13%	1,317	16%	210	3.5%
35-44	1,030	859	977	12%	1,017	12%	40	0.8%
45-54	887	796	811	10%	836	10%	25	0.6%
55-64	624	777	784	10%	766	9%	(18)	-0.5%
65-74	537	655	658	8%	728	9%	70	2.0%
75-84	409	386	434	5%	454	5%	20	0.9%
85+	117	153	145	2%	174	2%	29	3.7%
Income Profile								
Households by Income								
<$15,000			14.5%		12.5%			-2.9%
$15,000 - $24,999			4.0%		3.2%			-4.4%
$25,000 - $34,999			9.7%		8.2%			-3.3%
$35,000 - $49,999			22.9%		20.9%			-1.8%
$50,000 - $74,999			19.3%		20.8%			1.5%
$75,000 - $99,999			7.5%		8.5%			2.5%
$100,000 - $149,999			15.5%		16.3%			1.0%
$150,000 - $199,999			2.7%		3.8%			7.1%
$200,000+			3.9%		5.8%			8.3%
Average HH Income			$ 69,409		$ 78,568			**2.51%**
Median HH Income			$ 49,386		$ 54,601			**2.03%**

(1) Persons of Hispanic origin are a subset of other race categories; therefore, totals do not add.

Educational Attainment, ... - Census Bureau Tables

Source: U.S. Census Bureau; American Community Survey; ESRI Business Analyst; WTL +a, July 2025.

Existing Retail Sales & Sales Leakage—Trade Area Residents

The analysis considers spending generated by existing and new trade area residents over the next 10 years. As illustrated in Table 41 above, the trade area contains 8,242 residents in 2,279 households—only slightly larger than Indiantown itself. Demographic metrics are inclusive of the Village:

- Average household incomes in 2025 were $69,409 (higher than the $62,138 per year of Village residents);
- Five-year growth forecasts are limited—only 212 new residents in 88 new households. Again, it appears that ESRI's forecasts exclude the 1,180 approved housing units (or ESRI's algorithms suggest that the majority of approved housing units will be built only after 2030; and
- Trade area households spend $15,503 per year in retail and food & beverage (more than the $14,274 per year of Village households—see Table 5). This yields **approximately $35.3 million in annual household retail spending that is spent *irrespective of location.***

The next step in the analysis allocates this spending into specific retail categories and estimates the amount of retail space in each of these categories:

- Of the 200,326 sq. ft. of retail space in the trade area as tracked by CoStar, Inc., approximately 148,130 sq. ft. can be distributed across 10 retail categories. Another 35,000+ sq. ft. comprises automotive (Goodyear, Napa Auto Parts, etc.), gas stations and the SouthState Bank;
- Notably, even though trade area households spend on Clothing & Accessories, Health & Personal Care, Miscellaneous Retailers and Sporting Goods/Bookstores, there is no retail space in any of these four categories in the trade area. This is retail leakage—**fully 100% of this annual spending in these four categories *leaves* Indiantown/the trade area** and *may* represent opportunities to attract such retailers; and
- Two categories generate the highest household spending; according to sales data from Claritas, Inc., trade area households spend almost $8.2 million annually on Groceries (23%) and $6.7 million on General Merchandise (18% of all retail spending). General Merchandise includes Dollar General, and this spending is sufficiently strong to have attracted Dollar Tree to build a store in Indiantown.

Table 42: Estimated Retail Sales Capture & Leakage—Existing Residents, 2025

		2024 Household Spending by Retail Category					
	2025	Building Materials & Supplies	Clothing & Accessories	Electronics & Appliances	Furniture & Home Furnishings	General Merchandise	TOTAL
Population	8,242						
Average Annual Household Income	$ 69,409						
Households	2,279						
Average Annual Retail Spending	$ 15,503						
Gross Annual Retail Spending:	**$ 35,332,385**	$ 1,904,562	$ 1,822,403	$ 422,378	$ 1,380,251	$ 6,371,330	18%
Estimated Capture Rate	*(1)*	*80%*	*0%*	*30%*	*10%*	*70%*	
Net Annual Retail Spending:		**$ 1,523,650**	**$ -**	**$ 126,713**	**$ 138,025**	**$ 4,459,931**	
Spending Per Household		*$ 669*	*$ -*	*$ 56*	*$ 61*	*$ 1,957*	
Indiantown Retail Space (In SF)		54,684	-	4,092	9,650	19,026	
Estimated Annual Sales/SF		$ 28	$ -	$ 31	$ 14	$ 234	

		2024 Household Spending by Retail Category				
		Grocery Stores	Health & Personal Care	Miscellaneous Retailers	Restaurants & Drinking Places	Sporting Goods & Book Stores	TOTAL
Gross Annual Retail Spending:		$ 8,180,054	$ 1,186,836	$ 862,972	$ 6,601,812	$ 634,439	23%
Estimated Capture Rate	*(1)*	*85%*	*0%*	*0%*	*60%*	*0%*	
Net Annual Retail Spending:		**$ 6,953,046**	**$ -**	**$ -**	**$ 3,961,087**	**$ -**	
Spending Per Household		*$ 3,051*	*$ -*	*$ -*	*$ 1,738*	*$ -*	
Indiantown Retail Space (In SF)		31,683	-	-	29,004	-	
Estimated Annual Sales/SF		$ 219	$ -	$ -	$ 137	$ -	

TOTAL:								
Gross Annual Retail Spending							**$**	**29,367,037**
Net Annual Retail Spending							**$**	**17,162,452**
Overall Penetration/Capture of Gross Spending								***58%***
Spending Per Household Occurring in Indiantown							**$**	**7,531**
Indiantown Retail Space (In SF)		**86,367**	**-**	**4,092**	**38,654**	**19,026**		**148,138**
Estimated Annual Sales/SF							**$**	**116**
Estimated Annual Retail Leakage		$ 1,607,921	$ 3,009,239	$ 1,158,637	$ 3,882,951	$ 2,545,838	**$**	**12,204,585**
Equivalent Supportable SF @ 100%	*(2)*							**48,818**

(1) The penetration or capture rate is an estimate of the amount of annual household retail spending that occurs in Indiantown. Limited retail offerings suggest a lower capture rate (i.e., household spending occurs in locations with clusters of better retail offerings such as Port St. Lucie, Stuart, etc.).

(2) Equivalent supportable square feet is an estimate that converts the annual retail spending that occurs outside of Indiantown (i.e., 'leakage') into retail space if fully 100% of leakage spending can be captured (that is unlikely). In this analysis, investment-grade sales of $250 per sq. ft. was applied.

Source: CoStar, Inc.; ESRI Business Analyst; Consumer Expenditure Surveys, Bureau of Labor Statistics; WTL+a, July 2025.

The next step in the analysis estimates a penetration/capture rate and converts spending into annual sales performance on a per square foot basis (i.e., total annual sales / square feet of space in each retail category):

- WTL+a estimated capture rates ranging from 0% for those four categories with no stores in Indiantown to 60% for Restaurants & Drinking Places, 70% for General Merchandise and 85% for Groceries. These are typically the sectors able to capture the highest proportion of spending locally. For an overall capture rate, this suggests that **trade area households are spending 58% of total annual retail expenditures in Indiantown** (or immediately adjacent), which yields net annual spending of $17.1 million per year at stores in Indiantown. In our professional view, this *feels* high/aggressive;
- This would suggest that the 148,130 sq. ft. of retail space in Indiantown across these categories generates an **overall sales performance of $116 per sq. ft. This is quite low and is *not considered investment-grade*;**

Estimated Average Retail Sales of $116/SF in Indiantown is

***Not* Investment-Grade**

- Based on this analysis, there is **more than $12.2 million in annual retail sales *leakage* of household spending** in these categories, including those with no retail space in Indiantown. This translates into **more than 48,800 sq. ft. of supportable retail space IF 100% of this leakage could be recaptured** (unlikely) based on actual investment-grade retail sales of $250 per sq. ft.; and
- Estimating opportunities to recapture some portion of these lost retail sales of existing households—likely to be significantly less than 100%—is difficult. **Another (and equally important) objective is to strengthen sales performance among existing retail businesses** in Indiantown. This is reviewed in Section 6 below.

Future Retail Sales—New Area Residents

As illustrated in Table 43, this same analysis was applied to future new residents of Indiantown based on key assumptions and metrics pertaining to growth, household incomes, household retail sales and capture rates.

- The analysis assumes that the **1,180 units approved (with some under construction) are 100% built and 100% occupied within 10 years**. Also, new residents are expected to have higher household incomes than existing residents. ESRI forecasts suggest 2030 incomes of $78,568; at a 2.51% annual inflation factor (2025—2030) yields $88,936 by 2035;

Table 43: Estimated Retail Sales—New Residents, 2035

		2035	2024 Household Spending by Retail Category: Building Materials & Supplies	Clothing & Accessories	Electronics & Appliances	Furniture & Home Furnishings	General Merchandise	TOTAL
New Housing Units		1,180						
Population		4,319						
Average Annual Household Income	$	88,936	*(1)*					
Households		1,180						
Average Annual Retail Spending	$	19,865						
Gross Annual Retail Spending:	**$**	**23,440,762**	$ 1,263,554	$ 1,209,047	$ 280,221	$ 915,708	$ 4,226,967	
Estimated Capture Rate		*(2) (3)*	*80%*	*0%*	*30%*	*10%*	*70%*	
Net Annual Retail Spending:			**$ 1,010,843**	**$ -**	**$ 84,066**	**$ 91,571**	**$ 2,958,877**	
Spending Per Household			*$ 857*	*$ -*	*$ 71*	*$ 78*	*$ 2,508*	
Indiantown Retail Space (In SF)			54,684	-	4,092	9,650	19,026	
Estimated Annual Sales/SF			$ 18	$ -	$ 21	$ 9	$ 156	

		2024 Household Spending by Retail Category: Grocery Stores	Health & Personal Care	Miscellaneous Retailers	Restaurants & Drinking Places	Sporting Goods & Book Stores
Gross Annual Retail Spending:		$ 5,426,939	$ 787,389	$ 572,526	$ 4,379,877	$ 420,909
Estimated Capture Rate	*(2) (3)*	*85%*	*0%*	*0%*	*60%*	*0%*
Net Annual Retail Spending:		**$ 4,612,898**	**$ -**	**$ -**	**$ 2,627,926**	**$ -**
Spending Per Household		*$ 3,909*	*$ -*	*$ -*	*$ 2,227*	*$ -*
Indiantown Retail Space (In SF)		31,683	-	-	29,004	-
Estimated Annual Sales/SF		$ 146	$ -	$ -	$ 91	$ -

TOTAL:							
Gross Annual Retail Spending							**$ 19,483,137**
Net Annual Retail Spending							**$ 11,386,181**
Overall Penetration/Capture of Gross Spending							***58%***
Spending Per Household Occurring in Indiantown							**$ 9,649**
Indiantown Retail Space (In SF)		**86,367**	**-**	**4,092**	**38,654**	**19,026**	**148,138**
Estimated Annual Sales/SF							**$ 77**
Estimated Annual Retail Leakage		$ 1,066,752	$ 1,996,436	$ 768,681	$ 2,576,088	$ 1,689,000	**$ 8,096,956**
Equivalent Supportable SF	*(4)*						**32,388**

(1) Average household income of future residents in 2035 applies a 2.5% annual growth rate from the 2030 level of $78,568 (see Table 42).

(2) The penetration or capture rate is an estimate of the amount of annual household retail spending that occurs in Indiantown. Limited retail offerings suggest a lower capture rate (i.e., household spending occurs in locations with clusters of better retail offerings such as Port St. Lucie, Stuart, etc.).

(3) Spending by future households assumes it will be similar to existing households (in capture rates and percentage split across retail categories).

(4) Equivalent supportable square feet is an estimate that converts the annual retail spending that occurs outside of Indiantown (i.e., 'leakage') into retail space. In this case, an investment-grade sales level of $250 per sq. ft.

Source: CoStar, Inc.; ESRI Business Analyst; Consumer Expenditure Surveys, Bureau of Labor Statistics; WTL+a, July 2025.

- Higher incomes translate into more disposable income and greater retail spending. If new households continue to spend 58% of total annual retail expenditures in Indiantown (or immediately adjacent) they yield net annual spending of $15.0 million from new households at retail stores in Indiantown;
- This would suggest that the new households living in the 1,180 units by 2035 would generate the equivalent of $77 per sq. ft. in sales performance among the existing 148,130 sq. ft. of retail space in Indiantown; and
- Based on similar patterns as existing residents, there would be almost **$8.1 million in annual retail sales *leakage* from new households** in these categories, including those with no retail space in Indiantown. This translates into **32,400 sq. ft. of supportable retail space IF 100% of leakage from new households could be recaptured** (unlikely) based on actual investment-grade retail sales of $250 per sq. ft.

Conclusion—Retail Potentials

The retail demand analysis reveals that opportunities to attract additional retail to Indiantown will be limited until there is a significant increase in the Village's population with both higher household incomes and greater discretionary spending/buying power. This is likely to occur incrementally over time as population densities increase.

The retail demand analysis reveals that opportunities to attract additional retail to Indiantown will be limited until there is a significant increase in the Village's population with both higher household incomes and greater discretionary spending/buying power. This is likely to occur incrementally over time as population densities increase. Using industry-based parameters for sales productivity (i.e., annual sales per square foot) and average spending power and capture rates:

- **Each new resident is estimated to support between 4—7 sq. ft. of retail space**. If the approved 1,180 units are built out, this could translate into 4,400+ new residents in Indiantown. In turn, this may support between 17,000 and 30,000 sq. ft. of new retail space at a 100% capture of household sales
- **Each new employee is estimated to support between 2—5 sq. ft. of retail space.** Employees (who may also be local residents but who spend during the middle 'day-part' of the workday) will primarily spend on Food & Beverage. Other retail spending by employees on gifts, personal care, apparel/accessories/jewelry will occur only if retail businesses are conveniently located, open during the workday, and have merchandise that consumers want to purchase. Employee 'shopping time' is more limited and typically occurs during the lunch hour, and

- **Each visitor is estimated to support between 0.5—1.5 sq. ft. of retail space.** As no verifiable visitor counts are available, this is not considered in supportable estimates below.

On a *gross* basis, this suggests market support for approximately 18,400 to 33,000 sq. ft. of new retail space, or roughly **11,000 to 20,000 sq. ft. of net supportable space** when sales leakage is considered (i.e., Indiantown households will continue to spend in retail concentrations such as Stuart, the Federal Highway corridor, Tradition, Port St. Lucie Boulevard, etc.).

Some proportion of sales leakage among existing households in Indiantown may be recaptured as population/household growth increases and the Village becomes a larger commercial destination to supplement the supportable retail space above.

More likely, the Village should be focused on strategies that improve the overall performance of existing retailers. Section 6 reviews ways to achieve that.

6 Implementation Considerations

This section of the market study focuses on implementation considerations intended to guide public decisions that prioritize economic development opportunities (and opportunities generated by future new growth) based on the findings of the market study, particularly in both workplace and retail uses.

The market study reveals that **Indiantown is poised to grow significantly over the next 10 years (and beyond). Successful growth will be determined by a range of economic indicators**. As a small community located in rural western Martin County, its economic base is small, with limited employment and job creation as well as household growth and retail spending power. Its relative proximity within 30 minutes' drive of larger commercial concentrations (such as Stuart, the Federal Highway corridor, Tradition, Port St. Lucie Boulevard West, etc.) results in significant retail *leakage* of household spending estimated at $12 million annually. Retail leakage is likely to continue in the short-term but could be expected to decline as Indiantown's population increases and retail spending power strengthens, thus enhancing Indiantown's ability to attract retail businesses. That is likely to take significant time—five to 10 years and longer.

Opportunities to Strengthen Absorption of New Housing

The Village of Indiantown has approved several new housing developments that will add up to 1,180 new housing units at buildout. These include Terra Lago Phases 1A and 1B, River Oak, Osceola Pines and others. **Assuming full buildout within 10 years will necessitate average annual deliveries of 118 new units per year**—well above the Village's historic pace of 14 units per year documented between 2018—2023 after incorporation.

Buildout of these 1,180 units will also necessitate that **Indiantown capture fully 36% of Martin County's future growth** (under BEBR's Moderate Growth Scenario) to achieve buildout in 10 years. In our professional view, that capture is too aggressive; or, to ensure that capture, Martin County's growth would have to accelerate during this period. **A more reasonable capture of future Martin County growth for Indiantown would likely be in the range of 20%, which would require a buildout period beyond 10 years.**

In addition, another 3,465 units in multiple projects are currently in plan review. As noted in Section 5, this will require that Indiantown achieve a minimum 10.2% share of the County's population (a 252% increase over its current 4.06% share), higher population growth in Martin County, and a significantly longer buildout period of 25 years or more. In this analysis, WTL+a utilized BEBR's High Growth Scenario, which yields 67,150 new residents countywide and 17,100 new residents in Indiantown by 2050. This would also require a 25% capture of that future

growth to support buildout of all 4,645 units. Buildout would require unit deliveries would have to average 185 units per year) over the next 25 years.

As noted previously, the **forecasts in Scenarios #2 and #3 do *not* include potential household relocations to Indiantown from either neighboring Palm Beach or St. Lucie Counties**, which is defined as inflow. This inflow may supplement absorption forecasts and potentially reduce the time required for buildout in both scenarios. Moreover, a recent study by Florida International University estimates that Palm Beach County faces a shortfall of more than 106,360 affordable owner-occupied units and 37,530 affordable rental units. In 2023, voters in Palm Beach County approved a $200 million bond issue to accelerate the development of 20,000 affordable housing units by offering grants intended to cover 15% of project costs and capping rents to ensure affordability. Pent-up demand for affordable units in Palm Beach County may also enhance housing demand in Indiantown and reduce the time required for buildout.

Moreover, macro-economic factors, including mortgage interest rates, the availability of capital for new construction, the degree of job growth, recessionary pressures generated by chaotic, inconsistent policies regarding tariffs and federal economic policies and other uncertainties are likely to affect the timing and pace of near-term growth potentials in the housing sector.

Implications of Florida SB 102 ("Live Local" Act) & HB 627

Opportunities to strengthen Indiantown's potential capture of future population/household growth in Martin County as well as ensure buildout of these 1,180 units over a shorter period of time (i.e., 10 years or less and 3,465 additional units over 25 years or less if approved) *may* lie with the state's Live Local Act.



In March 2023, the Florida Senate unanimously passed SB 102, commonly known as the "Live Local Act", which took effect on July 1, 2023. The Live Local Act provides significant zoning benefits if at least 40% of the residential units in a multi-family development are dedicated to attainable rental housing at 120% of Area Median Income (AMI) or less. Qualifying Live Local Act projects can obtain the following zoning benefits via administrative approvals:

- Increased density to the highest allowed density in the local municipality
- Increased height to the highest allowed height in the local municipality within one-mile of the qualifying project

- Increased floor area ratio to 150% of the highest allowed floor area ratio in the local municipality, and
- Significant parking reductions.

The law created multiple funding sources to support the development of affordable housing in Florida, providing $711 million to the Florida Housing Finance Corporation (FHFC) to create financial incentives to increase workforce housing and home purchase opportunities for teachers, firefighters/police, nurses, veterans and others. Funding allocations and incentives in SB 102 include:

- $100 million for down payment assistance for “Hometown Heroes”; income qualifications are restricted to first-time homebuyers at or below 150% of Area Median Income (AMI) and employed by a Florida-based employer;
- $109 million in non-recurring funds from the State Housing Trust Fund for the State Apartment Incentive Program (SAIL), with up to $150 million for specific priorities such as urban infill projects and projects near military installations;
- $100 million in non-recurring funds from the State General Revenue Fund to implement a competitive loan program to alleviate inflation-related cost increases in FHFC-approved multi-family projects that have not begun construction;
- $252 million for the State Housing Initiatives Partnership (SHIP), providing funding to local governments to produce affordable housing ownership and multi-family housing for low- and moderate-income residents; this is non-recurring funding available for the 2023—2024 fiscal year;
- Up to a $5,000 sales tax refund for taxes paid on building materials used for affordable housing units funded through the FHFC;
- A tax exemption for owners of new and substantially renovated rental properties to shift from market-rate to affordable housing; and
- Ad valorem tax exemptions that would apply to the 2024 tax period, including:
    - A property tax exemption for land owned by a non-profit entity that is leased for a minimum of 99 years for affordable housing;
    - Exemption for rent-restricted units within new or substantially rehabilitated units (at least 70 units required) for households earning 120% of AMI, or less; and
    - Authorization for counties and municipalities to exempt (by ordinance) ad valorem taxes to

property owners who dedicate affordable housing units for residents earning 60% of AMI, or less.

The most controversial aspects of the bill eliminate local control over certain land uses, land use policies and regulatory controls. SB 102 (and its companion act, House Bill 627) "preempts local governments' requirements regarding zoning, density, and height to allow for streamlined development of affordable multi-family rental housing in commercial, industrial and mixed-use areas under certain circumstances". Those certain circumstances are not spelled out in the Senate Bill. **The bill also eliminates locally approved "rent control" ordinances in their entirety.** Notably, special conditions apply to the Florida Keys area in Monroe County to authorize construction of up to 1,300 affordable housing units there; these units are exempt from evacuation time requirements that apply to the rest of Monroe County.

Cities and counties are required to 1) update and electronically publish an inventory of publicly- owned properties that may be appropriate for affordable housing and, 2) maintain public policies that outline procedures to expedite building permits and development orders for affordable housing projects. However, the bill does not include funding to pay for staff expansions necessary to expedite the building permit process or update public property inventories.

Other concerns have been raised about the structure and procedural components that were not specified in SB 102. The FHFC is a quasi-governmental organization; the bill exempts FHFC from Section 24 of the Florida Declaration of Rights (commonly known as the "Sunshine Law"). This raises issues about which documents become public, given the privacy issues related to housing program participants. Further, tenants' rights could potentially be compromised because there is no Tenants Bill of Rights in Florida; tenants are not guaranteed representation in eviction cases; month- to-month tenants are only guaranteed 15 days' notice to vacate their units; and, the eviction process almost certainly guarantees a default judgment (i.e., automatic loss) against tenants five days after a complaint is filed.

As noted, **the Live Local Act also abolishes municipal rent control as a policy tool to limit increases in rental rates for existing and new tenants**. While no Florida cities had rent control policies in place at the time of the Act, Orange County had placed a rent control measure on the November ballot in reaction to rapidly accelerating rents (surpassing annual averages of almost 23% in 2022). The State of Florida declared Orange County's ballot measure 'unconstitutional,' which was appealed to the Florida Supreme Court. Formerly, any Florida county could declare a housing emergency in order to enact a rent control policy. Generally, developers oppose rent control

because it limits their ability to increase rents and gross revenues.

Moreover, neither the legislation nor sections of the law that it amends contain language on liability measures. While cities and counties in Florida can be sued by those affected, there is no additional oversight provided by the state, thus shifting the burden of accountability enforcement to residents affected by the law. In addition, SB 102 overrules existing industrial and commercial zoning by state edict. Notably, procedures regarding enforcement are not identified:

- Who will monitor and enforce?
- What are the provisions for funding education, infrastructure and services resulting from projects fostered by the Live Local Act?
- Who will monitor pricing and timing of meeting affordable housing requirements?
- How will the Live Local Act affect long-term multi-phased projects that may require up to 10 to 20 years to achieve full buildout?

It is unclear whether local county and municipal jurisdictions will choose to comply with some/all of the Live Local Act. For example, the City of Riviera Beach rejected the program, stating that it "invalidates prior housing programs and takes control away from the City." Simultaneously, the development community is accelerating projects to fall within the Act's timing and deadlines.

As a result of uncertainties in the 2023 legislation, Senate Bill 1730 ("SB1730") was passed by the legislature on May 1, 2025 and became law on July 1, 2025. SB1730 amends critical portions of the Live Local Act for both counties and municipalities in the state. These amendments are primarily administrative in nature, but most notably include LLA project now include Planned Unit Development "PUD" parcels (such as Osceola Pines in Indiantown); cannot require mixed-use LLA projects to include more than 10% of the total square footage as non-residential; and clarifies that density (unit counts), floor area ratios (FAR), and height maximums benchmarks are set to the "least restrictive" of either the highest currently allowed, or allowed as of July 1, 2023. This clarification nullifies actions taken to downzone or lower maximums by local governments since the passage of the original Live Local Act.

Baron Landings in Stuart will be Martin County's first project under the Live Local Act. This is a $100 million project to be built on a 21.4-acre site on Kanner Highway. It is planned to include 308 multi-family apartments, with 40% designated as affordable; 16,000 sq. ft. of retail space; and a $3.3 million contribution from the developer to improve public infrastructure.

It is not known whether any of the proposed residential developments in Indiantown will pursue entitlements under the Live Local Act. Given the market study's findings regarding new housing, **using the Live Local Act may provide opportunities to strengthen absorption of planned new units, thereby reducing the time required for buildout.**

Commercial Retail Retention Improvement Strategies

The retail analysis in Section 5 reveals that Indiantown's retail sector is characteristic of a small community in a rural location. There are multiple challenges to improving the Village's retail sector. These include:

- **Limited Retail Offerings—**the village's 200,326 sq. ft. of retail equates to a per capita ratio of 32.1 sq. ft. per resident as compared to 71.3 sq. ft. per capita for every resident of Martin County;
- **Significant Annual Retail Leakage—**the amount of household sales among Indiantown households being spent elsewhere is estimated at $12.2 million per year. This is focused in specific merchandise categories of Clothing, Health & Personal Care, Miscellaneous Retail and Sporting Goods/Bookstores (leisure retail);
- **Low Retail Sales Performance—**among the village's existing 148,130 sq. ft. of retail businesses that can be tracked. Based on available data, **sales performance is *estimated* in the range of $116 per sq. ft. per year**. This is *not* considered investment-grade retail, which requires performance thresholds in the range of $200 to $300 per sq. ft. (or more) annually;
- **Disproportionate Share of Discount Retail—**indicative of lower household incomes is the presence of discount retailers in General Merchandise, including Dollar General (and Dollar Tree opening in 2025). The **General Merchandise sector is one of few viable investment-grade sectors—with estimated annual sales of $234 per sq. ft.** assuming this sector captures 70% of all household spending in this category. These findings reinforce Dollar Tree's decision to open a store in Indiantown; and
- **Insufficient Population & Sales to Attract National Grocery Store—**As illustrated in Table 41, inclusive of Indiantown the trade area surrounding the Village is rural with very limited population of 8,242 in 2,279 households. A national grocery store chain like Publix typically seeks minimum population densities of 12,000 to 14,000 or more when considering store locations. As a result of the trade area's low population base, sales in the Grocery Store sector are estimated at $8.8 million per year. If 85% of those sales occur locally (i.e., 15% leakage), this translates into **overall sales performance of $219 per sq. ft. across the 31,683 sq. ft. of grocery stores in Indiantown. This is well below the sales thresholds of national chains, which typically range from $600—$750 per sq. ft.** Notably, dominant chains like Publix (or Whole Foods) overachieve sales performance. In fact, Publix achieved estimated sales of $933 per sq. ft. across its 1,413 stores at year-end 2024. Another limiting factor in attracting a national grocery store chain to Indiantown is the razor-thin net profit margins of the grocery store industry, which averaged 1.97% in January 2025.

The retail demand analysis reveals that **opportunities to attract additional retail to Indiantown will be limited until there is a significant increase in the Village's population** with both higher household incomes and greater discretionary spending/buying power. Unlike national retail chains, it is also likely that some portion of Indiantown's retail businesses are undercapitalized with limited access to capital and without business plans to guide their short- and long-term growth.

As a means of better understanding the overall economic climate for retail businesses in the Village and to ensure that local viable businesses can be retained (and supported), the following is recommended:

- Survey local retail businesses to understand key metrics, such as:
  - Number of employees
  - Target market(s)/understanding of market penetration/capture
  - Estimated annual sales (if not proprietary)
  - Operating hours
  - Access to business capital/financing plan (start-up costs, revenue projections, requirements for store improvements, etc.)
  - Overall marketing plan/promotional strategies
  - Competitor strengths and weaknesses
  - Customer feedback
- Conduct a commercial retail inventory of Indiantown's retail businesses, by merchandise category, to understand:
  - Physical space (understand physical/functional obsolescence, overall building condition, tenant space condition, utilities, efficiency of back-of-house storage, etc.)
  - Operating layouts (including pedestrian/vehicular access, visibility/frontage, availability and access to customer parking, pedestrian issues/challenges, handicapped accessibility, etc.)
  - Range and types of retail offerings available to document on-the-ground tenants by merchandise category
  - Compare multiple sources of building documentation (CoStar, Inc., Martin County Property Appraiser)
  - Verify vacancies, underutilized space

- Based on these findings, outline steps that Village staff can undertake to support local businesses (easing permit regulations, working with local/area commercial banks to identify possible funding sources for business capital, fostering a retail merchants association, etc.)
- Consider implementing a grant program for façade (or other building/physical) improvements, and
- Work with relevant County agencies and local developers (Terra Lago, etc.) to understand existing financial programs/incentives and communicate availability of funding to local businesses as part of an ongoing 'retail roundtable,' opportunities for public/private partnerships.

These foundational steps are necessary and designed to expand Village staff understanding of the needs/challenges of local retail businesses and serve as the basis to improve the overall performance of existing businesses (as detailed in Section 5, local retailers perform well below investment-grade thresholds in multiple merchandise sectors). Moreover, findings from these surveys are also intended to document actual vacancy levels, maintenance and disinvestment by property owners, functionally or physically obsolete buildings, the amount of physical space relative to market demand and tenant/business relocations to other areas.

As an example of opportunities to reduce operating costs for local businesses, HB 7031 was adopted by the Florida legislature and signed into law on June 30, 2025. Among other modifications to Florida tax law, the legislation repeals Florida Statute Section 212.031, which provided for a 2% Florida sales tax on rental payments and license fees for commercial real property (office, warehouse, storage and retail space). As a result, beginning on October 1, 2025, Florida's state sales tax will no longer be owed on commercial rent payments. This is intended to reduce the overall operating costs for commercial property owners with the objective of reducing cost burdens on commercial tenants/businesses. This decision is consistent with changes over the last several years to reduce sales taxes on commercial rent and license fee payments (most recently from 4.5% to 2% in June 2024). When elimination of Florida's state sales tax on commercial rent goes into effect on October 1, 2025, the discretionary surtax on commercial sales tax assessed by many counties in Florida will also be eliminated.

Supporting Other Local Industries

Several observations were made during stakeholder interviews about opportunities to attract other industries to Indiantown, including such businesses as Urgent Care/24-Hour Clinics and types of businesses that can be recruited to support planned employment centers like the proposed Silver Fox data center complex. The following briefly arrays key factors such as market criteria and examples of supporting businesses to data centers that could serve as the basis for a carefully crafted recruitment strategy in the future.

Urgent Care/24-Hour Clinics

The Urgent Care Center industry has emerged as a crucial component of modern healthcare, addressing the growing need for accessible and timely medical services. Urgent Care Centers are typically freestanding, same-day clinics focused on caring for patients who need expedient medical care but who are not experiencing a life-threatening emergency. Urgent Care Centers bridge the gap between primary care and emergency care, providing evaluation and care for urgent but not emergency conditions, and play a critical role in providing urgent and primary care services while also relieving overcrowded and higher-cost hospital emergency departments.

According to the Urgent Care Association (UCA) before the Covid pandemic a single Urgent Care Center treated a daily average of 32 patients per day. Between 2019 and 2020, UCCs across the United States experienced a 60% increase in per-center patient visits. In the years after the pandemic, patients continue to illustrate the essential importance of Urgent Care Centers; in 2022, the median number of daily visits to a UCC was 40 patients per day in 2022 but increased to **56 patients per day in 2023**.

Table 44: Growth in Urgent Care Centers in the U.S., 2014—2023

Year	No. of Centers	% Change
2014	7,220	
2015	7,983	11%
2016	8,676	9%
2017	9,553	10%
2018	10,484	10%
2019	11,481	10%
2020	12,392	8%
2021	13,306	7%
2022	14,075	6%
2023	14,382	2%
Overall Growth:	**7,162**	**99.2%**

Source: Urgent Care Association, UCA Operations Benchmarking Report; WTL+a, July 2025.

UCA and American Medical Association (AMA) data reveal the significant growth in Urgent Care Centers across the U.S.:

- At year-end 2019 there were 11,481 centers. By year-end 2022 there were 14,075, which had increased to 14,382 centers by July 2023. This represents an increase of more than 25% between 2019 and 2023. This number excludes both retail clinics housed inside retail operations and typically alongside in-house pharmacies as well as traditional primary care practices with extended patient hours
- Over 67% of UCCs are open seven days per week; 18% are closed on weekends; and 11% are open six days per week. Of the centers closed on weekend days, the majority are not affiliated with a hospital
- **Only 10% of clinics are located in rural areas**; 75% are located in suburban areas; and 15% are located in urban areas. Over 78% of the U.S. population lives within a 10-minute drive of a UCC, and
- While growth is sustained across all geographic areas, the growth of Urgent Care Centers in suburban locations increased nearly 20% between 2019—2022.

As illustrated in Table 44 above, annual growth in UCCs across the U.S. continues, fueled by consumer behavior, industry investors, owner densification/expansion, hospital system strategies and payer interest in the value proposition generated by Urgent Care Centers. In fact, the number of UCCs across the U.S. has doubled since 2014.

Table 45: Growth in Urgent Care Centers in Florida, 2019—2023

Year	No. of Centers	% Change	State Population	Population/ Clinic
State of Florida				
2019	846		21,208,589	25,069
2020	901	7%	21,596,068	23,969
2021	952	6%	21,898,945	23,003
2022	999	5%	22,276,143	22,298
2023	1,013	1%	22,634,867	22,344
Overall Growth:	**167**	**20%**	**1,426,278**	**-11%**
			6.7%	
Martin County				
2025	8		163,386	**20,423**

Source: Urgent Care Association, UCA Operations Benchmarking Report; WTL+a, July 2025.

As illustrated in Table 45, growth of UCCs across Florida has been more moderate than the U.S. as a whole, expanding by 20%—from 846 in 2019 to 1,113 in 2023. At the same time, the state's population expanded by 6.7%, which resulted in a decline in the population per clinic—to 22,344 per clinic in 2023.

By comparison, there are eight UCCs located in Martin County—all are located to the east of I-95/FL Turnpike in the county's more populated eastern side. The closest UCC to Indiantown is Helix Urgent Care, located at 6515 Kanner Highway in Stuart.

Notably, **in Martin County the eight clinics serve an average population of 20,423 residents per clinic**. This is ***significantly*** **greater than the population of the 8-mile trade area surrounding Indiantown** of 8,242 residents in 2025).

Table 46: Preliminary Analysis of Urgent Care Center—Indiantown, 2035

Operating Metrics	Low	High
Average Patients Per Day	40	56
Assumed Operating Days/Week	5	5
Patients Per Week:	**200**	**280**
Operating Days Per Year	260	260
Patients Per Year:	**52,000**	**72,800**
Trade Area Market (8-Mile Radius)		
Existing Residents	8,242	8,242
New Residents (1,180 Units)	4,475	4,475
Existing & New Employees	1,850	1,850
Potential Patient Base:	**14,567**	**14,567**
Required Annual Resident & Employee Visits:	**3.6**	**5.0**

Source: Urgent Care Association, UCA Operations Benchmarking Report; WTL+a, July 2025.

As illustrated in Table 46, utilizing the range of U.S. daily patient visits (40 to 56), and assumed metrics regarding daily and weekly operations suggests that there remains **insufficient resident population (and employment) to support an Urgent Care Center in Indiantown** when benchmarked against the average resident population per clinic in Martin County. Even after full buildout of the 1,180 approved units as well as the assumed addition of 570 new employees (as estimated by Indiantown Realty Corp.) in planned/approved/under construction workplace uses yields a potential patient pool of 14,560 by 2035 versus the average service area population of 20,420 residents per clinic countywide today. WTL+a notes that **this preliminary finding does *not* represent a documented feasibility study for an Urgent Care Clinic facility.**

Support Industries for Data Centers

As noted in Section 4 (see Table 25), a pre-application has been submitted for a multi-phased data center on the Silver Fox property. Initial staff review indicates the application is pending site plan submission. As we understand, the first phase is expected to comprise up to 2.0 million sq. ft. of data center uses on approximately 200 acres of the 606-acre parcel.

As an example of *supporting* business services to large data centers, the following illustrates potential business recruitment opportunities for Indiantown to consider should the data center project be approved. According to Perkins Coie, data centers are supported by a variety of businesses, each playing a critical role in operations and maintenance of such facilities.

- **Hardware Manufacturers—t**hese companies produce the essential physical components that make up data centers, such as servers, storage devices, networking equipment and cooling systems (e.g., Dell Technologies, Cisco Systems, NVIDIA, etc.)
- **Infrastructure Providers**—offer physical facilities where data centers are housed that facilities have the necessary power, cooling and physical security to support center operations (e.g., Digital Realty, CyrusOne)
- **Cloud Service Providers—**such companies offer virtual computing resources over the Internet, allowing businesses to scale operations without investing in physical hardware (e.g., Amazon Web Services/AWS, Microsoft Azure, Google Cloud Platform/GCP)
- **Colocation Providers**—such companies lease space, power and cooling to multiple customers within data center facilities, allowing businesses to co-locate servers and networking equipment in a shared environment (e.g., Equinix, Core-Site)
- **Enterprise Data Centers**—such facilities are owned and operated by organizations to support data processing and storage needs, provide custom solutions, high security and full control over data and compliance (e.g., JPMorgan Chase, regional telecom providers)

- **Colocation Data Centers**—such facilities allow businesses to lease space while maintaining control over servers, offering benefits such as cost sharing and scalability (e.g., Acceldata, Core-Site)

In addition, other potential customer segments of large data centers include Hyper-scalers, industry-specific enterprises and organizations that leverage data center infrastructure for computing, storage, and networking. Each group plays a role in advancing technology, optimizing efficiency and enabling seamless data processing.

Hyper-scalers are the largest operators and most infrastructure-intensive customers in data centers. These organizations procure and operate at massive scale, requiring extensive computer, storage and networking capabilities to power (and sometimes themselves consume) Cloud services, artificial intelligence (AI), and high-performance computing workloads.

Industry-specific customers include financial institutions, healthcare providers, government agencies and global corporations that rely on data centers for mission-critical applications and digital transformation. Enterprises are primarily consumers of data center services and prioritize security, regulatory compliance and workload optimization over sheer scale.

Technology-enabled infrastructure consumers include organizations that utilize services powered by data centers without managing or owning physical assets. These customers include software as service providers, high-performance computing firms, and AI developers requiring access to distributed computing environments.

Supply chain partners, including equipment suppliers, component suppliers, service providers, contract manufacturers and semiconductor designers and fabricators play a pivotal role in hardware production, assembly, and integration forming the physical backbone of digital infrastructure. These entities supply high-performance computing components, networking equipment, and power infrastructure.

Appendix

Figure 4: Employment Densities—Martin County, 2022

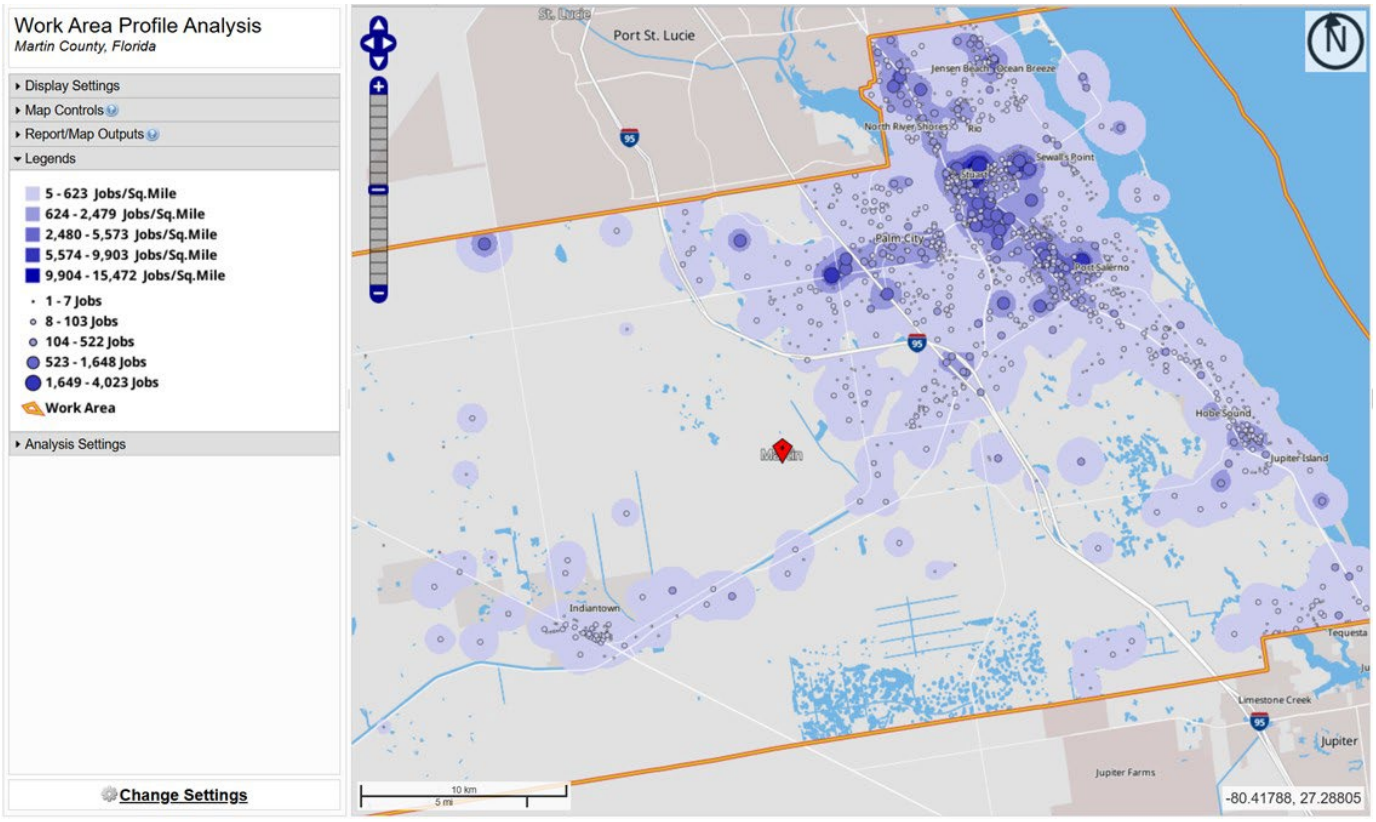


Figure 5: Employment Inflow/Outflow—Martin County, 2022

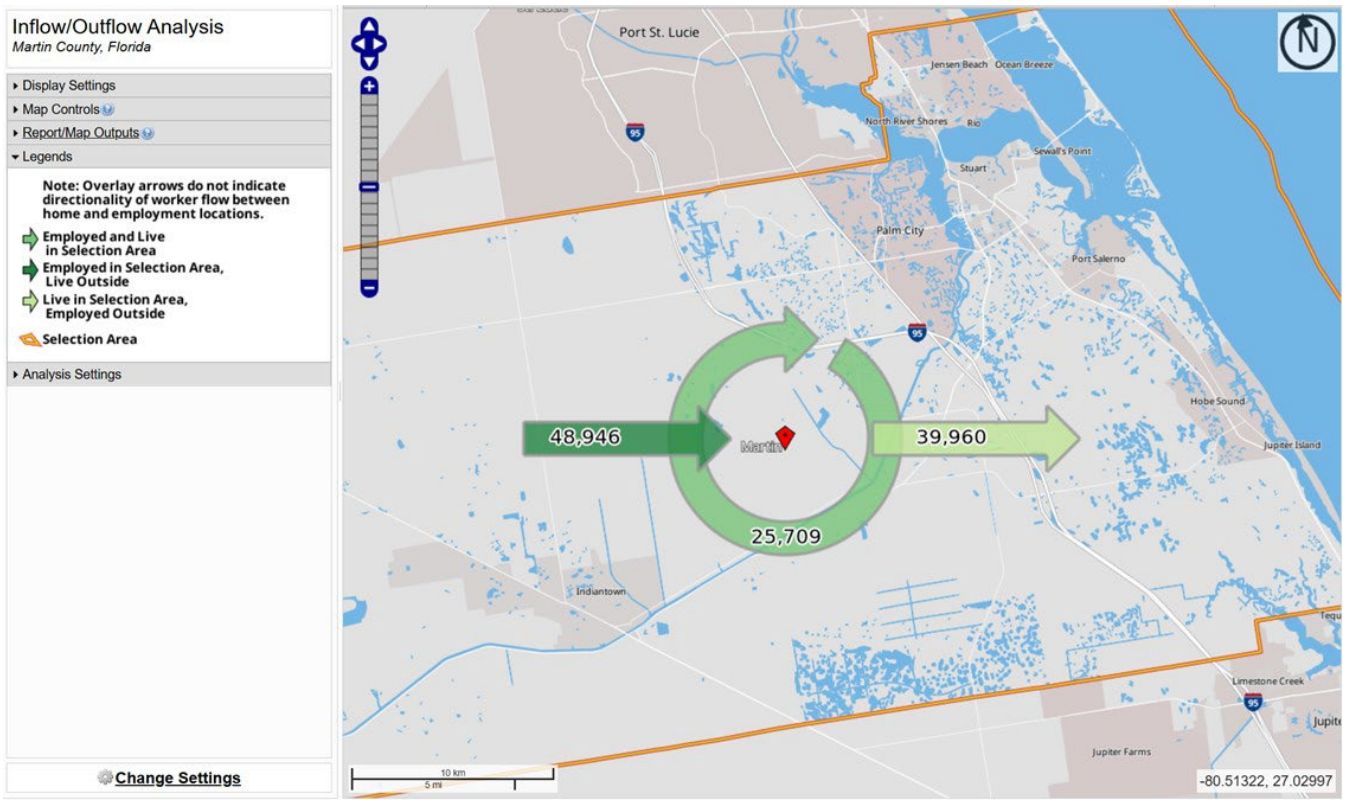


Table 47: Demographic Trends & Forecasts—St. Lucie County, 2010—2029

	2010	2020	2024	% Dist.	2029	% Dist.	Change: 2024-2029 No.	Change: 2024-2029 CAGR %
Demographic Profile								
Population	277,260	329,226	369,421		406,545		**37,124**	**1.93%**
Households	108,309	128,997	143,977		157,675		**13,698**	**1.83%**
Avg. HH Size	2.53	2.53	2.55		2.56			
Median Age	42.4	45.9	46.5		47.3			
Race								
White	198,818	192,202	205,245	56%	216,955	53%	11,710	1.12%
Black	53,036	66,407	78,167	21%	87,822	22%	9,655	2.36%
American Indian	1,123	1,398	1,671	0%	1,859	0%	188	2.16%
Asian	4,332	5,818	6,978	2%	8,294	2%	1,316	3.52%
Pacific Islander	161	185	236	0%	275	0%	39	3.11%
Other	12,508	22,160	26,881	7%	31,590	8%	4,709	3.28%
Two or More Races	7,282	41,056	50,243	14%	59,750	15%	9,507	3.53%
Total:	**277,260**	**329,226**	**369,421**		**406,545**		**37,124**	
Hispanic *(1)*	45,964	66,320	82,101	22%	97,785	24%	15,684	3.56%
Age Distribution								
0-14	51,067	53,650	56,632	15%	58,973	15%	2,341	0.81%
15-24	32,275	35,979	40,242	11%	41,179	10%	937	0.46%
25-34	30,087	35,416	39,815	11%	46,081	11%	6,266	2.97%
35-44	34,556	36,104	41,991	11%	46,569	11%	4,578	2.09%
45-54	39,169	39,582	42,165	11%	45,193	11%	3,028	1.40%
55-64	34,840	48,840	51,630	14%	51,650	13%	20	0.01%
65-74	29,329	45,477	52,953	14%	60,463	15%	7,510	2.69%
75+	25,937	34,178	43,993	12%	56,437	14%	12,444	5.11%
Income Profile								
Households by Income								
<$15,000			9.8%		8.0%			
$15,000 - $24,999			6.8%		4.9%			
$25,000 - $34,999			9.5%		7.5%			
$35,000 - $49,999			11.0%		9.1%			
$50,000 - $74,999			15.9%		15.0%			
$75,000 - $99,999			14.5%		15.0%			
$100,000 - $149,999			19.0%		22.3%			
$150,000 - $199,999			8.1%		11.2%			
$200,000+			5.5%		6.8%			
Median HH Income			$ 68,999		$ 82,321			**3.59%**
Average HH Income			$ 89,338		$ 105,367			**3.36%**
Education Profile								
Years of Education-Population 25 Years & Older (2022 American Community Survey/ACS)								
Less than 9th Grade			4.0%					
9th-12th Grade, No Diploma			6.2%					
High School Graduate (Includes Equivalency)			30.4%					
Some College, No Degree			21.2%					
Associate Degree			11.6%					
Bachelor's Degree			16.9%					
Graduate/Professional Degree			9.7%					

(1) Persons of Hispanic origin are a subset of other race categories; therefore, totals do not add.

Years of Education, St. Lucie ... - Census Bureau Tables

Source: ESRI Business Analyst; American Community Survey; WTL +a, June 2025.

Table 48: Available Commercial & Industrial Land For Sale, 2025

Site/Location *(1)*	Size (Acres)	Zoning	Asking Price	Price/ Acre	Use	Sale Broker
SW Amaryllis Avenue	20.07 Raw Land	A-2 Agricultural	$ 1,003,500	$ 50,000	Residential	Reichel Realty & Investments, Inc.
SW Arrowroot Street	32.15 Raw Land	A-2 Agricultural	$ 799,999	$ 24,883	Commercial, SFD	Hartman Real Estate
7501 SW Groveview Terr	20.00	AG Agricultural	$ 2,950,000	$ 147,500	Previously-developed Lot; Hold for Development	ReMax/1st Choice
SW Kanner Highway & SW Warfield Boulevard	4.32 Raw Land	A-2 Agricultural	$ 985,000	$ 228,009	CSX Railroad Siding	Hartman Real Estate
4125 SW Stable Run Bednar Plats	779.50 Raw Land		N/A	$ -		Avison Young
15225 SW Warfield Blvd.	4.91 Raw Land	Village Mixed-use	$ 3,500,000	$ 712,831		Indiantown Realty Corp.
11500 SW Warfield Blvd. Sportsmans Paradise	1,512.00 Raw Land	AG-20 Agricultural	N/A	$ -		Webster's Int'l Realty
18300 SW Warfield Blvd. FL Natural Gas Storage Co.	145.00	M-3 Industrial	$ 12,000,000	$ 82,759	Previously-developed Lot	Indiantown Realty Corp.
10790 SW Amaryllis Avenue	16.32 Raw Land	AG-2 Agricultural	$ 630,000	$ 38,603	Commercial	SERHANT Commercial
SW Washington Avenue	0.76 Raw Land	B-1 Commercial	$ 379,000	$ 498,684	Commercial Retail	Wolfe Real Estate Group
Wall/Post Industrial	429.00	Heavy Industrial				
Indiantown Airport	525.00	Industrial				
TOTAL:	**3,489.03**		**$ 22,247,499** *(2)*	**$ 91,354** ***Per Acre***		

(1) Represents actively-marketed, available parcels for sale as reported in CoStar, Inc.'s database. It does not include available parcels being marketed for lease.

(2) Includes only those parcels with listing prices.

Source: CoStar, Inc.; Indiantown Realty Corp.; WTL+a, updated July 2025.

APPENDIX B SURVEY QUESTIONS

Village of Indiantown
Public Input Survey Questions

The Village of Indiantown received grant funds that included community outreach to help gather input from residents, business owners, and stakeholders in understanding the community's current and future needs and vision for the future of the Village of Indiantown.

As the Village continues to adapt and change with the redevelopment and new development, community involvement is crucial to understand community needs and the vision moving forward while utilizing the unique character of the community, ensuring that all voices are heard and that the revitalization process reflects the diverse perspectives of the community. Efforts include helping to develop focused, deliberate plans to define a downtown area within the Village and then revitalize and strengthen the area's economy. Such efforts benefit from hearing from our community.

Please help with completing the following survey and hopefully providing contact information to be able to involve you in future discussions.

The survey will take about 5 minutes to complete.

Survey Questions

1. What is your age?
    - Under 18
    - 18-34
    - 35-44
    - 45-64
    - 65+

2. What is your gender?

    - Male
    - Female
    - Prefer not to say

3. Which of the following best describes your cultural affiliation or ethnicity?
    - White/Caucasian
    - Black/African American
    - Hispanic/Latino
    - Asian/Pacific Islander
    - Middle Eastern
    - American Indian, Alaskan Native
    - Prefer Not Say
    - Other _____

4. Are you a: (select all that apply)
    - Resident
    - Business Owner
    - Frequent Visitor
    - Work in the Village

5. Do you travel to work outside of the Village? Yes/No If so, where do you commute to?

6. Where do you shop now?

7. How far do you have to travel for services?

8. What type of retail/commercial amenities are need in the Village?

    - Restaurants (casual)
    - Restaurants (family/sit down)
    - Groceries
    - Clothing
    - Service (drug store, nail salons)
    - Medical Services
    - Entertainment
    - Other, please specify _____

9. How often do you use the following transportation modes?
Personal vehicle; public transit (Marty); walking; biking; rideshare (Uber, Lyft); other personal modes (scooter, golf cart, etc.); weekend shuttle to Walmart. (Please rank each option)

	Frequently	Sometimes	Rarely	Never
Personal Vehicle				
Public Transit (Marty)				
Walking				
Biking				
Rideshare (Uber, Lyft)				
Other Prsonal Modes (scooter, golf cart, etc.)				
Weekend Shuttle to Walmart				

10. Which of the following transportation choices (not including a personal vehicle) are important in your community? Please rank each option.

	Very Important	Somewhat Important	Not very Important	Not at all Important
Public Transit (Marty)				
Walking				
Biking				
Rideshare (Uber, Lyft)				
Other Prsonal Modes (scooter, golf cart, etc.)				
Weekend Shuttle to Walmart				

11. If you use public transit, what is your purpose?
    - Getting to work
    - Getting to shopping/commercial areas
    - Entertainment
    - Other, please specify

12. What stands out as **ATTRACTIVE** about the Village community? Pick as many as apply.

    - Location
    - Community and Neighbors
    - Cost of Living
    - Parks and Green Space
    - Schools
    - Community Services
    - Appearance of Buildings & Homes
    - Street Design & Maintenance
    - Local Businesses
    - Safety
    - Other (please specify)_____

13. What stands out as **UNATTRACTIVE** about the Village community? Pick as many as apply.

- Location
- Community and Neighbors
- Cost of Living
- Parks and Green Space
- Schools
- Community Services
- Appearance of Buildings & Homes
- Street Design & Maintenance
- Local Businesses
- Safety
- Other (please specify)_____

14. What's most important to us as a community?

15. What are the Village's greatest assets?

16. How can we preserve and promote our unique culture?

17. How do we encourage the next generation to stay in our Village?

18. What is needed to revitalize our community?

19. What are the three most important areas to focus on for our Community?

- Variety of housing options, including affordable housing
- Employment opportunities
- Transportation and mobility options
- Access to arts, entertainment, and cultural assets
- Quality of primary and secondary (K-12) education
- Parks, recreation, and environmental lands
- Community consciousness (environment and sustainability)
- Community activities and engagement
- Higher education opportunities in the Village
- Healthcare availability (doctors, emergency care, 24-hour clinic)
- Other, (please specify)_____

20. What would you use if it were in the Village?
    - Childcare
    - Healthcare/Health Center
    - Job Center
    - Youth Activities and Employment
    - Elderly Care or Senior Center
    - Adult Education
    - Community Garden
    - Live/Workspaces
    - Communal restaurants/food vendor facilities
    - Entertainment
    - Other (please specify)_____

21. What are the biggest challenges the people of Indiantown face?

22. Would you want to get involved in community spaces or projects in Indiantown?
    - Yes
    - No

    Please list and note if you are a current member of a community organization or project.

23. What additional involvement/groups could be formed to help provide a platform to help strengthen communication and input from the community?

24. What are the three most valuable things to have in your community?

- Youth Programs
- Community Events
- Community Meetings
- Arts and Culture
- Local Market
- Cafes
- Green Space
- Job Programs
- Other (please specify)_____

25. What do you think would be the best future for the Village or what is your dream for the community?

26. What industries/businesses do you feel the Village should expand or attract to enhance economic development?

27. Are there other issues you feel should be addressed? Please explain.

28. If you would like to receive more information and updates, please provide your name and email below.

Name: _____

Phone: _____

Email: _____

Thank you for participating!

Pueblo de Indiantown
Encuesta de Opinión Pública

El Pueblo de Indiantown recibió fondos de subvención que incluyen alcance comunitario para ayudar a recopilar comentarios de los residentes, propietarios de negocios y partes interesadas para comprender las necesidades actuales y futuras de la comunidad y la visión para el futuro del pueblo de Indiantown.

A medida que el Pueblo de Indiantown continúa adaptándose y cambiando con la reurbanización y el nuevo desarrollo, la participación de la comunidad es crucial para comprender las necesidades de la comunidad y la visión del futuro, al tiempo que se utiliza el carácter único de la comunidad, asegurando que se escuchen todas las voces y que el proceso de revitalización refleje las diversas perspectivas de la comunidad. Los esfuerzos incluyen ayudar a desarrollar planes enfocados y deliberados para definir un área del centro de la ciudad dentro del Pueblo y luego revitalizar y fortalecer la economía del área. Tales esfuerzos se benefician de escuchar a nuestra comunidad.

Por favor, ayúdenos a completar la siguiente encuesta y, con suerte, proporcione información de contacto para poder participar en futuras discusiones.

La encuesta tardará unos 5 minutos en completarse.

Preguntas de la encuesta

1. ¿Cuántos años tienes?
    - Menor de 18 años
    - 18-34
    - 35-44
    - 45-64
    - 65+

2. ¿Cuál es tu genero?
    - Masculino
    - Femenino
    - Prefiero no decir

3. ¿Cuál de las siguientes opciones describe mejor su afiliación cultural o etnia?
    - Blanco/Caucásico
    - Negro/Afroamericano
    - Hispano/Latino
    - Asiático/Isleño del Pacífico
    - Medio Oriente
    - Indio Americano/Nativo de Alaska
    - Prefiero no decir
    - Otro, por favor especifique _____

4. Es usted un: (Seleccione todo lo que corresponda)
    - Residente
    - Dueño de Negocio
    - Visitante Frecuente
    - Trabaja en el Pueblo

5. ¿Viajas para trabajar fuera del Pueblo?
    - Si
    - No

    ¿Si es así, a donde viajas?

6. ¿Dónde haces sus compras ahora?

7. ¿Qué distancia tiene que viajar para recibir los servicios?

8. ¿Qué tipo de servicios comerciales/minoristas se necesitan en el Village?
    - Restaurantes (casuales)
    - Restaurantes (familiares/sentados)
    - Supermercados
    - Tienda de ropa
    - Servicio (farmacia, salones de uñas)
    - Servicios Médicos
    - Entretenimiento
    - Otros, por favor especifique _____

9. ¿Con qué frecuencia utiliza los siguientes medios de transporte? (Por favor, clasifique cada opción)

	Frecuentemente	A veces	Rara vez	Nunca
Vehículo Personal				
Transporte público (Marty)				
Caminando				
Andar en Bicicleta				
Viajes compartidos (Uber, Lyft)				
Otros modos personales (scooter, carrito de golf, etc.)				
Buses de fin de semana a Walmart.				

10. ¿Cuáles de las siguientes opciones de transporte (sin incluir un vehículo personal) son importantes en la comunidad? (Por favor, clasifique cada opción)

	Muy importante	Algo importante	No muy importante	No importante
Transporte público (Marty)				
Caminando				
Andar en Bicicleta				
Viajes compartidos (Uber, Lyft)				
Otros modos personales (scooter, carrito de golf, etc.)				
Buses de fin de semana a Walmart				

11. Si usas el transporte público, ¿cuál es tu propósito?
    - Ir al trabajo
    - Ir a zonas Comerciales/ de compras
    - Entretenimiento
    - Otros, por favor especifique _____

12. ¿Qué es lo más atractivo de la comunidad del Pueblo de Indiantown?

    - Ubicación
    - Comunidad y Vecinos
    - Costo de vida
    - Parques y Espacios Verdes
    - Escuelas
    - Servicios a la comunidad
    - Apariencia de Edificios y Casas
    - Diseño y mantenimiento de calles
    - Negocios Locales
    - Seguridad
    - Otros, por favor especifique _____

13. ¿Qué es lo que menos atrae de la comunidad del Pueblo?

    - Ubicación
    - Comunidad y Vecinos
    - Costo de vida
    - Parques y Espacios Verdes
    - Escuelas
    - Servicios a la comunidad
    - Apariencia de Edificios y Casas
    - Diseño y mantenimiento de calles
    - Negocios Locales
    - Seguridad
    - Otros, por favor especifique

14. ¿Qué es lo más importante para nosotros como comunidad?

15. ¿Cuáles son los grandes atributos del Pueblo?

16. ¿Cómo podemos preservar y promover nuestra cultura única?

17. ¿Cómo animamos a la próxima generación a quedarse en nuestro Pueblo?

18. ¿Qué se necesita para revitalizar nuestra comunidad?

19. ¿Cuáles son las tres áreas más importantes en las que debemos centrarnos para nuestra comunidad? (Requiere hasta 3 respuestas)
    - Variedad de opciones de vivienda, incluyendo viviendas accesibles
    - Oportunidades de Empleo
    - Opciones de transporte y movilidad
    - Acceso a las artes, el entretenimiento o bienes culturales
    - Calidad de la educación primaria y secundaria (K-12)
    - Parques, recreación y tierras ambientales
    - Conciencia comunitaria (medio ambiente y sostenibilidad)
    - Actividades y participación comunitaria
    - Oportunidades de educación superior en el Pueblo
    - Disponibilidad de atención médica (médicos, atención de emergencia, clínica las 24 horas)
    - Otros, por favor especifique _____

20. ¿Qué usarías si estuviera en el Pueblo?
    - Cuidado de niños
    - Cuidado de la salud/Centro de salud
    - Centro de Empleo
    - Actividades Juveniles y Empleo
    - Cuidado de Ancianos o Centro para Personas Mayores
    - Educación para adultos
    - Jardín comunitario
    - Espacios de vida/trabajo
    - Restaurantes comunales/instalaciones de vendedores de comida
    - Entretenimiento
    - Otros, por favor especifique _____

21. ¿Cuáles son los mayores desafíos a los que se enfrenta la gente del Pueblo de Indiantown?

22. ¿Te gustaría participar en espacios comunitarios o proyectos en Indiantown?

    - Sí
    - No

    Anote si es miembro actual de una organización o proyecto comunitario.

23. ¿Qué grupos o participaciones adicionales podrían formarse para ayudar a proporcionar una plataforma que ayude a fortalecer la comunicación y los aportes de la comunidad?

24. ¿Cuáles son las tres cosas más valiosas que debes tener en tu comunidad?
    - Programas Juveniles
    - Eventos de la comunidad
    - Reuniones comunitarias
    - Arte y Cultura
    - Mercado local
    - Cafés
    - Espacios Verdes
    - Programas de Empleo
    - Otros, por favor especifique _____

25. ¿Cuál crees que sería el mejor futuro para el Pueblo o cuál es tu sueño para la comunidad?

26. ¿Qué industrias/negocios crees que el Pueblo debería expandirse o atraer para mejorar el desarrollo económico?

27. ¿Hay otros problemas que crees que deberíamos enforcarnos? Por favor, explique.

28. Si desea recibir más información y actualizaciones, proporcione su nombre y correo electrónico a continuación.

Nombre: _____

Teléfono: _____

Correo electrónico: _____

¡Gracias por participar!

APPENDIX C STRATEGIC PLANNING SPECIAL MEETING AGENDA AND PRESENTATION

Strategic Planning Special Meeting

August 9, 2025
9:00 AM – 12:00 Noon

Agenda

1. Review of Thriving Communities Report
2. The Importance of Revenue Diversification
3. Annexation
4. Mission, Vision, Values

Facilitated by: Treasure Coast Regional Planning Council

Village of Indiantown

Strategic Planning Special Meeting

August 9, 2025

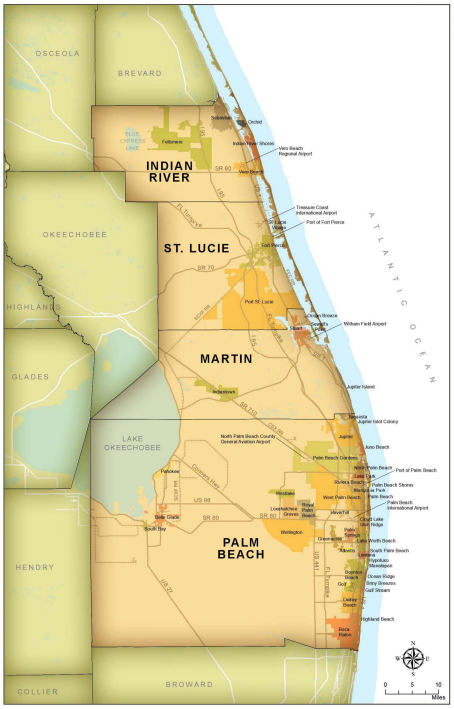
TREASURE COAST TCRPC REGIONAL PLANNING COUNCIL

1

Treasure Coast Regional Planning Council

- Defined by Florida Statutes
- Board of Elected Officials/ Governor Appointees
- One of 10 RPC's Statewide
- Four counties
- 52 Municipalities
- 2.1 million people
- 3,700 square miles
- Provide Technical Assistance to Local Governments

TREASURE COAST TCRPC REGIONAL PLANNING COUNCIL
Bringing Communities Together - Est. 1976



2

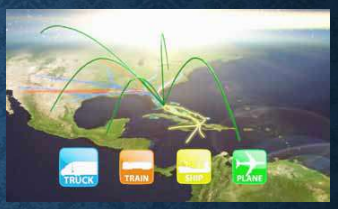
Primary Areas of Focus



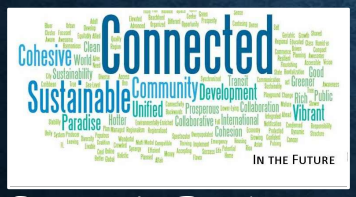
Economic Development



Regional Conveners



Transportation



Community Development/ Strategic Planning



Emergency Preparedness

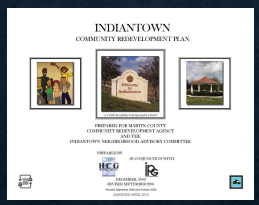
3

THRIVING COMMUNITY PROGRAM - CAPACITY BUILDING SUBGRANT U.S. DEPARTMENT OF TRANSPORTATION

MAIN STREET AMERICA™
Nationally recognized. Locally powered.



Public Outreach Survey



Review Community Redevelopment Area (CRA) Plan



Provide a Real Estate and Economic Development Analysis

4

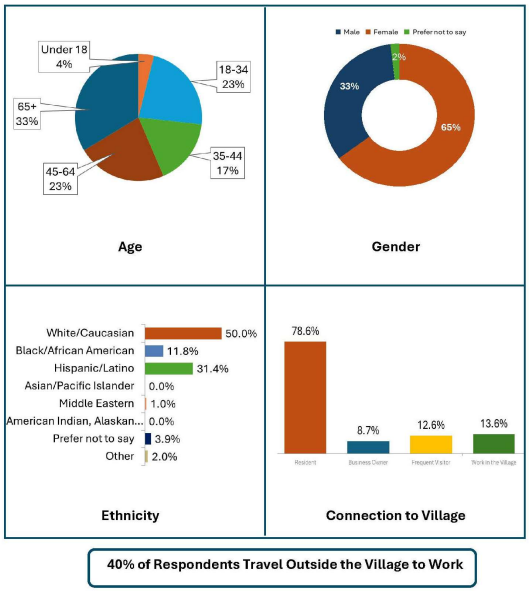
Strategic Planning Special Meeting Agenda

August 9, 2025 ~ 9:00 AM – 12:00 Noon

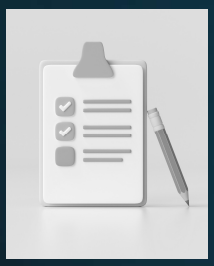
1. Review of Thriving Communities Report
2. The Importance of Revenue Diversification
3. Annexation
4. Mission, Vision, Values

5

Demographics

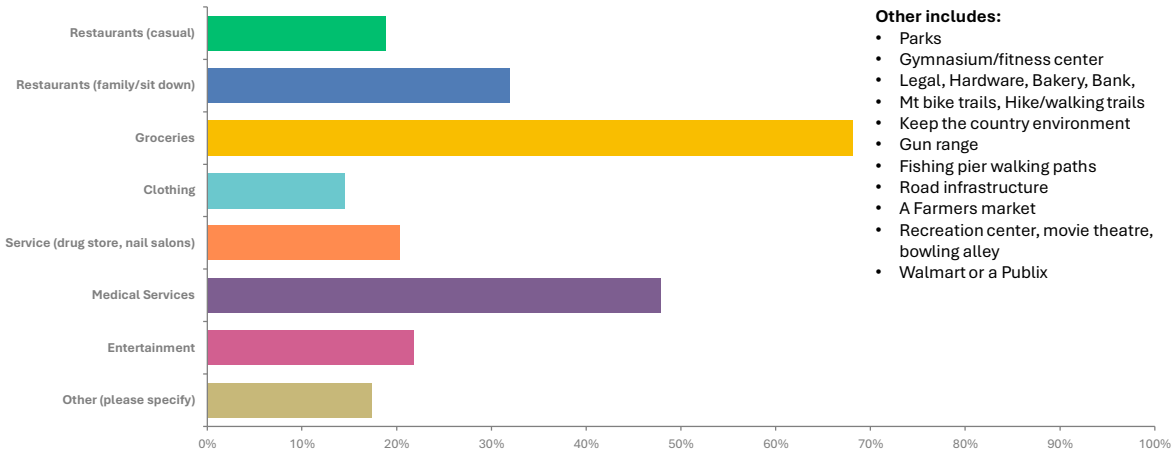


40% of Respondents Travel Outside the Village to Work



6

What type of retail/commercial amenities are needed in the Village?

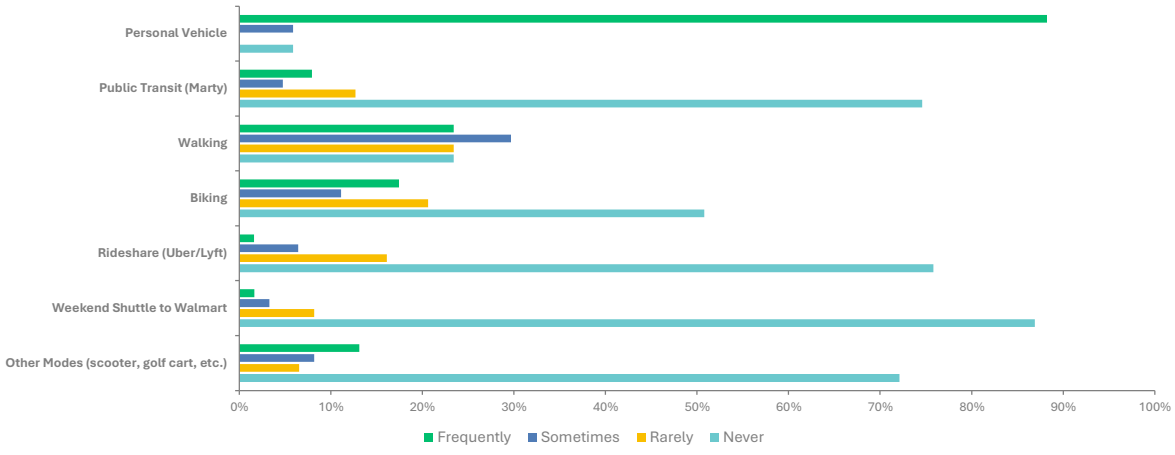


Other includes:

- Parks
- Gymnasium/fitness center
- Legal, Hardware, Bakery, Bank,
- Mt bike trails, Hike/walking trails
- Keep the country environment
- Gun range
- Fishing pier walking paths
- Road infrastructure
- A Farmers market
- Recreation center, movie theatre, bowling alley
- Walmart or a Publix

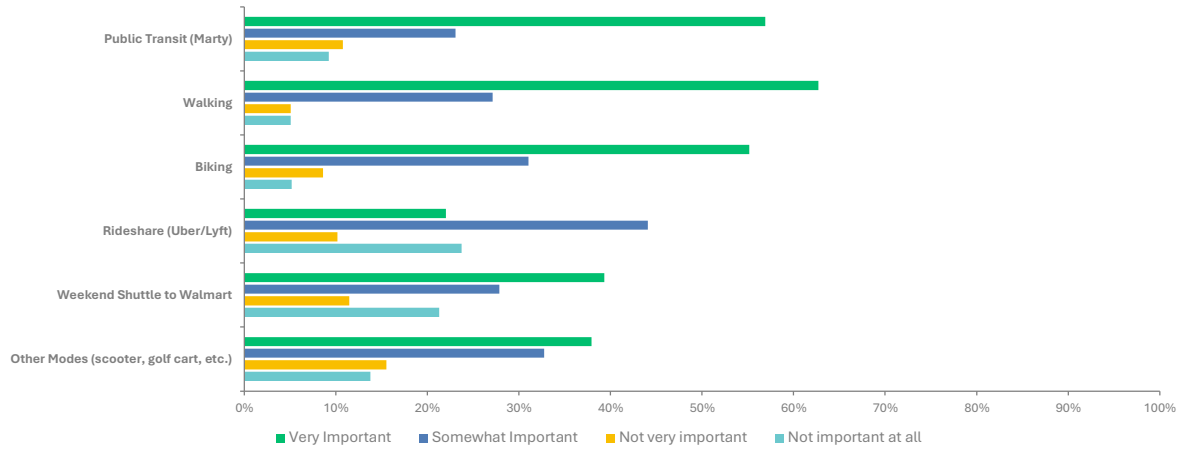
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How often do you use the following transportation modes?



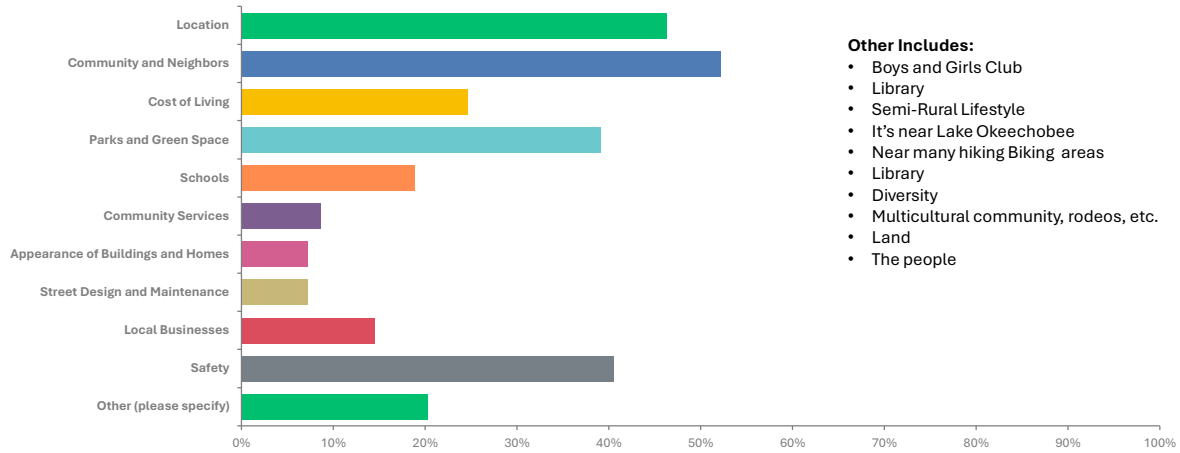
8

Which of the following transportation choices (not including a personal vehicle) are important in your community?



9

What stands out as ATTRACTIVE about the Village community?

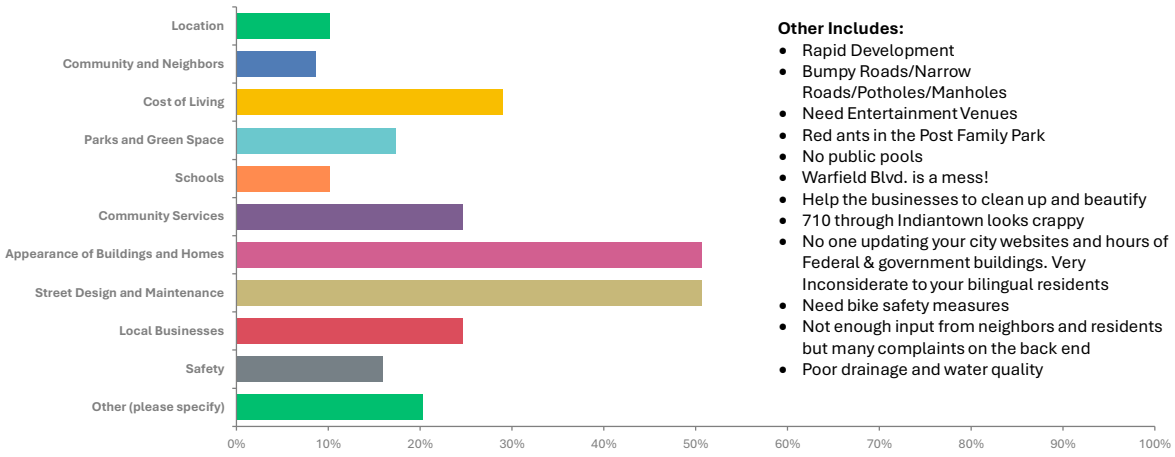


Other Includes:

- Boys and Girls Club
- Library
- Semi-Rural Lifestyle
- It's near Lake Okeechobee
- Near many hiking Biking areas
- Library
- Diversity
- Multicultural community, rodeos, etc.
- Land
- The people

10

What stands out as UNATTRACTIVE about the Village community?



Other Includes:

- Rapid Development
- Bumpy Roads/Narrow Roads/Potholes/Manholes
- Need Entertainment Venues
- Red ants in the Post Family Park
- No public pools
- Warfield Blvd. is a mess!
- Help the businesses to clean up and beautify
- 710 through Indiantown looks crappy
- No one updating your city websites and hours of Federal & government buildings. Very Inconsiderate to your bilingual residents
- Need bike safety measures
- Not enough input from neighbors and residents but many complaints on the back end
- Poor drainage and water quality

11

Future Growth Strategies

Village of Indiantown—Real Estate Market Study & Economic Development Analysis



WTL+a

Real Estate & Economic Advisors
Washington, DC & MA

Prepared for:
Treasure Coast Regional Planning Council

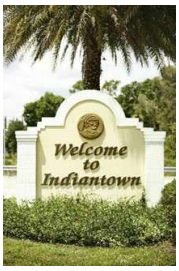
On behalf of:
Village of Indiantown

July 2025

12

Why a Market Study?

- Commenced study in June 2025
- Analyze demographic trends & real estate market conditions
- Test market potentials for various land uses:
  - Market-rate housing
  - "Workplace" (office & industrial)
  - Community & visitor supporting (retail, hotel/lodging)
- Identify implementation considerations to ensure plan is grounded in **economic & market realities**
- Inform public decisions to guide future growth





13

Key Market Findings—Housing

- Village's historic role as rural community with limited *share* (4%) of County's population is poised for significant change
  - 6,670 residents in 1,800 households (HHs)
- Recently approved projects could add **1,180 new housing units** ("rooftops"):
  - **4,400+ new residents** if *full buildout & 100% occupancy* is achieved
  - To finish in 10 years **requires building 118 units/year** (Village's historic pace is 14 units/year)
- Another **3,465 units in plan review** in multiple proposed projects; if approved, years to buildout unknown
- Buildout requires a *significant* increase in Village's share of County's future population





14

Key Market Findings—Housing

- *Pace* of residential buildout may benefit from *inflow* of Palm Beach & St. Lucie County households seeking more affordable housing
- 5-year forecasts suggest *extraordinary* increase in **owner-occupied housing values +11.8% per year**—to $353,840
- Increases attributed to announced pricing in approved/under construction projects:
  - Seminole Crossing—$380,000 to $425,000
  - Terra Lago 1A/1B—$309,800 to $425,990
- Net fiscal impacts generated by new growth & expansion of the Village's tax base are unknown





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Key Market Findings—Retail

- Annual household spending on retail, services & food/beverage:
  - Martin County $27,936
  - 8-Mile Radius $15,503
  - **Indiantown $14,274**
- $35.3 million in annual retail spending (8- mile radius), but **significant *leakage* to dominant retail clusters** (US 1, Tradition, etc.)
- Sales performance of existing Village retail ***estimated* at only $116/SF per year**
- Sales performance of $200-$300/SF or more is considered investment-grade
- General Merchandise is the only category meeting this threshold (Dollar General)







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Key Market Findings—Retail

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- 5-year forecasts suggest largest gains will be HHs making $150,000+/year
- **Lack of/limited data on visitor counts & spending** prohibits estimating visitor retail potentials
- Near-term: attracting new retail oriented to residents limited until population increases with higher household incomes & greater buying power
- **Focus near-term public policies on improving performance of existing retailers**
- Long-term new demand (3-5 years): *up to* 20,000 SF; more *if* leakage reduced & new housing is built more quickly





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Key Market Findings—Workplace

- *Reported* employment of **1,280 jobs** (1.6% of Martin County)
- Village's industrial sector oriented to owner-users & not speculative/multi-tenant space typical of larger areas
- LDC Citrus plant closing resulted in:
  - Increased industrial vacancies to 13% in 2019 & **19.3% in 2024**
  - ***Negative* net absorption of -64,000 SF**
- Near-term workplace potentials focused on owner-user industrial activity:
  - **171,500 SF under construction,** 44,900 SF approved & 70,000 SF in review
  - Could create **320+ new jobs** (not verified)
  - Future impacts of Silver Fox, Commerce & Tech Park unknown







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Key Market Findings—Hotel

- One hotel in Indiantown (Seminole Inn with 26 rooms)
- Strict criteria to obtain performance data required defining a larger competitive area:
  - Stuart (W of I-95): 199 rooms in 2 properties
  - Okeechobee: 511 rooms in 12 properties
- Strengthening performance metrics (2010—2024):
  - **Occupancies increased 38%**—from 44% to **61%**
  - Average daily rates increased 68%



- Capital markets seek ***sustained* occupancies of 65% to 72%** to finance new hotels
- One planned hotel (Hampton Inn/Palm City, 104 rooms, 2028 delivery)
- **Near-term**: *unallocated* demand supports **up to 20 rooms** (independent boutique with incentives); visitor patterns require documentation

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Implementation Considerations

- Challenges to near-term retail development:
  - **Limited retail offerings** due to small population base
  - **Significant annual retail leakage** of household spending to dominant retail clusters elsewhere
  - **Low retail sales performance** estimated in range of only $116/SF—well below investment-grade thresholds thus new retail construction unlikely
  - **Disproportionate share of discount retail** (Dollar General, Dollar Tree) (General Merchandise sector is only one achieving investment-grade thresholds)
  - **Insufficient sales to attract national grocer**
    - Current grocery sales *estimated* at $219/SF
    - Sales thresholds of national chains typically range from $600—$750/SF)
- **Retail *follows* rooftops!**



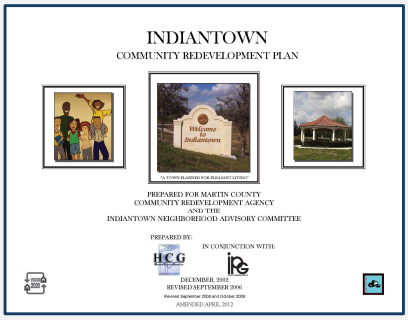
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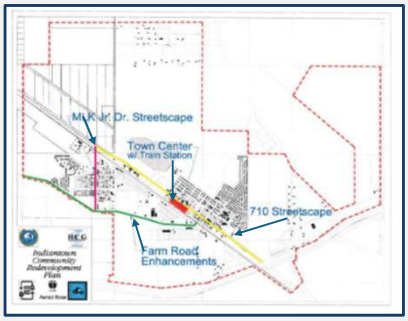
Implementation Considerations

Focus near-term policies on improving performance of existing retailers until pending growth is sufficient to generate demand for new retail space:

- Ease permit regulations & work with local/area commercial banks to identify funding sources for business capital
- Conduct annual surveys of existing retail businesses & physical space to document actual vacancies, maintenance/disinvestment, functional/physical obsolescence
- Foster creation of retail merchants' association to ensure understanding of business needs & tailor public policies accordingly (could be part of Chamber)
- Implement grant program for façade (or other building/physical) improvements
- Work with County agencies & local developers to understand existing financial programs/incentives & future retail development program(s)
- Communicate funding availability to local businesses as part of ongoing 'retail roundtable'
- Identify opportunities for public/private partnerships

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Amended in 2012, the CRA Vision Plan contains the following Projects and Strategies:

- State Route 710 Streetscape
- Overlay Zoning Code and Design Guidelines
- Economic Development Plan & Implementation
- Sidewalks, Lighting, and Drainage
- ✓ Clean up, Maintenance, and Safety Policies
- ✓ Charter School, High School
- Train Station, Town Square, and Farmers Market
- Farm Road Enhancements
- MLK Jr. Drive Streetscape
- Railroad crossing with associated roadway and pedestrian connections
- Fairgrounds, Agricultural/Rural Themed Amenities
- Greenways
- Public Transportation
- Agricultural Museum
- Community Message Sign
- ✓ Carter Park Affordable Housing
- Alternative Transportation Network
- ✓ Charleston Street Housing

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VISION PLAN PROJECTS

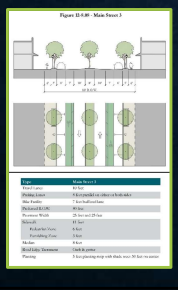
State Road 710 Streetscape

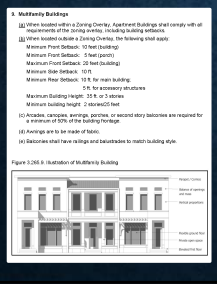


Detail Plan 710 with Median: *Image taken from CRA Plan*

Stay engaged in the Florida Department of Transportation planning process to ensure that improvements align with the Village's vision for this roadway.

Overlay Zoning Codes & Design Guidelines





Review and revise Land Development Regulations (LDRS) to effectively implement the vision and goals of the Village.

Ensure the Comprehensive Plan and LDRs are consistent.

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VISION PLAN PROJECTS

Economic Development Plans

Indiantown CHAMBER of COMMERCE

BUSINESS DEVELOPMENT BOARD MARTIN COUNTY | FLORIDA

Build a case for investment through conducting visitor surveys by place of stay, spending by category, party size average length of visit, and origin/destination

Continue strong relationship with the Indiantown Chamber of Commerce and the Business Development Board of Martin County to plan for future economic development

Sidewalks, Lighting, and Drainage



Complete a sidewalk and street lighting assessment and mapping to identify and prioritize missing links in the systems

An analysis of sidewalk flooding should be included

Set up a way for community to report flooding, maintenance issues

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VISION PLAN PROJECTS

Train station, Town Square Farmers' Market



Work with Amtrak to add stop in Village. A small station could potentially be located along Palm Way near E. Thelma Waters Avenue.

Alternative Transportation Network



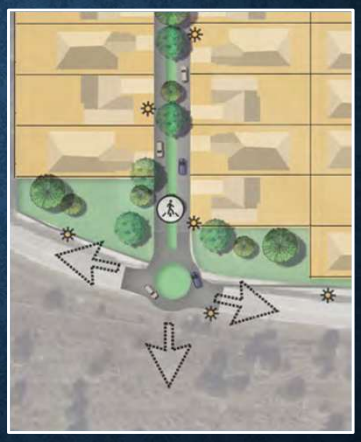
Identify alternative transportation networks and potential future connections to ensure greatest degree of connectivity from new projects and the current roadway system.

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VISION PLAN PROJECTS

Farm Road Enhancements and MLK Jr. Drive Streetscape





Enhanced aesthetics as well as traffic calming interventions will attract private investment, increase resident safety, and provide multimodal efficiency within the community. Engage a qualified engineering firm to prepare roadway improvement plans that include a median, sidewalks, bike lanes where appropriate, lighting, landscaping, and roundabouts.

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VISION PLAN PROJECTS

Railroad Crossing with Roadway & Pedestrian Connections



Focus on enhancing existing crossings like Martin Luther King Jr. Blvd. and Fernwood Forest Road and Farm Road.

New residential and retail development south of the railroad tracks should be limited.

Enhanced passenger service or other railroad expansions, should be accompanied by crossing safety improvements.

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VISION PLAN PROJECTS

Public Transportation



Conduct an assessment of current and future needs for public transit.

Identify where existing service could be improved, modified, or augmented with other services.

Greenways



Define entrances and edges with greenways that provide recreational features as well as dramatic view corridors. Consider Warfield Boulevard, the CSX rail corridor, SW Farm Road, and Dr. Martin Luther King Jr. Drive should for landscaping and greenway treatments.

Greenways can be designed to also provided needed drainage facilities.

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VISION PLAN PROJECTS

Agricultural Museum



Work with Elliott Museum to catalog and make accessible significant historical content, including newspaper scrapbooks, oral history recordings, and videos and host content on the Village's website.

Community Message Sign



Upgrading the existing welcome sign and provide wayfinding elements throughout the community.

These improvements will help strengthen Indiantown's identity, assist with visitor navigation, and highlight key districts or destinations.

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WHAT WE HEARD FROM SURVEY



- **Want More Grocery Options**
- **Need Medical Services**
- **Would like to see More Recreational Opportunities**
- **Most Drive Own Car – But Transit is Important for Community**
- **People in Community are Very Important**
- **Location of Village is Great**
- **Need to Enhance Appearance of Buildings and Homes**
- **Street Design and Roadway Maintenance Need Improvement**

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SUMMARY OF FINDINGS
REAL ESTATE & ECONOMIC ANALYSIS

- Residential buildout will require increase in Village's share of Martin's future population
- Residential construction will benefit from inflow pf Palm Beach and St. Lucie County households seeking affordability
- There is *significant leakage* in household spending
- Disproportionate share of discount retail
- Retail follows Rooftops
- Focus on existing retailers

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Property Values

- Martin County Property Appraiser values property as of December 31, 2024 (prior year) for the 2025 assessment which is utilized for the FY26 budget
  - ➢Property Appraiser defines the property category based upon the use of the property (residential, commercial, industrial, warehouse, agricultural, etc.)
  - ➢Exemption(s) applied
    - ✓Various exemptions: partial value up to total value can be exempted
    - ✓2025 difference Market to Taxable is $461M less (16.3%)
  - ➢Preliminary Taxable Value is $2,369,470,139 (June 1, 2025)
    - ✓4.5% decrease in tax base due to reduction in Tangible Personal Property
  - ➢Non-homestead Property has a 10% cap on value increases
  - ➢Homestead Property has a 3% cap or CPI (whichever is less) (actual 2.9%)
  - ➢ 2025 Village Median Assessed Value for a Single-Family Unit is $89,135 (Martin County's is $309,839 for 2025)

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Village Taxable Values

Year	Taxable Value	Difference	Percentage Increase/(Decrease)
July 2019	$ 2,004,441,458	N/A	N/A
July 2020	$ 2,082,138,287	$ 77,696,829	3.9 %
July 2021	$ 2,028,798,592	($ 53,339,695)	(2.6 %)
July 2022	$ 1,994,119,962	($ 34,678,630)	(1.7 %)
July 2023	$2,348,119,224	$ 353,999,262	17.8 %
July 2024	$2,480,819,057	$ 132,699,833	5.7 %
July 2025	$2,369,610,536	$ 111,208,521	(4.5 %)

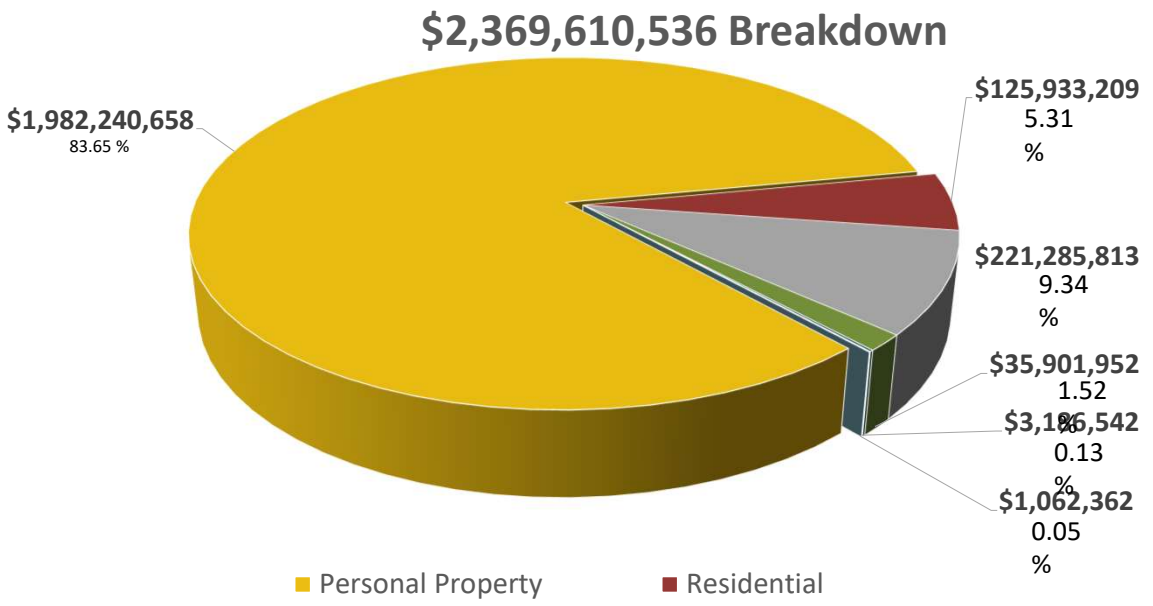
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What is Tangible Personal Property?

192.001 (11)(d), Florida Statutes
"Tangible personal property" means all goods, chattels, and other articles of value (but does not include the vehicular items enumerated in s. 1(b), Art. VII of the State Constitution and elsewhere defined) capable of manual possession and whose chief value is intrinsic to the article itself. "Construction work in progress" consists of those items of tangible personal property commonly known as fixtures, machinery, and equipment when in the process of being installed in new or expanded improvements to real property and whose value is materially enhanced upon connection or use with a preexisting, taxable, operational system or facility. Construction work in progress shall be deemed substantially completed when connected with the preexisting, taxable, operational system or facility. For the purposes of tangible personal property constructed or installed by an electric utility, construction work in progress shall be deemed substantially completed upon the earlier of when all permits or approvals required for commercial operation have been received or approved, or 1 year after the construction work in progress has been connected with the preexisting, taxable, operational system or facility. Inventory and household goods are expressly excluded from this definition.

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Village Taxable (Assessed) Values



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Market Value Compared to Taxable Value

Parcel Category	Parcel Count	Market Value	Taxable Value	Difference Market vs Taxable Value	Percentage Difference Market vs Taxable Value
Personal Property	353	$2,033,929,402	$1,982,240,658	$51,688,744	2.5%
Residential	1,898	$303,328,970	$125,933,209	$177,395,761	58.5%
Comm/Ind/Misc	203	$242,220,681	$221,285,813	$20,934,868	8.6%
Ag/Non-Ag Acreage	98	$204,444,458	$35,901,952	$168,542,506	82.4%
Railroad	175	$3,305,749	$3,186,542	$119,207	3.6%
Inst/Gov't	64	$43,369,727	$1,062,362	$42,307,365	97.6%
Total	**2,791**	**$2,830,598,987**	**$2,369,610,536**	**$460,988,451**	**16.3%**

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Millage Rate Considerations

2025 Taxable Value (less new construction and improvements for roll-back) $ 2,356,566,750	Ad Valorem Taxes Generated	Difference to FY25 Estimated	% Increase Over Roll-Back Rate*
1.8250 (FY25 adopted millage)	$ 4,324,539	($ 189,934)	N/A
1.9157	$ 4,514,473	$ 0	0%
1.9250	$ 4,561,500	$ 47,027	0.49%
1.9500	$ 4,620,741	$ 106,268	1.79%
1.9750	$ 4,679,881	$ 165,508	3.10%
2.0000	$ 4,739,221	$ 224,748	4.40%

*Due to reduction in tax base, 2025 Roll Back Rate is actually a "Roll Forward" or "Roll Up" Rate

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Additional Information

- Village tax base needs to diversify to minimize negative impacts from Tangible Personal Property (TPP), primarily FP&L
  - Compared to other Martin County Municipalities: Town of Ocean Breeze has 5.5% TPP, Town of Sewall's Point has .006%, City of Stuart has 6.0%, and Jupiter Island has .003%. Indiantown has 83.65% TPP.
- In 2018 the Village represented 10.8% of Martin County's total tax base, for 2025, the Village is 5.9% of the County's tax base
- Legislative threat to modify or eliminate property taxes will negatively impact Village operations – TPP may be an "easy target" for Legislature
- New residential with 45 units being built per month for a full year, will increase residential tax base by almost 5% per year
  - Benefit to tax base will be a year behind based upon when they are finished – in other words, demand for services will happen before revenue comes in

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Observations of Current Year – Looking Ahead to FY26 Budget

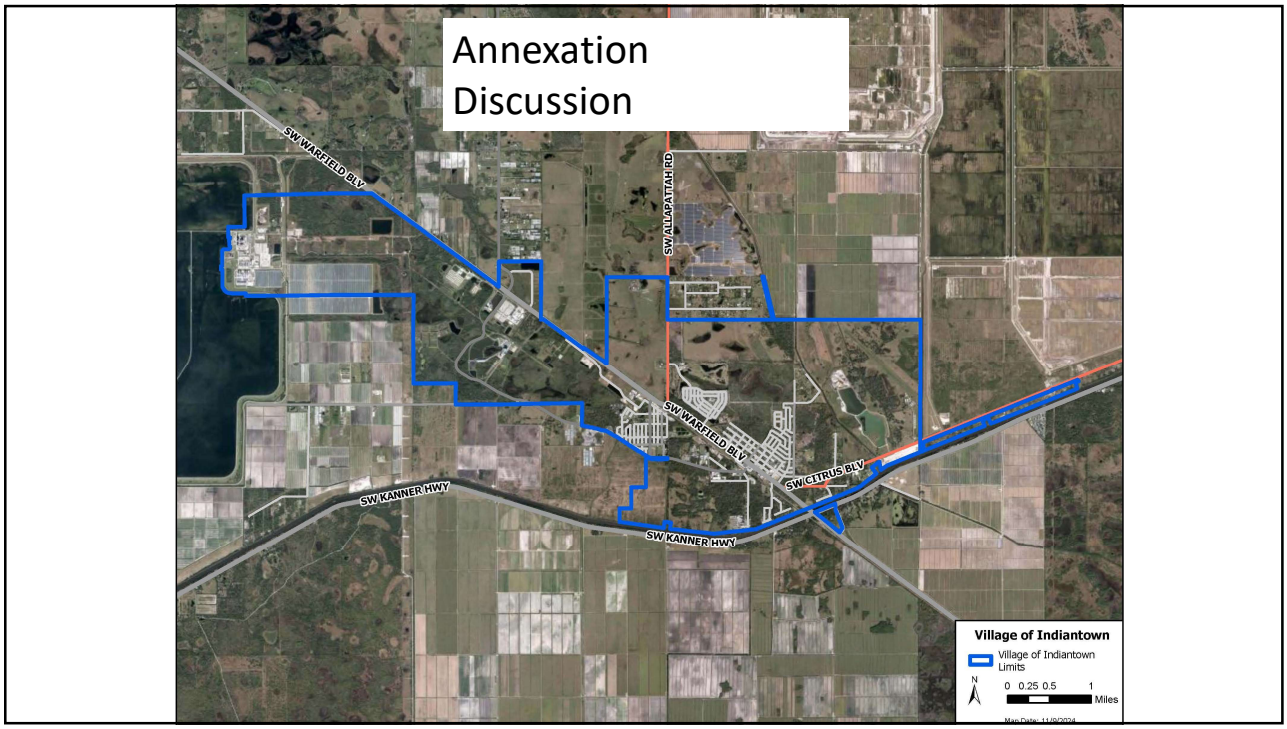
- Non Ad-Valorem Revenues are not showing growth trend. In some cases they are softening.
- Ad-Valorem tax receipts will remain highly volatile and contingent on the business activities of the Village's largest taxpayer. Diversification and expansion of the tax base is essential to sustain any form of growth and to provide stability.
- Continued budget savings have been realized through multiple position vacancies for extended periods of time. Capital projects in General Government have been delayed, resulting in additional savings. BUT the Village needs to fill the vacant positions in order to provide desired services. Capital Projects will grow and expand requiring both grants and Village funds.
- Millage rates and user fees should be sustained at roll-back rate plus inflationary factor at a minimum to not avoid permanent erosion of capacity to fund ongoing and future expenditures.

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OK so Now What? TCRPC Suggestions for Consideration by the Village

- Don't lower the amount of property taxes imposed. Use "Roll-Back" i.e. "Roll-Up" as necessary to keep revenue stable and steadily increasing as demands and costs steadily increase. In the future, as tax base diversifies and grows, the rate may be able to go down.
- Explore/update impact fees at appropriate rates that will help pay for capital projects in the Village (public buildings, parks, etc.) and/or land dedication for parks. New development should not be allowed to erode levels of service or add to infrastructure backlog.
- Ensure fees for service cover the cost of service.
- As the utility gets onto a firm footing, are there potential customers outside the Village boundary? Can revenue be earned that way?
- Ensure the most accurate annual population estimate possible – State revenue sharing of sales tax is based on population. Check BEBR's math.
- Diversify the tax base so that the percentage of TPP as a portion of Ad-Valorem Tax goes down. Existing industrial development efforts will help this. Future Economic Development will help too.
- Be careful about perceptions of growth. Revenue doesn't grow as fast as demand for service AND homesteaded property has significant exemptions that may increase over time. Residential development rarely "pays for itself".
- Ensure annexation has a positive cost-benefit ratio and/or supports Village goals.

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MISSION

The Village of Indiantown is dedicated to creating a sustainable community with friendly neighborhoods, civic engagement, and economic prosperity while proudly maintaining our smalltown feel and sense of community.

VISION

We envision an inclusive, economically vibrant, and welcoming community with friendly neighborhoods, quality education, and a healthy environment that celebrates its diverse heritage and small-town feel.

VALUES STATEMENTS

- Celebrating Authenticity, Tradition and Diversity
- Promoting Healthy, Family-Friendly Neighborhoods
- Implementing an Action-Oriented Government
- Encouraging Collaboration and Sustainable Investment
- Advancing Thoughtful, Well-Planned Growth & Development
- Promoting an Independent, Informed Citizenry
- Encouraging Broad Educational Access and Opportunities

Adopted by the Village in August of 2018

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BONNIE LANDRY
&ASSOCIATES
Professional Planning Services

The Village of Indiantown

2050 Comprehensive Plan

Introduction

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Purpose

The Village of Indiantown Comprehensive Plan was prepared pursuant to ~~Florida Statute~~Section 163.3177, Florida Statutes (F.S), to "…provide the principles, guidelines, standards, and strategies for the orderly and balanced future economic, social, physical, environmental, and fiscal development of the area that reflects community commitments to implement the plan and its elements." The goals, objectives and policies within the ~~plan~~ Plan will guide future decisions made by the Village of Indiantown.

The purpose of the Comprehensive Plan is to preserve, protect and enhance the quality of life for all citizens in the Village of Indiantown. The ~~plan~~ Plan encourages and supports economically sound residential, educational, employment, cultural, recreational, commercial and industrial opportunities for the citizens. This is facilitated by systematically planning for growth, development and redevelopment. The Comprehensive Plan is a dynamic document, amended as needed, to ensure that it remains current and consistent with the Village of Indiantown's vision. As required by ~~Florida Statute~~Section 163.3191,F.S., the Village of Indiantown shall prepare periodic reports~~,~~ on the effectiveness and adequacy of the Comprehensive Plan. These Evaluation and Appraisal ~~Reports~~ Reviews (EAR) shall be ~~reviewed~~ vetted by the Local Planning Agency and submitted to the Village of Indiantown Council at least every seven years~~ pursuant to the schedule established in Rule 73C-49.001, F.A.C~~. Within 12 months of submitting the EAR Notification Letter to the ~~Department of Economic Opportunity~~state land planning agency, the Village Council shall transmit any proposed Comprehensive Plan amendments that, in its judgment, are required to resolve any conflicts or concerns identified in the report, such as failures to achieve planning goals or to appropriately respond to new information and changes in statutory requirements since the last update of the Comprehensive Plan.

Plan Horizon

The Village of Indiantown Comprehensive Plan shall guide the development over two planning periods: a short-term planning period beginning in ~~2020~~ 2026 and ending in ~~2025~~ 2040 and a long-term planning period beginning in ~~2020~~ 2026 and ending in ~~2040~~2050.

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However, for purposes of the Capital Improvements Element, which must be updated annually, the fiscal year, rather than the calendar year, is used. ~~The Future Land Use element and the Future Land Use map has a planning horizon of 10 years beginning in 2020 and ending in 2030.~~

Village Mission Statement

Soon after incorporation, in August 2018, the Village of Indiantown, in partnership with the Treasure Coast Regional Planning Council, adopted a mission statement: "The Village of Indiantown is dedicated to creating a sustainable community with friendly neighborhoods, civic engagement, and economic prosperity while proudly maintaining our small-town feel and sense of community." ~~Throughout the public involvement process, workshop participants communicated their desire to retain the "hometown feel" and sought opportunities for more affordable and rental housing. Recognizing its diversity was another theme which is supported by the census data. The demographics of the U.S. Census Bureau American Community Survey demonstrated a large population of adult residents who reported that they spoke Spanish but did not speak English or did not speak English very well.~~

Legal Status

The Comprehensive Plan shall have the maximum legal status consistent with Florida law, and all land development shall be consistent with this Plan. The requirements of this Plan shall not be interpreted or applied in a manner inconsistent with state law. Nothing in this Plan is intended to deny any person due process of law or to take private property without just compensation.

Scope

The Village of Indiantown aims to be a sustainable community by developing policies which protect the quality of life and create a built environment that will meet the needs of future generations.

The scope of this Comprehensive Plan includes the following elements:

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Introduction
CHAPTER 1 Future Land Use
CHAPTER 2 Infrastructure and Water Resources
CHAPTER 3 Housing
CHAPTER 4 Recreation and Open Space
CHAPTER 5 Intergovernmental Coordination
CHAPTER 6 Transportation and Mobility
CHAPTER 7 Conservation
CHAPTER 8 Capital Improvements
CHAPTER 9 Property Rights
CHAPTER 10 Economic Development
CHAPTER 11 Glossary

~~**Population Estimates**~~

~~The base data for population estimates and projections comes from the U.S. Decennial Census. In between decennial Census years, the University of Florida's Bureau of Economic and Business Research (BEBR) provides annual updates to the estimates and projections which the Village of Indiantown will utilize to continually plan for growth.~~

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The Village of Indiantown

2050 Comprehensive Plan

Future Land Use Element

Goals, Objectives and Policies

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~~Purpose and Summary of The Future Land Use Element~~Introduction

The purpose and intent of the Future Land Use Element is to establish land patterns that reflect the community's unique history. This Future Land Use Element will recognize and protect established neighborhoods and provide a framework to create a town center area which encourages compact, mixed-use urban development and supports transit. The Future Land Use Element also provides a clear separation between urban, suburban~~,~~ and rural areas. The Future Land Use Element is an important component of the Village's planning because it defines the locations, densities and intensities of different uses ~~and intensities~~ which will indicate where infrastructure and services are needed.

The Goals, Objectives and Policies of the Future Land Use Element ~~implement~~ constitute the framework for the Village of Indiantown Comprehensive Plan. ~~The approximate acreage and the general range of density or intensity of use is provided for the gross land area included in each existing land use category.~~ The ~~element~~ Element establishes the long-term end toward which land use programs and activities are ultimately directed.

Land uses include, but are not limited to, residential, commercial, industrial, parks and recreation, public space, ~~recreation,~~ civic and government~~, open space,~~ and natural conservation. Having a good assessment of existing and future land uses enables the community to:

- Make wise public infrastructure investments in a timely manner.
- Prevent and eliminate nuisances and incompatible uses.
- Strengthen property values and reduce blight conditions.

The Future Land Use Element is the centerpiece of the Comprehensive Plan because it coordinates the central themes and information found in all of the ~~plan's~~ Plan's elements. The Future Land Use Data, Inventory and Analysis is informed by best available data and the ~~citizens, their~~residents' vision for the Village~~ and provides a roadmap to realize this vision~~. The ~~goals~~Goals, ~~objectives~~Objectives~~,~~ and ~~policies~~ Policies ~~of all the elements will mirror and support~~provide a roadmap to realize this vision.

"Future Land Use" is different from "zoning." Future Land Use designations establish general ranges of uses that are permitted in each district, while zoning districts include a specific list of permitted uses. Future Land Use designations also establish a range of densities and intensities for each Future Land Use category. However, this does not guarantee that the maximum amount of development allowed within the district will be achievable on

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a specific site, due to development requirements such as parking, pervious surface areas, landscaping and buffering.

~~The Future Land Use element will describe the general distribution, location, and extent of the uses of land including residential, commercial, industrial, agricultural, recreational, conservation, educational, public facilities, and other categories of the public and private uses of land. The plan will provide an approximate acreage and the general range of density or intensity for uses as well as an estimated gross land area included in each existing land use category.~~

The planning horizons for the Future Land Use ~~Map Series~~Element ~~is~~ are at least ten (10) years (through 2040) and twenty (20) years (through 2050) from anticipated year of adoption (2026).~~beginning in 2020 and ending in 2030~~. ~~With 2,555 acres of vacant land representing an available 6,496 single family housing units and 393 acres of vacant land representing 1,451 multifamily housing units, the Village of Indiantown has more than enough vacant land to accommodate its future population growth for the next 10-year period.~~

~~"Future Land Use" is different from "zoning." Future Land Use designations establish general ranges of uses that are permitted in each district, while zoning districts include a specific list of permitted uses. Future Land Use designations also establish a range of densities (amount of residential development per acre) and intensities (amount of non-residential development per acre) for each Future Land Use category. However, this does not guarantee that the maximum amount of development allowed within the district will be achievable on a specific site.~~

~~The Future Land Use element will establish the long-term end toward which land use programs and activities will be ultimately directed. The distribution, location, and extent of the various categories of land use will be shown on a land use map which will be supplemented by supporting goals, policies, and measurable objectives.~~

~~Table 1 lists the Future Land Use designations by acreage for the Village of Indiantown based upon data in the Geographical Information System (GIS). Although the GIS renders a better approximation of land use allocation, it is an approximation, not an exact, survey-grade calculation.~~
~~Total acreage for properties with a designated Future Land Use is 8693.3. This total does not include rights of ways and ditches.~~

Definitions and Acronyms

American Community Survey (ACS) – Demographic data from the U.S. Census Bureau.

Census-designated Place (CDP) – A Census-Dedicated Place is a concentration of population in a particular area defined by the U.S. Census Bureau for statistical purposes only. The boundaries of a CDP have no legal status; therefore, they may not always correspond with the local understanding of the area or community with the same name.

Floor Area Ratio (FAR) is the ratio of a building's total floor area to the size of the piece of land upon which it is built.

$$FAR = \frac{\text{floor area}}{\text{lot area}}$$

Future Land Use (FLU) Element – The FLU Element is the centerpiece of the Comprehensive Plan because it coordinates the central themes and information found in all the plan's elements.

Greenhouse gas – a gas that absorbs and emits radiant energy within the thermal infrared range. Greenhouse gases cause the greenhouse effect. The primary greenhouse gases in Earth's atmosphere are water vapor, carbon dioxide, methane, nitrous oxide and ozone. The greenhouse gas is a result of coal burned in power stations contains carbon which combines with oxygen in the atmosphere to form carbon dioxide. The man-made (or anthropogenic) component of the greenhouse effect is caused by man's activities that emit greenhouse gases to the atmosphere. The most important of these is the burning of fossil fuels.

Silviculture – the growing or cultivation of trees.

Impervious Surface Area (ISA) – the total coverage by impervious surfaces in an area. Impervious areas are mainly artificial structures such as pavements (roads, sidewalks, driveways and parking lots).

Tax Increment Financing (TIF) – Tax increment financing is a unique tool available to cities and counties for redevelopment activities. It is used to leverage public funds to promote private sector activity in the targeted area. The dollar value of all real property in the Community Redevelopment Area is determined as of a fixed date, also known as the "frozen value." Taxing authorities,

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which contribute to the tax increment, continue to receive property tax revenues based on the frozen value. These frozen value revenues are available for general government purposes. However, any tax revenues from increases in real property value, referred to as "increment," are deposited into the Community Redevelopment Agency Trust Fund and dedicated to the redevelopment area.

Table 1: Residential Non-res

Future Land Use	Total Acreage*	Percentage Distribution	Minimum Density	Maximum Density	Intensity
Commercial Waterfront	101.1	1.2%	n/a	20 upa	<3.0 FAR
Conservation	0	0%	n/a	n/a	<10% ISA
Light Industrial	1250	14.3%	n/a	20 upa	<2.0FAR
Heavy Industrial	1363	15.6%	n/a	n/a	<3 FAR
Institutional and Educational	111.8	1.3%	n/a	n/a	<.75 FAR
Mobile Home	114.1	1.3%	n/a	8 UPA	n/a
Recreational	213.5	2.4%	n/a	n/a	<.5 FAR
Residential	573.7	6.6%	n/a	8 UPA	n/a
Rural Community	637.4	7.3%	n/a	2 UPA	n/a
Small Farm Residential	481.7	5.5%	n/a	1 UPA	n/a
Suburban Residential	1450.5	16.6%	n/a	5 UPA	n/a
Urban Residential Office	261.6	3.0%	3 UPA	15 UPA	<1.5 FAR
Utility	1650	18.9%	n/a	n/a	<3.0 FAR
Village Core Mixed Use	525.18	6.0%	5 UPA	20 UPA	<2.5 FAR

*This table excludes ditches and rights of way and percentages are estimates. This chart will be updated during the Evaluation and Appraisal Review (EAR).

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GOALS

1. Land Development Plan

Develop and maintain an understandable and predictable plan for the use and development of land in the Village of Indiantown.

2. Planning for Growth

Provide for a high quality of life by planning for population growth, public and private development and redevelopment and the proper distribution, location and extent of land uses by type, density and intensity consistent with adequate levels of services and efficient use of facilities and the protection of natural resources and residential neighborhoods.

3. Future Land Use Coordination

The Village of Indiantown shall coordinate land uses with suitable topography and soil conditions, protect natural resources and consider the availability of adequate infrastructure through the establishment of a Future Land Use Map which depicts appropriate land use categories.

4. Growth Management Strategy

The Village of Indiantown's growth management strategy shall be integrated throughout the elements of the comprehensive plan in order to create guidelines for growth that pays for itself through the provision of well-paid jobs and economic leverage factors which enhance the quality of life of the community.

5. Future Land Use Coordination

Land uses shall be compatible with adjacent uses.

6. Future Land Use Category Descriptions

Provide for a high quality of life by planning for population growth, public and private development and redevelopment and the proper distribution, location and extent of land uses by type, density and intensity consistent with adequate levels of services and efficient use of facilities and the protection of natural resources and residential neighborhoods.

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GOAL L1 Land Development Plan

Develop and maintain an understandable and predictable plan for the use and development of land in the Village of Indiantown.

OBJECTIVE L1.1 Planning Land for the Village Vision

The Village of Indiantown Comprehensive Plan shall protect and enhance the quality of life and include policies to capitalize on existing infrastructure, discourage a sprawl development pattern and provide educational, cultural, recreational, commercial, industrial and employment opportunities for the ~~citizens~~residents.

POLICY L1.1.1 Discourage Urban Sprawl Through Land Development Regulations

~~Base the~~ Land Development Regulations shall be based upon a desire to have ~~The~~ the Village grow in an economically and environmentally friendly manner which discourages urban sprawl. This ~~will~~ shall be implemented by a series of guiding principles which include:

a) The Future Land Use Map ~~will~~ shall ~~delineate a portion of the Village known as Urban Core to~~ guide and coordinate land use densities and intensities with the availability of capital infrastructure and to discourage urban sprawl.

b) The Future Land Use Map ~~will~~ shall graphically distribute broad categories of land use and allowable densities and intensities. In conjunction with the Future Land Use Map, the Land Development Regulations ~~will~~shall include standards regarding these land uses such as:

- Permitted uses
- Setbacks
- Lot dimensions
- Building coverage
- Open Space
- Design Standards

c) Future Land Use Category ~~Summaries~~ summaries for each Future Land Use provide ~~the~~ maximum allowable densities and intensities of uses, as outlined in Objective L6.1. ~~for specific sites. Mixed use is encouraged.~~

d) These guiding principles ~~will be~~are incorporated throughout this element as goals, objectives and policies which do not act independently of each other but rather, form a set of parameters in which land use decisions are made.

POLICY L1.1.2 Promoting Walkability

The Village ~~of Indiantown~~ Comprehensive Plan and any amendments shall seek to result in a land pattern that provides opportunities for residential, ~~shopping~~commercial, employment, education and recreation use within walking distance of each other.

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POLICY L1.1.3 ~~Urban~~ Village Core
The Village ~~of Indiantown~~ Comprehensive Plan and any amendments ~~will~~ shall promote higher density housing and concentrations of nonresidential activity in the ~~urban core area~~Village Core Mixed Use Future Land Use category and in close proximity to each other.

POLICY L1.1.4 Coordination with Martin County School District
The Village shall continue to coordinate with the Martin County School District to determine projected needs for schools and to seek to ensure that there is a sufficient amount of land available to site new schools.

POLICY L1.1.5 Public School Siting
All proposals to site public schools, including post-secondary schools, shall be reviewed for consistency with the entire Comprehensive Plan. Such reviews shall be made in conjunction with the Martin County School Board.

POLICY L1.1.6 Nonconforming Uses and Structures
The Village Land Development Regulations shall provide a procedure to substantially mitigate or lead to the eventual elimination of nonconforming land uses and structures.

POLICY L1.1.7 Discourage Urban Sprawl through Amendments
The Future Land Use Element and any amendment to the Future Land Use Element shall discourage the proliferation of urban sprawl by adhering to at least four of the following indicators:

a) Directs or locates economic growth and associated land development to geographic areas of the community in a manner that does not have an adverse impact on and protects natural resources and ecosystems.
b) Promotes the efficient and cost-effective provision or extension of public infrastructure and services.
c) Promotes walkable and connected communities and provides for compact development and a mix of uses at densities and intensities that will support a range of housing choices and a multimodal transportation system, including pedestrian, bicycle and transit, if available.
d) Promotes conservation of water and energy.
e) Preserves open space and natural lands and provides for public open space and recreation needs.
f) Creates a balance of land uses based upon demands of the residential population for the nonresidential needs of an area.
g) Provides uses, densities and intensities of use and urban form that would remediate an existing or planned development pattern in the vicinity that constitutes sprawl or if it

provides for an innovative development pattern such as transit-oriented developments.

POLICY L1.1.8 Recreational and Commercial Waterfront Preservation

When and if applicable, the Village shall encourage the preservation of recreational and commercial working waterfronts for water dependent uses.

POLICY L1.1.9 Vesting Development Orders

The Village hereby incorporates herein each development order existing before February 20, 2020, and shall not impair the completion of a development in accordance with each such development order. The Village shall vest the density and intensity approved by each such development order without limitation or modification.

OBJECTIVE L1.2 Development and Availability of ~~Resources~~Facilities

Direct development to areas which have in place, or have agreements to provide, the ~~land and water resources, and~~ public facilities and service capacity to accommodate growth in an environmentally acceptable manner.

POLICY L1.2.1 Future Land Use Mapping Coordination with Infrastructure

The Village ~~of Indiantown~~ Comprehensive Plan and any amendments ~~will~~shall include a Future Land Use Map that ~~defines~~ distributes densities and intensities intended to reflect the availability of capital infrastructure. Capital infrastructure, which supports higher land use densities and intensities, consists of sewer and water, roads, ~~mass~~ transit, solid waste, drainage~~,~~ and parks.

~~**POLICY L1.2.2 Future Land Use Mapping Compatibility with Surrounding Lands**~~

~~The adopted Future Land Use Map and any amendments will be appropriate to the location, access and surrounding land use.~~

~~**POLICY L1.2.3 Discourage Urban Sprawl Through Amendments**~~

~~The Future Land Use element and any amendment to the Future Land Use element shall discourage the proliferation of urban sprawl by adhering to at least four of the following indicators:~~

~~a) Directs or locates economic growth and associated land development to geographic areas of the community in a manner that does not have an adverse impact on and protects natural resources and ecosystems.~~

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~~b) Promotes the efficient and cost-effective provision or extension of public infrastructure and services.~~

~~c) Promotes walkable and connected communities and provides for compact development and a mix of uses at densities and intensities that will support a range of housing choices and a multimodal transportation system, including pedestrian, bicycle, and transit, if available.~~

~~d) Promotes conservation of water and energy.~~

~~e) Preserves agricultural areas and activities, including silviculture (the growing and cultivation of trees), and dormant, unique, and prime farmlands and soils.~~

~~f) Preserves open space and natural lands and provides for public open space and recreation needs.~~

~~g) Creates a balance of land uses based upon demands of the residential population for the nonresidential needs of an area.~~

~~h) Provides uses, densities, and intensities of use and urban form that would remediate an existing or planned development pattern in the vicinity that constitutes sprawl or if it provides for an innovative development pattern such as transit-oriented developments.~~

~~**POLICY L1.2.4 Minimum and Maximum Densities**~~

~~In order to achieve efficient and effective use of infrastructure and land, the Future Land Use Map defines and locates desired, broad use categories, provides both minimum and maximum residential density and defines intensity standards for nonresidential development. The Village of Indiantown Future Land Use Map seeks to provide a land use pattern that prevents sprawl.~~

POLICY L1.2.~~5~~2 Development Orders and Level of Service

Before a development order or permit is issued, the Village ~~of Indiantown~~ shall seek to ensure that the adopted ~~l~~Level of ~~s~~Service standards for the affected public facilities will be maintained in accordance with the established concurrency management systems defined in the Comprehensive Plan and Land Development Regulations. Transportation planning shall follow the Mobility Plan and Mobility Fee procedures as described in the Transportation and Mobility Element Objective T1.4.

~~**POLICY L1.2.6 Environmental and Development Ordinances**~~

~~Environmental and development ordinances shall seek to ensure the explicit and strict protection of environmentally sensitive lands through adherence to applicable State and Federal regulations.~~

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~~**POLICY L1.2.7 Promotion of Alternative Transportation**~~

~~The Future Land Use Map and any amendments will promote development patterns that discourage the requirement of a private automobile and encourage use of alternative transportation methods such as walking, biking, or convenient and safe public transportation.~~

POLICY L1.2.~~8~~3 ~~Urban~~ Village Core Revitalization

The Village ~~of Indiantown~~ shall prioritize infrastructure improvement projects that are located adjacent to or within the ~~Urban~~ Village Core Mixed Use Future Land Use category.

POLICY L1.2.~~9~~4 Consideration of Water Resources in Future Land Use Planning

The Village shall consider, in land use planning and regulation, the impact of land use on stormwater quality and quantity; the potential for flooding; and the availability of ~~land, water, and other natural resources~~potable water sources to meet demands~~; and the potential for flooding~~.

POLICY L1.2.5 Proof of Utility Capacity

The Village shall require written confirmation of potable water capacity concurrent with development impact from the Village utilities department for all applicants for development approval prior to the issuance of a development order.

POLICY L1.2.6 Central Water and Sewer

The Village of Indiantown shall seek to provide central water and sewer to those residents who are currently not served by these services.

~~**OBJECTIVE L1.3 Land Development Regulation Coordination with the Comprehensive Plan**~~

~~Within one (1) year after adoption of this Comprehensive Plan, the Village of Indiantown shall develop, maintain and enforce Land Development Regulations (LDR) that are consistent with the goals, objectives and policies of the Village of Indiantown Comprehensive Plan. The Village also shall provide a procedure within the land development regulations which will substantially mitigate or lead to the eventual elimination of nonconforming land uses.~~

~~**POLICY L1.3.1 Smart Growth Principles**~~

~~The Village of Indiantown LDR will be based upon the following Smart Growth Principles:~~

~~a) Encourage mixed land uses~~
~~b) Encourage compact building design~~
~~c) Provide a range of housing types~~
~~d) Create walkable neighborhoods~~

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~~e) Preserve and enhance the Village of Indiantown's sense of place~~
~~f) Preserve open space, natural beauty and critical environmental areas~~
~~g) Strengthen and direct development towards existing communities~~
~~h) Provide a variety of transportation choices~~
~~i) Make development decisions that are predictable, fair and cost effective~~
~~j) Encourage community and stakeholder collaboration in development decisions~~

~~**POLICY L1.3.2 Historic Properties and Districts**~~
~~Existing uses and structures listed on the local or national historic register at the time of the adoption of this Comprehensive Plan are considered conforming.~~

GOAL L2 Planning for Growth
Provide for a high quality of life by planning for population growth, public and private development and redevelopment and the proper distribution, location and extent of land uses by type, density and intensity consistent with adequate ~~l~~Level~~s~~ of ~~s~~Service~~s~~ standards ~~and~~ for the efficient use of facilities and the protection of natural resources and residential neighborhoods.

OBJECTIVE L2.1 Sustainable Vision
Create a sustainable community with high quality neighborhoods while preserving small-town feel and sense of community.

POLICY L2.1.1 Future Land Use and Housing
The adopted Future Land Use Map and any amendments ~~will~~ shall seek to provide for a range of housing opportunities which are distributed throughout the Village ~~does~~ so as not to geographically isolate families or individuals based upon age, income or race.

POLICY L2.1.2 Residential Development
The Village ~~of Indiantown~~ shall encourage residential development to be directed to locations that:
a) Support efficient land use planning principles found in traditional neighborhoods such as mixed use and complete streets that support all modes of transportation~~.~~
b) Have the availability of services and infrastructure to support it~~.~~
c) Are located near employment, commercial and cultural centers, and fire and police protection
d) Avoid adverse impacts to identified natural resources

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~~**POLICY L2.1.3 Sustainable Development**~~

~~Through incentives, which may include development review fast tracking, permit fee rebates, impact fee deferrals and administrative variance, the Village of Indiantown shall encourage Leadership in Energy and Environmental Design (LEED), Florida Green Building Coalition's Green land development and building standards or other "Green" certified buildings through methods including, but not limited to:~~

~~a) Heat Island reduction~~
~~b) Use of local materials, certified sustainable wood products and/or highly recycled content products~~
~~c) Energy efficient equipment/fixtures~~
~~d) Water saving fixtures~~
~~e) Waste management and recycling~~
~~f) Pervious paver alternatives~~
~~g) Rainwater harvesting~~
~~h) Solar and wind energy provisions~~

~~**POLICY L2.1.4 Complementary Future Land Uses**~~

~~The adopted Future Land Use Map and any amendments will encourage a mix of complementary land uses and concentrations of mixed-use development in appropriate locations.~~

~~**POLICY L2.1.5 Planned Density Integration**~~

~~The scale of densities and intensities represented in the Future Land Use Map will provide a range of appropriately located development patterns.~~

~~**POLICY L2.1.6 Calculation of Density**~~

~~When the result of density calculation is a number that ends in .5 or higher, the total unit count shall be rounded up.~~

~~**POLICY L2.1.7 Proof of Utility Capacity**~~

~~The Village of Indiantown shall require written confirmation of potable water capacity from the private utility provider from all applicants for development approval prior to the issuance of a development order.~~

POLICY L2.1.3 Smart Growth Principles

The Village Land Development Regulations shall be based upon the following smart growth principles:

a) Encourage mixed land uses in specified areas
b) Encourage compact building design
c) Provide a range of housing types
d) Create walkable neighborhoods
e) Preserve and enhance the Village's sense of place

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f) Preserve open space, natural beauty and critical environmental areas
g) Strengthen and direct development towards existing communities
h) Provide a variety of transportation choices
i) Make development decisions that are predictable, fair and cost effective
j) Encourage community and stakeholder collaboration in development decisions

POLICY L2.1.4 Historic Properties Conforming
Existing uses and structures listed on the County or national historic register at the time of the adoption of this Comprehensive Plan are considered conforming.

POLICY L2.1.5 Historic Property Preservation
The Village recognizes the importance of historic properties and shall seek to ensure that properties which are listed on the local or national historic register are protected to the greatest extent possible from demolition or neglect.

GOAL L3 Future Land Use Compatibility with Geologic Conditions and Capital Infrastructure
The Village of Indiantown shall coordinate land uses with suitable topography and soil conditions, protect natural resources and consider the availability of adequate infrastructure through the establishment of a Future Land Use Map which depicts appropriate land use categories.

~~**OBJECTIVE L3.1 Planned Coordination with Local, State and Federal Agencies**~~
~~The Village of Indiantown will coordinate the plans of State government, School Board, the institutions of higher learning and other applicable entities with this Comprehensive Plan.~~

~~**POLICY L3.1.1 Intergovernmental Negotiation on Locally Unpopular Land Uses**~~
~~The Village of Indiantown shall develop a system of intergovernmental negotiation for siting locally unpopular land uses which considers the area of population served, the impact on land development patterns or important natural resources, and the cost-effectiveness of service delivery.~~

~~**POLICY L3.1.2 Siting and Mitigating Airport Hazard Areas**~~
~~The Village of Indiantown will develop regulations that will apply to the siting of public facilities and buildings within an airport~~

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~~hazard area as defined by Florida State Statute 333.01. By 2021, the Village of Indiantown shall also develop regulations that seek to ensure the siting of critical facilities avoid airport hazard areas and include provisions for the mitigation of existing critical facilities located in airport hazard areas.~~

~~**POLICY L3.1.3 Siting of Traditional and Alternative Power Facilities**~~

~~The Village of Indiantown shall provide for the siting of power plants, including solar and nuclear power plants, to meet the state's determined need for electric power generation.~~

~~**POLICY L3.1.5 Funding to Strengthen Infrastructure**~~

~~The Village of Indiantown shall identify local, State and Federal funding in order to assess its vulnerabilities and strengthen the current infrastructure to protect against natural disasters in accordance with the Florida Comprehensive Hurricane Damage Mitigation Program.~~

OBJECTIVE L3.~~2~~1 Future Land Use Map Amendment Guidelines

Amendments of the Future Land Use Map shall follow guidelines to the maximum extent possible listed in the policies of this objective.

POLICY L3.~~2~~1.1 Future Land Use Map Amendments

The Future Land Use Map and any amendments to the Future Land Use Map shall be evaluated ~~based upon the provision of urban services that are coordinated by Village of Indiantown~~ to ~~assure~~ensure ~~the~~ natural resources are maintained~~,~~ and natural systems are not degraded.~~, and that the fiscal health of the Village is maintained. This shall be accomplished by a planned, timed, and cost-effective capital improvement program.~~

POLICY L3.~~2~~1.2 Future Land Use Map Amendments: Facility Evaluation

The Future Land Use Map and any amendments to the Future Land Use Map shall seek to ensure that the fiscal health of the Village is maintained. This shall be accomplished by reviewing such amendments with the timing of projects listed in the capital improvement program. ~~be evaluated by an analysis of the availability of facilities and services.~~

POLICY L3.~~2~~1.3 Future Land Use Map Amendments: Proposed Use Evaluation

The Future Land Use Map and any amendments to the Future Land Use Map shall be evaluated by an analysis of ~~its~~ the subject property's

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proposed use considering the character of the ~~undeveloped~~ land, soils, topography, aquifer vulnerability, natural resources~~,~~ and historic resources on site.

POLICY L3.~~2~~1.4 Future Land Use Map Amendments: Land Evaluation
The Future Land Use Map and any amendments to the Future Land Use Map shall be evaluated by an analysis of the minimum amount of land needed to achieve the goals and requirements of this section.

~~**OBJECTIVE L3.3 Location of Public Facilities**~~
~~The Village of Indiantown shall establish standards and regulations for the location of public facilities. The Village of Indiantown Future Land Use Map shall include a concentration of higher densities and intensities of land uses in areas that have an availability of capital infrastructure.~~

~~**POLICY L3.3.1 Capital Infrastructure**~~
~~Future Land Use Map densities and intensities shall be intended to reflect the availability of capital infrastructure. Capital infrastructure, which supports higher land use densities and intensities, consists of sewer and water, roads, mass transit, solid waste, drainage, and parks.~~

~~**POLICY L3.3.2 Coordinating Density with Transportation and Capital Facilities**~~
~~Higher density and mixed-use development and its ancillary activities shall be channeled into locations which have proper access to the existing transportation system, minimal environmental constraints, sufficient stormwater treatment capacity, compatible existing land use and readily available sewer and water infrastructure.~~

~~**POLICY L3.3.3 Central Water and Sewer**~~
~~The Village of Indiantown shall seek to coordinate with the private utility in an effort to provide central water and sewer to those residents who are currently not served by these services.~~

~~**POLICY L3.3.4 Water and Wastewater System Acquisition**~~
~~The Village of Indiantown will begin to negotiate with Indiantown Company to discuss possible acquisition of the water and wastewater systems.~~

~~**POLICY L3.3.5 Capital Improvement Plan**~~
~~The Village of Indiantown will maintain a five (5) year Capital Improvements Plan (CIP), updated each year, which provides a cost estimate and construction year for the future implementation of capital facilities projects.~~

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~~**POLICY L3.3.6 Promotion of Equitable Development Programs**~~
~~The Village shall promote state programs, investments, development and redevelopment activities which encourage efficient development and occur in areas which will have the capacity to service new population and commerce.~~

OBJECTIVE L3.~~4~~2 Maintaining Vision in Future Governmental Programs
The Village of Indiantown shall establish and maintain ~~governing documents~~local regulations that reflect ~~which shall be based upon~~ its desire to have ~~the~~ adequate available ~~urban~~ infrastructure to support development while protecting environmentally sensitive lands and water bodies.

POLICY L3.~~4~~2.1 Ecologically Friendly Incentive Programs
The Village shall develop a system of incentives and disincentives which encourages a separation of urban and rural land uses while protecting water supplies, resource development~~,~~ and fish and wildlife habitats.

POLICY L3.~~4~~2.2 Impact Review Process
The Village shall develop a comprehensive impact-review procedure to evaluate the effects of significant development activities in ~~their~~ its jurisdiction~~s~~.

POLICY L3.~~4~~2.3 Education and Planning Research
The Village shall seek to ~~provide~~ support and facilitate educational programs and research by appropriate agencies and organizations to meet state, regional~~,~~ and local planning and growth-management needs.

POLICY L3.2.4 Coordinating Density with Transportation and Capital Facilities
Higher density and mixed-use development and its ancillary activities shall be channeled into locations which have proper access to the existing transportation system, minimal environmental constraints, sufficient stormwater treatment capacity, compatible existing land use and readily available sewer and water infrastructure.

POLICY L3.2.5 Capital Improvement Plan
The Village shall promote state programs, investments and development and redevelopment activities which encourage efficient development and occur in areas which will have the capacity to service new population and commerce.

POLICY L3.2.6 Environmental and Development Ordinances
Environmental and development ordinances shall seek to ensure the explicit and strict protection of environmentally sensitive lands through adherence to applicable state and federal regulations.

POLICY L3.2.7 Mobility Plan and Fee
The Village shall maintain Land Development Regulations that ensure new development mitigates its impact to the transportation network by replacing its traditional transportation concurrency system with a Mobility Fee system in conjunction with its Mobility Plan.

GOAL L4 Growth Management Strategy
The Village of Indiantown's growth management strategy shall be integrated throughout the elements of the ~~c~~Comprehensive ~~p~~Plan in order to create guidelines for growth that pays for itself, while considering ~~through~~ the provision of well-paid jobs and economic leverage factors which enhance the quality of life of the community.

OBJECTIVE L4.1 Village Vision
The Village of Indiantown shall develop policies that illustrate a series of intentions related to best management practices for land use planning and will address issues that are important to the Village of Indiantown.

POLICY L4.1.1 Future Land Use Map
~~The Village of Indiantown shall develop a map series that graphically depicts land use categories with their allowable densities and intensities.~~ The Village Comprehensive Plan ~~m~~Map ~~s~~Series ~~will also~~shall depict historic sites, topographical conditions, the transportation system, and the general location of environmental features which are to be preserved, or to which development limitations will apply as identified or required in the Conservation Element.

POLICY L4.1.2 Facilitate Economic Growth
The Village ~~of Indiantown~~ shall consider the need for job creation, capital investment~~,~~ and economic development that will strengthen and diversify the ~~community's~~ Village's economy and tax base ~~when developing the Future Land Use Map or~~ when evaluating amendments to the Future Land Use ~~m~~Map.

POLICY L4.1.3 Level of Service Standards

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The Village ~~of Indiantown~~ shall seek to ensure that the Future Land Use ~~m~~Map or any amendments to the Future Land Use ~~m~~Map will achieve and maintain the adopted ~~l~~Level of ~~s~~Service standards set forth within the Village ~~of Indiantown~~ Comprehensive Plan and Land Development Regulations.

~~**POLICY L4.1.4 Blended Densities**~~

~~Site plans proposed as PUD zoning districts including two or more underlying future land use designations may be developed with "blended" densities. When so developed, the total maximum density of the applicable residential future land use designations may be distributed in the PUD boundary without regard to the precise boundary line of the underlying land use. In no case shall the blending of densities allow more residential units to be approved than the maximum gross densities allowed by the individual future land use designations.~~

OBJECTIVE L4.2 Mixed Use Development

The Village of Indiantown shall encourage mixed-use development which shall be guided by the policies in the Comprehensive Plan.

POLICY L4.2.1 Functional Mix of ~~Future Land~~ Uses

The Village ~~of Indiantown~~ shall be planned to enhance the livability and character of ~~urban areas~~Village Core Mixed Use Future Land Use areas through the encouragement of an attractive and functional mix of ~~living~~residential, ~~working~~employment, ~~shopping~~commercial, educational and recreational activities.

~~**POLICY L4.2.2 LDR Mixed Use Guidelines**~~

~~The Village of Indiantown shall develop guidelines for mixed uses which will be included in the Land Development Regulations.~~

POLICY L4.2.~~3~~2 Requirements for Mixed Use Projects

Mixed ~~Use~~ use ~~is~~ shall be an option for Commercial Waterfront, Light Industrial, Urban Residential Office~~,~~ and Village Core Mixed Use Land Use categories. The Village shall maintain guidelines for mixed use projects in the Land Development Regulations, including ~~T~~the following ~~are~~ requirements ~~for mixed use projects~~:

1) Mixed use projects shall be comprised of a minimum of 20 percent residential and a maximum of 75~~%~~ percent residential.
2) Density and intensity of mixed-use developments within these land use categories shall not exceed, in total, the maximum number of permitted residential units per acre for the land use category, plus the maximum non-residential FAR for the land use category.

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OBJECTIVE L4.3 Strategy for Sustainability
The Village of Indiantown shall ~~initiate~~continue efforts to reduce its impacts on climate change and shall promote sustainable ~~and inclusive~~ development for responsible economic growth.

POLICY L4.3.1 LDR Sustainability Incentives
The Village of Indiantown Land Development Regulations shall include incentives for development applications (both private and public sector) that promote fewer work-based vehicle trips. These incentives may include, but not be limited to, development review fast tracking, permit fee rebates, impact fee deferrals, and reduced parking requirements. Items that will be considered to reduce vehicle miles traveled include, but are not limited to:

- Carpooling, bicycling and public transit use
- Video conferencing or conference calls
- Flex time programs for eligible employees
- Green building educational materials to the community
- Energy efficiency and cost saving measures

POLICY L4.3.2 Sustainable Development
Through incentives, which may include development review fast tracking, permit fee rebates, impact fee deferrals and administrative variance, the Village shall encourage Leadership in Energy and Environmental Design (LEED), Florida Green Building Coalition's Green land development and building standards or other similar sustainable design certification programs.

POLICY L4.3.3 Promotion of Alternative Transportation
The Future Land Use Map and any amendments shall promote development patterns that discourage the requirement of a private automobile and encourage use of alternative transportation methods such as walking, biking or convenient and safe public transportation.

POLICY L4.3.4 Siting of Traditional and Alternative Power Facilities
The Village of Indiantown shall provide for the siting of power plants, including solar and nuclear power plants, to meet the state's determined need for electric power generation. The Village shall also encourage the siting of floating solar facilities on water storage reservoirs where appropriate.

GOAL L5- Future Land Use Coordination
Future Land Uses shall be compatible with adjacent uses.

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OBJECTIVE L5.1~~-~~ Future Land Use Compatibility
The Future Land Use Map ~~will be developed which~~shall ~~provides~~ provide for ~~an~~ appropriate locations ~~to~~ for ~~specific~~ various land uses~~ such as airports, schools and historic sites~~. These uses will be distributed so that they are compatible with ~~their~~ surrounding uses.

~~**POLICY L5.1.1 Airports**~~
~~The Indiantown Airport is a privately-owned airport that is open to the public. In recognition of potential conflicts between airports and the surrounding uses, the Village of Indiantown's Comprehensive Plan includes policies to address these.~~

POLICY L5.1.1 Future Land Use Mapping Compatibility with Surrounding Lands
The adopted Future Land Use Map and any amendments shall be appropriate to the location, access and surrounding land use.

POLICY L5.1.~~2~~2 Airport Land Use Compatibility
The Village ~~of Indiantown~~ Future Land Use Map shall provide for the compatibility of lands adjacent to the Indiantown Airport as ~~defined in SS 330.35 (Regulation of Aircraft, Pilots and Airports) and ss 333.02 (Airport Hazards and Uses of Land in Airport Vicinities)~~ required in Chapters 330 and 333, F.S.

POLICY L5.1.~~3~~3 Airport Zoning Protection
The Village ~~of Indiantown~~ Land Development Regulations shall include ~~an~~ airport zoning protections as provided in ~~FSS 330.35~~Chapter 333, F.S.~~; specifically, for the Indiantown Airport to seek to ensure the airport area is free from any obstructions which could affect the ability of aircraft to take off, maneuver or land.~~

POLICY L5.1.4 Siting and Mitigating Airport Hazard Areas
The Village shall develop regulations that will apply to the siting of public facilities and buildings within an airport hazard area per Chapter 333, F.S. By 2028, the Village shall also develop regulations that seek to ensure the siting of critical facilities avoids airport hazard areas and include provisions for the mitigation of existing critical facilities located in airport hazard areas.

~~**POLICY L5.1.4 Educational Institution Future Land Use Category**~~

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~~The Institutional and Educational Future Land Use category is clearly identified in the Future Land Use Map, and it is intended for public and private schools, as well as a broad range of community, civic, religious and institutional uses, including but not limited, to libraries, fire stations, police stations, civic educational centers, places of worship and supporting uses, community centers and clubhouses. School support facilities are also allowable, and include but are not limited to, play fields, gymnasiums, and other education-related uses.~~

~~**POLICY L5.1.5 Coordination with Martin County School District**~~

~~The Village of Indiantown will coordinate with the Martin County School District to determine projected needs for schools and to seek to ensure that there is a sufficient amount of land available to site new schools.~~

~~**POLICY L5.1.6 Public School Siting**~~

~~All proposals to site public schools, including post-secondary schools, shall be reviewed for consistency with the entire Comprehensive Plan. Such reviews shall be made in conjunction with the Martin County School Board to promote, to the greatest extent possible, opportunities for residential, shopping, employment, education and recreation within walking distance of each other, and to encourage development patterns which reduce trip length and/or the need for private automobile trips.~~

~~**POLICY L5.1.7 Historical Properties and Natural Resources**~~

~~The Village of Indiantown recognizes the importance of historic properties and will seek to ensure that properties which are listed on the local or national historic register are protected to the greatest extent possible from demolition or neglect.~~

~~**POLICY L5.1.8 Industrial Locations**~~

~~Industrial land shall be located in areas appropriate to its special needs and constraints including but not limited to consideration of: topography; choice and flexibility in site selection; access by truck, air or rail; commuter access for home-to-work trips; utilities; air and water quality considerations; proximity to supportive and related land uses; and compatibility with neighboring uses.~~

~~**POLICY L5.1.9 Industrial Development**~~

~~The timing and location of industrial development shall be permitted only with the availability and adequacy of existing or planned services and facilities.~~

POLICY L5.1.~~10~~5 Industrial Compatibility

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Industrial development shall be planned in such a manner as to prohibit industrial traffic through predominantly residential areas. Land Development Regulations shall address access standards for industrial ~~and mining~~ uses to protect predominantly residential areas from traffic impacts and/or traffic generated by industrial development.

~~**POLICY L5.1.11 Recreational and Commercial Preservation**~~

~~When and if applicable, the Village of Indiantown shall encourage the preservation of recreational and commercial working waterfronts for water dependent uses.~~

~~**POLICY L5.1.12 Public Conservation**~~

~~The Future Land Use Map for the Village of Indiantown will include a Conservation Future Land Use category for public and private lands designated for conservation in order to protect major reserve water supply areas and natural reservations. This intends to:~~

- ~~Reduce air and water pollution~~
- ~~Preserve open and green spaces~~
- ~~Preserve fish and wildlife habitats, endangered species, and biodiversity~~
- ~~Manage and protect watersheds and wetlands~~
- ~~Maintain scenic landscapes and recreational amenities~~
- ~~Prevent soil erosion and improve soil quality~~
- ~~Reduce the negative impacts of flooding~~
- ~~Improve resilience to drought and invasive species~~
- ~~Help to sequester greenhouse gases~~

~~**POLICY L5.1.13 Military Installations**~~

~~The Village of Indiantown does not currently contain military installation properties within the boundaries. Therefore, there are no lands within the boundaries that are adjacent to any military installations.~~

POLICY L5.1.6 Intergovernmental Negotiation on Locally Unpopular Land Uses

The Village shall coordinate with TCRPC to implement a system of intergovernmental negotiation for siting locally unpopular land uses which considers the area of population served, the impact on land development patterns or important natural resources, and the cost-effectiveness of service delivery.

~~**OBJECTIVE L5.2 Future Land Use Compatibility with Lands Outside of Village Boundaries**~~

~~The Village of Indiantown shall seek to ensure that land uses adjacent to jurisdictional boundaries are compatible.~~

POLICY L5.~~2~~1.~~1~~7 Agricultural Land Preservation and Compatibility
There are no agricultural land uses within the boundary of the Village of Indiantown; however, agricultural land uses are in many parcels just beyond the boundary in unincorporated Martin County. The Village ~~of Indiantown will~~shall monitor land uses adjacent to the Village's jurisdictional boundary to seek to ensure protection of agricultural ~~land~~uses outside the Village.

~~FUTURE LAND USE~~ GOAL L6 Future Land Use Category Descriptions
~~Provide for a high quality of life by planning for population growth, public and private development and redevelopment and the proper distribution, location and extent of land uses by type, density and intensity consistent with adequate levels of services and efficient use of facilities and the protection of natural resources and residential neighborhoods.~~ The Village of Indiantown shall maintain clear guidance for the mapping and development of Future Land Use categories. These categories shall be designed to promote a variety of land use types and patterns to meet the needs of the community.

OBJECTIVE L6.1 Future Land Use Category Details
~~The Village of Indiantown shall establish policies and guidance for the mapping of Future Land Use Categories. These categories are designed to promote a variety of land use types and patterns to meet the needs of the community.~~ The Village shall plan for various categories of land uses within its jurisdiction and provide clear and predictable general guidelines for the location and development density and/or intensity of each land use category.

POLICY L6.1.1– Blended Densities and Intensities
Site plans proposed as PUD zoning districts including two or more underlying future land use designations may be developed with "blended" densities and intensities, as applicable. When so developed, the total maximum density and intensity of the applicable future land use designations may be proportionally distributed in the PUD boundary without regard to the precise boundary line of the underlying land use. In no case shall the blending of densities or intensities allow more residential units or total floor area to be approved than the maximum gross densities or intensities allowed by the individual future land use designations.

POLICY L6.1.2 Calculation of Density
When the result of density calculation is a number that ends in .5 or higher, the total unit count shall be rounded up to the nearest

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whole unit. Otherwise, the total unit count shall be rounded down to the nearest whole unit.

POLICY L6.1.~~1~~3 Institutional and Educational Future Land Use

The Institutional and Educational Future Land Use category is intended for public and private schools, as well as a broad range of community, civic, religious and institutional uses, including but not limited, to libraries, fire stations, police stations, civic educational centers, places of worship and supporting uses, community centers and clubhouses. School support facilities are also allowable, and include but are not limited to, play fields, gymnasiums~~,~~ and other education-related uses. ~~Additional description of allowable uses within the Institutional and Educational Facilities Future Land Use category shall be further defined in the Land Development Regulations.~~

Intensity ~~and Density~~:

The maximum Floor Area Ratio (FAR) ~~is~~ shall be 0.75 ~~for Institutional and Educational Future Land Use~~.

Location:

This land use shall be located throughout the Village as needed to provide for sufficient community and civic services to the public.

POLICY L6.1.~~2~~4 Mobile Home Future Land Use

The Mobile Home Future Land Use category is intended to recognize and support existing mobile home sites. ~~The Village of Indiantown will draft its land development regulations to provide design and building standards for mobile and manufactured home developments. These standards will provide for an adequate number of sites in areas outside flood zones and the hurricane storm surge zone. In order to promote a consistent pattern of residential land uses and protect property values within the Village, m~~Mobile homes ~~will~~ shall be allowed in specified residential categories in mobile home developments which may be rent parks, cooperatives, condominiums or subdivisions. ~~Pursuant to F.S. Ch. 320, all local requirements will be reasonable and uniformly applied and enforced. Requirements may include appearance standards to seek to ensure compatibility of appearance within a neighborhood.~~ The land development regulations ~~will~~ shall maintain ~~include~~ a provision for the conversion of existing mobile home sites to transition to single family homes.

Density ~~and Intensity~~:

The maximum residential density ~~for the Mobile Home Future Land Use is~~ shall be eight (8) units per gross acre. ~~There is no minimum density.~~

Location:

This land use ~~is~~ shall be located adjacent to the ~~urban core~~Village Core Mixed Use area.

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POLICY L6.1.~~3~~5 Recreational Future Land Use

The primary intent of the Recreational Future Land Use category is to accommodate recreation and open space uses as identified within the Village ~~of Indiantown~~'s ~~c~~Comprehensive ~~p~~Plan to serve the public's recreation needs. In general, land uses within this category shall be low intensity in character with a minimum of impervious surface coverage in order to retain as much natural vegetation and landscape as possible. This category includes government and/or privately-owned lands which have active or passive recreational facilities, historic sites, forests, cemeteries, or wildlife management areas. This category ~~is~~ may also ~~intended for~~include government-owned lands with structural or nonstructural stormwater facilities~~ and other examples of open, green space. These areas may be~~ used for passive parks~~ that do not contain any permanent structure~~. Floating solar facilities shall be encouraged on any water storage facilities. ~~Allowable open space uses include but are not limited to parks, nature preserves and unimproved pervious parking areas.~~

~~Density and~~ Intensity:

The maximum ~~Floor Area Ratio (~~FAR~~)~~ ~~is~~ shall be 0.5~~ for the Recreation Future Land Use~~. In general, land uses within this category are low intensity in character with a minimum of impervious surface coverage in order to retain as much natural vegetation and landscape as possible.~~

Location:

The land use ~~is~~ shall be located throughout the Village to provide distributed recreational opportunities~~ throughout Indiantown~~.

~~Special Conditions:~~

~~Development shall be subject to design standards to be included in the Land Development Regulations. These design standards will preserve the scenic and rural character of this category and protect surrounding residential development from offsite impacts of non-residential development. Design standards shall include, but not be limited to, signage, lighting, parking, landscape buffers, and building materials. Existing uses and structures listed on the local or national historic register at the time of adoption of this amendment shall be considered conforming.~~

POLICY L6.1.~~4~~6 Rural Community Future Land Use

The Rural Community Future Land Use category is intended to represent a charming, small town neighborhood atmosphere. The Rural Community Future Land Use Designation ~~has~~ shall have a moderately low-density development pattern with a small-town feel. This area shall ~~has~~ have a density typically less than those desirable within an urban area. The ~~intensity~~ density and layout of development within these communities shall more closely

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reflects rural design characteristics than urban design characteristics.

Density ~~and Intensity~~:

The maximum residential density ~~for the Rural Community Future Land Use is~~shall be two (2) units per gross acre. ~~There is no minimum density for this land use.~~

Location:

The area designated as Rural Community ~~is~~ shall be generally situated between Small Farm Residential and Suburban Residential properties. This land use intends to provide a transition from very low density to low density land uses.

POLICY L6.1.~~5~~7 Small Farm Residential ~~Farm~~ Future Land Use

The purpose of the ~~land use~~ Small Farm Residential Future Land Use category is to preserve and protect areas adjacent to agricultural lands and to provide the opportunity for very low-density residential with the option to have small "hobby" farms. ~~These areas are situated in locations that typically do not currently have urban services and have a sparse development pattern.~~ The land use shall maintain~~s~~ a lower density in efforts to preserve rural character.

Density ~~and Intensity~~:

The maximum residential density ~~is~~ shall be one (1) unit per gross acre ~~(UPA). There is no minimum density for this land use~~.

Location:

This land use ~~is~~shall be generally located between the more traditional agricultural lands surrounding the Village ~~of Indiantown~~ boundary in unincorporated Martin County and the traditional neighborhoods adjacent to the ~~urban core of the Village of Indiantown~~Village Core Mixed Use Future Land Use area. This land use shall be situated in locations that typically do not currently have urban services and have a sparse development pattern.

POLICY L6.1.~~6~~8 Residential Future Land Use

The Residential Future Land Use category is intended to recognize established and future neighborhoods, characterized by ~~existing~~ homogeneous residential areas within the community which are predominantly accessible by local streets. The primary function is to protect ~~existing~~ stable and viable residential areas from incompatible land use intensities and density intrusions. ~~Future development primarily will consist of infill due to the built-out nature of the areas.~~ Commercial uses, including office, as well as any industrial land uses, ~~are~~ shall be prohibited in the Residential Future Land Use category. Future arterial and/or expressways should be planned to ~~minimize~~ avoid impacts within this category. Single family, townhouse and cluster housing may be

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permitted ~~within a range of up to eight units per acre~~. Consistency with surrounding residential type and density shall be a major determinant in granting development approval.

Density ~~and Intensity~~:

The maximum residential density ~~for the Residential Future Land Use is~~ shall be eight (8) units per gross acre. ~~There is no minimum density for this Future Land Use category.~~

Location:

This land use shall be generally located within and adjacent to ~~E~~established neighborhood areas.

Special Conditions (Density bonus):

Projects with the Residential Future Land Use designation may be approved for a maximum of ten (10) units per gross acre (a density bonus of up to two (2) additional units per acre) after demonstrating compliance with all of the following criteria:

(a) The development commits to providing affordable or workforce housing;

(b) The site is or can be serviced by a full complement of urban services including water and wastewater service; and

(c) The applicant provides a significant open space buffer, natural landscape ~~(including a landscaped berm where appropriate)~~, plant material (including a landscaped berm where appropriate) and/or an aesthetic wall or fence to effectively shield the Residential use from any existing or potential adjacent nonresidential use or from any single-family use.

POLICY L6.1.~~7~~9 Suburban Residential Future Land Use

The Suburban Residential Future Land Use is intended to provide for a wide range of housing types and opportunities in a low-density residential development pattern. It is also intended that accessory use community facilities (Recreation, Community Services and Light Infrastructure) ~~related to~~serving the residential use be allowed.

Density ~~and Intensity~~:

The maximum residential density ~~for the Suburban Residential Future Land Use is~~ shall be five (5) units per gross acre. ~~There is no minimum density for Suburban Residential Future Land Use category.~~

Location:

~~Suburban Residential is~~ This land use shall be primarily located on the outer fringe of the urban Village ~~c~~Core Mixed Use area.

POLICY L6.1.~~8~~10 Urban Residential Office Future Land Use

The Urban Residential Office Future Land Use category is intended to provide a mix of low to medium density residential and small-scale commercial development. Residential uses and types shall include, but ~~are~~ not be limited to, single family

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detached houses and multifamily residential structures. Commercial uses shall include, but ~~are~~ not be limited to, small professional offices and small retail which supports the surrounding residential uses. Resiliency facilities, per Section 163.3210, F.S., shall be a permitted use.

Density and Intensity:

~~This is a m~~Mixed use shall be an option in this land use category. The maximum residential density ~~for the Urban Residential Office Future Land Use is~~ shall be fifteen (15) units per gross acre. ~~The minimum residential density is three (3) units per acre.~~ The maximum ~~Floor Area Ratio (~~FAR~~) is~~ shall be 1.5 for non-residential uses~~ in Urban Residential Office Future Land Use~~.

Location:

~~Urban Residential Office~~This land use ~~is~~ shall be primarily located adjacent to ~~and within~~ the ~~Urban~~ Village Core Mixed Use area.

POLICY L6.1.~~9~~11 Utility Future Land Use

The Utility Future Land Use category seeks to ensure the availability of land for services such as water and sewer plants, electrical power plants and associated ancillary uses are adequate to meet ~~the~~ current and future needs. Resiliency facilities, per Section 163.3210, F.S., shall be a permitted use. Floating solar facilities shall be encouraged on water storage facilities.

~~Density and~~ Intensity:

The maximum ~~Floor Area Ratio (~~FAR~~) for the Utility Future Land Use is~~shall be 3.0.~~.~~

Location:

~~Most of the Utility Future Land Use is comprised of power generation which is~~This land use shall be generally located in the western portion of Indiantown, and on properties used by the Village for its water and wastewater services.

POLICY L6.1.~~10~~12 Village Core Mixed Use Future Land Use

The Village Core Mixed Use Future Land Use category is intended to provide opportunities for residential, shopping, services, professional office, employment, education and recreation use within walking distance of each other where feasible. This category should maximize the values of traditional neighborhood design~~,~~ and ~~to~~ encourage incorporated residential uses. ~~This land use will provide opportunities for shops and services to serve nearby residents.~~ Uses shall include, but not be limited to, medium to high density residential uses, small to moderate scale commercial shopping opportunities for area residents, services, professional offices, schools, small to moderate scale churches, hotels and recreational and leisure-oriented amenities for the enjoyment of area residents. Emphasis on commercial uses shall include, but not be limited to, convenience goods and services, small to moderate

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scale grocery stores, pharmacies and offices. Office and commercial development shall be developed in scale with the surrounding residential areas. ~~The Village Core Mixed Use category is intended to provide opportunities for residential, shopping, services, professional office, employment, education and recreation use within walking distance of each other where feasible. Development in this category shall be encouraged to develop utilizing traditional neighborhood development standards that will be established in the Land Development Regulations. Uses will include, but not be limited to, medium to high density residential land use, small to moderate scale commercial shopping opportunities for area residents, services, professional offices, schools and small to moderate scale churches, and recreational and leisure-oriented amenities for the enjoyment of area residents.~~Resiliency facilities, per Section 163.3210, F.S., shall be a permitted use. ~~New development in this category encourages the establishment of a true, mixed-use project, either through buildings that integrate a mixture of uses or series of buildings that result in a compatible mix of uses. Integration could include pedestrian connections, shared public spaces, streetscapes that focus on people before automobiles and parking designs that minimize their visibility. Commercial development is encouraged to develop with a walkable scale (where appropriate given the context), and with an intensity so that they are safely accessible to pedestrians living in the surrounding residences. Parking requirements may be reduced to reflect increased pedestrian access. Residential development is encouraged to include a mix of densities and housing types and be located to maximize pedestrian access to shops, public facilities and recreational opportunities that are passive or active.~~

Density and Intensity:

~~This is a m~~Mixed use shall be an option in this land use category. The maximum residential density ~~for the Village Core Mixed Use (Urban Core) land use is~~ shall be twenty (20) units per gross acre. ~~The minimum residential density is five (5) units per acre. Higher density housing and concentrations of nonresidential activity will be near each other. When calculating the number of residential units per acre in Village Core Mixed Use, units of 800 or fewer square feet shall be counted as one half of a unit.~~ The maximum ~~Floor Area Ratio (~~FAR~~)~~ ~~is~~ shall be 2.5 for non-residential uses ~~in Village Core Mixed Use Future Land Use~~.

Location:

~~The Village Core Mixed Use is~~ This land use shall be primarily located along Warfield Boulevard and locations that had previously been included in the Indiantown Mixed Use Overlay assigned by Martin County prior to the Village's incorporation.

Special Conditions:

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The following special conditions shall apply to the Village Core Mixed Use Land Use category:

1. Development shall be encouraged to utilize traditional neighborhood development standards.
2. Development shall be encouraged to utilize true mixed-use projects, either through buildings that integrate a mixture of uses or series of buildings that result in a compatible mix of uses. Integration could include pedestrian connections, shared public spaces, streetscapes that focus on people before automobiles and parking designs that minimize their visibility.
3. Commercial development shall be encouraged to develop with a walkable scale where appropriate given the context and with an intensity so as to be safely accessible to pedestrians living in the surrounding residences.
4. Parking requirements may be reduced for projects designed and demonstrated to enhance pedestrian access.
5. Residential development shall be encouraged to include a mix of densities and housing types and be located to maximize pedestrian access to shops, public buildings, and active or passive recreation.
6. Higher density housing and concentrations of nonresidential activity shall be near each other.
7. When calculating the number of residential units per acre, units of 800 or fewer square feet shall be counted as one half of a unit.

~~Policy~~ POLICY L6.1.~~11~~13 Conservation Future Land Use

The Conservation Future Land Use category is reserved for public and private lands that are designated for conservation, in order to protect environmentally-sensitive areas and natural reservations. These lands ~~will~~ shall be protected and maintained in perpetuity. This intends to:

- Reduce air and water pollution
- Preserve green spaces
- Preserve fish and wildlife habitats, endangered species and biodiversity
- Manage and protect watersheds and wetlands
- Maintain scenic landscapes
- Prevent soil erosion and improve soil quality
- Reduce the negative impacts of flooding
- Improve resilience to drought and invasive species
- Help to sequester carbon dioxide

~~Density and~~ Intensity:

The maximum Impervious Surface Area (ISA) ~~is~~ shall be 10~~%~~ percent ~~for the Conservation Future Land Use~~.

Location:

This land use shall be located on lands containing significant sensitive environmental resources and features, including, but not

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limited to, imperiled species habitats, that are incompatible with development.

~~Policy~~ POLICY L6.1.~~12~~14 Heavy Industrial Future Land Use

The Heavy Industrial Land Use category is intended for industrial uses which have or may have substantial offsite impacts. These areas have locational criteria more stringent than residential or commercial. Off-site impacts require extensive buffering and/or relative distance from other land uses. Administrative offices that support and are functionally related to onsite activities shall be allowed in any of the implementing zoning districts. Ancillary commercial uses designed to serve adjacent workers may be permitted. Other commercial and residential land uses ~~are~~ shall be prohibited due to the encroachment factor. ~~No additional property shall be designated with the Heavy Industrial Land Use category. This use will be further defined in the Land Development Regulations. It is intended to include additional requirements for the use of Mining. Higher intensity uses may require employment of techniques to prevent substantial impacts off-site or require mitigation and/or minimization techniques for impacts. Those industries that have the potential to result in any other pollution of the air or ground shall adhere to existing local, state and federal operational or industry standards, and avoid or mitigate these potential impacts.~~Resiliency facilities, per Section 163.3210, F.S., shall be a permitted use. Floating solar facilities shall be encouraged on water storage facilities.

Intensity ~~and Density~~:

The maximum ~~Floor Area Ratio (~~FAR~~)~~ ~~is~~ shall be 3.0 ~~for Heavy Industrial Future Land Use. There is no residential permitted in this Land Use Category.~~

Location:

This land use ~~is~~ shall be located west of the ~~urban~~ Village Core Mixed Use area ~~of Indiantown~~. No new land shall be designated with the Heavy Industrial Land Use category.

Special Conditions:

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

1. ~~Administrative offices that support and are functionally related to onsite activities are allowed in any of the implementing zoning districts for the Industrial Future Land Use Category.~~Mining uses shall be subject to additional requirements.
2. Site plans must demonstrate the protection of adjacent non-industrial properties through development standards outlined in the land development regulations. Higher intensity uses may be required to employ techniques to prevent substantial off-site impacts or require mitigation and/or minimization techniques for impacts. Those industries that have the potential to result in any

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other pollution of the air or ground shall adhere to existing local, state and federal operational or industry standards, and avoid or mitigate these potential impacts.

3. A plan for vehicular access to and from the site addressing heavy trucks and equipment must be submitted with site plans and must demonstrate compatibility with adjacent land uses.

4. Well stimulation, such as ~~H~~hydraulic fracturing, commonly referred to as fracking, ~~is~~ shall not be a permitted use ~~in the Heavy Industrial Future Land Use~~.

5. The timing and location of development shall be permitted only with the availability and adequacy of existing or planned services and facilities.

~~Policy~~ POLICY L6.1.~~13~~15 Light Industrial Future Land Use

The Light Industrial Land Use category is intended to provide areas for industrial and warehousing activities, including storage, service commercial, office and assembly activities, as well as residential uses as part of mixed-use projects. ~~It is intended that regulations implementing this development pattern will preclude non-light industrial uses which would limit or interfere with industrial development~~. It is ~~also~~ intended that community facilities (Recreation, Community Services, Post-Secondary Schools, and Light and Heavy Infrastructure) may be allowed in a manner which would ensure the protection of the allowable uses within and adjacent to this development pattern. Resiliency facilities, per Section 163.3210, F.S., shall be a permitted use. Floating solar facilities shall be encouraged on water storage facilities.

Intensity and Density:

~~This is a m~~Mixed use shall be an option in this land use category. The maximum ~~Floor Area Ratio (~~FAR~~)~~ ~~is~~ shall be 2.0 for non-residential uses ~~for Light Industrial Future Land Use~~. ~~Residential uses shall be allowed in the Light Industrial Future Land Use designation as part of a mixed-use project. For mixed use projects, t~~The maximum residential density ~~shall not exceed~~shall be twenty (20) units per gross acre. ~~Site plans for mixed use projects in the Light Industrial Future Land Use will demonstrate adequate buffers to protect surrounding residential uses.~~

Location:

This land use ~~is~~ shall be located west and east of the ~~urban area~~ Village Core Mixed Use area ~~of Indiantown.~~in areas appropriate to its special needs and constraints including, but not limited to, consideration of: topography; choice and flexibility in site selection; access by truck, air or rail; commuter access for home-to-work trips; utilities; air and water quality considerations; proximity to supportive and related land uses; and compatibility with neighboring uses.

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Special Conditions:

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

1. Residential uses shall be allowed as part of a mixed-use project only.
2. Site plans for mixed use projects shall demonstrate adequate buffers to protect any adjacent residential uses.
3. The timing and location of development shall be permitted only with the availability and adequacy of existing or planned services and facilities.

~~Policy~~ **POLICY L6.1.~~14~~16 Commercial Waterfront Future Land Use**

The Commercial Waterfront Future Land Use category provides for variety of marina and water-related uses and services including, but not limited to, commercial docking, boat slips and launches, marine equipment and boat sales, resorts, restaurants, shops and more intense marine services such as boat repair and construction. Residential uses may be allowed as part of a mixed-use project. Resiliency facilities, per Section 163.3210, F.S., shall be a permitted use. ~~The Land Development Regulations will include zoning standards for specific uses consistent with Commercial Waterfront Future Land Use.~~

Intensity and Density:

~~This is a m~~Mixed use shall be an option in this land use category. The maximum ~~Floor Area Ratio (~~FAR~~)~~ ~~is~~ shall be 3.0 for non-residential uses ~~for Marine Waterfront Commercial Future Land Use~~. ~~Residential uses shall be allowed in the Waterfront Commercial Future Land Use designation as part of a mixed-use project. For mixed use projects, t~~The maximum residential density ~~shall not exceed~~shall be twenty (20) units per gross acre. ~~A hotel/motel density shall not exceed 30 units per gross acre.~~

Location:

This land use ~~is~~ shall be located along accessible waterfront sites with the potential to satisfy the unique location, market and resource needs of water-dependent, marine service/industrial uses.

Special Conditions:

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

1. The Land Development Regulations ~~will~~ shall include additional development standards for ~~the~~ more intense marine services uses ~~in the Commercial Waterfront Land Use category~~ to ensure the stability of adjacent ~~and nearby~~ residential areas and to avoid or mitigate potential impacts to surrounding parcels.
2. Residential uses shall be allowed as part of a mixed-use project only.

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BONNIE LANDRY
&ASSOCIATES
Professional Planning Services

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The Village of Indiantown

2050 Comprehensive Plan

Infrastructure and Water Resources Element

Goals, Objectives and Policies

Introduction

The purpose of the Infrastructure and Water Resources Element is to provide guidance in the provision of services necessary to accommodate existing and future development in a way that is environmentally sensitive, efficient~~,~~ and cost-effective. Included within this Element are goal~~s,~~ objectives~~,~~ and policies regarding potable water provision, wastewater treatment, solid waste disposal, stormwater management~~,~~ and aquifer protection, as required by ~~Florida Statutes FSS~~Section 163.3177~~–~~(6)(~~a~~c), F.S. The adequate provision of these services is intended to promote orderly growth within areas best suited to accommodate development; protect sensitive natural resource systems~~ and rural and agricultural areas~~; and preserve the public health, safety~~,~~ and general welfare the Village of Indiantown's citizens.

~~DEFINITIONS AND ACRONYMS:~~

~~Annual daily flow (AADF)- average flow for the individual year or multi-year period of interest. It is obtained by dividing the sum of all the individual daily flows by the number of daily flows recorded for the year.~~

~~Aquifer- An underground layer of water-bearing permeable rock, rock fractures or unconsolidated materials. Groundwater can be extracted using a water well~~

~~Environmental Protection Agency (EPA)- a federal agency established in 1970 that researches, monitors, sets standards for and enforces activities to ensure that the environment is protected.~~

~~Equivalent Residential Connections (ERCs)- A factor used to convert a given annual daily flow (ADF) to the equivalent number of units required for connection to the utility system.~~

~~Florida Public Service Commission (FPSC)- A state agency that employs regulatory authority over utilities in one or more of three key areas: rate base/economic regulation; competitive market oversight; and monitoring of safety, reliability, and service.~~

~~Gallons Per Capita Per Day (GPCD) – A measurement of the average amount of water each person in a particular area uses on a daily basis.~~

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~~Groundwater quality- the condition of water that is located beneath the Earth's surface in a given area.~~

~~Municipal Service Taxing Unit (MSTU)- is a non-ad valorem assessment district to provide funding for an essential improvement in a specific geographic area within the county taxing district. An MSTU consists of a group of properties that share in the benefit and cost of that improvement.~~

~~Natural Water System - A natural water system is network of water in the environment. This includes the water that falls from the sky as precipitation, water that is absorbed into the ground and water that flows into streams, rivers, lakes and oceans. Revise to include a policy.~~

~~Non-ad valorem assessment- assessments that are primarily for paving services, storm water and solid waste collection and disposal. The collection of taxes, as well as the assessment, is in accordance with the rules and regulations of the Florida Department of Revenue* and Florida Statutes*.~~

~~Potable water- water that is suitable for drinking.~~

~~South Florida Water Management District (SFWMD)- is a regional governmental agency that manages the water resources in the southern half of Florida.~~

~~Surface water- water that collects on the surface of the ground.~~

~~Water reuse program- using treated wastewater for a beneficial purpose.~~

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~~Goals~~

~~1. Potable Water~~

~~The Village of Indiantown seeks to achieve and sustain adequate and equitable access to safe and affordable drinking water for its residents and visitors.~~

~~2. Groundwater Quality Protection~~

~~The Village of Indiantown seeks to protect, maintain and restore the Floridan (artesian) Aquifer in an effort to ensure the quality and availability of water for future generations.~~

~~3. Wastewater, Stormwater and Sanitary Sewer Management~~

~~The Village of Indiantown will coordinate with the private utility provider in its efforts to encourage the provision of cost-effective wastewater treatment and environmentally appropriate effluent disposal through central wastewater treatment systems.~~

~~4. Build Resilient and Sustainable Infrastructure~~

~~The Village of Indiantown shall promote the building of resilient infrastructure, inclusive and sustainable industrialization, and foster innovation for all the residents.~~

~~5. Solid Waste~~

~~The Village will provide for provide the clean, efficient, economical and environmentally sound management of solid waste.~~

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GOAL IWR1 ~~Potable Water~~

The Village of Indiantown seeks to achieve and sustain adequate and equitable access to safe and affordable ~~drinking~~potable water for its residents, businesses, institutions and visitors, by maintaining the Level of Service standards set forth in the Water Supply Facilities Work Plan adopted XX/XX/2026 and incorporated herein by reference.

OBJECTIVE IWR1.1 ~~Identify Needed Facilities~~

The Village shall ~~I~~identify any problems and/or associated needs with existing and planned water resources, including ~~. This includes waste and stormwater treatment facilities, availability of central sewer,~~ the quality of capital water infrastructure~~, and the availability of alternative rainwater collection mechanisms~~. The Village shall encourage the extension and retrofitting of existing potable water facility infrastructure to accommodate new development and redevelopment.

POLICY IWR1.1.1 ~~Correct Existing Facilities' Deficiencies~~

The Village shall ~~coordinate with the private~~review its infrastructure utility ~~provider~~ to identify any deficiencies in the potable water system in accordance with regulatory requirements and ~~encourage them to~~ prioritize projects to correct and upgrade the facilities.

POLICY IWR1.1.2 ~~Maximize Use of Existing Facilities~~

The Village shall ~~coordinate with the private utility and encourage them to~~ prioritize the repair or replacement and maximization of use within existing water resource facilities.

POLICY IWR1.1.3 ~~Coordinate with Water Management and Utility Companies~~

The Village shall coordinate its utility operations with the ~~private utility provider and~~ South Florida Water Management District to implement integrated water resource management at all levels.

POLICY IWR1.1.4 M~~inimum Level of Service for Potable Water~~

The Level ~~Of~~ of Service standard for potable water systems is 100 gallons per capita per day (GPCD).

POLICY IWR1.1.5 ~~Quality Standards for Potable Water~~

Potable water ~~will~~ shall meet all relevant primary ~~and secondary~~ drinking water standards as required by the Florida Department of

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Environment Protection. The Village shall seek to achieve compliance with all secondary drinking water standards. ~~The capacity for potable water will be permitted and constructed in accordance with Florida Department of Environmental Protection criteria.~~

POLICY IWR1.1.6
The capacity for potable water shall be permitted and constructed in accordance with Florida Department of Environmental Protection and South Florida Water Management District criteria.

POLICY IWR1.1.7
The Village Water Supply Facilities Work Plan, adopted XX/XX/2026, is incorporated herein by reference.

POLICY IWR1.1.8
The Village shall coordinate and participate in the South Florida Water Management District Upper East Coast Water Supply Plan development process. The plan, at minimum, shall identify new or proposed water supply facilities that are necessary to serve existing and new development through 2035.

~~**OBJECTIVE IWR1.2 Coordination of Extension and Increase of Facilities to Meet Future Needs**~~
~~The Village shall coordinate with the private utility provider to encourage the extension and retrofitting of existing water facility infrastructure to accommodate new development and redevelopment.~~

~~**POLICY IWR1.2.1 Innovative Water Conservation**~~
~~The Village of Indiantown shall strive to build infrastructure that is resilient, promote inclusive and sustainable industrialization, and foster innovative techniques for water conservation.~~

~~**POLICY IWR1.2.2 Discourage Urban Sprawl**~~
~~The Village of Indiantown shall discourage sprawl through policies in the Future Land Use Element and Future Land Use Map and the Capital Improvements Element.~~

~~**POLICY IWR1.2.3 Wellfield Protection**~~
~~The Village of Indiantown shall address Wellfield Protection as a means of protection of its potable water supply in the Land Development Regulations.~~

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OBJECTIVE IWR1.~~3~~2 ~~Efficiency, Pollution and Contamination~~

The Village of Indiantown shall strive to conserve the potable water supply by:

A. Encouraging the reduction in per-capita water demand
B. Seeking to prevent and reduce wasteful, uneconomical, impractical~~,~~ or unreasonable use of water
~~C. Seeking to preserve the natural groundwater aquifer supplies for existing and future population~~
~~D.~~C. ~~Encouraging the private utility to continue~~ Continuing its distribution of reclaimed water as a source for non-potable water
~~E.~~D. Promoting water conservation programs

POLICY IWR1.~~3~~2.1 ~~Potable Water Resources~~

The Village of Indiantown shall ~~coordinate with the private utility provider in efforts~~take actions necessary to avoid water scarcity as the Village develops by promoting water use efficiency and encouraging sustainable withdrawals.

~~**POLICY IWR1.3.2 Reduce Water Pollution**~~

~~The Village of Indiantown seeks to improve water quality by promoting the reduction of pollution, eliminating dumping, and minimizing the release of hazardous chemicals and materials into the water ecosystem.~~

~~**POLICY IWR1.3.3 Water Contamination Prevention Education**~~

~~The Village of Indiantown shall encourage the participation of residents in improving water and sanitation management by providing educational resources on the importance of clean drinking water and the cataclysmic effects of water contamination throughout the entire water ecosystem.~~

POLICY IWR1.2.2

The Village shall strive to foster innovative techniques for water conservation.

POLICY IWR1.2.3

The Village Land Development Regulations shall include provisions that encourage new development and redevelopment to utilize landscaping materials that are drought resistant in order to reduce irrigation demand.

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POLICY IWR1.2.4
The Village shall discourage the use of potable water for irrigation and encourage the use of reclaimed water for irrigation purposes.

POLICY IWR1.2.5
The Village shall cooperate with the South Florida Water Management District to implement and participate in water conservation activities and programs.

POLICY IWR1.2.6
The Village shall educate water users in the use of water conservation techniques by posting information on the Village's website.

POLICY IWR1.2.7
New construction shall be encouraged to use water fixtures that efficiently distribute water in a manner that reduces overuse and promotes water conservation.

GOAL IWR2 ~~Groundwater Quality Protection~~
The Village of Indiantown seeks to protect, maintain and restore ~~the Floridan (artesian) A~~aquifer resources in an effort to ensure the quality and availability of water for future generations.

OBJECTIVE IWR2.1 ~~Aquifer Recharge Problems and Needs~~
The Village of Indiantown shall seek to protect ~~the aquifer from pollutants resulting from household detergents, lawn fertilizers, chemicals and bacteria from septic tanks and waste disposal sites~~the function of highly effective aquifer recharge areas.

~~**POLICY IWR2.1.1 LDR Protection of Natural Water Sources**~~
~~The Village of Indiantown Land Development Regulations shall include requirements for land use which assist in the protection of groundwater aquifer recharge and protection of existing and future groundwater supplies. For example, hazardous waste treatment facilities should not be constructed above or near wellhead protection areas or highly effective aquifer recharge areas.~~

POLICY IWR2.1.2~~1~~ ~~Identification and Protection of Water Recharge~~
The Village~~'s~~ Land Development Regulations (LDR) shall ~~support and comply with the South Florida Water Management District's (SFWMD)~~

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~~regulations regarding high aquifer recharge areas~~include and maintain regulations that protect the function of high-quality aquifer recharge areas. ~~To ensure continued compliance with these, the Village of Indiantown will review the SFWMD regulations on an annual basis and update the LDRs as needed.~~

POLICY IWR2.1.~~3~~2 ~~Protect Aquifer Recharge Areas~~
The Village ~~of Indiantown~~ shall construct projects in a way that preserves the ~~predevelopment conditions~~ function of ~~the~~ highly effective aquifer recharge areas with regard to soil type, drainage rates~~,~~ and grade elevation, in order to minimize the reduction in the recharge of the surficial aquifer.

POLICY IWR2.1.43 The Village~~'s~~ Land Development Regulations shall require that development applications include a field analysis that delineates the area enveloped by the highly effective aquifer recharge area and demonstrates that the groundwater level, quality and fluctuations shall not be worse after construction than under predevelopment conditions.

OBJECTIVE IWR2.2 ~~Protection of Natural Water Systems~~
The Village shall ~~have an objective to~~ reduce the potential for contamination of groundwater aquifer ~~through stormwater best management practices and~~ through ~~management~~ regulation of development and land use activities that may threaten groundwater quality near wellfield sites.

~~**POLICY IWR2.2.1 Water Supply Plan**~~
~~The Village of Indiantown shall, through the coordination with the private utility provider, adopt and implement a 10-Year Water Supply Plan, in accordance with the South Florida Water Management District (SFWMD) by 2020.~~

~~**POLICY IWR2.2.2 Water Supply**~~
~~The Village of Indiantown shall coordinate and participate in the SFWMD Upper East Coast Water Supply Process.~~

POLICY IWR2.2.31 ~~Wellfield Protection Zones~~
The Village ~~of Indiantown~~ shall establish wellfield protection areas~~. The intent of wellfield protection areas is~~ to protect potable water wells from contamination~~, and to prevent the need for their replacement or restoration due to contamination~~. Land uses and construction within the wellfield protection zone shall

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not create a threat to groundwater quality resulting from contamination entering the ground. Use and activities within the wellfield protection areas shall be consistent with the requirements and prohibitions stipulated within the Ground Water Protection Measures in Wellhead Protection Areas section of the Land Development Regulations.

~~**POLICY IWR2.2.4 Future septic systems**~~

~~The Village shall discourage the creation of new septic tanks and drain fields for new development through the enforcement of standards for availability and mandatory connection to available sewer systems no less strict than those set forth in Sections 381.0065 and 381.00655, Florida Statute.~~

POLICY IWR2.2.52 ~~**Increase Quality of Natural Water Systems**~~

The Village ~~of Indiantown~~ shall educate the public on the importance of high-quality water in the ~~Village's natural water systems~~aquifer and ways to ~~improve~~ protect the quality.

~~**POLICY IWR2.2.6 Increasing Quantity of Natural Water Systems**~~

~~The Village of Indiantown shall provide education and demonstrations of ways to increase the quantity of water that remains in the natural water systems in the Village. (Reference Infrastructure and Water Resources Policy IWR 4.3.2 "Living Infrastructure".)~~

~~**POLICY IWR2.2.7 Low Water Use Landscaping**~~

~~The Village of Indiantown's Land Development Regulations shall include provisions that encourage new development and redevelopment to utilize landscaping materials that are drought resistant. (Reference University Florida IFAS Extension Florida-Friendly Landscaping).~~

~~**POLICY IWR2.2.8 Reclaimed water**~~

~~The Village shall discourage the use of potable water for irrigation and collaborate with the private utility provider to encourage the use of reclaimed water for irrigation purposes.~~

POLICY IWR2.2.3

The Village shall address wellfield protection as a means of protection of its potable water supply in the Land Development Regulations.

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POLICY IWR2.2.4
The Village seeks to improve water quality by promoting the reduction of pollution, eliminating dumping and minimizing the release of hazardous chemicals and materials into the water ecosystem.

POLICY IWR2.2.5
The Village shall encourage the participation of residents in improving water and sanitation management by providing educational resources on the importance of clean drinking water and the cataclysmic effects of water contamination throughout the entire water ecosystem.

POLICY IWR2.2.6
The Village Land Development Regulations shall include requirements for land use which assist in the protection of groundwater aquifer recharge and protection of existing and future groundwater supplies. For example, hazardous waste treatment facilities should not be constructed above or near wellhead protection areas or highly effective aquifer recharge areas.

GOAL IWR3 ~~Wastewater, Stormwater and Sanitary Sewer Management~~
The Village of Indiantown ~~will coordinate with the private utility provider in its efforts to encourage~~ shall seek to achieve the provision of cost-effective centralized wastewater collection, advanced treatment and environmentally appropriate ~~effluent~~ disposal ~~through central wastewater treatment systems~~.

OBJECTIVE IWR3.1 ~~Future Sanitary Sewer Needs~~
The Village ~~will~~ shall ~~coordinate with the private utility provider to~~ seek to provide the public with economically and environmentally sound wastewater collection and treatment, which protects investments in existing facilities and promotes orderly, compact urban growth.

POLICY IWR3.1.1 ~~Minimum Level of Service for Sanitary Sewer~~
The Level ~~O~~of Service standard for sanitary sewer shall be 85 Gallons Per Capita Per Day (GPCD). The capacity for sanitary sewer will be permitted and constructed in accordance with Florida Department of Environmental Protection criteria.

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POLICY IWR3.1.2 ~~Treatment Standards for Sanitary Sewer~~
The Village ~~of Indiantown~~ shall ~~coordinate with the private utility to~~ provide wastewater collection and disposal that will seek to ensure the integrity of the system and provide for the safe and efficient treatment of wastewater in accordance with the Florida Department of Environmental Protection standards and regulations.

POLICY IWR3.1.3 ~~Maximize Existing Facilities~~
The Village shall ~~coordinate with the private utility provider in the private utility provider's efforts to~~ ensure continued maintenance of the sanitary sewer system.

POLICY IWR3.1.4 ~~Alternative Sources for Sewer Treatment~~
The Village ~~of Indiantown~~ shall ~~coordinate with the private utility provider to~~ identify alternative sources for sewer treatment if sewer service capacities are not sufficient to meet or exceed the sanitary sewer established ~~l~~Level of ~~s~~Service standard. The Village shall prioritize advanced waste treatment where feasible.

~~**POLICY IWR3.1.5 Protect the Functions of Natural Drainage Features**~~
~~The Village shall protect natural drainage and water filtration features in the Village by introducing innovative and cost-effective techniques that remove debris and pollution from waterways such as:~~

1. ~~Nets attached to drainage pipes that collect debris in water as it flows out of the pipes~~
2. ~~Increase the number of recycling and trash bins around the Village to make it convenient for the public to properly dispose of recyclables and trash.~~
3. ~~Use proprietary stormwater devices such as baffle boxes, exfiltration trenches and sand filters.~~

POLICY IWR3.1.5
The Village shall discourage the creation of new septic tanks and drain fields for new development through the enforcement of standards for availability and mandatory connection to available sewer systems no less strict than those set forth in Sections 381.0065 and 381.00655, Florida Statute.

~~**OBJECTIVE IWR3.2 Flood Prevention and Stormwater Management**~~
~~The Village of Indiantown seeks to limit property damage and inconvenience to the public created by poor street drainage by~~

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~~implementing stormwater mitigation strategies throughout the Village.~~

~~**POLICY IWR3.2.1 Public Outreach on Stormwater Impacts**~~
~~The Village of Indiantown shall provide educational opportunities for the public on the impacts of individual behavior and activities on the contamination of stormwater runoff.~~

~~**POLICY IWR3.2.2 Flood Prevention**~~
~~The Village of Indiantown shall contribute to the prevention of street and drainage flooding by encouraging sustainable flood prevention practices.~~
~~(Reference Infrastructure and Water Resources Policy IWR 4.3.2 "Living Infrastructure".)~~

~~**POLICY IWR3.2.3 Level of Service for Drainage Facilities**~~
~~To ensure that the Village of Indiantown maintains sufficient stormwater runoff, the following level-of-service standard shall be utilized in determining the appropriate amount of runoff for a project: Peak flood stages less than the first (finished) floor elevation for a 100 year, 3 day flood event.~~

GOAL IWR4 ~~Build Resilient and Sustainable Infrastructure~~
The Village of Indiantown shall promote the building of resilient and~~,~~ environmentally friendly infrastructure.~~, inclusive and sustainable industrialization, and foster innovation for all the residents.~~

OBJECTIVE IWR4.1 ~~Promote Sustainable and Long-Lasting Infrastructure~~
The Village of Indiantown seeks to develop quality, reliable, sustainable~~,~~ and resilient infrastructure to support economic development and human well-being.

POLICY IWR4.1.1 ~~Efficient Building Techniques and Materials~~
The Village ~~of Indiantown~~ shall promote ~~inclusive and sustainable industrialization~~sustainable development by encouraging the use of energy efficient materials and building techniques.

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POLICY IWR4.1.2 ~~Retrofit and Upgrade Existing Infrastructure~~
The Village ~~of Indiantown~~ shall plan for and fund projects, where appropriate and feasible, that upgrade and retrofit infrastructure which is in disrepair or is obsolete.

POLICY IWR4.1.3 ~~Sustainable Development Incentives~~
The Village of Indiantown shall develop ~~facilitate sustainable and resilient infrastructure development in the Village through~~ incentive programs for developers who construct resilient infrastructure. ~~utilize this framework.~~ These incentives will be described in the Land Development Regulations.

~~**POLICY IWR4.1.4 Renewable Energy Sources**~~
~~The Village of Indiantown shall seek to partner with agencies, such as Florida Power and Light, to integrate solar projects into development within the community to create clean and renewable energy.~~

POLICY IWR4.1.4
The Village shall strive to build infrastructure that is resilient.

~~**OBJECTIVE IWR4.2 Innovative Vision**~~
~~The Village of Indiantown shall support innovative industrial diversification by providing residents, landowners, business owners, and potential developers access to information that supports the vision for the Village to build sustainable developments for generations to come to utilize and enjoy.~~

POLICY IWR4.~~2~~1.~~1~~5 ~~Connecting the Village Areas~~
The Village shall support positive economic, social and environmental links between urban and rural areas by strengthening development planning. The Village will seek opportunities for greenbelts and linear parks to serve as connections between varying land uses.

~~**POLICY IWR4.2.2 Public Education on Pollution**~~
~~The Village of Indiantown shall seek to partner with outside agencies to provide community education on the importance of each citizen to participate in the Village's goal to reduce pollution and improve the environment.~~

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POLICY IWR4.2.3 Water Conservation Plans & Education Programs

The Village shall cooperate with the South Florida Water Management District to implement and participate in water conservation activities and programs.

POLICY IWR4.2.4 Public Outreach on Water Conservation

The Village shall educate water users in the use of water conservation techniques by posting information on the Village's website.

OBJECTIVE IWR4.3 Low Impact Development

The Village of Indiantown's Land Development Regulations shall encourage low impact development practices that reduce the volume and rate of stormwater runoff from a site.

POLICY IWR4.3.1 Water Conservation Fixtures

New construction shall be encouraged to use water fixtures that efficiently distribute water in a manner that reduces overuse and promotes water conservation.

POLICY IWR4.3.2 Living Infrastructure

The Village shall include the use of Living Infrastructure in their capital projects and encourage private development to do the same.

1. Bioretention and rain gardens- shallow, vegetated areas that collect and absorb runoff from rooftops, sidewalks and streets. This practice mimics natural hydrology by infiltrating, evaporating and transpiring stormwater runoff.
2. Pervious pavement- permeable interlocking pavers, grass pavers, pervious concrete and porous asphalt manage stormwater by letting rain soak into the ground and thereby reducing runoff, preventing flooding and recharging groundwater.
3. Trees and Tree Canopies - the aboveground portion of a tree which helps to provide shade and absorb stormwater runoff and contribute to .
4. Planter Boxes- rain gardens with vertical walls and either open or closed bottoms that collect and absorb runoff from sidewalks, parking lots, and streets. They also have the benefit of contributing to streetscape beautification.
5. Low Impact Development – a land planning approach to manage stormwater runoff with the use of on-site natural features.

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~~6. Green Streets and Infrastructure – integrating vegetation into stormwater treatment such as street trees, permeable pavements and bioswales.~~
~~7. Rainwater Harvesting – collecting rainwater for reuse.~~
~~8. Natural Vegetation Landscaping – "Nature scaping" – landscape design which typically focuses on native plants conserve water, protect soil from erosion and provide food for many different animals including birds, pollinators and small animals .~~
~~9. Green Landscaping Practices – sustainable or eco-landscaping which nurture wildlife and reduce pollution.~~

GOAL IWR5 Solid Waste

The Village ~~will provide for provide~~ shall seek to ensure the clean, efficient, economical and environmentally sound management of solid waste.

~~(NOTE: At the time of this draft of the Comprehensive Plan, the Village of Indiantown outsources its solid waste collection to a solid waste provider through an interlocal agreement with Martin County Board of County Commissioners. – Reference Resolution 042-2018, adopted 9-13-18.)~~

OBJECTIVE IWR5.1 ~~Solid Waste Management~~

The Village of Indiantown, in cooperation with ~~a~~ Martin County and the solid waste provider shall facilitate the safe operation and maintenance of solid waste management facilities, in compliance with all stipulations and conditions of Florida Department of Environmental Protection (FDEP), as well as with other applicable local, state and federal regulations that protect water, soil and air quality.

POLICY IWR5.1.1 ~~Reduction of Solid Waste~~

The Village ~~of Indiantown~~ shall promote the reduction of solid waste by providing educational information on topics of source reduction such as:

1. Reusing products
2. Using repairable, refillable and durable products with the capacity for a long, useful lifespan
3. Reducing the use of single use plastics

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POLICY IWR5.1.2 ~~Protection of Natural Resources~~
The Village ~~of Indiantown~~ shall seek partnerships and coordination opportunities with state and federal departmental agencies to provide funding and educational resources in regard to waste source reduction, recycling options and alternative methods to keep the streets and waters of the Village ~~of Indiantown~~ clean.

POLICY IWR5.1.3 ~~Addressing Littering, Dumping and Yard Waste~~
The Village ~~of Indiantown~~ shall coordinate with agencies such as ~~the Department of Environmental Protection (~~FDEP~~)~~ and the ~~Environmental Protection Agency (~~EPA~~)~~ to provide educational opportunities on the negative multi-level effects that littering~~,~~ and pollution~~, and yard waste~~ have on the community as a whole.

POLICY IWR5.1.4 ~~Hazardous Waste~~
The Village ~~of Indiantown~~ shall coordinate with Martin County and the solid waste provider to provide education on the proper management and disposal of hazardous household wastes, medications, batteries and electronic devices. The Village shall coordinate with agencies and organizations as appropriate to seek out grants and technical assistance ~~programs such as the Department of Economic Opportunity's Household Hazardous Waste Collection Center~~ to ~~provide~~ support implementation of solid waste management programs and local household hazardous waste collection programs.

~~**POLICY IWR5.1.5 Individual Composting**~~
~~The Village of Indiantown shall coordinate with agencies such as Florida Cooperative Extension Services to provide community education on the importance of backyard composting, also known as "grass cycling," to decrease the amount of organic (yard and kitchen) waste that enters into and disrupts the effectiveness of water utility infrastructure.~~

OBJECTIVE IWR5.2 ~~Statewide Goal of 75% Recycling by 2020~~
The Village shall continue to support ~~Florida's a goal to recycle at least 75%~~ recycling as a strategy to reduce the quantity of solid waste sent to landfills. ~~by 2020 as referenced in Florida State Statute~~Section ~~403.7032, F.S "Recycling".~~

POLICY IWR5.2.1 ~~Adopt a Recycling Program~~
The Village shall coordinate with outside agencies to ~~develop new~~support and promote recycling development ~~programs~~ such as the Department of ~~Economic Opportunity's~~Environmental Protection's

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Recycling Business Assistance Center and the Florida Recycling Loan Program for individual business operators.

POLICY IWR5.2.2 ~~Waste Management Recycling Program~~
The Village shall pursue coordination with Martin County and the solid waste management provider in recycling efforts and increase educational opportunities on the benefits of recycling.

POLICY IWR5.2.3 ~~Addressing Recycling Contamination~~
The Village ~~seeks to~~shall coordinate with Martin County and the solid waste provider to provide educational programs and information to the public on the importance of keeping recycling clean of contamination in order to maximize the amount of recyclable materials that are able to be successfully recycled.

POLICY IWR5.2.4 ~~Public Recycle Bins~~
The Village seeks to coordinate with Martin County and the solid waste management provider in an effort to provide ample recycling bins and opportunities for recycling in easily accessible public spaces.

GOAL IWR6
The Village of Indiantown shall provide for adequate stormwater management.

OBJECTIVE IWR6.1
The Village's Land Development Regulations shall encourage low impact development practices that reduce the volume and rate of stormwater runoff from a site.

POLICY IWR6.1.1
The Village shall include the use of nature-based design in its capital projects and encourage private development to do the same. Examples include:

1. Bioretention and rain gardens- shallow, vegetated areas that collect and absorb stormwater runoff. This practice mimics natural hydrology by infiltrating, evaporating and transpiring stormwater runoff.
2. Pervious pavement- permeable interlocking pavers, grass pavers, pervious concrete and porous asphalt manage stormwater by letting rain soak into the ground and thereby reducing runoff, preventing flooding and recharging groundwater.

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3. Trees and Tree Canopies –provide shade and absorb stormwater runoff and contribute to streetscape beautification.
4. Low Impact Development – a land planning approach to manage stormwater runoff with the use of on-site natural features.
5. Green Streets and Infrastructure – integrating vegetation into stormwater treatment such as street trees, permeable pavements and bioswales.
6. Rainwater Harvesting – collecting rainwater for reuse.
7. Native Landscaping – native plants conserve water, protect soil from erosion and provide food for many different animals including birds, pollinators and small animals.

OBJECTIVE IWR6.2
The Village seeks to limit property damage and inconvenience to the public created by poor street drainage by implementing stormwater mitigation strategies throughout the Village.

POLICY IWR6.2.1
The Village shall provide educational opportunities for the public on the impacts of individual behavior and activities on the contamination of stormwater runoff.

POLICY IWR6.2.2
The Village shall contribute to the prevention of street and drainage flooding by encouraging sustainable flood prevention practices.

POLICY IWR6.2.3
To ensure that the Village maintains sufficient drainage, the following Level of Service standard shall be utilized: Peak flood stages less than the first (finished) floor elevation for a 100-year, 3-day flood event.

POLICY IWR6.2.4
The Village shall protect natural drainage and water filtration features in the Village by introducing innovative and cost-effective techniques that prevent and remove debris and pollution from waterways such as:

1. Nets attached to drainage pipes that collect debris in water as it flows out of the pipes.

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2. Increase the number of recycling and trash bins around the Village to make it convenient for the public to properly dispose of recyclables and trash.
3. Use stormwater devices such as baffle boxes, exfiltration trenches and sand filters.

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BONNIE LANDRY
&ASSOCIATES
Professional Planning Services

The Village of Indiantown

~~Draft~~ 2050 Comprehensive Plan

Housing Element

Goals, Objectives and Policies

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BONNIE LANDRY &ASSOCIATES Professional Planning Services

~~Purpose~~Introduction

The purpose of the Housing Element is to provide guidance for the development of safe, sanitary~~,~~ and affordable housing for all residents of the Village of Indiantown. In particular, the goals, objectives~~,~~ and policies contained in this element are intended to identify and address current and future deficits in the provision of moderate, low, and very low-income housing, group homes, foster care facilities~~,~~ and housing for those with special needs. In addition, this element is intended to provide guidance to public and private sector housing providers, as well as to the residents of the Village of Indiantown, regarding the redevelopment of existing neighborhoods, removal of substandard housing, relocation assistance~~,~~ and critical housing assistance programs.

~~DEFINITIONS AND ACRONYMS~~

~~**BEBR**-Bureau of Economic and Business Research, University of Florida~~

~~**FMR**- Fair Market Rent~~

~~**HOME**- HUD program: Home Investment Partnerships~~

~~**HUD**- U.S. Department of Housing and Urban Development~~

~~**International Code Council (ICC)** is an association that develops such model codes and standards used in the design, building, and compliance process to "construct safe, sustainable, affordable and resilient structures." The ICC publishes ICodes: a complete set of models comprehensive, coordinated building safety and fire prevention codes, for all aspects of construction, that have been developed by ICC members. All 50 states have adopted the I-Codes. The Florida Building Code incorporates all building construction related regulations for public and private buildings in the State of Florida other than those specifically exempted by Section 553.73, F.S.~~

~~**LHAP**- Local Housing Assistance Plan~~

~~**SHIP**-State Housing Initiative Partnership~~

~~**Affordable Housing** - means healthy and safe housing that people with moderate to very low incomes can live in without paying more~~

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than 30 percent of their household income (not including utility payments).

Extremely low income -Federal guidelines define an extremely low-income household as a household whose income is at less than 30% of the median income for the area

Very low-income - Federal guidelines define a very low-income household as a household whose income is at less than 50% of the median income for the area

Low income - Federal guidelines define a low-income household as a household whose income is between 50% and 80% of the median income for the area

Moderate income - Federal guidelines define a moderate-income household as a household whose income is between 80% and 120% of the median income for the

Workforce housing - means housing that is affordable to persons or families whose total household income does not exceed 140 percent of the area median income, adjusted for household size.

Standard housing - means housing that meets the regulations set forth in the guiding documents.

Substandard housing - means housing that does not meet regulations. Specifically it lacks complete plumbing or sanitary facilities for occupants; violates one or more jajor sections of the Florida Building Code but coulbe be rehabilitated for less than 50 percent of the property value. , but which could be economically repaired to meet regulations.

Dilapidated housing - means housing that does not meet regulations; could not be repaired economically to meet regulations; and should be demolished for health or safety reasons.

Substantional rehabilitation – means repair or restoration of a dwelling unit where the value of such repair or restoration exceeds 40 percent of the value of the dwelling.

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Housing cost burden - defined as the percent of a household's income that is used to pay for housing costs, is frequently used as a measure for determining whether housing is affordable. According to federal housing program guidelines, housing costs should not exceed 30 percent of a household's income in order to be considered affordable.

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~~**HOUSING** GOAL H1: IMPLEMENT A HOUSING PROGRAM~~

Allocate land area to accommodate a supply of housing responsive to the diverse housing needs of the existing and future population of the Village of Indiantown, and assist the private sector to responsively meet the demand for quality housing in neighborhoods protected from incompatible uses and served by adequate public facilities.

OBJECTIVE H1.1

The Village of Indiantown shall develop programs and strategies to achieve adequate and safe housing for current and future populations.

POLICY H1.1.1

The Village ~~of Indiantown~~ shall monitor and evaluate population and housing trends, including housing construction activity, annually.

POLICY H1.1.2

The Village ~~of Indiantown~~ Future Land Use Map shall designate adequate residential land to accommodate ~~anticipated~~ the medium population ~~growth~~ projections as published by the Florida Office of Economic and Demographic Research through the year ~~2028~~2040.

POLICY H1.1.3

The Village ~~of Indiantown's~~ Future Land Use Map shall allocate land resources that ~~shall~~ provide opportunities to accommodate a range of housing densities and structure types to accommodate current and future population needs. The Village Comprehensive Plan and Land Development Regulations shall include provisions for residential-only and mixed-use development land use and zoning classifications.

~~**POLICY H1.1.4**~~

~~The Village of Indiantown's Future Land Use Map shall provide opportunities for a range of housing densities and structure types to accommodate current and future population needs. The result of this plan includes provisions for residential-only classifications in the Future Land Use Map and the Land Development Regulations.~~

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~~**POLICY H1.1.5**~~

~~The Village of Indiantown shall coordinate a local housing program by partnering with private organizations and public agencies at all levels of government to seek to ensure that the underserved can access affordable housing. The Village of Indiantown shall also facilitate discussions with community partners to resolve related fiscal challenges which hinder families from receiving adequate housing.~~

POLICY H1.1.~~6~~4

The Village ~~of Indiantown~~ shall coordinate with private organizations and public agencies to provide technical assistance, information~~,~~ and referral services to the housing industry in order to maintain housing production enough to meet the projected housing market demand, particularly for affordable housing construction activities.

~~**POLICY H1.1.7**~~

~~The Village of Indiantown shall provide technical assistance, information, and referral services to the housing industry in order to maintain housing production sufficient to meet the projected housing market demand, particularly for affordable housing construction activities.~~

~~**POLICY H1.1.8**~~

~~The Village of Indiantown shall monitor housing construction activity.~~

POLICY H1.1.~~9~~5

The Village ~~of Indiantown will~~shall coordinate with the Florida Department of ~~Economic Opportunity~~Commerce, Department of Health~~,~~ and Department of Children and ~~Family Services~~Families regarding grant programs available to the ~~v~~Village ~~of Indiantown~~ for affordable housing, housing rehabilitation, and group home facilities in order to leverage local tax dollars.

POLICY H1.1.~~10~~6

The Village ~~of Indiantown~~ shall implement a coordinated housing program that will result in the construction~~,~~ or rehabilitation ~~and/or recycling or demolition~~ of the housing units needed to meet

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the objectives outlined for housing affordability and special needs.

POLICY H1.1.~~11~~7 ~~Addressing Public Infrastructure in the Capital Improvements Plan~~

The Village shall adopt and update annually a Five-Year Capital Improvements Plan that identifies needed improvements to public infrastructure in residential areas and that provides for funding and scheduled improvements.

POLICY H1.1.8

The Village Land Development Regulations shall include provisions for smaller lots and reduced setback requirements where appropriate for established neighborhoods in efforts to maintain the small-town charm. This provision is contingent upon the availability of public access for fire protection.

POLICY H1.1.9

The Village shall continue to promote a variety of housing choices which capitalize on existing infrastructure and public services. This shall be accomplished through coordination with the private sector, Martin County and the Treasure Coast Regional Planning Council. The Village Land Development Regulations shall include strategies that encourage planned development projects, clustered townhomes, apartment units, guest houses and mixed use as appropriate to diversify housing options.

POLICY H1.1.10

The Village Land Development Regulations shall include a provision to permit accessory dwelling units in outbuildings such as converted garages, new detached additions to existing homes or attached additions to existing homes.

POLICY H1.1.11

The Village Land Development Regulations shall provide design and building standards for mobile and manufactured home developments. These standards will provide for an adequate number of sites in areas outside flood zones and the hurricane storm surge zone. In order to promote a consistent pattern of residential land uses and protect property values within the Village, mobile homes will be

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allowed in specified residential categories in mobile home developments which may be rent parks, cooperatives, condominiums or subdivisions. Pursuant to Chapter 320, F.S., all local requirements will be reasonable and uniformly applied and enforced. Requirements may include appearance standards to ensure compatibility of appearance within a neighborhood.

OBJECTIVE H1.2 ~~Historically Significant Housing~~

The Village of Indiantown shall preserve and enhance ~~their~~ its heritage and character through the protection of historically significant housing.

~~**POLICY H1.2.1 Preservation of Indiantown's Historic Housing**~~

~~The Village of Indiantown shall encourage and cooperate with historic preservation efforts to develop and promote public programs and resources which increase awareness of historic places and cultural and historical activities.~~

POLICY H1.2.2~~1~~1 ~~Land Availability for Relocation~~

The Village ~~of Indiantown~~ shall ~~pursue making land available for~~support and assist with the relocation of historically significant ~~buildings~~ housing threatened by redevelopment, where feasible. The Village shall also encourage establishment of local historic districts and landmark designation as resources permit.

POLICY H1.2.3~~2~~2 ~~Adaptive Reuse~~

The Village shall ~~adopt a policy or policies in the Land Development Regulations to~~ encourage ~~property~~ owners of historically significant housing to ~~actively use~~maintain their ~~historical properties for homes, offices, museums, or other uses appropriate to the preservation of the building~~residential use. The ~~regulations shall seek to ensure that~~ Village ~~policies do~~shall not unduly restrict a property owner from active use of an historic property whose historic values have been preserved or restored.

POLICY H1.2.4~~3~~3 ~~Support to Owners~~

The Village shall encourage property owners of historically significant housing to seek preservation assistance through supportive educational programs, tax abatement~~,~~ and assistance

with state and/or national listing application processing as applicable.

POLICY H1.2.5~~4 Volunteer Incentives~~

Through its Land Development ~~Code~~Regulations, the Village shall continue to encourage historic housing preservation through voluntary means and incentives.

~~**POLICY H1.2.6 Preserving Small-Town Charm**~~

~~The Village of Indiantown Land Development Regulations shall include provisions for smaller lots and lessor setback requirements for established neighborhoods in efforts to maintain the small-town charm. This provision is contingent upon the availability of public access for fire protection.~~

OBJECTIVE H1.3

The Village of Indiantown shall coordinate and use transportation planning to ensure that affordable housing, higher density housing and housing for special groups are accessible to current and future public transportation programs or transit systems.

POLICY H1.3.1

Residential development and design shall be compatible in scale, type and density to adjacent roadway functional classifications.

~~HOUSING~~ GOAL H2~~ FACILITATE AFFORDABLE HOUSING~~

The Village of Indiantown shall seek to ensure the provision of adequate residential sites and housing opportunities that are structurally and environmentally sound in sufficient quantities to accommodate ~~the~~ affordable housing ~~needs of~~for current and anticipated future very-low-income to moderate-income persons and families.

OBJECTIVE H2.1~~ Administrative Efforts to Promote Sustainable Affordable Housing~~

The Village shall, to the maximum extent ~~that is~~ financially feasible, enact policies to facilitate self-sufficiency of very-low~~-income~~ to moderate-income residents by creating processes and

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incentives for affordable housing projects to minimize the need for additional local services.

POLICY H2.1.1

The Village ~~of Indiantown~~ shall establish an affordable housing program by the year ~~2021~~2031. This comprehensive program will include but not be limited to establishing policies and procedures, collaborating with community partners, establishing a citizen advisory committee, supporting and assisting non-profit housing providers and seeking grant funding through local, state and federal funding sources.

~~**POLICY H2.1.2 Affordable Workforce Housing**~~

~~The Village of Indiantown shall define affordable housing according to Florida Statute 380.0651 (3) (h): "Affordable workforce housing" means housing that is affordable to a person who earns less than 120 percent of the area median income, or less than 140 percent of the area median income if located in a county in which the median purchase price for a single-family existing home exceeds the statewide median purchase price of a single-family existing home. For the purposes of this paragraph, the term "statewide median purchase price of a single-family existing home" means the statewide purchase price as determined in the Florida Sales Report, Single-Family Existing Homes, released each January by the Florida Association of Realtors and the University of Florida Real Estate Research Center.~~

POLICY H2.1.~~3~~2

The Village ~~of Indiantown~~ shall explore partnerships with the private sector to improve and expand the efficiency of the affordable housing delivery system.

POLICY H2.1.~~4~~3

The Village ~~of Indiantown~~ shall ~~establish an internal~~periodically review and publish a list of ~~process for~~ Village-owned ~~sites~~ properties that would be suitable for the development of ~~workforce~~ affordable housing ~~to established and structured income levels~~, as required in Section 166.0451, F.S.

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~~**POLICY H2.1.5**~~

~~The Village of Indiantown shall continue to promote a variety of housing choices which capitalize on existing infrastructure and public services. This shall be accomplished through a coordination with the private sector, Martin County and the Treasure Coast Regional Planning Council. The Village of Indiantown Land Development Regulations shall include strategies that encourage planned development projects, clustered townhomes, apartment units, guest houses and mixed use.~~

POLICY H2.1.~~6~~4 ~~Barriers to Affordable Housing~~

The Village ~~of Indiantown~~ shall establish and maintain procedures to remove administrative barriers to affordable housing. The Village ~~of Indiantown~~ shall, on a regular basis, evaluate ~~the Village of Indiantown's~~ policies and procedures, the Comprehensive Plan and the Land Development Regulations to seek to ensure opportunities for affordable housing.

POLICY H2.1.~~7~~5 ~~Permitting Process~~

The Village ~~of Indiantown~~ shall continuously examine ways to streamline the permitting process for building or maintaining affordable housing.

POLICY H2.1.~~8~~6 ~~Minimizing Cost and Delays~~

The Village ~~of Indiantown~~ shall offer incentives for public and private providers of affordable housing developments such as ~~"fast pass"~~expedited permitting and a discounted building fee schedule.

~~**POLICY H2.1.9 Establish Quality of Housing Standards**~~

~~The Village of Indiantown shall establish standards for the minimum acceptable level of quality for housing in the Land Development Regulations.~~

POLICY H2.1.~~10~~7 ~~Job Training, Job Creating and Economic Solutions~~

The Village ~~of Indiantown~~ shall seek partnerships with public, nonprofit and private ~~agencies~~ organizations for funding and/~~or~~ educational resources to provide job training and workforce skills to the community, as a complement to assisted affordable housing.

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POLICY H2.1.~~11~~8 ~~Locating Low-Income Housing~~

The Village ~~of Indiantown~~ Future Land Use Map shall integrate areas of affordable housing throughout the various residential and mixed-use land use categories to avoid a concentration of affordable housing units in a specific area of the jurisdiction. The Village ~~of Indiantown will~~ shall also consider, when locating potential affordable home projects, their proximity to public facilities, recreational opportunities, centers for healthcare and employment centers.

POLICY H2.1.~~12~~9 ~~Lender Coordination~~

The Village shall coordinate with lending agencies in order to provide the necessary financing mechanisms to make standard housing affordable to all current and future residents.

POLICY H2.1.~~13~~10 ~~Protection of Existing Affordable Housing~~

The Village ~~of Indiantown will~~shall explore strategies to increase the inventory of affordable housing. All strategies to accomplish this policy shall comply with the Florida Building Code and shall protect the public health, safety and welfare of the residents. ~~The Village of Indiantown's Land Development Regulations shall include a provision to permit accessory dwelling units in outbuildings such as converted garages, new detached additions to existing homes or attached additions to existing homes.~~

~~**POLICY H2.1.14 Reduce Housing Discrimination and Provide Housing Opportunities**~~

~~In order to expand the number and types of opportunities for affordable housing, the Village of Indiantown will encourage the new construction of affordable housing by providing incentives to the private, nonprofit and public sector. This policy shall be accomplished by continually reviewing and revising the Village of Indiantown's guiding documents and developing policies that encourage housing opportunities for all Village residents.~~

POLICY H2.1.11

The Village shall coordinate a local housing program by partnering with private organizations and public agencies at all levels of government to seek to ensure that the underserved can access affordable housing. The Village shall also facilitate discussions

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with community partners to resolve related fiscal challenges which hinder families from affording adequate housing.

~~**OBJECTIVE H2.2 Coordinate Housing Type and Location with Transportation**~~

~~The Village of Indiantown shall coordinate and use transportation planning to assure that affordable housing, higher density housing, and housing for special groups are accessible to future public transportation programs or transit systems.~~

~~**POLICY H2.2.1 Transportation Programs**~~

~~The Village of Indiantown shall make available information and brochures regarding any transportation assistance programs available to the elderly, disabled, or transportation-disadvantaged.~~

~~**POLICY H2.2.2 Integration of Residential Design with Transportation Plans**~~

~~Residential development and design shall be compatible in scale, type and density to adjacent roadway functional classifications.~~

~~**POLICY H2.2.3**~~

~~All housing projects receiving funding from the Village of Indiantown shall be encouraged to use Universal Design features in their construction to facilitate "aging in place."~~

~~**POLICY H2.2.4**~~

~~The Village of Indiantown shall seek to encourage landlords to offer accessible housing for the disabled.~~

~~**Housing Goal**~~**GOAL H3** ~~**Housing for All Residents**~~

The Village of Indiantown shall seek to ensure the adequate provision of residential sites to accommodate the needs of its diverse population. To that end, the Village will seek housing opportunities that are structurally and environmentally sound with a particular focus upon its most vulnerable populations~~(~~, such as persons with special needs, those in foster care, residents sixty (60) years and older, the homeless and displaced.~~)"~~

OBJECTIVE H3.1 ~~Administrative Efforts to Promote Diverse Housing Choices~~

The Village shall, to the maximum extent that is financially feasible, enact policies to facilitate housing choices for its diverse population by creating processes and incentives for providing housing to residents with special housing needs to minimize the need for additional local services.

POLICY H3.1.1 ~~Group Homes~~

The Village ~~of Indiantown~~ shall provide for the use of group homes in the Land Development Regulations in order to facilitate self-sufficiency for residents with special needs. ~~"Group home" means a facility licensed by the Florida Department of Health and Rehabilitative Services to provide a living environment for unrelated residents who operate as the functional equivalent of a family, including such supervision and care as may be necessary to meet the physical, emotional and social needs of the residents.~~

POLICY H3.1.2 ~~Homes for Persons 60 Years and Older~~

The Village ~~of Indiantown~~ shall promote a healthy community by providing for "~~A~~aging in ~~P~~place" in residential development designs by allowing a mix of housing types and housing units that consider visitability criteria and encourage Universal Design. All housing projects receiving funding from the Village specifically shall be encouraged to use Universal Design features in their construction to facilitate aging in place.~~Universal design is a strategy, promoted by the American Association of Retired Persons (AARP), aimed at improving the safety and utility of housing for all people, including older adults and people with disabilities.~~

POLICY H3.1.3

The Village ~~of Indiantown will~~shall provide for the use of adult congregate living facilities (ACLFs) in the Land Development Regulations in order to facilitate self-sufficiency~~ for residents who are 60 years and older~~. ~~The Village of Indiantown shall coordinate with the Martin County Tax Collector to provide a property tax exemption on home renovations which are completed to provide a dwelling unit for a family member who is 60 years old and older.~~

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POLICY H3.1.4 ~~Foster Homes~~

The Village ~~of Indiantown will~~shall provide for the use of foster homes and foster care facilities in the Land Development Regulations in order to facilitate housing for children or adults needing foster care. ~~"Foster home" or "foster care facility" means a facility licensed by the Florida Department of Health and Rehabilitative Services to house four or fewer children or adult foster residents in a family environment, including such supervision and care as may be necessary to meet the physical, emotional and social needs of the residents.~~

~~POLICY H3.1.5 Mobile and Manufactured Homes~~

~~The Village of Indiantown's land development regulations shall provide design and building standards for mobile and manufactured home developments. These standards will provide for an adequate number of sites in areas outside flood zones and the hurricane storm surge zone. In order to promote a consistent pattern of residential land uses and protect property values within the Village of Indiantown, mobile homes will be allowed in specified residential categories in mobile home developments which may be rent parks, cooperatives, condominiums or subdivisions. Pursuant to F.S. Ch. 320, all local requirements will be reasonable and uniformly applied and enforced. Requirements may include appearance standards to ensure compatibility of appearance within a neighborhood. Displaced mobile home residents who are deemed eligible for assistance programs for very-low-income to moderate-income persons shall be included as potential recipients when/if the Village of Indiantown applies for State, Federal, or other housing assistance programs for very-low-income to moderate-income occupants.~~

POLICY H3.1.~~6~~5 ~~Relocation Housing~~

The Village ~~of Indiantown~~ shall coordinate with state and federal agencies to provide relocation assistance to persons that are permanently displaced by certain governmental actions as further described in ~~F.S. §~~Section 421.55, F.S.

POLICY H3.1.~~7~~6

The Village ~~of Indiantown~~ shall collaborate with local nonprofit organizations to assist families or individuals who may be

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displaced as the result of code enforcement activities in order to seek to ensure that families or individuals have full opportunity to occupy suitable replacement housing that is adequate to their needs.

POLICY H3.1.7

Displaced mobile home residents who are deemed eligible for assistance programs for very-low-income to moderate-income persons shall be included as potential recipients when/if the Village applies for state, federal or other housing assistance programs for very-low-income to moderate-income occupants.

POLICY H3.1.8

The Village shall seek to encourage landlords to offer accessible housing for the disabled.

POLICY H3.1.9

The Village shall coordinate with the Martin County Tax Collector to provide a property tax exemption on home renovations which are completed to provide a dwelling unit for a family member who is 60 years old or older.

~~HOUSING~~ GOAL H4 ~~Substandard Housing~~

The Village of Indiantown shall implement activities and programs that eliminate and prevent substandard and dilapidated housing conditions and promote sustainable design and construction.

~~Objective~~ OBJECTIVE H4.1

The Village of Indiantown shall continue to administer and enforce housing and land use codes to promote improved housing stock, correct substandard housing and eliminate ~~substandard~~ dilapidated housing. The Land Development Regulations ~~will~~ should include structural and aesthetic standards for residential structures.

POLICY H4.1.1 ~~Housing Standards~~

The Village ~~of Indiantown~~ shall enforce the Florida Building Code ~~(6th Edition of December 31, 2017)~~ (8th Edition - December 31, 2023) for new and renovation construction projects. ~~The Florida Building Code governs the design, construction, repair and demolition of~~

~~public and private buildings, structures and facilities in the State. The Florida Building Code draws upon national model building codes and national consensus standards which are amended where necessary for Florida's specific needs.~~ Affordable housing developments must comply with these provisions.

POLICY H4.1.2 ~~Substandard Housing~~

The Village ~~of Indiantown~~ shall require the maintenance of standard housing and, if needed, require corrective action where substandard structures exist or come into existence. The Village ~~of Indiantown~~ shall seek enforcement of zoning, landscaping, energy, plumbing, electrical and other related codes through the Special Magistrate as appropriate. The Village ~~of Indiantown~~ shall administer an active program of code enforcement program that will attempt to contact owners of substandard housing units to communicate necessary corrective actions and to inform property owners of available federal, state~~,~~ and local housing assistance programs for housing rehabilitation.

POLICY H4.1.3 ~~Replacement of Substandard Dwelling Units~~

The Village shall actively pursue ~~S~~state, ~~F~~federal~~,~~ or other non-Village funding to repair or replace substandard dwelling units with standard housing units for very-low-income to moderate-income occupants. Where feasible, the Village shall pursue the public ~~use or~~ purchase of land vacated by the demolition of dilapidated housing to serve as sites for replacement housing for very-low-income to moderate-income occupants.

POLICY H4.1.4 ~~Removal of Blight~~

The Village ~~of Indiantown~~ shall administer an active code enforcement program to identify and require repair or demolition of all dilapidated housing units (determined to be unsafe, unfit for human occupancy). Structures not repaired or demolished within a reasonable time may be removed by the Village ~~of Indiantown~~ at the owner's expense. The cost of demolition shall be the property owner's responsibility.

~~OBJECTIVE H4.2 The Condition of Existing Housing~~

~~The Village shall continue to monitor the condition of existing housing and support policies which act to eliminate the number of~~

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~~substandard dwelling conditions either by prevention, restoration or demolition.~~

POLICY H4.~~2~~1.~~1~~5 ~~Prevention of Substandard Dwelling Conditions~~
The Village ~~of Indiantown will facilitate~~shall promote where feasible home repair educational programs throughout the community to help residents and owners understand the ~~Village of Indiantown regulations~~Florida Building Code and to teach simple skills and techniques that empower individuals to make their own home repairs.

~~**POLICY H4.2.2 Recycling of Older Homes**~~
~~The Village will encourage redevelopment and recycling of older homes to maximize the creation of affordable housing, stabilize neighborhoods and provide a broad mix of housing types.~~

OBJECTIVE H4.3 ~~Guiding Growth Towards Economic and Environmental Sustainability~~
To the maximum extent financially feasible, the Village shall provide policies for guiding the development and redevelopment of housing towards economic and environmental sustainability.

POLICY H4.3.1 ~~Renewable Energy Building Materials~~
The Village ~~of Indiantown~~ shall promote the use of conservation, solar~~,~~ and other renewable sources of energy supply for housing development in the Village. ~~This objective will begin upon formal adoption of the plan and will be met throughout the planning period.~~

POLICY H4.3.2 ~~L.E.E.D. Principles and Florida Green Building Coalition Building Standards~~
The Village ~~of Indiantown will~~ shall encourage developers to use the U.S. Green Building Council's Leadership in Energy and Environmental Design (LEED) principles or the Florida Green Building Coalition's Green land development and building standards when accommodating the housing needs of the current and anticipated future residents.

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POLICY H4.3.3 ~~Reducing Greenhouse Gas Emissions~~

Through incentives, which may include expedited development review ~~fast tracking~~, permit fee rebates, impact fee deferrals and administrative variance, the Village ~~of Indiantown~~ shall encourage LEED, Florida Green Building Coalition's Green land development and building standards or other ~~"Green" certified buildings~~similar sustainable design certification programs for residential development. ~~through methods including, but not limited to:~~

~~• Heat Island reduction.~~

~~• Use of local materials, certified sustainable wood products and/or highly recycled content products.~~

~~• Energy efficient equipment/fixtures.~~

~~• Water saving fixtures.~~

~~• Waste management and recycling.~~

~~• Pervious paver alternatives.~~

~~• Rainwater harvesting.~~

~~• Solar and wind energy provisions~~

POLICY H4.3.4

The Village shall encourage the redevelopment, repair and reuse of older homes to maximize the creation of affordable housing, stabilize neighborhoods and provide a broad mix of housing types.

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BONNIE LANDRY
&ASSOCIATES
Professional Planning Services

The Village of Indiantown

2050 Comprehensive Plan

Recreation and Open Space Element

Goals, Objectives and Policies

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~~Purpose~~Introduction

The purpose of the Recreation and Open Space Element is to ensure adequate recreational opportunities for the ~~citizens~~ residents of ~~The~~ the Village of Indiantown through the provision of a comprehensive system of public and private park facilities and open space sites. These facilities may include, but are not limited to, natural reservations, parks and playgrounds, trails, and public access to open spaces, and waterways.

~~The purpose of the Recreation and Open Space Element is to plan for a comprehensive system of public and private recreation and open space sites which are available to the public (Florida Administrative Code (Section 9J5.014)). Open space shall be defined as any parcel or area of land set aside, dedicated, designated or reserved for the use and enjoyment of the property owners and/or general public. Typical uses of common open space include, but are not limited to, recreation, parks, resource protection and conservation, wetlands, storm water ponds, undeveloped land, and landscape buffers. Common open space areas may include such complementary structures and improvements as are necessary and appropriate as approved by the Village Council. In no case shall common open space include required parking areas, existing or proposed road right-of-way, drainage ditches, or plazas/hardscapes.~~

The Recreation and Open Space Element is the long-range plan for how the Village of Indiantown will provide a high-quality system of parks, open space, recreational facilities and programs and to meet future projected demands and recreation trends. Open space, parks~~,~~ and recreation are interconnected to other elements of the Comprehensive Plan. Beyond the provision of leisure and recreational activities, quality parks and recreation programs foster economic benefits by promoting tourism~~,~~ and ~~revitalizing~~ revitalize communities by creating safer, more desirable neighborhoods. Community open spaces expand cultural ties through the provision of public art and the celebration of historic venues by providing a unique sense of place for the community; all of which promotes civic pride and engagement and provides a benefit to the Village of Indiantown. Parks and open space support

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sustainability efforts through the protection and preservation of natural resources. Recreational opportunities promote healthier lifestyles and improve the mental and physical wellbeing of the residents and visitors.

The Village of Indiantown is a diverse community whose fabric is a rich blend of cultures, ages, and both seasonal and year-round residents and visitors. ~~While t~~The diverse needs, interests~~,~~ and experiences of the Village of Indiantown, ~~it also provides~~provide challenges on how to best to serve the varied needs and desires of all residents. To ensure that a priority for a high quality of life remains for current and future generations, it is necessary that the parks, recreation~~,~~ and open spaces system continually addresses the growing population, ~~and~~ demographic changes~~,~~ and changes in cultural trends and interests.

~~DEFINITIONS AND ACRONYMS~~

~~**Open Space** - any open piece of land that is undeveloped (has no buildings or other built structures) and is accessible to the public.~~

~~**Park** - area of natural, semi-natural or planted space set aside for human enjoyment and recreation or for the protection of wildlife or natural habitats~~

~~**SCORP** - (Statewide Comprehensive Outdoor Recreation Plan) - Provided by the Florida Department of Environmental Protection (FDEP), Division of Recreation and Parks, this plan provides standards for parks in the State of Florida. The FDEP is directed by the Florida Legislature to cooperate with state and federal agencies, private organizations and commercial and industrial interests in the promotion of a statewide outdoor recreation system. Pocket Parks - Pocket parks are intended to provide children's playgrounds and passive areas within close proximity to residences. Pocket parks are intended to serve areas where there is insufficient demand to justify a neighborhood park. Specifically, they will be used to serve areas with average densities below 1,000 persons within a ½ mile radius.~~

~~**Neighborhood Parks** - Neighborhood parks are intended to provide activities that, overall, are used more frequently and have a shorter duration of use. They should be located close to the area~~

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served. Neighborhood parks are typically smaller and are not highly visible from main roadways. They usually provide little to no parking and are typically used most heavily by the immediate surrounding neighborhood.

Community Parks - Due to the larger size, community parks can provide a larger variety of active and passive recreation opportunities, as well as, the same functions of a neighborhood park. They should be centrally located to serve the largest population within the community and should be located on an arterial or collector street. Since they accommodate more intensive recreation activities, buffering from adjacent residences should be considered. Community parks typically serve a larger community and often times will contain a community center. These parks are typically larger in size, more visible to passers-by, and are frequented by users from further away who may actually drive to use the park.

Recreation Space - For the purpose of Level of Service, "recreation space" means publicly owned space that is open to the publical. It does not include lands such as private golf courses or marinas.

Special Use Facilities - In many cases, recreation is a secondary function. Some of the uses that fall into this classification include resource-based parkland and schools. Multi-Use Bike/Pedestrian Trail - Trails are designed to provide walking, bicycling and other non-motorized means of linking various parts of the community. To be distinguished from unimproved paths, trails shall contain at least 6 feet width of stabilized base.

Regional Parks-Regional parks are large, highly visible parks. They service the County and communities outside of the County. They are typically commuted to by users from all over the County and beyond for use of their specific facilities such as baseball fields, tennis courts, RV Campground, golf course or other specific amenities. They typically offer a wide variety of activities and amenities for a large range of user types.

Private/Public Golf Course-a golf course which is privately owned but open to the general public.

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~~Goals~~

~~1. Recreation~~

~~The Village of Indiantown shall provide an exemplary system of recreational programs, sites and facilities. These facilities will be appropriately sized and designed considering their context and will be convenient to citizens of all age, social and economic groups.~~

~~2. Open Space~~

~~The Village of Indiantown shall provide an exemplary system of green space and open spaces.~~

~~3. Healthy Living~~

~~The Village of Indiantown shall provide opportunities for its residents to experience active and healthy lifestyles.~~

~~4. Clean Environment~~

~~The Village of Indiantown shall increase and promote recycling in its recreation and open spaces.~~

~~5. Funding for Parks and Open Space~~

~~The Village of Indiantown shall seek to ensure that programs and facilities for parks and open space are adequately funded.~~

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~~GOALS, OBJECTIVES AND POLICIES~~

GOAL R1~~ Recreation~~

The Village of Indiantown shall provide an exemplary system of recreational programs, sites and facilities. These facilities will be appropriately sized and designed considering their context and will be convenient to citizens of all age, social and economic groups.

OBJECTIVE R1.1~~:~~

The Village of Indiantown shall meet the growing demand for recreation by providing suitable sites, facilities and programs for those who live ~~and work~~ in the Village of Indiantown.

POLICY R1.1.1

The Village ~~of Indiantown~~ shall maintain recreational and open space lands to adequately meet the needs of current and future residents, which will be measured by adopted recreation ~~level~~Level ~~-~~ of ~~-~~ ~~service~~ Service standards.

POLICY R1.1.2~~ Level of Service (LOS)~~

The Village ~~of Indiantown~~ shall maintain a system~~-~~wide average of 5 acres of recreation space per 1,000 residents.

POLICY R1.1.3

The Village ~~of Indiantown~~ shall continually evaluate recreational sites and programs to identify any unmet needs. During this evaluation process, the Village ~~of Indiantown~~ shall provide an opportunity for public input.

POLICY R1.1.4

The Village ~~of Indiantown~~ shall ~~develop~~ maintain a long-range plan for parks which will recommend the future location of more recreational facilities.

POLICY R1.1.5

The Village ~~of Indiantown~~ shall continue to maintain ~~establish~~ a citizen's advisory committee ~~(by 2022)~~ to secure citizen involvement regarding public park and recreation decisions including evaluating sites to be included in the Village's long-

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range plan for parks. The citizen's advisory ~~board~~ committee shall meet on a regular basis to:

a) Evaluate the maintenance of existing sites, facilities~~,~~ and programs
b) Recommend the expansion or retraction of recreational facilities and programs
c) Evaluate the capital needs required to maintain the Village's recreational Level of Service
d) Provide input to the Village ~~of Indiantown's~~ five-year Capital Improvements Plan

POLICY R1.1.6
As resources permit, the Village ~~of Indiantown~~ shall monitor and pursue opportunities to make more waterfront land available for public recreational use.

OBJECTIVE R1.2
The Village of Indiantown shall improve public access to recreational opportunities.

POLICY R1.2.1
The Village ~~of Indiantown~~ shall preserve public access to St. Lucie Canal waterfront areas by protecting public ownership of street rights-of-way.

POLICY R1.2.2
As resources permit, the Village ~~of Indiantown~~ shall inventory road rights-of-way that dead-end at the St. Lucie Canal waterfront ~~or other permanent barriers, or otherwise those which are not expected to be developed into streets~~ for the purpose of installing pathways to the waterfront.

POLICY R1.2.3
The Village ~~of Indiantown~~ shall collaborate with Martin County Public Transit and the Martin Metropolitan Planning Organization to promote inclusion of bus route stops serving the Village ~~of Indiantown~~'s recreational sites ~~on the system's bus routes~~ thereby increasing the public's access to recreational sites.

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POLICY R1.2.4

The Village ~~of Indiantown~~ shall design park, recreation~~,~~ and open space facilities in accordance with the Americans with Disabilities Act requirements and equip playground areas with accessible equipment.

POLICY R1.2.5

All public parks and recreational facilities in the Village shall be accessible to all citizens, regardless of their age or ability. Parks in the Village ~~of Indiantown will~~ shall be designed to meet the requirements of the American with Disabilities Act by providing accessible parking spaces and barrier-free entrances and pathways.

POLICY R1.2.6

The Village ~~of Indiantown~~ shall complete an annual inventory of existing recreation facilities that are accessible to the disabled. If the inventory reveals deficiencies in the number of Village-owned recreation facilities for the disabled, the Village ~~of Indiantown~~ shall plan appropriate improvements and funding within its capital improvements program to remedy the deficiency.

POLICY R1.2.7

The Village shall identify and reduce the number of cultural and architectural barriers in existing facilities.

OBJECTIVE R1.3 ~~Maintaining Existing Parks~~

The Village of Indiantown shall ~~initiate~~ continue a maintenance program for park facilities located within its boundaries.

POLICY R1.3.1

The Village ~~of Indiantown~~ shall coordinate a maintenance program for parks located in the Village ~~of Indiantown~~ with staff, private contracts and/or interlocal agreement(s) with Martin County.

POLICY R1.3.2

The Village shall maintain existing park lands through the use of proper management and funding techniques. The Village shall ensure that park lands are well managed and well maintained, designed to

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promote public safety and to discourage crime, and are accessible and convenient for park patrons.

GOAL R2 ~~Open Space~~

The Village of Indiantown shall provide an exemplary system of green space and open spaces.

OBJECTIVE R2.1

The Village of Indiantown shall maximize the preservation, enjoyment~~,~~ and accessibility of natural open spaces, especially those along the waterfront.

POLICY R2.1.1

The Village ~~of Indiantown's~~ Land Development Regulations shall include preservation standards in order to preserve municipally owned environmentally sensitive lands. These standards will be based in part on locally determined criteria.

POLICY R2.1.2

The Village ~~of Indiantown~~ shall seek funding for projects that increase public access to St. Lucie Canal waterfront views and publicly accessible fishing opportunities such as piers and/or river walks on public and private lands.

POLICY R2.1.3

The Village ~~of Indiantown's~~ Land Development Regulations shall include incentives for development applications that provide public open space areas that preserve views, vistas~~,~~ and/or native vegetation.

~~**POLICY R2.1.4 Resource Management Areas**~~

~~Resource management areas are large, resource-based areas that serve two or more communities or counties and are recognized for their significant contribution to local outdoor recreation. The Village of Indiantown shall have an optimal level of service (LOS) of 20 acres for each 1,000 population. This LOS shall not be required for concurrency purposes as these areas are outside of the management of local government. Resource Management Areas (depicted in the map series for this element) include critical~~

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~~habitats, marine sanctuaries, national parks, nature conservancy lands, national parks and wildlife refuges. Typical facilities provided at a resource management area include water-based recreation, camping areas, nature trails, and other facilities not requiring intensive development.~~

POLICY R2.1.4

The Village shall maintain open space areas and remove invasive and nuisance vegetation from protected native habitats and conservation areas.

POLICY R2.1.5

The Village shall design park and open spaces to preserve stands and clusters of healthy native trees and healthy mature trees and shall require planting of appropriate and storm-resilient species.

OBJECTIVE R2.2

~~Preservation and increase of open space.~~

The Village of Indiantown shall maintain or increase the acreage of publicly accessed open space, ~~. The Village of Indiantown shall promote preservation of~~ including environmentally sensitive lands preserved for passive recreation uses.

POLICY R2.2.1

~~The Village of Indiantown shall encourage the preservation of environmentally sensitive land.~~ The Village ~~of Indiantown~~ shall ~~coordinate~~ seek opportunities to acquire land for public open space that will be protected and maintained in perpetuity.

POLICY R2.2.2

~~The Village of Indiantown shall require that environmentally sensitive lands acquired by the Village to be set aside for preservation will receive a Future Land Use designation of Conservation.~~ The Village shall designate all lands acquired by the Village for public recreational use with the Recreational Future Land Use designation.

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POLICY R2.2.3

The Village ~~of Indiantown~~ shall not divert existing park land to other non-park, non-recreational or non-cultural uses except in cases of overriding public interest. In addition, a super majority vote of no less than four (4) members of the Village Council shall be required to convert publicly owned park land to other uses. In such circumstances the Village of Indiantown shall also adopt a plan that identifies equivalent new parks or park site relocation.

~~**POLICY R2.2.4**~~

~~A super majority vote of no less than four (4) members of the Village of Indiantown Council shall be required to convert publicly owned park land to other uses. In such circumstances the Village of Indiantown shall also adopt a plan that identifies equivalent new parks or park site relocation.~~

~~**POLICY R2.2.5**~~

~~The Village of Indiantown shall maintain existing park lands through the use of proper management and funding techniques. The Village of Indiantown shall assure that park lands are well managed and well maintained, designed to promote public safety and to discourage crime, and are accessible and convenient for park patrons.~~

~~**POLICY R2.2.6**~~

~~The Village of Indiantown shall maintain open space areas and remove invasive, and nuisance vegetation from protected native habitats and conservation areas.~~

~~**POLICY R2.2.7**~~

~~The Village of Indiantown shall evaluate the implementation of green infrastructure, including parks and native plants, to capture and retain storm water and encourage on-site retention.~~

POLICY R2.2.~~8~~4

The Village ~~of Indiantown's~~ Land Development Regulations shall include a requirement that new developments within the urban core will provide and maintain publicly accessible civic open space and associated features to enrich the urban environment.

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~~**POLICY R2.2.9**~~

~~The Village of Indiantown shall explore locations for bio-swales and native plants, including their use in pocket parks as part of a flood-control management system.~~

~~**POLICY R2.2.10**~~

~~The Village of Indiantown shall prioritize the use of a reclaimed water system to all parks.~~

~~**POLICY R2.2.11**~~

~~The Village of Indiantown shall design park and open spaces to preserve stands and clusters of native trees, mature trees, and require planting of appropriate and storm-resilient species.~~

POLICY R2.2.~~12~~5

The Village ~~of Indiantown~~ shall coordinate with local, state and federal agencies to develop a Greenways Trail System that provides the public opportunities to access a safe and convenient trail system in the Village~~ of Indiantown~~. This system should incorporate public lands, right of way, easements on private lands~~,~~ and open space designated lands to achieve this goal. The trail system ~~will~~ shall connect to the maximum extent ~~possible~~ feasible existing and future residential areas to employment, education~~,~~ and activity centers.

~~**OBJECTIVE R2.3 History and Culture**~~

~~The Village of Indiantown shall support natural, historical and cultural resource management to seek to ensure high quality outdoor recreation experiences for the Village's residents and visitors.~~

~~**POLICY R2.3.1**~~

~~The Village of Indiantown's Land Development Regulations shall include best practices that seek to ensure sustainable use of recreational and open space land.~~

~~**POLICY R2.3.2**~~

~~The Village of Indiantown shall promote restoration and rehabilitation efforts for all water bodies by highlighting the importance of clean water to outdoor recreation and tourism in the Village.~~

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~~**POLICY R2.3.3**~~

~~The Village of Indiantown shall encourage the protection of all properties that are listed on the local and National historic registers.~~

~~**POLICY R2.3.4**~~

~~The Village of Indiantown shall encourage the preservation of all historic properties.~~

GOAL R3 ~~Healthy Living~~

The Village of Indiantown shall provide and support programming opportunities for its residents, ~~to experience~~ promoting education and active and healthy lifestyles.

OBJECTIVE R3.1

The Village of Indiantown shall develop and maintain ongoing programs and infrastructure designed to support sustainable community health.

POLICY R3.1.1

The Village ~~of Indiantown~~ shall promote a healthy community by encouraging and supporting access to recreation and physical activity through a network of activity-based parks and ~~access to resource-based~~ recreation facilities.

POLICY R3.1.2

The Village ~~of Indiantown~~ shall seek to increase the number of active outdoor programs and opportunities for its ~~citizens~~residents.

POLICY R3.1.3

The Village ~~of Indiantown~~ shall promote a healthy community by planning for and implementing a connected system of walkways and bikeways, which will provide alternative modes of transportation while also encouraging recreation, physical activity and exposure to the natural environment. The Village ~~of Indiantown~~ shall provide safe multimodal connections and accessibility to parks and open space areas ~~that is safe for all users~~.

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POLICY R3.1.4
The Village ~~of Indiantown~~ shall develop and encourage volunteer opportunities in community projects that promote community health. Examples of such programs include neighborhood clean-ups, walk-to-school groups~~,~~ and helpers for the elderly or citizens with special needs.

POLICY R3.1.5
The Village ~~of Indiantown~~ shall collaborate with appropriate ~~local, county and state~~public agencies and private organizations to develop effective parks and recreation programs that educate the community on the benefits of a healthy lifestyle.

POLICY R3.1.6
The Village ~~of Indiantown~~ shall coordinate with organizations and agencies such as Florida Community Health, the Martin County Health Department and ~~other healthcare providers~~the University of Florida IFAS Extension to ~~develop an educational campaign~~provide community education regarding the benefits of healthy foods and beverages.

POLICY R3.1.7
The Village ~~of Indiantown~~ shall collaborate with community partners to identify suitable locations for community gardens and urban farms.

~~**POLICY R3.1.8**~~
~~The Village of Indiantown shall support creative approaches to managing community gardens, such as support by educational institutions or volunteer management by community organizations.~~

POLICY R3.1.~~9~~8
The Village ~~of Indiantown~~ shall collaborate with community partners to reduce any barriers that prevent citizens from accessing physical and mental healthcare.

POLICY R3.1.~~10~~9
The Village ~~of Indiantown~~ shall collaborate with Florida Community Health, the Martin County Health Department and other healthcare providers to ~~develop~~ promote programs that seek to decrease chronic illness and obesity rates in its ~~citizens~~residents.

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POLICY R3.1.~~11~~10
The Village ~~of Indiantown~~ shall collaborate with Florida Community Health, the Martin County Health Department and other healthcare providers to increase mental health through promoting early intervention measures.

POLICY R3.1.~~12~~11
The Village ~~of Indiantown~~ shall coordinate with private and ~~not for~~ non-profit organizations to facilitate a green market for residents to buy, sell~~,~~ and/or trade produce or other locally ~~sourced~~ produced items.

POLICY R3.1.~~13~~12
The Village ~~of Indiantown~~ shall annually monitor its recreation programs to ~~assure~~ ensure that an adequate diversity of programs addresses the recreation interests of different ~~age and ethnic~~ groups, particularly children, teenagers, the disabled~~,~~ and the elderly.

POLICY R3.1.~~14~~13
The Village ~~of Indiantown~~ shall facilitate park programs that educate youth on the natural environment and provide opportunities for outdoor recreation.

POLICY R3.1.~~15~~14
The Village ~~of Indiantown~~ shall collaborate with the public library and local volunteers to provide ~~a~~ "sharing ~~library~~libraries" in parks to promote literacy and increase access to reading materials for all ages.

POLICY R3.1.~~16~~15
The Village ~~of Indiantown~~ shall support bike safety education programs offered by the Martin County Sheriff, the Martin Metropolitan Planning Organization and other agencies for both children and adults.

POLICY R3.1.~~17~~16
The Village ~~of Indiantown will~~shall seek to facilitate recreation programs in Spanish as funding allows.

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OBJECTIVE R3.2

The Village of Indiantown shall promote the economic benefits of outdoor recreation and eco-tourism.

POLICY R3.2.1

The Village ~~of Indiantown~~ shall promote findings of economic impact studies that highlight the importance of outdoor recreation and eco-tourism to the local economy.

~~**POLICY R3.2.2**~~

~~The Village of Indiantown shall identify and reduce the number of cultural and architectural barriers in existing facilities.~~

POLICY R3.2.2

The Village shall promote restoration and rehabilitation efforts for local water bodies by highlighting the importance of clean water to outdoor recreation and tourism in the Village.

GOAL R4 ~~Clean Environment~~

The Village of Indiantown shall promote sustainability and environmental design ~~increase and promote recycling~~ in its recreation and open spaces.

OBJECTIVE R4.1

The Village of Indiantown shall seek to ensure recreation and open spaces in the Village remain litter-free. ~~coordinate with appropriate local, county, regional and state agencies to develop or adopt a sustainable recycling program to encourage private businesses, institutions, schools, public organizations and citizens to increase recycling in order to reach Florida's recycling goal of 75 percent by 2020 (FSS 403.7032)~~

~~**POLICY R4.1.1**~~

~~The Village of Indiantown's Land Development Regulations shall include guidelines that address sea level rise for the protection of natural, historic and cultural resources.~~

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~~**POLICY R4.1.2**~~

~~The Village of Indiantown shall promote the utilization of the Florida Department of Environmental Protection Business Recycling Tracking Tool (Re-TRAC) for organizations to track, compare and report their recycling efforts. Through the website, which includes free registration, organizations can track different types of recycling efforts and produce reports on how those efforts are helping to shrink their carbon footprint.~~

~~**POLICY R4.1.3**~~

~~The Village of Indiantown shall provide educational material on proper recycling techniques, ways to reduce contaminating recycling, and the importance of recycling for the future generations.~~

POLICY R4.1.1

The Village shall encourage programs such as "adopt-a-park" to help maintain and beautify its public recreation spaces.

POLICY R4.1.2

The Village shall seek to ensure there are sufficient recycling and/or trash receptacles within Village parks and public open spaces.

OBJECTIVE R4.2

The Village of Indiantown shall prioritize sustainability and environmental design principles in its recreation and public open space areas.

POLICY R4.2.1

The Village shall evaluate the implementation of low impact development and green stormwater infrastructure design in its parks and public open spaces to capture and retain storm water and encourage on-site retention.

POLICY R4.2.2

The Village shall explore locations for bio-swales and other similar green stormwater infrastructure, including prioritizing

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their use in pocket parks as part of a flood-control management system.

POLICY R4.2.3
The Village shall prioritize the use of a reclaimed water system for park irrigation.

POLICY R4.2.4
The Village Land Development Regulations shall include best practices that seek to ensure sustainable use of recreational and open space land.

GOAL R5~~: Funding for Parks and Open Space~~
The Village of Indiantown shall seek to ensure that programs and facilities for ~~parks and open space~~recreation space are efficiently planned and adequately funded.

~~Objective~~ **OBJECTIVE R5.1**
The Village of Indiantown shall leverage local tax dollars by pursuing other funding mechanisms that can be used to expand and/or improve its ~~parks and open space~~recreation space facilities and programs.

POLICY R5.1.1~~.~~
The Village ~~of Indiantown~~ shall fund operating budgets and proper management techniques to preserve and maintain existing parks and recreation facilities.

~~Policy~~ **POLICY R5.1.2**
As part of the Capital Budget processes, the Village ~~of Indiantown~~ shall conduct an annual review of ~~the~~ active recreation ~~facilities'~~ facility needs.

~~**POLICY R5.1.3**~~
~~The Village of Indiantown shall develop a policy for joint use or license agreements with private sector and non-profit organizations to expand programming at private amenity locations.~~

~~**Policy R5.1.4**~~
~~The Village of Indiantown shall implement actions to improve coordination between the public and private sectors in matters~~

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~~relating to the provision of recreational opportunities in efforts to avoid duplication of efforts.~~

~~**POLICY R5.1.5**~~

~~The Village of Indiantown shall partner with other community organizations, including religious and social organizations, to join in the effort to provide leisure programs and activities for the community.~~

~~**POLICY R5.1.6**~~

~~The Village of Indiantown shall encourage programs such as "adopt-a-street" and "adopt-a-park" to help maintain and beautify its parks.~~

POLICY R5.1.~~7~~3

The Village ~~of Indiantown~~ shall explore grant funding opportunities offered by state and federal agencies such as the Florida Recreation Development Assistance Program (FRDAP), Florida Inland Navigation District (FIND), Federal Land and Water Conservation Fund (LWC~~P~~F) and other grant funding sources to expand its park system.

POLICY R5.1.~~8~~4

The Village ~~of Indiantown~~ shall conduct an impact fee study by ~~2025~~ 2030 to explore the feasibility of implementing a Parks Impact Fee as a means to provide adequate recreational capital facilities.

~~**POLICY R5.1.9**~~

~~The Village of Indiantown shall develop a policy to promote land-swaps to protect environmentally sensitive land.~~

POLICY R5.1.~~10~~5

The Village ~~of Indiantown~~ shall seek funding to provide and maintain public use outdoor exercise equipment.

POLICY R5.1.~~11~~6

The Village ~~of Indiantown~~ shall ~~prioritize~~seek funding resources to enable the promotion and development of eco-tourism.

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~~**Policy R5.1.12**~~

~~The Village of Indiantown shall support creative approaches to managing community gardens, such as support by educational institutions or volunteer management by community organizations.~~

POLICY R5.1.~~13~~7

The Village ~~of Indiantown~~ shall seek funding sources for materials, containers and resources needed to implement ~~the recycling objective~~Objective R4.1.

OBJECTIVE R5.2

The Village of Indiantown shall seek to increase efficiency in recreational facilities and programs by reducing duplication, coordinating with community partners and prioritizing shared use where feasible.

POLICY R5.2.1

The Village shall pursue joint use or license agreements with private sector and non-profit organizations to expand programming at private and public amenity locations.

POLICY R5.2.2

The Village shall implement actions to improve coordination between the public and private sectors in matters relating to the provision of recreational opportunities in efforts to avoid duplication of efforts.

POLICY R5.2.3

The Village shall partner with community organizations, including religious and social organizations, to join in the effort to provide recreational programs and activities for the community.

POLICY R5.2.4

The Village shall support creative approaches to managing community gardens, such as support by educational institutions or volunteer management by community organizations.

Policy R5.2.5

The Village shall pursue joint use agreements with other public entities and agencies where feasible to expand the availability of recreation facilities for use by the general public.

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BONNIE LANDRY
&ASSOCIATES
Professional Planning Services

The Village of Indiantown

~~Draft~~ 2050 Comprehensive Plan

Intergovernmental Coordination Element

Goals, Objectives and Policies

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~~Purpose and Summary of The Intergovernmental Coordination Element~~Introduction

The Intergovernmental Coordination Element seeks to establish and maintain efficient, effective procedures of coordinating planning efforts with adjacent counties and cities; the incorporated areas within Martin County; regional, state~~,~~ and federal agencies; and other agencies and entities that provide services but do not have regulatory authority over land. Through coordination and cooperation among the various entities affecting planning and land use, the Village of Indiantown can better serve its residents and encourage orderly and balanced growth and development, while protecting and enhancing the Village's existing communities and natural resources.

The Village of Indiantown's Intergovernmental Coordination Element will identify agencies and other government entities and demonstrate how the Village will pursue coordination and work alongside in order to achieve the overarching goals of the Village's Comprehensive Plan.

~~Formerly a part of unincorporated Martin County, Indiantown, assumed its autonomy on December 31st, 2017, and became the incorporated Village of Indiantown. The Village of Indiantown has several interlocal agreements with varying agencies in Martin County. The Village intends to develop, maintain and strengthen coordination with Martin County, adjacent municipalities, the Martin County School Board, the Metropolitan Planning Organization, the South Florida Water Management District and other State and regional agencies.~~

~~In addition, the Village will work closely with the adjacent counties of Saint Lucie County to the North and Palm Beach County to the South.~~

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Definitions and Acronyms

Interlocal agreements - an interlocal agreement is a collaborative contract between public bodies aiming to provide more efficient, less costly public services. Interlocal agreements between public agencies should result in mutual benefits for all of the parties involved. The Village of Indiantown may utilize interlocal agreements to provide for coordination and planning and the division of duties and responsibilities among the Village, the County, other municipalities and other agencies.

Martin Metropolitan Planning Organization (MPO) - All MPO's are designated and funded through Federal legislation mandating the coordination of plans and improvements in areas with a population of 50,000 or more. The Martin MPO works to coordinate the improvement of all facets of the transportation network throughout Martin County. This effort includes the monitoring and evaluation of existing conditions, the development of improvement strategies, the facilitation of meaningful public input, and the implementation of evaluated and funded strategies.

Capital Improvements Plan (CIP) - A capital improvement plan, or capital improvement program, is a short-range plan, which identifies capital projects, provides a planning schedule and identifies options for financing the plan. The CIP is a coordinated effort to determine what services the Village will provide, what facilities are needed to provide those services and how the Village will pay for the facilities. Coordination among staff, the public, the federal and state governments is essential in preparing the CIP.

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Goals

1. Coordination

The Village of Indiantown shall work with the appropriate governments and outside agencies in order to manage growth and development in a way that preserves the quality of life for residents, and results in the efficient and cost-effective delivery of services and public facilities.

Objectives

1. Plans and Programs

The Village of Indiantown shall pursue coordination of its Comprehensive Plan with other municipalities and agencies to seek to ensure that it complements and supports other planning efforts.

2. Facilities

The Village of Indiantown shall establish intergovernmental processes, agreements and programs which result in effective intergovernmental coordination of facilities.

3. Leverage Funding

The Village of Indiantown shall establish intergovernmental processes, agreements and programs which result in effective intergovernmental coordination of funding sources.

4. Services

The Village of Indiantown shall pursue collaboration with local, state, federal and nonprofit agencies that results in the effective delivery of services to the community.

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~~Goal~~ GOAL IC1~~:~~

The Village of Indiantown shall seek to work with the appropriate governments and outside agencies in order to manage growth and development in a way that preserves the quality of life for residents~~,~~ and results in the efficient and cost-effective delivery of services and public facilities.

OBJECTIVE IC1.1 ~~Plans and Programs~~

The Village of Indiantown shall continue to coordinate~~pursue coordination of~~ its Comprehensive Plan with other ~~municipalities~~ local governments and agencies to seek to ensure that it complements and supports other planning efforts.

POLICY IC1.1.1~~: Interlocal Agreement Coordinating Mechanisms~~

The Village ~~of Indiantown~~ shall~~,~~ maintain ~~within 1 year after adopting the intergovernmental coordination elements, establish by~~ formal agreements with other local governments and agencies in an effort to achieve efficiency in public processes and services and define the roles and responsibilities for each party.~~interlocal or other formal agreement, the joint processes consistent with their intergovernmental coordination elements. The agreement will address through coordination mechanisms the impacts of development proposed in the Village of Indiantown comprehensive plan upon development in Martin County.~~

POLICY IC1.1.2~~: Dispute Resolution Process~~

The Village ~~of Indiantown~~ shall utilize the Treasure Coast Regional Planning Council (TCRPC)'s dispute resolution process to resolve disputes or conflicts~~,~~ on planning, growth management~~,~~ and related issues between other local governments. When the Village's efforts fail to resolve a dispute with any local government, the Village shall notify the ~~Regional Planning Council~~TCRPC in writing about the dispute, requesting the ~~Council's~~ TCRPC's mediation. The Village shall also notify the local government(s) subject to the dispute that the Village has requested mediation assistance from the ~~Treasure Coast Regional Planning Council~~TCRPC. (Reference Florida Administrative Code 29K-4.010)

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POLICY IC1.1.3~~: Technical Assistance~~

The Village ~~of Indiantown~~ shall continue to pursue opportunities to collaborate with local, state and regional agencies by sharing relevant data, initiatives and standards that may affect the Village.~~ actively seek technical assistance from Martin County, Federal Emergency Management Agency (FEMA), and South Florida Water Management District (SFWMD). The Village shall ask these agencies to promptly notify The Village of any changes in their criteria or technical information that would affect the Village.~~

POLICY IC1.1.4~~: Request for Comprehensive Plans~~

The Village ~~of Indiantown~~ shall file a written request with each adjacent ~~municipality and the county~~ local government jurisdiction to receive and review copies of all proposed comprehensive plans or plan amendments.

POLICY IC1.1.5~~: Distribution of Comprehensive Plan~~

The Village shall forward copies of its proposed Comprehensive Plan or proposed plan amendments to ~~all~~ review agencies and Martin County, as well as any local government or agency requesting review, as required under section 163.3184, Florida Statutes. The Village shall take into consideration comments received from such entities prior to the adoption of the Plan or plan amendment as provided by law.

POLICY IC1.1.6~~: Communicate with Martin County~~

The Village ~~of Indiantown~~ shall pursue coordination ~~with~~ of the Village ~~of Indiantown's~~ Comprehensive Plan with Martin County's Comprehensive Growth Management Plan in regard to level of service standards, current development orders~~,~~ and future projects that could impact unincorporated areas surrounding ~~T~~the Village.

POLICY IC1.1.7~~: Communicate with Adjacent Municipalities~~

The Village ~~of Indiantown~~ shall seek to establish formal, specific means of coordination with adjacent ~~municipalities, the county,~~ local government jurisdictions and state~~,~~ and federal agencies who have permitting and regulating authority, ~~and~~ as well as quasi-public entities which provide services.

~~**POLICY IC1.1.8: Coordinate Level of Service**~~

~~The Village of Indiantown shall pursue coordination with surrounding municipalities and counties as appropriate, regarding~~

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~~changes to levels of service standards which may impact surrounding municipalities and counties.~~

POLICY IC1.1.8~~9: Local Quarterly Meeting of Governing Bodies and Agencies~~

The Village ~~of Indiantown~~ shall ~~request an invitation~~continue to participate in the quarterly meeting of Martin County Board of County Commissioners, municipalities in the county and the Martin County School District facilitated by Martin County to discuss locally significant planning and development matters.

POLICY IC1.1.9~~10: School Board Strategic Plan~~

The Village ~~of Indiantown~~ shall ~~establish principles and guidelines to be used in coordinating the comprehensive plan~~coordinate its Comprehensive Plan with the Martin County School ~~Board's~~ District's ~~Wide~~ Strategic Plans.

POLICY IC1.1.~~11~~10: ~~School Board~~ Land Development Regulation

The Village ~~of Indiantown's~~ Land Development Regulations shall ~~include a requirement for a public-school impact statement for the following:~~ adhere to the school-impact statement and review procedures of the March 11, 2008, Interlocal Agreement for School Facilities Planning and Siting with the Martin County School District.

~~a) An amendment to the Comprehensive Plan Future Land Use Map~~
~~b) Master site plan applications which include residential units with residential units~~
~~c) Final site plan applications which include residential units.~~

POLICY IC1.1.~~12~~11: ~~Coordinate with State Housing Programs~~

The Village ~~of Indiantown~~ shall coordinate its Comprehensive Plan with ~~the Florida State Housing Program~~state housing plans and programs to seek to ensure that it complements and supports planning efforts regarding ~~H~~housing.

~~**POLICY IC1.1.13: Locally Unwanted Land Use**~~

~~The Village of Indiantown shall coordinate with the Treasure Coast Regional Planning Council to develop processes for collaborative planning and decision making on locally unwanted land uses whose nature and identity are established in an agreement.~~

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POLICY IC1.1.~~14~~12~~: Business Development Board and Economic Council~~

The Village ~~of Indiantown~~ shall collaborate with the Martin County Business Development Board and Economic Council to facilitate economic prosperity and new business development while building community pride~~ and cohesion through hands-on self-governance~~.

POLICY IC1.1.~~15~~13~~: Water Supply Plan~~

The Village of Indiantown shall ~~develop a~~update its Water Supply Facilities Work Plan ~~by 2022 (~~within 18 months after the South Florida Water Management District updates its regional water supply plan~~)~~ pursuant to ~~Florida State Statute 373.709~~ section 163.3177(6)(c)4, F.S.

~~**POLICY IC1.1.16: Wellfield Protection**~~

~~The Village of Indiantown shall develop Wellfield Protection regulations in the Land Development Regulations as means of protecting its potable water supply.~~

POLICY IC1.1.~~17~~14~~: Flood Prevention Concurrency With FEMA~~

The Village ~~of Indiantown~~ shall coordinate with appropriate agencies to monitor its stormwater management and flood prevention ordinances for effectiveness and review at least once every five years. Such ordinances shall be reviewed for consistency with established Federal Emergency Management Agency (FEMA) flood insurance guidelines, rates, and maps, as well as with the latest South Florida Water Management District's (SFWMD) stormwater ordinance criteria found in SFWMD Permit Manual.

POLICY IC1.1.~~18~~15~~: Flood Prevention~~

The Village ~~of Indiantown~~ shall pursue coordination ~~with~~ of its stormwater management and flood prevention planning with the plans of Martin County. This may be accomplished through a formal agreement to cooperate, through joint planning efforts~~,~~ or through mutual review and comment on plans for stormwater management and flood protection.

POLICY IC1.1.~~19~~16~~: South Florida Water Management District~~

The Village ~~of Indiantown~~ shall ~~establish principles and guidelines to be used in coordinating the Village of Indiantown's comprehensive plan~~ coordinate its Comprehensive Plan with the

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South Florida Water Management District's Upper East Coast Water Supply Plan.

POLICY IC1.1.~~21~~17~~: Wellfield Protection Outside of Boundary~~
In situations where a proposed ~~Future Land Use~~development, use or activity outside the Village's jurisdiction would violate the Village's wellfield protection regulations~~ may adversely impact the Village's wellfields and the area is not under the Village's jurisdiction~~, and no resolution is able to be reached with the local government having ~~land use control in the area of question~~jurisdiction, the Village will request ~~informal~~ mediation ~~aid~~ from the Treasure Coast Regional Planning Council per Policy IC1.1.2.

POLICY IC1.1.~~22~~18~~: Proof of Utility Capacity~~
The Village ~~of Indiantown~~ shall require written confirmation of potable water capacity from the ~~private utility provider~~utilities department from all applicants for development approval prior to the issuance of a development order.

POLICY IC1.1.~~23~~19~~: Troup Indiantown Water Control District~~
The Village ~~of Indiantown~~ shall support the development and adoption of an interlocal agreement with the Troup Indiantown Water Control District to coordinate the management of the drainage, irrigation, water control, and reclaiming the land and protecting the same from the effects of water, for agricultural and sanitary purposes, and for public convenience and welfare for public utility and benefit.

POLICY IC1.1.~~24~~20~~: Population Projection Collaborative Planning~~
The Village ~~of Indiantown~~ shall continue to establish ~~describe~~ joint processes to coordinate with neighboring jurisdictions for collaborative planning and decision making on population projections, siting facilities with countywide significance and locally unwanted land uses.

POLICY IC1.1.~~25~~21~~:~~
The Village shall notify Martin County of proposed annexations as required by Chapter 171, Florida Statutes.

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POLICY IC1.1.~~26~~22~~:~~
The Village ~~of Indiantown shall~~may pursue annexation of lands located within unincorporated Martin County that are contiguous to the Village's boundaries. Emphasis shall be placed upon areas that will produce revenue surplus and ensure future fiscal solvency. Said annexation efforts shall seek to unify the community and improve the quality of life for the new and existing residents of the Village~~ of Indiantown~~.

POLICY IC1.1.~~27~~23~~: Transportation Coordination~~
The Village ~~of Indiantown~~ shall coordinate transportation planning efforts with other governmental entities and local transit providers to meet the local need for public transit for its residents.

POLICY IC1.1.~~29~~24~~: Coordinate with MPO and FDOT~~
The Village ~~of Indiantown~~ shall coordinate its Comprehensive Plan ~~and~~ with the Martin Metropolitan Planning Organization's adopted Long Range Transportation Plan and the Florida Department of Transportation's adopted Work Program to seek to ensure that it complements and supports planning efforts regarding ~~T~~transportation.

POLICY IC1.1.25
The Village shall coordinate with Martin County to establish transportation corridors to plan for the expansion of the Village's multimodal transportation circulation system.

OBJECTIVE IC1.2 ~~Facilities~~
The Village of Indiantown shall establish intergovernmental processes, agreements and programs which result in effective intergovernmental coordination of facilities.

POLICY IC1.2.1 ~~Collaborative Planning~~
The Village ~~of Indiantown~~ shall ~~develop joint processes for collaborative planning and decision making~~seek to collaboratively plan, coordinating with the Treasure Coast Regional Planning Council as necessary, on the location and extension of public facilities provided by others that are subject to concurrency~~ and siting county wide significance~~.

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POLICY IC1.2.2 ~~School Board Communication~~
The Village shall ~~promote processes to~~ coordinate and cooperate with ~~and cooperate~~the Martin County School District regarding educational facilities, including planning functions, and reuse of existing buildings when possible.

~~POLICY IC1.2.3 County Maintained Facilities~~
~~The Village of Indiantown shall establish agreements with Martin County for facilities that are maintained by the County.~~

POLICY IC1.2.43 ~~Efficiency Through Joint Use Agreements~~
The Village ~~of Indiantown~~ shall seek to facilitate efficiency with public facilities by establishing joint use agreements with Martin County and other local partners.

POLICY IC1.2.54 ~~Maintenance of State and County Roads~~
The Village ~~of Indiantown~~ shall pursue coordination with Martin County and the Florida Department of Transportation to seek to ensure ~~efficient~~ sufficient maintenance of state and county owned roads located in ~~T~~the Village.

POLICY IC1.2.65 ~~Traffic Performance Standards~~
The Village ~~of Indiantown~~ shall pursue coordination with Martin County in regard to countywide traffic performance standards.

POLICY IC1.2.76 ~~Transportation Expansion~~
The Village ~~of Indiantown~~ shall pursue coordination with Martin County~~ Board of County Commissioners~~, the Martin Metropolitan Planning Organization, and the Florida Department of Transportation regarding the expansion of the roadway network through the Village in order to determine the impacts of these activities upon Village neighborhoods.

POLICY IC1.2.87 ~~Transportation Expansion Disputes~~
If necessary, in order to protect neighborhoods from roadway impacts indicated in Policy IC1.2.~~7~~6, the Village ~~of Indiantown~~ shall seek ~~informal~~ mediation by the Treasure Coast Regional Planning Council.

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POLICY IC1.2.~~9~~8~~: Maintenance of Private Water Utility Infrastructure~~
The Village ~~of Indiantown~~ shall ~~coordinate with the private utility provider to encourage~~provide continued maintenance of water utility infrastructure.

~~**POLICY IC1.2.10: FPL Solar Energy**~~
~~The Village of Indiantown shall pursue coordination with Florida Power and Light regarding supporting the use of solar energy.~~

POLICY IC1.2.~~11~~9~~: Affordable Housing~~
The Village ~~of Indiantown~~ shall coordinate with the United States Department of Housing and Urban Development and the Florida~~'s Office of Public~~ Housing Finance Corporation to facilitate the provision of affordable housing to families and individuals in need in ~~T~~the Village.

POLICY IC1.2.~~12~~10~~: Adequate Drinking Water~~
The Village of Indiantown shall ~~coordinate with the private utility provider to seek to~~ ensure state standards for adequate drinking water continue to be met.

POLICY IC1.2.~~13~~11~~: Maintenance of Recreation Facilities~~
The Village ~~of Indiantown~~ shall pursue coordination with Martin County to seek to ensure that County owned parks located within the Village boundaries remain adequately maintained.

POLICY IC1.2.~~14~~12~~: Availability of Required Public Services~~
The Village ~~of Indiantown~~ shall pursue coordination of the timing, location~~,~~ and capacity of public facilities to seek to ensure required services will be available when needed.

POLICY IC1.2.~~15~~13~~: Public School Level of Service~~
The Village ~~of Indiantown~~ shall continue to pursue coordination with Martin County's School District to seek to achieve the desired level of service for public school facility capacity.

POLICY IC1.2.~~16~~14~~: Professional Liaisons~~
The Village ~~of Indiantown~~ shall request the Martin County School Board, Indiantown Chamber of Commerce, Treasure Coast Regional Planning Council, South Florida Water Management District, Treasure Coast Regional Planning Council~~,~~ and Florida Power and

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Light Company to designate a specific liaison to provide expertise from their various disciplines as it pertains to planning and development related activities.

~~**POLICY IC1.2.17:**~~

~~The Village of Indiantown shall coordinate with the Treasure Coast Regional Planning Council to facilitate processes for collaborative planning and decision making on locations and extension of public facilities.~~

~~**POLICY IC1.2.18:**~~

~~The Village of Indiantown shall collaborate with the Business Development Board and Economic Council of Martin County in an effort to attract businesses to the Village.~~

OBJECTIVE IC1.3~~: Leverage Funding~~

The Village of Indiantown shall establish intergovernmental processes, agreements and programs which result in effective intergovernmental coordination of funding sources.

POLICY IC1.3.1~~: Transportation Project Funding~~

The Village ~~of Indiantown~~ shall pursue collaboration with Martin Metropolitan Planning Organization (MPO) and Martin County to seek to ensure funding of vital, eligible transportation projects in ~~T~~the Village are included the in the Florida Department of Transportation's Citizen's Report and ultimately in the MPO's Transportation Improvement Program.

POLICY IC1.3.2~~: Funding for Affordable Housing~~

The Village ~~of Indiantown~~ shall collaborate with federal, state and regional housing authorities to seek to secure funding for affordable housing.

POLICY IC1.3.3~~: Community Planning Grants~~

The Village ~~of Indiantown~~ shall continue collaboration with the ~~Florida Department of Economic Opportunity~~state land planning agency to pursue state grants for ~~Community~~ community ~~Planning~~ planning studies, projects and programs.

POLICY IC1.3.4~~: Eldercare Financial Assistance~~
The Village ~~of Indiantown~~ shall collaborate with the Florida Department of Elder Affairs and local Area Agency on Aging to seek to secure program funding for ~~citizens more than 65 years old~~residents aged 60 and older.

POLICY IC1.3.5~~: Funding Opportunities for Disabled Population~~
The Village ~~of Indiantown~~ shall collaborate with state and federal agencies to secure funding for projects, developments and programs that benefit~~s~~ disabled ~~citizens in~~residents of the Village ~~of Indiantown~~.

POLICY IC1.3.6
The Village shall collaborate with Martin County, the Florida Housing Coalition, Indiantown Not for Profit Housing and Habitat for Humanity to secure State Housing Initiative Partnership (SHIP) housing funds for down payment assistance for new homes and rehabilitation and stabilization funding for existing homes.

POLICY IC1.3.7
The Village shall adhere to the November 8, 2023, Interlocal Agreement with Martin County for Collection of Impact Fees, which includes the collection schedule and expenditure area.

OBJECTIVE IC1.4 ~~Services~~
The Village of Indiantown shall pursue collaboration with local, state, federal and nonprofit agencies that results in the effective delivery of services to the community.

~~**Policy 1C1.4.1: Affordable Housing Initiatives**~~
~~The Village of Indiantown shall collaborate with the Florida Housing Coalition, Indiantown Not for Profit Housing and Habitat for Humanity to secure State Housing Initiative Partnership (SHIP) housing funds for down payment assistance for new homes and rehabilitation and stabilization funding for existing homes.~~

~~**Policy** **POLICY 1**~~**IC1.4.**~~**2**~~**1: Adequate Healthcare Services**
The Village ~~of Indiantown~~ shall collaborate with the Martin County Health Department and Florida Community Health to seek to ensure adequate healthcare is provided to the community with a particular focus on the uninsured and underinsured.

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~~Policy~~ POLICY ~~1~~I**C1.4.~~3~~2~~: Adequate Recreation Services~~**

The Village ~~of Indiantown~~ shall pursue collaboration with Martin County Parks and Recreation, the Boys and Girls Club, the YMCA and other non-profit organizations to seek to provide adequate recreation programs for the community.

~~Policy~~ POLICY ~~1~~I**C1.4.~~4~~3~~: Services to Families~~**

The Village ~~of Indiantown~~ shall collaborate with the Martin County School District Head Start Program ~~(administered by the Martin County School District)~~ to seek to ensure ongoing services are provided to Indiantown families with children who are disabled and/or living in poverty.

~~**Policy 1C1.4.5: Civic Joint Use Collaborations**~~

~~The Village of Indiantown shall seek to capitalize upon existing facilities in Indiantown and avoid duplicative spending by exploring joint-use agreements with surrounding civic, public, private and non-profit organizations.~~

~~Policy~~ POLICY ~~1~~I**C1.4.~~6~~4~~: Collaboration with Martin County Sheriff~~**

The Village ~~of Indiantown~~ shall collaborate with the Martin County Sheriff to seek to ensure ongoing safety and security of its residents.

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THE VILLAGE OF INDIANTOWN

2050 Comprehensive Plan

Transportation and Mobility Element

Goals, Objectives and Policies

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BONNIE LANDRY
&ASSOCIATES
Professional Planning Services

~~Purpose~~Introduction

The purpose of the Transportation and Mobility Element is to plan for multimodal transportation systems that place emphasis on public transportation and overall mobility, where feasible.

~~The performance and capacity needs of the Village of Indiantown transportation network have been evaluated and projected with a planning horizon of 2040. The Long Range Transportation Plan is updated every five years by the Martin Metropolitan Planning Organization. This ensures that existing and proposed population densities, housing and employment patterns, and land uses are consistent with the transportation modes and services proposed to serve the areas.~~ The current (2026) and ~~F~~future (2050) Transportation System Maps ~~series is~~are included in the Transportation Map Series.

~~Definitions~~

~~**Development** – means new development, redevelopment or expansion of existing development.~~

~~**Level of Service**- a quantitative representation of the quality of service of vehicular movement on roadways.~~

~~Guiding Principles~~

~~**Principle 1** – Discourage sprawl and encourage an efficient use of the urban cluster by directing new development and infrastructure to areas where mobility can be provided via multiple modes of transportation.~~

~~**Principle 2** – Reduce vehicle miles traveled and related greenhouse gas emissions through the provision of mobility within compact, mixed use, interconnected developments which facilitate walking and biking.~~

~~**Principle 3** – Safety for all users will be an overall principle for the Transportation and Mobility Element.~~

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Goals

1. Implement an Efficient Transportation and Mobility Plan

The Village of Indiantown shall develop and maintain a multimodal circulation system that provides efficient travel for all users and that supports and enhances the community's environment, economy, and residential character.

2. Implement a Safe Transportation Plan

The Village of Indiantown shall develop and maintain a multimodal transportation system that provides safety for all users and facilitates the use of alternative transportation.

3. Implement a Transportation Program that is Cost Feasible

The Village of Indiantown's Transportation Program shall be cost feasible. The Village shall pursue grant funding opportunities to offset transportation infrastructure costs. The Capital Improvements Plan shall include grant funding to leverage tax dollars when feasible.

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GOAL T1~~: Implement an Efficient Transportation and Mobility Plan~~

The Village of Indiantown shall develop and maintain a multimodal circulation system that provides efficient ~~travel~~ transportation for all users and that supports and enhances the community's environment, economy~~,~~ and residential character.

OBJECTIVE T1.1~~: Foster a Vibrant Community~~

The Village of Indiantown shall coordinate transportation and land use systems that foster a vibrant community with compact urban forms and a mixture of uses and that protect environmental resources. This is aimed to reduce the dependence of gas-powered single-occupancy vehicles (and the resulting greenhouse gases) by encouraging walking, bicycling~~,~~ and the use of transit.

POLICY T1.1.1

The Village ~~of Indiantown~~ shall develop Land Development Regulations that ~~the~~ seek to ensure the efficient mobility of all users, including pedestrians, bicyclists~~,~~ and motorists.

POLICY T1.1.2

The Village shall integrate land use patterns and transportation systems by assuring that character, design and intensity of development is compatible with adjacent transportation infrastructure and services. This includes but is not limited to the existing street pattern, pedestrian access to non-residential uses and opportunities for providing open space public plazas and the provision of alternative modes of transportation.

POLICY T1.1.~~2~~3

The Village ~~of Indiantown~~ shall encourage transit friendly development to maximize the use of the public transit system.

POLICY T1.1.~~3~~4

The Village ~~of Indiantown~~ shall ~~develop~~ maintain requirements in the Land Development Regulations that all roadway projects are to be constructed in a manner that protects waterbodies, wetlands~~,~~ and flood plains.

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POLICY T1.1.~~4~~5
The Village ~~of Indiantown~~ shall require corridor alignments to be designed in a manner that avoids impacting environmentally sensitive areas.

POLICY T1.1.6
The Village shall require an analysis that measures environmental and neighborhood impact prior to funding any new roadway alignments, construction or changes to the traffic circulation system. This process shall include community involvement.

POLICY T1.1.~~5~~7
The Village of Indiantown's Land Development Regulations shall include incentives for development applications (both private and public sector) that promote fewer work-based vehicle trips. These incentives may include but not be limited to development review fast tracking, permit fee rebates, impact fee deferrals, and reduced parking requirements. Items that will be considered to reduce vehicle miles traveled include but are not limited to:

a) Carpooling, bicycling and public transit use
b) Video conferencing or conference calls
c) Flex time programs for eligible employees
d) Green building educational materials to the community
e) Energy efficiency and cost saving measures
f) Developing ride share designated locations

POLICY T1.1.8
The Village shall incorporate a provision for Traditional Neighborhood Design in its Land Development Regulations.

POLICY T1.1.9
The Village Future Land Use Element shall encourage mixed-use development to reduce the need for vehicular trips.

POLICY T1.1.10
The Village shall require new development to provide vehicular and pedestrian cross-access between adjacent properties where appropriate to reduce the need for vehicular trips on primary roadways.

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POLICY T1.1.11

The Village shall design, construct and maintain transportation facilities that prevent flooding; minimize stormwater pollution; and properly manage the quantity, timing, rate and direction of flow of stormwater.

POLICY T1.1.12

The Village shall utilize context sensitive roadway design and traffic calming to allow connectivity while mitigating the effects of through traffic on neighborhoods.

OBJECTIVE T1.2~~: ALTERNATIVE FORMS OF TRANSPORTATION~~

The Village of Indiantown shall pursue and support alternative transportation programs and systems, ~~(e.g.~~such as car-pooling, high-occupancy vehicles~~,~~ and bikeways,~~)~~ that reduce air quality degradation and help conserve energy.

~~**POLICY T1.2.1**~~

~~The Village of Indiantown shall develop Land Development Regulations that are guided by the "Model Ordinance for Proportionate Fair-Share Mitigation of Development Impacts on Transportation Corridors" published by the Florida Department of Transportation.~~

POLICY T1.2.~~2~~1

The Village ~~of Indiantown's~~ Land Development Regulations shall include provisions which facilitate the efficient movement of pedestrians and promote the use of the public transit system.

POLICY T1.2.~~3~~2

The Village ~~of Indiantown~~ regards transit as a vital public service. To that end, the Village ~~of Indiantown will~~ shall seek partnerships with government partners in order to see increased funding for this mode of transportation.

~~**POLICY T1.2.4**~~

~~The Village of Indiantown shall incorporate a provision for Traditional Neighborhood Design in its Land Development Regulations.~~

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~~**POLICY T1.2.5**~~

~~The Village of Indiantown's Future Land Use Element shall encourage the development of mixed-use development to reduce the need for vehicular trips.~~

~~**POLICY T1.2.6**~~

~~The Village shall require new development to provide vehicular and pedestrian cross-access between adjacent properties to reduce the need for vehicular trips on roadways.~~

~~**POLICY T1.2.7**~~

~~The Village of Indiantown shall provide flexibility in its administration of access spacing standards to accommodate minor deviations, where appropriate, and to ensure that no property is denied reasonable access to the transportation system. Major deviations from access spacing standards shall not be granted until every feasible option for meeting access management standards has been explored and deemed impractical.~~

~~**POLICY T1.2.8**~~

~~The Village shall design, construct, and maintain transportation facilities that prevent flooding, minimize pollution, and properly manage the quantity, timing, rate, and direction of flow of stormwater.~~

~~**POLICY T1.2.9**~~

~~The Village of Indiantown shall utilize context sensitive roadway design and traffic calming to allow connectivity while mitigating the effects of through traffic on neighborhoods.~~

POLICY T1.2.~~10~~3

The Village shall review all proposed development for the accommodation of bicycle and pedestrian traffic needs.

POLICY T1.2.~~11~~4

The Village shall educate the population on the health benefits of non-motorized modes of transportation.

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POLICY T1.2.~~12~~5

The Village ~~of Indiantown~~ shall coordinate with the Martin Metropolitan Planning Organization to develop a Pedestrian/Bicycle Master Plan to identify needed improvements for pedestrian and bicycle travel in the Village.

~~**POLICY T1.2.13**~~

~~The Village shall coordinate hurricane evacuation planning with Martin County and the Florida Department of Transportation.~~

POLICY T1.2.6

The Village shall design, construct and maintain transportation facilities that encourage walking, biking and the use of transit, such as trees for shade, multi modal paths and transit shelters, where appropriate.

POLICY T1.2.7

The Village shall require the inclusion of sidewalks and sidewalk connections as part of all roadway construction projects as appropriate and applicable.

POLICY T1.2.8

The Village shall make available information and brochures regarding any transportation assistance programs available to the elderly, disabled or transportation-disadvantaged.

POLICY T1.2.9

The Village should consider coordinating with Amtrak and CSX to investigate the creation of an Indiantown stop and station along SW Palm Way near E Thelma Waters Avenue.

OBJECTIVE T1.3 ~~Support Energy Conservation~~

The Village of Indiantown shall support and promote alternative energy ~~efficient~~ transportation projects and facilities.

POLICY T1.3.1

The Village ~~of Indiantown's~~ Land Development Regulations shall include incentives for ~~placing~~ providing electric vehicle charging

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stations ~~for electric vehicles~~ for all development and redevelopment.

~~**POLICY T1.3.2**~~

~~The Village of Indiantown shall design, construct, and maintain transportation facilities that encourage walking, biking and the use of transit (trees for shade, multi modal paths, transit shelters).~~

OBJECTIVE T1.4

~~The Village of Indiantown shall adopt and maintain appropriate level of service (LOS) standards for streets within the Village.~~ The Village shall provide for and maintain a safe, efficient transportation network that prioritizes moving people, regardless of their chosen mode of travel, and ensures that new development activity fully mitigates its impacts, pursuant to Sections 163.3180 and 163.31801, Florida Statutes.

POLICY T1.4.1

~~The Village of Indiantown shall adopt, as part of this Comprehensive Plan, the following Level of Service Standards (LOS); for all roads on the Florida Department of Transportation (FDOT) Strategic Intermodal System (SIS), Level of Service "D", and for all other State, Village and County maintained roads, Level of Service "C" for daily and peak hour conditions.~~

The Village shall maintain a mobility plan to address the Village's overall mobility needs. The mobility plan shall:

a) Outline a range of mobility projects identified to provide facilities for all users
b) Include evaluation measures to assess the mobility impacts of development
c) Identify opportunities for new transit, bicycle and pedestrian infrastructure
d) Identify opportunities to reinvest in existing roadway infrastructure without increasing the number of lanes
e) Provide a mechanism to calculate funding contributions by development. Development shall refer to both new development and redevelopment or expansion of existing development

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POLICY T1.4.2

~~Recognizing the growing need for regional connectivity, the Village of Indiantown shall coordinate with appropriate agencies, including Martin County, Martin County Transit and FDOT, to support policies and programs that accomplish efficient traffic flow on County and FDOT roadways within the Village.~~The Village adopts the Village of Indiantown Mobility Plan and Mobility Fee, referenced in Ordinance 07-2023, adopted November 16, 2023, and incorporated, herein by reference.

POLICY T1.4.3

~~The Village shall implement access management by obtaining letters of compliance with FDOT and Martin County for driveways on FDOT and Martin County facilities. Access to the Village of Indiantown roadways shall be approved by the Village traffic engineer after review of a traffic study. This review shall be applicable to all new development, re-zonings, and change of use of existing structures. Access management for residential development (for development of more than one single-family home) shall be conducted through site plan and subdivision review, to restrict back-out parking into rights-of-way, limit driveway connections, and to ensure conformance with provisions contained in the Village of Indiantown's Land Development Regulations.~~The Village shall maintain a list of priority transportation improvements according to the Village of Indiantown Mobility Plan that will be allocated through its annual Capital Improvements Program (CIP). This list shall be updated, as needed, as part of the annual CIP budget process.

POLICY T1.4.4

~~New development and redevelopment must demonstrate that the adopted roadway level of service can be maintained in the buildout year of the development. A traffic study prepared by a registered Professional Engineer shall be provided to the Village identifying existing and future traffic volumes at buildout of the development, as well as recommendations for roadway improvements, if any. For those projects that cannot meet the concurrency requirement for transportation, the Village's Land Development Regulations shall include provisions for the use of "proportionate fair-share mitigation for transportation facilities" consistent with Florida~~

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~~Statute 163.3180.~~ Development activity, defined as new development, redevelopment or expansion of existing development, shall pay the Village mobility fee as well as a portion of Martin County's transportation impact fee, consistent with the November 8, 2023, Interlocal Agreement between Martin County and the Village of Indiantown for Collection of Impact Fees, prepared pursuant to Section 163.01, Florida Statutes.

POLICY T1.4.5

The Village ~~of Indiantown~~ may enter into a development agreement with ~~the~~ a developer to establish mobility fees or to provide ~~construction of the facilities~~equivalent mobility projects necessary to ~~support said development if they are not available~~mitigate the impact of new development activity as a development order condition~~, consistent with FS 163.3180~~.

POLICY T1.4.6

~~Large Scale Comprehensive Plan amendments to the Future Land Use Element or Map that result in a greater transportation impact shall require the entity requesting the amendment to demonstrate that the adopted LOS standards for the affected local roadways and the Strategic Intermodal System (SIS) roadway (Warfield Boulevard) are achieved and that additional required infrastructure, including facilities for alternative modes of transportation are identified in the Village of Indiantown's Capital Improvement Plan or the Long Range Transportation Plan.~~ The Village shall collect the mobility fee prior to the issuance of building permit.

POLICY T1.4.7

~~The Village of Indiantown shall require that all new transportation facilities required to support new development are in place, under construction, or that proportionate fair share payments have been made within 3 years from issuance of building permit.~~ The Village shall maintain mobility fee benefit districts that clearly define a boundary for expenditure of mobility fee revenue. Such boundaries may expand or contract as the result of annexation or de-annexation.

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POLICY T1.4.8

The Village shall establish a time frame for construction of the transportation and mobility projects identified in the Capital Improvements Element. This time frame is intended to be flexible to address impact from development as it occurs. Should development activity increase above anticipated rates, then the identified projects accordingly may be constructed earlier ~~in the time period~~; conversely, should development activity be below ~~normal~~ anticipated rates, then the construction start dates may be pushed back ~~to a later period~~accordingly.

POLICY T1.4.9

~~The Village of Indiantown shall consider the development of a mobility plan to determine the Village's overall mobility needs. The mobility plan will:~~

~~a) Outline a range of mobility projects identified to provide facilities for all users~~

~~b) Include evaluation measures to assess the mobility impacts of development~~

~~c) Identify opportunities for new transit, bicycle and pedestrian infrastructure~~

~~d) Identify opportunities to reinvest in existing roadway infrastructure without increasing the number of lanes~~

~~e) Provide a mechanism to calculate funding contributions by development. Development shall refer to both new development and redevelopment or expansion of existing development~~

The Village shall coordinate with Martin County to establish transportation corridors that ensure new development connects to and expands Indiantown's multimodal transportation circulation system.

POLICY T1.4.10

The Village shall update the Mobility Plan and Mobility Fee at least once every five (5) years.

OBJECTIVE T1.5~~: Protection of Rights-of-Way~~

The Village of Indiantown shall provide for the preservation and protection of needed rights-of-way.

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POLICY T1.5.1

The Village ~~of Indiantown~~ shall acquire and maintain sufficient right-of-way when building new roads or widening old facilities in order to protect waterbodies, wetlands~~,~~ and flood plains. ~~Corridor alignments shall be designed to avoid environmentally sensitive areas.~~

POLICY T1.5.2

The Village ~~of Indiantown~~ shall require developments to dedicate the necessary right-of-way proportionate to the impacts of development along property boundaries of external roadways to accommodate standard lane widths, turn lanes, bike lanes, clear recovery zones, stormwater, utilities, sidewalks ~~and~~, multi-use paths~~,~~ and landscaping features as applicable. Sidewalks, bike lanes and multi-use paths may be provided within an easement along major roadways to preserve ~~and take advantage of~~ proposed buffers, existing vegetation, environmentally sensitive areas, and natural features.

POLICY T1.5.3

The Village ~~of Indiantown~~ shall ~~establish~~ maintain right-of-way dedication requirements and typical cross-sections for arterial ~~and~~, collector and local ~~streets~~roadways. Right-of-way requirements along State or County roads will be established by the operating jurisdiction.

POLICY T1.5.4

The Village ~~of Indiantown~~ shall acquire, where feasible, the needed right-of-way at constrained intersections for construction of necessary turning lanes.

~~**POLICY T1.5.5**~~

~~The Village shall require the inclusion of sidewalks and sidewalk connections as part of all roadway construction projects as appropriate and applicable.~~

OBJECTIVE T1.6

The Village of Indiantown shall achieve compatibility between the Village's mobility goals, objectives, ~~and~~ policies and plans and

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those of Martin County, the Martin Metropolitan Planning Organization, the Treasure Coast Regional Planning Council and the State of Florida.

POLICY T1.6.1
The Village shall review subsequent versions of the Martin ~~County~~ Metropolitan Planning Organization, Treasure Coast Regional Planning Council and Florida Department of Transportation ~~Five-Year~~ plans in order to seek to ensure the compatibility of transportation planning goals.

POLICY T1.6.2
The Village shall continue to support regional multimodal transportation systems through coordinating routes and schedules~~,~~ with Martin County's Public Transit Service (MARTY)~~,~~ and with participation with the Martin Metropolitan Planning Organization, directly supporting the FDOT in developing, identifying and protecting the State Strategic Intermodal System (SIS). In addition, the Village shall address any adverse impacts on ~~the Strategic Intermodal System (~~SIS~~)~~ facilities. Any development impacting SIS facilities by lowering its ~~level of service~~LOS below the adopted standard shall be required to mitigate its impacts consistent with Florida Statutes to achieve and maintain the ~~level of service~~LOS standard.

POLICY T1.6.3
Through participation in the Martin Metropolitan Planning Organization, the Village shall coordinate land use plans, right-of-way reservations, transit schedules, public information materials and other programs with appropriate state and regional agencies in order to develop and implement area wide transportation, land use and parking initiatives which have the effect of increasing mobility, meeting individual travel desires, conserving energy, reducing traffic congestion and promoting compact urban development.

POLICY T1.6.4
The Village shall coordinate with the local Florida Safe Routes to School Coordinator.

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POLICY T1.6.5

The Village shall coordinate emergency evacuation planning with Martin County Emergency Management.

POLICY T1.6.6

Recognizing the growing need for regional connectivity, the Village shall coordinate with appropriate agencies, including Martin County, Martin MPO and FDOT, to support policies and programs that accomplish efficient traffic flow on County and FDOT roadways within the Village.

GOAL T2 ~~- IMPLEMENT A SAFE TRANSPORTATION PLAN~~

The Village of Indiantown shall develop and maintain a multimodal transportation system that provides safety for all users ~~and facilitates the use of alternative transportation~~.

OBJECTIVE T2.1 ~~Eliminate Conflict Among Transportation Modes~~

The Village of Indiantown shall eliminate or reduce conflicts between rail, vehicular and pedestrian traffic in any new development or redevelopment~~,~~; coordinate the transportation system with the existing and future ~~or existing~~ land uses~~,~~; seek to ensure that planned development is consistent with planned transportation services; and seek to ensure that all users have sufficient access to the transportation system.

POLICY T2.1.1

The Village shall require that all newly constructed walkways and sidewalks are constructed to meet applicable Americans with Disabilities Act (ADA) design requirements.

POLICY T2.1.2

The Village ~~of Indiantown~~ shall ~~develop~~ maintain Land Development Regulations that seek to ensure safe mobility of all users, including pedestrians, bicyclists~~,~~ and motorists.

POLICY T2.1.3

The Village shall support the provision of safe vehicular parking to support new land development. On-street parking shall be considered for new development that fronts Village roads.

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POLICY T2.1.4

The Village ~~of Indiantown's~~ Land Development ~~Code~~ Regulations shall include standards that improve the safety of those who choose to walk or ride a bicycle. These standards will be reinforced through a collaboration with the Martin County Sheriff's ~~Department~~ Office by providing education to the public on existing laws related to motor vehicle, bicycle and pedestrian operation and interaction.

POLICY T2.1.5

The Village ~~of Indiantown~~ shall coordinate with FDOT and Martin County to ~~provide~~ promote adequate buffering and other safety-oriented design elements for bicycle and pedestrian facilities on FDOT and Martin County roadways within the Village.

POLICY T2.1.6

The Village ~~of Indiantown~~ shall improve the safety of bicycle routes by signing and marking the bicycle lanes so that they are clearly delineated for all users.

~~**POLICY T2.1.7**~~

~~The Village of Indiantown shall pursue grants to provide transportation facilities for alternative modes of transportation such as transit stops, sidewalk connections, multi-modal paths and cartways.~~

POLICY T2.1.~~8~~7

The Village ~~of Indiantown's~~ Land Development Regulations shall include provisions which seek to ensure that development near the Indiantown Airport occurs in ways and at locations compatible with the airport's operation and expansion and with sensitivity to protecting existing ~~residential~~ uses and natural resources adjacent to the airport.

POLICY T2.1.~~9~~8

The Village ~~of Indiantown's Future Land Use Map~~ will seek to ensure that land uses near the Indiantown Airport are compatible ~~in~~ with airport approach zones. ~~By 2022, the Village of Indiantown shall establish an airport protection zone as defined in Florida Statute 333.01 (8)~~.

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POLICY T2.1.~~10~~9

The Village ~~of Indiantown~~ shall prevent airport hazards ~~as defined in Florida Statute 333.02 (1)~~pursuant to Section 333.03, F.S., by ~~preventing~~ regulating development~~s~~ surrounding the airport that, due to structural height, would otherwise hinder airport operation or reduce navigable airspace~~ as declared in Florida Statute 333.02 (2)~~.

POLICY T2.1.~~11~~10

The Village ~~of Indiantown's~~ Land Development Regulations shall include provisions which seek to ensure that residential development or other noise-sensitive land uses are not to be permitted within the established noise contours ~~without the use of mitigative noise control measures~~pursuant to Section 333.03, F.S.

POLICY T2.1.~~12~~11

The Village shall require that all aviation and related facilities development mitigate structural and non-structural impact on adjacent natural resources.

POLICY T2.1.12

The Village shall provide flexibility in its administration of access spacing standards to accommodate deviations, where appropriate, to ensure that no property is denied reasonable access to the transportation system. Major deviations shall not be granted until every feasible option for meeting access management standards has been explored and deemed impractical.

POLICY T2.1.13

The Village shall implement access management by obtaining letters of compliance with FDOT and Martin County for driveways on FDOT and Martin County facilities. Access to the Village of Indiantown roadways shall be approved by the Village traffic engineer after review of a traffic study. This review shall be applicable to all new development, re-zonings, and change of use of existing structures. Access management for residential development (for development of more than one single-family home) shall be conducted through site plan and subdivision review, to restrict back-out parking into rights-of-way, limit driveway connections, and to

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ensure conformance with provisions contained in the Village of Indiantown's Land Development Regulations.

GOAL T3~~: Cost Feasibility~~

The Village of Indiantown's Transportation and Mobility Program shall be cost feasible. The Village shall pursue grant funding opportunities to offset transportation infrastructure costs. ~~The Capital Improvements Plan shall include grant funding to leverage tax dollars when feasible.~~

OBJECTIVE T3.1 ~~Adequate Funding of Infrastructure~~

The Village of Indiantown shall ensure that the planned transportation improvements have adequate funds to be completed in the years ~~according to~~identified in the Capital Improvements Plan/Program. Proper funding of these projects will result in an efficient transportation system for all modes of transportation.

POLICY T3.1.1

The Village ~~of Indiantown~~ shall seek to have regular meetings with the Martin Metropolitan Planning Organization throughout their funding cycle to encourage the MPO to prioritize funding for transportation projects that are needed in the Village ~~of Indiantown~~.

POLICY T3.1.2

The Village may adopt and amend from time to time provisions for ~~impact fees or~~ mobility fees that will be utilized in the construction of necessary infrastructure designed ~~to maintain adopted minimum levels of service~~to provide for safe, efficient mobility within the Village.

POLICY T3.1.3

~~The Village of Indiantown shall require an analysis that measures environmental and neighborhood impact prior to funding any new roadway alignments, construction, or changes to the traffic circulation system. This process shall include community involvement.~~ The Village shall comply with the requirements of Sections 163.3180 and 163.31801, F.S., in the adoption and implementation of mobility fees.

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POLICY T3.1.4

The Village shall pursue grants to provide transportation facilities for alternative modes of transportation such as transit stops, sidewalk connections and multi-modal paths.

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&ASSOCIATES
Professional Planning Services

The Village of Indiantown

2050 Comprehensive Plan

Conservation Element

Goals, Objectives and Policies

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~~Purpose and Summary of The Conservation Element~~Introduction

The purpose of the Conservation Element is to seek to ensure the protection of the Village of Indiantown's natural resources. The conservation and appropriate use of these resources is critical to maintaining a high quality of life for Village residents and ensuring sustainable economic growth. The goals, objectives~~,~~ and policies of this element are intended to guide the management of air, water, soil, mineral, vegetative, wildlife~~,~~ and other natural resources in the fulfillment of this purpose without duplication of federal and state requirements.

~~Acronyms and Definitions~~

~~**Breeding:** Animals are present and engaged in behavior such as courtship, nest scraping, territorial defense, egg-laying, and/or caring for dependent young.~~

~~**Cryptic species:** Those species that may not be easily observed, tracked, or surveyed due to camouflage or behavior rather than rarity.~~

~~**Endemic:** Native to, and restricted to, a defined geographic area.~~

~~**Integrated Conservation Strategy:** Conservation strategies designed to meet the needs of multiple species and their habitats, with supporting actions intended to improve the conservation status of Florida's imperiled species.~~

~~**Man-made structures:** Structures created by people, which may or may not be intended for use by wildlife. Structures include (but are not limited to) buildings, bridges, utility poles, signs, equipment, heavy machinery, pipes, loading docks, and bat and bird houses.~~

~~**Single-use nest:** A nest that is used by a species once for nesting activities and is rarely, if ever, reused in subsequent nesting attempts by the same species.~~

~~**Species Focal Area:** Areas containing features (such as unique population units or habitat types) important to the long-term conservation of a species, as identified in Species Conservation Measures and Permitting Guidelines.~~

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Species of Greatest Conservation Need: In Florida this includes animals that are at risk or are declining as identified in Chapter 3 of Florida's State Wildlife Action Plan. It includes federally listed and state-listed species as well as many other species whose populations are of concern.

Species of Special Concern: A temporary category of protection for species determined to be data deficient during the Biological Status Review, and afforded the protection described in Rule 68A-27.005, F.A.C., which declares that "no person shall take, possess, transport, or sell any species of special concern included in this subsection or parts thereof or their nests or eggs except as authorized by permit from the executive director, permits being issued upon reasonable conclusion that the permitted activity will not be detrimental to the survival potential of the species. For purposes of this section, the definition of the word take in Rule 68A-1.004, F.A.C., applies."

State-listed species: Those species listed on Florida's Endangered and Threatened Species List as state designated Threatened or state Species of Special Concern.

State Threatened: Synonymous with state-designated Threatened and Threatened. A state designation for any species, subspecies, or isolated population of fish or wildlife (including invertebrates) that is native to Florida and meets the criteria described in Rule 68A-27.0001(3), F.A.C., and is afforded the protections described in Chapter 68A-27.00, F.A.C.

Wildlife/Habitat Management Plan: General site information as well as the methods, measures, practices, or actions to be implemented to address state-Threatened species and Species of Special Concern observed or reasonably likely to occur on a project site that is the subject of activities permitted in accordance with both Chapter 373, Part IV and Chapter 378, Part II, Florida Statutes.

Hazardous Materials: Materials which are identified by the federal and state agencies as posing a substantial health or safety threat.

Upland Habitat: Native plant community associations, including canopy, understory and groundcover, or any combination of them that are generally undisturbed and unimproved. Native plants for

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~~the purposes of this plan will be congruent with the plants listed by Florida Fish and Wildlife Conservation Commission (FWC) as Florida Species Indicative of Good Ecosystem Health. The general focus by FWC Upland Habitat Division is upon a community or ecosystem type, over-story (canopy) cover, herbaceous plant cover, pine-stand density, non-pine stem density and sub-canopy density.~~

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~~Goals~~

~~Maintain Air and Water Quality~~

~~The Village of Indiantown shall provide for the preservation, conservation and appropriate management of the natural resources in the Village of Indiantown.~~

~~Conservation of Environmentally Sensitive Land and Native Vegetation~~

~~The Village of Indiantown shall seek to preserve existing upland native habitat, native vegetation and environmentally sensitive land.~~

~~Habitat Protection~~

~~The Village of Indiantown shall protect the natural diversity and abundance of wildlife, and the structure, function, and integrity of marine and land ecosystems.~~

~~Sustainable Village~~

~~The Village of Indiantown shall strive to create a sustainable community by managing material consumption by employing the Environmental Protection Agency's Sustainable Materials Management Tools such as the Waste Reduction Model, Built Environment Assessment Tools, Electronics Stewardship Assessment Tools, and the Energy Star Portfolio Manager.~~

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GOAL C1~~: Conserve Preserve and Manage Natural Resources~~

The Village of Indiantown shall provide for the preservation, conservation and appropriate management of the ~~natural~~ air and water resources in the Village of Indiantown.

OBJECTIVE C1.1~~: Maintain Air Quality~~

The Village of Indiantown shall pursue participation in any local, regional or statewide efforts to seek to ensure that air quality standards meet and/or exceed national Air Quality Standards for all pollutants measured by the Florida Department of Environmental Protection, Division of Air Resource Management and the United States Environmental Protection Agency.

POLICY C1.1.1~~: National Ambient Air Quality Standards (NAAQS)~~

The Village ~~of Indiantown~~ shall support enforcement of applicable standards for air quality, as established by the Federal Clean Air Act, to control significant emissions of air pollutants in order to maintain and improve the existing air quality. The Village ~~will develop~~shall maintain policies throughout the Comprehensive Plan aimed to reduce the following indicators of poor air quality, as listed and evolving with the Menu of Control Measures for the National Ambient Air Quality Standards:

a) Carbon Monoxide
b) Lead
c) Nitrogen Dioxide
d) Ozone
e) Particle Pollution
f) Sulfur Dioxide

POLICY C1.1.2~~: Outdoor Burning Prohibition~~

The Village ~~of Indiantown~~ shall enforce the prohibition of open burning of trash and debris.

POLICY C1.1.3~~: Alternative Transportation~~

The Village ~~of Indiantown~~ shall aim to reduce air pollutants related to gasoline-powered vehicle miles traveled by promoting alternative modes of transportation~~ which would result in the reduction of greenhouse gas emissions~~. ~~(Policies to promote alternative modes of transportation are included in other chapters this comprehensive plan.)~~

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~~**POLICY C1.1.4: Urban Form & Pattern**~~

~~The Village of Indiantown shall integrate land use patterns and transportation systems by assuring that character, design, and intensity of development is compatible with adjacent transportation infrastructure and services. The Village shall facilitate an urban form following planning concepts inherent to neo-traditional neighborhood planning philosophies (i.e., grid system street pattern, residential and non-residential uses within walking distance, public open spaces and plazas). Urban transportation network corridors shall strive to provide opportunities for alternative methods of transportation, such as public transportation, walking and biking.~~

~~**POLICY C1.1.5: Reduction of Carbon Emissions**~~

~~The Village of Indiantown shall coordinate with Martin County Public Transit and the Florida Department of Transportation (FDOT) to reduce single-occupancy vehicle use and encourage the use of transit, carpooling, park and ride as more efficient modes of travel.~~

~~**POLICY C1.1.6: Promote Alternative Transportation Fuels**~~

~~As part of the capital purchasing process for new motor vehicles used to transport Village staff serving functions other than life/safety or maintenance operations, the Village shall consider the costs and benefits of vehicles powered by alternative fuels or engine design, such as hybrid or electric vehicles.~~

POLICY C1.1.~~7~~4~~: Coordinate with FDEP regulations~~

In addition to the criteria pollutants addressed in Policy C1.1.1, ~~The~~ the Village ~~of Indiantown~~ shall coordinate with the Florida Department of Environmental Protection to support the ~~regulate~~regulation of air pollutants as applicable.~~:~~

~~a) Asbestos Removal and Disposal~~

~~b) Volatile Organic Compound Emissions~~

POLICY C1.1.~~8~~5~~: Prevent Wind-Related Dirt Pollution~~

The Village ~~of Indiantown's~~ Land Development Regulations shall include standards for construction and/or land clearing activities that prevent wind-related erosion of soils, prevent air quality issues, and protect from wind driven dust particles.

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OBJECTIVE C1.2~~: Conserve Water Sources, Surface Water and Wells~~
The Village of Indiantown shall conserve, appropriately use~~,~~ and protect the quality and quantity of surface waters and ground water sources to maintain environmental and recreational benefits and ensure adequate water supply.

POLICY C1.2.1~~: Protecting Water Quality During Construction~~
The Village ~~of Indiantown~~ shall require the installation of temporary stormwater ~~drainage~~ management systems at construction sites in order to capture direct surface water run-off and prevent sand, silt and other debris from polluting surface waters.

POLICY C1.2.2
The Village Land Development Regulations shall include standards for construction to avoid soil erosion into its surface waters by requiring:

a) Soils are retained on-site for all developments to the greatest extent possible.
b) The clearing of trees and vegetation (other than exotic or invasive) shall require approval by the Village and will protect native vegetation, trees and littoral zones.
c) A soil erosion and sedimentation control plan as part of an application for site plan review whenever a development shall involve any clearing, grading, transporting or other form of land disturbance by the movement of earth, including the mining of minerals, sand and gravel.

POLICY C1.2.2~~3~~3~~: Water Conservation Standards in the LDR~~
The Village ~~of Indiantown~~ shall support water conservation measures and adopt standards for water conservation within its Land Development Regulations.

POLICY C1.2.3~~4~~4~~: Water Conservation Education~~
The Village ~~of Indiantown~~ shall increase public awareness and acceptance of water conservation techniques. The Village shall utilize its website and social media outlets to inform the public of conservation efforts and best practice recommendations.

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POLICY C1.2.45: Flood Plain Management
The Village shall conserve, appropriately use and protect the quality and quantity of floodplains, drainage, surface waters and all current and projected water sources and waters.

POLICY C1.2.56: Flood Prevention
The Village of Indiantown shall coordinate with the South Florida Water Management District for the minimization of flooding problems within the Village, while preserving groundwater quality through planned growth, implementation of drainage and stormwater best management practices, and adoption of appropriate land development regulations.

POLICY C1.2.67: Public Outreach on Septic System Operation
The Village of Indiantown shall collaborate with state agencies to provide educational materials to the public on the proper operation and maintenance of septic systems and the negative effect poor maintenance has on the quality of ground water.

POLICY C1.2.78: Future Septic Systems
The Village shall discourage the creation of new septic tanks and drain fields for new development through the enforcement of standards for availability and mandatory connection to available sewer systems no less strict than those set forth in Sections 381.0065 and 381.00655, Florida Statutes.

POLICY C1.2.89: Encourage Stormwater Management Practices
The Village of Indiantown shall improve stormwater management by implementing best management practices. All stormwater management projects will be completed in a manner and scale that respects and protects the intrinsic natural qualities of each site. Best management practices may include but not be limited to:

a) Rain Gardens
b) Littoral Zone Plantings
c) Bio-Retention Swales
d) Vegetative Filter Strips
e) Rock Soaking Areas
f) Floating Vegetated Mats
g) Inlet Screens, Baffles and Sumps
h) Baffle Boxes
i) Stormwater Filters
j) Sand Filters
k) Tree Box Filters

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POLICY C1.2.~~9~~10~~: Conserving Water Through Landscaping~~
The Village's Landscape ordinance within the Land Development Regulations shall encourage the use of appropriate native and/or other drought tolerant ~~native~~ vegetation and the application of Florida Friendly landscape techniques and concepts as identified by the South Florida Water Management District and the University of Florida's Institute of Food and ~~Agriculture's~~ Agricultural Sciences' (IFAS) published guidelines.

POLICY C1.2.~~10~~11~~: Extension of Gray Water/Re-use Lines~~
The Village ~~of Indiantown~~ shall ~~collaborate with the private utility to~~ encourage the extension of ~~gray water systems and~~ re-use water lines to those developed areas of the Village of Indiantown ~~currently not served by such systems~~with demand for non-potable water, such as for irrigation, industrial and certain commercial uses.

POLICY C1.2.~~11~~12~~: Protection of Water Through Transportation Element Policies~~
The Village ~~of Indiantown~~ shall include policies in the Transportation Element of the Comprehensive Plan that require ~~that~~ roadway projects to be constructed in a manner that protects waterbodies, wetlands~~,~~ and flood plains. Corridor alignments shall be designed to avoid environmentally sensitive areas.

POLICY C1.2.~~12~~13~~: Protection of Water Through Future Land Use Element Policies~~
The Village ~~of Indiantown~~ shall include policies in the Future Land Use Element that require all industrial, commercial, utility, aviation and related facilities development mitigate structural and non-structural impact on adjacent natural water resources.

POLICY C1.2.~~13~~14~~: Increase Permeable Space~~
The Village ~~of Indiantown~~ shall aim to expand the Village's stock of open and permeable green space to maximize aquifer recharge areas. This will also improve drainage, ~~stormwater ground infiltration,~~ oxygen production, visual buffers and provide wildlife habitat. This can be accomplished by implementing innovative stormwater systems such as rain gardens, tree boxes and pervious paving surfaces.

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OBJECTIVE C1.3~~: Wetlands and Marshes~~

The Village of Indiantown shall protect the quality, functions and values of wetlands~~,~~ and marshes ~~and water wells~~.

POLICY C1.3.1~~: Regulating Wetland~~

The Village ~~of Indiantown~~ shall protect and conserve the natural function of wetlands by including provisions in the Land Development Regulations that aim to avoid destruction and adverse impacts to wetlands.

POLICY C1.3.2~~: Development Applications and Wetland Identification~~

The Village ~~of Indiantown~~ shall require that all applications for development approval include an identification/inventory of all wetland areas on-site.

POLICY C1.3.3~~: Compliance with state and federal requirements for wetland protection.~~

The Village ~~of Indiantown~~ shall require that all development in the Village ~~of Indiantown~~ comply with all state and federal regulations related to wetland protection.

POLICY C1.3.4~~: Shared Wetlands~~

The Village shall notify and coordinate with adjacent ~~municipalities~~ jurisdictions if development applications include wetlands that cross jurisdictional lines.

POLICY C1.3.5~~: Future Land Use~~

The Village ~~of Indiantown's~~ Future Land Use Map shall direct incompatible development and uses away from ~~uses that are incompatible with the protection and conservation of~~ wetlands.

POLICY C1.3.6

In an effort to encourage future developments and promote the conservation of sensitive lands, the Village desires to establish a mitigation bank in accordance with the Mitigation Bank statutes under section 373.4136, F.S., and the Mitigation Bank Rule, 62-342, in order to provide the framework for permitting wetlands mitigation in the Village. The Village will work with the appropriate state permitting agency, the South Florida Water

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Management District and the U.S. Army Corps of Engineers per the required Mitigation Bank Instrument (MBI).

Policy C1.3.7
The Village shall coordinate efforts with future mitigation bank applicants in order to encourage a pre-application meeting with the reviewing agencies comprising the Interagency Review Team (IRT). Said team would consist of all state and federal agencies that will be involved in processing the permit.

OBJECTIVE C1.4
The Village shall seek to protect surface water and groundwater from impacts resulting from mining and excavation.

POLICY C1.4.1
The Village shall maintain a Mining, Excavation and Fill component of the Land Development Regulations. These regulations shall include requirements to provide for a stormwater system design, a lake management plan, protection of roads and neighborhoods, and protection of wetlands and other environmentally sensitive or rare habitats. Lake management plans shall provide for phasing of land disturbance and shall include proof of financial responsibility.

POLICY C1.4.2
The Village shall require that excavated lakes are designed to be part of a site's stormwater management system and shall be designed to protect and maintain normal hydroperiods in preserved adjacent wetlands against negative impacts of these activities. The functions and values associated with preserved wetland areas shall be protected during and after excavation activities.

POLICY C1.4.3
The Village shall seek to ensure that fees for excavation and fill activities shall be sufficient to cover the cost of impacts to roads and implementation costs, including enforcement and monitoring.

GOAL C2~~: Conservation of Environmentally Sensitive Land and Native Vegetation~~

The Village of Indiantown shall seek to preserve existing upland native habitat, native vegetation and environmentally sensitive land.

OBJECTIVE C2.1~~: Land Management Practices~~

The Village Land Development Regulations shall address land management practices that provide for wildfire protection~~, enhance wildlife habitats, monitor agricultural practices~~ and protect soils and environmentally sensitive land and vegetation.

POLICY C2.1.1~~: Protecting Lands and Wildlife Habitats~~

The Village ~~of Indiantown~~ shall coordinate, implement, maintain~~,~~ and promote, as appropriate, land management practices that enhance fire protection~~,~~ and wildlife habitat~~ and sustainable agriculture practices~~. These practices shall include, but not be limited to:

a) prescribed burns
b) defensible space buffers
c) vegetative maintenance
d) control or removal of invasive exotic vegetation

~~**POLICY C2.1.2: Protection of Environmentally Sensitive Land and Vegetation**~~

~~The Village of Indiantown shall require a permit to remove any environmentally sensitive vegetation prior to any land development activity. Environmentally sensitive vegetation refers to those species listed as such in any State or Federal agency documentation.~~

~~**POLICY C2.1.3: Prevention of Soil Erosion**~~

~~The Village of Indiantown's Land Development Regulations shall include standards for construction to avoid soil erosion into its surface waters by requiring:~~

~~d) Soils are retained on-site for all developments to the greatest extent possible.~~
~~e) The clearing of trees and vegetation (other than exotic or evasive) shall require approval by the Village of Indiantown and will protect native vegetation, trees and littoral zones.~~
~~f) A soil erosion and sedimentation control plan as part of an application for site plan review whenever a development shall~~

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~~involve any clearing, grading, transporting or other form of land disturbance by the movement of earth, including the mining of minerals, sand and gravel.~~

POLICY C2.1.4~~2~~: ~~Exotic Plant Removal~~
The Village ~~of Indiantown's~~ Land Development Regulations shall, in coordination with appropriate agencies, require the removal of all ~~exotic~~ invasive plants from development sites and require that the landscapes are maintained to be free of ~~exotic~~ invasive vegetation, as listed by the Florida Invasive Species Council.

~~**POLICY C2.1.5:**~~
~~In an effort to encourage future developments and promote the conservation of sensitive lands, the Village of Indiantown desires to establish a mitigation bank in accordance with the Mitigation Bank Florida Statute 373.4136, and Mitigation Bank Rule, 62-342, in order to provide the framework for permitting a wetlands mitigation in the Village of Indiantown. The Village will work with the appropriate state permitting agency, water management district, and the U.S. Army Corps of Engineers per the required Mitigation Bank Instrument (MBI).~~

~~**POLICY C2.1.6**~~
~~The Village of Indiantown will coordinate efforts with future mitigation bank applicants in order to encourage a pre-application meeting with the reviewing agencies comprised in the Interagency Review Team (IRT). Said team would consist of all state and federal agencies that will be involved in processing the permit.~~

POLICY C2.1.~~7~~3: ~~Development Near Sensitive Ecosystems~~
The Village ~~of Indiantown~~ shall require that developments near sensitive ecosystems are carefully managed through the development review process to minimize any impact to the system.

POLICY C2.1.~~8~~4: ~~Providing for Future Conservation Areas~~
The Village~~ of Indiantown~~'s Future Land Use Map shall include the ~~land use~~Future Land Use designation of Conservation to identify any lands in public or private conservation.

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POLICY C2.1.5
The Village shall require that environmentally sensitive lands acquired by the Village to be set aside for preservation will receive the Future Land Use designation of Conservation.

POLICY C2.1.6
The Village shall encourage the preservation of environmentally sensitive land.

POLICY C2.1.7
The Village shall develop a policy to promote land-swaps to protect environmentally sensitive land.

POLICY C2.1.9~~8: Public Outreach on Sensitive Environmental Areas~~
The Village ~~of Indiantown~~ shall collaborate with local and state agencies to provide public education regarding the importance, function and value of sensitive environmental areas.

POLICY C2.1.9
The Village shall conserve, protect and use appropriately the minerals and soils within the Village through proper management of development activities and implementation of sustainable development practices.

OBJECTIVE C2.2~~: Protect Native Vegetation~~
The Village of Indiantown shall seek to protect native upland habitat that enables long-term survival of plant species that are ~~rare,~~ endangered~~,~~ or threatened ~~or of special concern~~.
~~This policy may be satisfied through methods specified in the Land Development Regulations, subject to approval by Village Staff which may include, but not be limited to, conservation easements, dedication of land or increased preservation of existing native habitats.~~
~~Rare, endangered, threatened or special concern plant species are to be interpreted as any species defined as such in any Federal or State agency formal documentation.~~

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~~**POLICY C2.2.1: Invasive Plant Species**~~

~~The Village of Indiantown shall coordinate with appropriate agencies in requiring the removal of exotic and invasive plant species. Exotic and invasive plant species are to be interpreted as any species defined as such in any Federal or State agency formal documentation.~~

POLICY C2.2.1

The Village shall require a permit to remove any plant species listed on the Florida Regulated Plant Index prior to any land development activity.

POLICY C2.2.2~~: Protect Environmental Systems~~

The Village ~~of Indiantown~~ shall seek to ensure that all development complies with state and federal regulations regarding environmentally sensitive vegetation and natural systems including but not limited to ~~water resources, wetlands, and~~ native vegetation through land use planning, site plan review and establishment and enforcement of corresponding Land Development Regulations. This policy may be satisfied through methods specified in the Land Development Regulations, subject to approval by Village Staff, which may include, but not be limited to, conservation easements, dedication of land or increased preservation of existing native habitats. ~~Environmentally sensitive vegetation and natural systems are to be interpreted as any species or systems defined as such in any Federal or State agency formal documentation.~~

~~**OBJECTIVE C2.3: Mining and Excavation**~~

~~The Village of Indiantown shall seek to protect surface water, groundwater and wildlife habitat from impacts resulting from Mining and Excavation.~~

~~**POLICY C2.3.1: Regulation of Excavation and Fill Operations.**~~

~~The Village of Indiantown shall develop and enforce a Mining, Excavation and Fill component of the Land Development Regulations. These regulations shall include requirements to provide for a stormwater system design; a lake management plan; protection of roads and neighborhoods; and protection of wetlands and other environmentally sensitive or rare habitats. The lake management plan shall provide for phasing of land disturbance and it shall include proof of financial responsibility.~~

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~~**POLICY C2.3.2: Site Excavation and Wetlands**~~

~~The Village of Indiantown shall require that excavated lakes are designed to be part of a site's stormwater management system and shall be designed to protect and maintain normal hydroperiods in preserved adjacent wetlands against negative impacts of these activities. The functions and values associated with preserved wetland areas shall be protected during and after excavation activities.~~

~~**POLICY C2.3.3: Excavation and fill fees.**~~

~~The Village of Indiantown shall seek to ensure that fees for excavation and fill activities shall be sufficient to cover the cost of impacts to roads and implementation costs, including enforcement and monitoring.~~

~~**POLICY C2.3.4: Minerals and Soils**~~

~~The Village of Indiantown shall conserve, protect and use appropriately the minerals, soils, and native vegetative communities within the Village through proper management of development activities and implementation of sustainable development practices.~~

GOAL C3~~: Habitat Protection~~

The Village ~~of Indiantown~~ shall protect the natural diversity and abundance of wildlife, and the structure, function~~,~~ and integrity of ~~marine and terrestrial~~ ecosystems and habitats.

OBJECTIVE C3.1~~: Protect Wildlife and Marine Habitats~~

The Village of Indiantown shall protect wildlife ~~and marine~~ habitats to sustain natural processes and minimize the likelihood of species becoming extinct.

POLICY C3.1.1~~: Marine and Terrestrial Species Survival~~

The Village ~~of Indiantown~~ shall protect the natural diversity and abundance of wildlife, and the structure, function~~,~~ and integrity of ~~marine and terrestrial~~habitats ~~ecosystems.~~ that enable long-term survival of ~~marine and terrestrial~~ Florida's endangered and threatened species ~~that are rare, endangered, threatened or of special concern~~. This policy may be satisfied through methods specified in the Land Development Regulations, subject to approval

by Village Staff, which may include, but not be limited to, conservation easements, dedication of land or increased preservation of existing native habitats.

POLICY C3.1.2: Biodiversity Protection Standards
The Village of Indiantown shall establish minimum protection standards in the Land Development Regulations and to aid the public and developers in identifying sensitive habitats and methods to protect biodiversity where endangered species or their habitats have been identified.

POLICY C3.1.3: Support State Wildlife Action Plan
The Village of Indiantown recognizes the State's expertise and resources in protecting marine and wildlife habitats, as described in the State Wildlife Action Plan, and shall utilize this as a resource for best management practices to follow in order to protecting marine and wildlife habitats. (Reference Florida Fish and Wildlife Conservation Commission)

POLICY C3.1.4: Protect natural communities or habitat
The Village of Indiantown shall protect, preserve, conserve and enhance those areas known to contain natural communities or habitat for species included in the List of Endangered Florida Fish and Wildlife Conservation Commission Official Endangered and Threatened Species List.

POLICY C3.1.5: Wildlife Grant Programs
The Village of Indiantown shall seek out state and federal funding to fund programs that address habitat conservation needs.

POLICY C3.1.6: Site Assessment Regulations
The Village Land Development Regulations shall detail the following components related to site assessment regulations for all development applications with the intention to protect endangered and threatened animal and plant species and native habitats:

a. Endangered and Threatened Terrestrial Animal Species Assessment
b. Endangered and Threatened Marine Species Assessment
c.b. Endangered and Threatened Plant Species Assessment

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GOAL C4~~: Sustainable Village~~

The Village of Indiantown shall strive to create a sustainable community by managing material consumption, supporting waste reduction and recycling, prioritizing green building and smart growth principles, and reducing greenhouse gas emissions. ~~by employing the Environmental Protection Agency's Sustainable Materials Management Tools such as the Waste Reduction Model, Built Environment Assessment Tools, Electronics Stewardship Assessment Tools, and the Energy Star Portfolio Manager.~~

OBJECTIVE C4.1~~: Reduce Material Consumption~~

The Village of Indiantown shall continue to encourage recycling and~~,~~ waste reduction to limit pollution and~~ and reuse to reduce the amount of trash sent to solid waste and pollution~~ landfills.~~and to continue striving to reach Florida's recycling goal of 75 percent.~~

POLICY C4.1.1~~: Recycling State Statute~~

The Village ~~of Indiantown~~ shall coordinate with appropriate local, county, regional and state agencies to develop or adopt a sustainable recycling program to encourage private businesses, institutions, schools, public organizations and citizens to increase recycling and decrease material consumption~~ in order to reach Florida's recycling goal of 75 percent by 2020~~.

POLICY C4.1.2~~: Waste Reduction Education~~

The Village ~~of Indiantown~~ shall seek partnerships and coordination opportunities with local, state and federal ~~departmental~~ agencies to provide funding and educational resources regarding waste source reduction, recycling options and alternative methods to keep the lands, streets and waters in the Village of Indiantown clean.

POLICY C4.1.3~~: Recycling with Businesses~~

The Village ~~of Indiantown~~ shall promote the utilization of tools such as the Environmental Protection Agency Waste Reduction Model and the Florida Department of Environmental Protection Business Recycling Tracking Tool (Re-TRAC) for organizations to track, compare and report their solid waste reduction and recycling efforts. ~~Through the website, which includes free registration,~~

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~~organizations can track different types of recycling efforts and produce reports on how those efforts are helping to shrink their carbon footprint.~~

POLICY C4.1.4~~: Recycling Technique Education~~
The Village ~~of Indiantown~~ shall coordinate with Martin County and the contracted solid waste provider to ~~provide~~ distribute educational material on proper recycling techniques, ways to reduce ~~contaminating~~ recycling contamination~~,~~ and the importance of recycling for the future generations.

POLICY C4.1.5~~: Collaboration with Solid Waste Utility Provider~~
The Village shall continue to collaborate with Martin County and its contracted ~~the~~ solid waste provider to facilitate a successful recycling program for the community.

POLICY C4.1.6
The Village shall coordinate with agencies and organizations such as the University of Florida IFAS Extension to provide community education on the importance of backyard composting to decrease the amount of organic yard and kitchen waste that enters into the solid waste system.

OBJECTIVE C4.2
The Village of Indiantown shall encourage sustainable development of the built environment through the promotion of green building practices and smart growth planning.

POLICY C4.~~1.6~~2.1~~: Green Building Process~~
The Village shall educate, engage and support the construction of environmentally friendly green buildings and reduced resource consumption during the building process.

POLICY C4.~~1.7~~2.2~~: Encourage Smart Growth Principles~~
The Village Land Development Regulations will include a provision to encourage the following Smart Growth Principles:

a) Encourage mixed land uses
b) Encourage compact building design
c) Provide a range of housing types
d) Create walkable neighborhoods

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e) Preserve and enhance the Village of Indiantown's sense of place
f) Preserve open space, agricultural land, natural beauty and critical environmental areas
g) Strengthen and direct development towards existing communities
h) Provide a variety of transportation choices
i) Make development decisions that are predictable, fair and cost effective
j) Encourage community and stakeholder collaboration in development decisions

OBJECTIVE C4.3
The Village of Indiantown shall promote energy and fuel efficiency and renewable energy sources where feasible in an effort to reduce local greenhouse gas emissions.

POLICY C4.3.1
The Village shall coordinate with Martin County Public Transit and the Florida Department of Transportation (FDOT) to reduce single-occupancy vehicle use and encourage the use of transit, carpooling, park and ride as more fuel-efficient modes of travel.

POLICY C4.3.2
As part of the capital purchasing process for new motor vehicles used to transport Village staff, the Village shall consider the costs and benefits of vehicles powered by alternative fuels or engine design, such as hybrid or electric vehicles.

POLICY C4.3.3
The Village shall seek to partner with agencies and organizations, such as Florida Power and Light, to integrate solar projects into development within the community to create clean and renewable energy.

POLICY C4.3.4
The Village shall pursue coordination with Florida Power and Light regarding supporting the use of solar energy.

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The Village of Indiantown

2050 Comprehensive Plan

Capital Improvements Element

Goals, Objectives and Policies

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BONNIE LANDRY
&ASSOCIATES
Professional Planning Services

~~Purpose of The Capital Improvements Element~~Introduction

The purpose of the Capital Improvements Element is to demonstrate how capital projects identified to maintain Levels of Service or accommodate new growth will be programmed and funded. The Capital Improvements Element also outlines financial policies to guide the funding and construction of improvements in a manner necessary to ensure that capital improvements are provided when required based on needs identified in the Comprehensive Plan. Finally, the Capital Improvements Element requires a system to ensure concurrency among various governmental and quasigovernmental agencies is implemented, pursuant to Florida Statutes.

An important part of the Capital Improvements Element is the creation and implementation of a Capital Improvement Plan (CIP). The CIP should be made of two parts – a capital budget and a schedule of capital improvements. The capital budget is the upcoming year's spending plan for capital projects. The schedule of capital improvements is the plan for capital expenditures. The CIP should contain all the individual capital projects, major studies, equipment and technological purchases a local government needs to maintain functionality and sustainably grow. Standards for development construction and completion timetables and financing plans are also part of the CIP. The CIP is a theoretical blueprint for sustaining and improving the community's infrastructures. It is the coordinating mechanism between strategic planning, financial capacity~~,~~ and physical development.

~~Definitions~~

~~**Capital Improvements Plan (CIP)-** A capital improvement plan, or capital improvement program, is a short-range plan, which identifies capital projects, provides a planning schedule and identifies options for financing the plan. The CIP is a coordinated effort to determine what services the Village will provide, what facilities are needed to provide those services and how the Village will pay for the facilities. Coordination among staff, the public, the federal and state governments is essential in preparing the CIP.~~

~~Goals~~

~~Capital Improvements~~

~~The Village of Indiantown shall utilize sound fiscal policies to develop a Capital Improvement Plan that will detail the funding and construction timeline for vital and adequate public facilities.~~

~~Goals, Objectives and Policies~~

GOAL CI1 ~~Capital Improvements~~

The Village of Indiantown shall utilize sound fiscal policies to develop a Capital Improvement Plan that will detail the funding and construction timeline for vital and adequate public facilities.

OBJECTIVE CI1.1 ~~Establish the Capital Improvement Plan Committee~~

The Village of Indiantown shall establish a Capital Improvements Plan Committee (CIPC) each year by January 15 to review, prioritize and select projects for the 5 Year Schedule of Capital Improvements Plan (CIP) and develop the Annual Capital Budget that will be presented to the Village Council for adoption.

POLICY CI1.1.1 ~~Composition of the Capital Improvement Plan Committee~~

The Village of Indiantown CIPC shall be comprised of a skilled representative from each of the following fields of expertise:

1. Finance
2. Planning
3. Engineering
4. Project Management
5. Representative of the Business Community (~~i.e.~~e.g. Business Development Board or ~~Economic Counsel~~Chamber of Commerce)

POLICY CI1.1.2 ~~Financial Member Roles and Responsibilities~~

The CIPC member designated to fill the finance position is responsible for:

1. The assessment of the Village's fiscal capacity so that the Capital Budget is based upon what can feasibly be funded
2. Analyzing financial risk, as detailed in ~~Policy CI1.3.1.A ("Financial Risk Assessment")~~Policy CI1.2.11

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3. Identification of funding mechanisms, including long-term financing strategies
4. Establishing financial goals
5. Advising the Village Council on the need for Capital Reserves
6. Creating content for Annual Capital Budget
~~7. Equity Review of the Annual Capital Budget~~

POLICY CI1.1.3 ~~Planning Member Roles and Responsibilities~~

The CIPC member designated to fill the planning position is responsible for:

1. Evaluating each ~~project~~ Capital Improvement Project and its effect upon the Level of Service ~~for each approved Capital Improvement Project~~
2. Evaluating projects' effect, if any, upon urban sprawl. ~~Approved Capital Improvement Projects shall, to the maximum extent possible be environmentally and economically feasible and discourage urban sprawl.~~
3. Coordinating land use and ~~advising on~~ Smart Growth Principles (as described in the Future Land Use Element Policy ~~L1.3.1~~L2.1.3) when ~~in~~ evaluating potential Capital Improvement Projects.
4. Identification of capital facilities and projects that are needed in order to meet the established Level of Service
5. Promoting the development of designated urban infill areas
6. Coordinating conversation and review of proposed projects with the following agencies:
    a. Martin County Metropolitan Planning Organization
    b. The Treasure Coast Regional Planning Council
    c. The Martin County School Board Local Planning Agency Member
    d. The Village of Indiantown Local Planning Agency
    e. The South Florida Water Management District
7. Equity Review of the Annual Capital Budget

POLICY CI1.1.4 ~~Engineering Member Roles and Responsibilities~~

The CIPC member designated to fill the engineering position is responsible for:

1. Identifying and annually reviewing capital and maintenance projects for public works and Village infrastructure

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including ~~roadways, sidewalks~~transportation and mobility, potable water, sewer and drainage
2. Identifying and annually reviewing capital and maintenance projects for utilities infrastructure, as applicable
3. Evaluating and analyzing projects for energy efficiency and sustainability. ~~Approved Capital Improvement Projects shall, to the maximum extent environmentally and economically feasible, encourage sustainability and energy efficiency.~~
4. Provide engineering knowledge and expertise, as applicable

POLICY CI1.1.5 ~~Project Management Member Roles and Responsibilities~~

The CIPC member designated to fill the project management position is responsible for:

1. Coordinating public input mechanisms
2. Gathering and documenting public input to be used in the project selection process
3. Drafting and editing the 5 Year Schedule of Capital Improvements and the Annual Capital Budget Report
4. Documenting and presenting the annual public feedback on the desired vision for future development

POLICY CI1.1.6 ~~Business Representative Member Roles and Responsibilities~~

The CIPC member designated to fill the business representative position is responsible for:

1. Reviewing the proposed capital improvement projects and identifying any potential challenges ~~it~~ they may pose to the business community~~.~~
2. Reviewing the proposed capital improvement projects with any applicable business organizations.~~Board(s)~~
3. Soliciting and reporting local business community feedback on the proposed ~~capital improvement plan~~CIP.

OBJECTIVE CI1.2 ~~Schedule of Capital Improvements~~

In the first quarter of each fiscal year, the Capital Improvement Plan Committee~~,~~ shall draft a 5 Year Schedule of Capital Improvements.

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~~Policy~~**POLICY CI1.2.1** ~~**Types of Projects to be Considered**~~

The ~~Village of Indiantown~~CIPC shall consider the following types of projects when developing the CIP:

1. Projects that correct identified deficiencies in public facilities
2. Construction, extension or increase in capacity of public facilities
3. ~~Projects that provide land improvements, plus any studies oriented to defining the initial need for land and/or facilities.~~
4. ~~4.~~3. Improvements to parks and recreation facilities
4. Projects which promote sustainability
5. Projects included in the Mobility Plan
6. Projects in the Lake Okeechobee or St. Lucie River and Estuary Basin Management Action Plans that are attributable to the Village

POLICY CI1.2.12 ~~**Existing Deficiencies will be Prioritized**~~

The ~~Village of Indiantown~~CIPC shall prioritize projects that correct deficiencies in existing public facilities over new construction, where economically and environmentally feasible.

POLICY CI1.2.23 ~~**Prioritized List of Projects**~~

The CIPC shall identify and rank capital public facility needs in order of priority according to the following guidelines:

a. Project demand, as determined by an inventory of existing land, equipment and facility conditions.
b. Return on investment, cost savings or revenue generation
c. Sustainability or energy efficiency improvements
d. Economic, environmental, aesthetic or social impacts
e. Public health, safety or other legal concerns
f. Supports a safe and efficient multimodal transportation network

POLICY CI1.2.34 ~~**Martin County School Board Strategic Plan**~~

The ~~Village~~ CIPC shall consider and incorporate any applicable ~~policies~~ projects in the Martin County School Board District Wide Strategic plan into its CIP that would be directly affect or be affected by an approved capital improvement project.

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POLICY CI1.2.~~4~~5 ~~Financial Analysis~~
The CIPC shall review financial data, including historic and projected local government revenues, expenditures and debt to assess the Village's ability to pay for proposed projects and to suggest and select appropriate financing tools.

POLICY CI1.2.~~5~~6 ~~Funding Mechanisms~~
The ~~Village of Indiantown~~CIPC may use a variety of funding mechanisms to fund projects and help the community achieve financial goals, subject to relevant legal requirements. Examples of such mechanisms include but are not limited to:

- Ad Valorem taxes
- Code Enforcement Fines~~,~~
- Gas Tax
- Discretionary Sales Tax
- Tourist Development Tax
- Enterprise Funds
- Tax Increment Financing
- Franchise Fees
- Impact Fees~~,~~
- Mobility Fees
- Service Fees~~,~~
- Developer Contributions~~,~~
- Federal, ~~and~~ State and Local Funds and/or Grants
- Donations

POLICY CI1.2.~~6~~7 ~~Evaluating Potential Opportunities~~
The ~~Capital Budget Committee~~CIPC shall identify and document potential ways to ~~complete~~ fund a proposed project, including but not limited to funding opportunities from the following ~~agencies~~sources:

1. Federal Programs and Projects
2. State Programs and Projects
3. Regional Programs and Projects
4. County Programs and Projects

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POLICY CI1.2.~~7~~8 ~~Establishing Financial Goals~~

The ~~Capital Budget Committee~~CIPC shall establish financial goals in the CIP that result in:

a. Good or continually improving credit rating
b. Competitive stance in seeking state or federal funds and grants
c. Avoidance of unnecessary expenditures

POLICY CI1.2.~~8~~9 ~~Utilize Existing Resources and Reduce Material Consumption~~

The ~~Capital Budget Committee~~CIPC shall consider properties, equipment, technology and local amenities that can be recycled or repurposed rather than purchasing new.

POLICY CI1.2.~~9~~10 ~~Financial Benefit~~

The ~~Capital Budget Committee~~CIPC shall estimate and document the financial benefit the proposed project may generate. Financial benefit shall be defined as revenue generation, a measurable increase in operational productivity, or a quantifiable return on investment.

POLICY CI1.2.~~10~~11 ~~Financial Risk Assessment~~

The ~~Capital Budget Committee~~CIPC shall evaluate the financial risk of a proposed project based upon:

a. Operational risk- amount of resources the Village is posed to lose if the proposed project is unsuccessful or cannot produce anticipated results.
b. Economic Risk- the potential effect a proposed project could reflect on the credit rating of the Village.
c. Legal Risk- changes in industry, regulatory and tax laws that could affect ~~profit margin of~~ a proposed project.
d. Environmental Risk- the risk of a project that is vulnerable to environmental changes or natural disasters.
~~e. Reputational Risk- the risk of the effect "bad project decisions" has on potential eligibility for financial funding opportunities.~~

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POLICY CI1.2.~~11~~12 ~~CIP Details~~

The Village ~~of Indiantown's~~ CIP shall list capital projects that provide for adequate public facilities. The plan shall include the following details:

a. Project description
b. Funding year
c. Project justification
d. Cost ~~E~~estimate
e. Estimated ~~M~~maintenance ~~C~~cost
f. Funding and financing sources
g. Area map(s), photos, graphs and other applicable conceptual illustrations

POLICY CI1.2.~~12~~13 ~~Public Review~~

The draft ~~Capital Improvement Plan~~CIP shall be made available for public review and commenting prior to the evaluation and adoption process by the Village Council. The public and private sectors are encouraged to recommend projects to the CIPC.

POLICY CI1.2.14

The CIPC shall annually solicit public feedback regarding desired future development in order to maintain the vision of the Village of Indiantown.

POLICY CI1.2.15

The CIPC shall continually evaluate the condition of existing public facilities and recommend projects that would refurbish or replace facilities that are deficient.

OBJECTIVE CI1.3 ~~The Annual Adoption of the Capital Improvements Plan~~

By September 30th of each year, the Village ~~of Indiantown~~ Council shall, through the coordination of the Village Manager and Capital Improvement Plan Committee, evaluate, provide comments and adopt the Capital Improvement Plan Report which includes a 5 Year Schedule of Capital Improvements.

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POLICY CI1.3.1 ~~Administration Evaluation of the Capital Improvements Plan~~

Upon completion of the draft ~~Capital Improvements Plan~~CIP, the CIPC shall submit the plan to the Village Manager for evaluation, comment and recommendation prior to consideration by the Village Council.

POLICY CI1.3.1~~2~~2 ~~Village Council Evaluation and Approval of the Capital Improvements Plan~~

The Village Council shall review and evaluate the draft CIP, ~~(~~5 Year Schedule of Capital Improvements and Capital Budget~~)~~ annually based on the following:

A. Financial Review -

1. Estimated return on investment the project would provide to the Village
2. Identified cost savings or revenue generation
3. The financial risk assessment provided by the financial member of the CIPC

B. Policy: Public Acceptance Review-

1. Public's positive or negative perception of the project
2. Public's vision for the future development of the Village

C. Policy: Political Acceptance Review -

1. Desire implement the project
2. Desire to fund the project
3. Perceived level of necessity of the project

D. Policy: Equity Review-

1. Perceived equity to stakeholders regarding costs and consequences of the project

E. Policy: Administrative Review

1. Evaluate the level of complexity to manage, maintain, enforce and monitor the project.

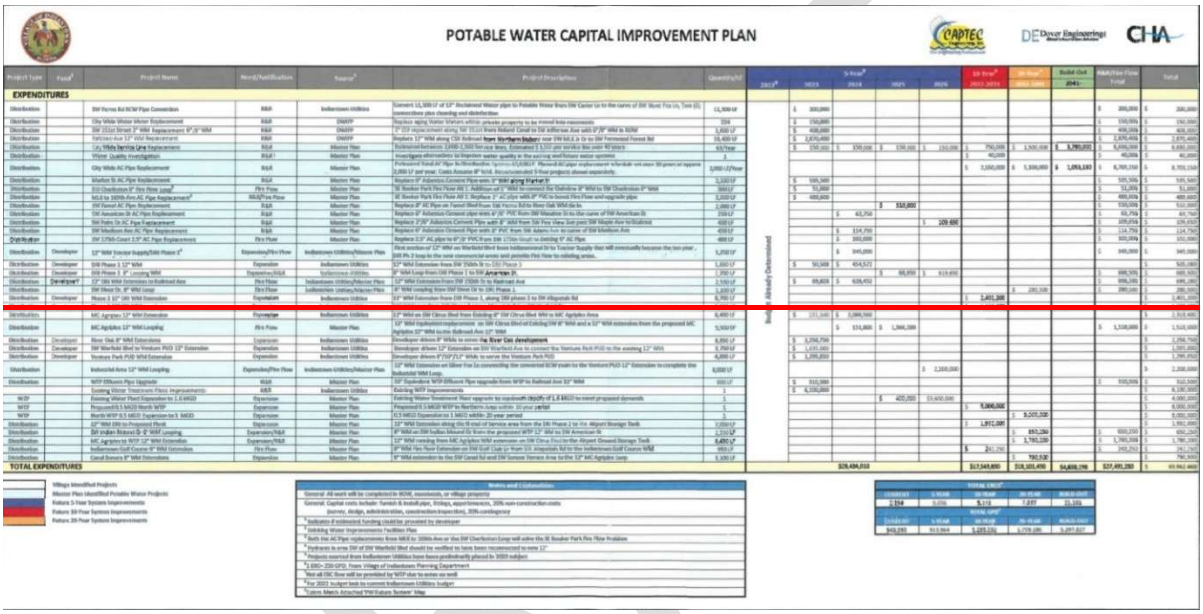
POLICY CI1.3.2~~2~~3 ~~Capital Improvements Plan and the Annual Capital Budget~~

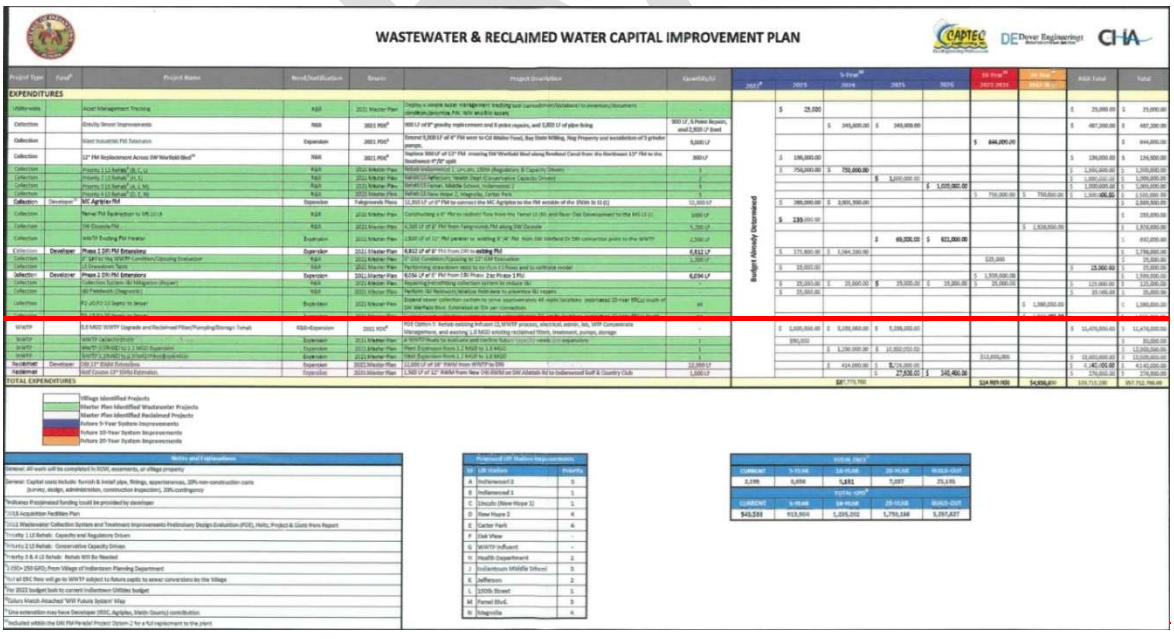
After the adoption of the Capital Improvements Schedule, the Annual Capital Budget Report ~~will~~ shall include in its capital appropriations all projects in the CIP that are planned for expenditure during the next fiscal year. The Financial member of the CIPC ~~will~~ shall assume responsibility incorporating the projects into the Capital Budget.

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POLICY CI1.3.34 ~~Five Year Schedule of Improvements~~

The 5 year Capital Improvements Plan ~~is~~ shall be adopted and updated by the Village ~~of Indiantown~~ Council each September, as Appendix A to the Capital Improvements Element. The Plan establishes the estimated project cost~~,~~ and entity responsible for completing ~~the~~ each project~~s~~. The plan ~~will~~ shall serve as the long-term financial plan seeking to ensure the adopted level of service standards are achieved by the Village.





VILLAGE OF INDIANTOWN - Roadway and Stormwater Capital Improvement Projects

	Project Title	5 Years	10-15 Years	> 15 Years	Funding Source
1	Booker Park Drainage and Roadway Improvements	$2,374,495			FDOT LAP Grant
2	Drainage and Roadway Improvment Designs: Uptown Neighborhood, Yahala East, Yahala West, Indian Mound Dr., SE Osceola St.	$700,000			FDOT LAP Grant & Village of Indiantown
3	Seminole Drive Drainage and Roadway Improvement	$700,000			CDBG 2019 Neighborhood Revitalization Grant
4	CIP #1 (SW Yalaha St. - East) Drainage and Roadway Improvements		$547,000		TBD
5	CIP #2 (Stormwater Treatment Uptown) Drainage and Roadway Improvements	$528,000			TBD
6	CIP #3 (SW Yalaha St. - West) Drainage and Roadway Improvements			$643,000	TBD
7	CIP #4 (SW Indian Mound Dr.) Drainage and Roadway Improvements			$628,000	TBD
8	CIP #5 (SE Osceola St.) Drainage and Roadway Improvements		$3,707,000		TBD
9	Roadway Pavement Annual Maintenance Program		$935,000	$935,000	VOI Public Works
	TOTAL	$4,302,495	$5,189,000	$2,206,000	

~~OBJECTIVE **CI1.4 Annual Review of the Capital Improvement Plan**~~
~~The Village Council shall annually review the CIP to seek to ensure that adequate facility capacity is available to serve final development orders, including those issued by the Village prior to the adoption of the Comprehensive Plan.~~

~~**POLICY CI1.4.1 Continual Evaluation**~~
~~The CIPC members shall continually evaluate the condition of existing public facilities and recommend projects that would refurbish or replace facilities that are deficient.~~

~~**POLICY CI1.4.2 Village Vision for Future Capital Projects**~~
~~The CIPC shall annually solicit public feedback regarding desired future development in order to maintain the vision of the Village of Indiantown.~~

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OBJECTIVE CI1.54 ~~Capital Improvement Plan Vision~~

The ~~policies of this objective~~Village Capital Improvement Plan and budget planning shall reflect the vision of the Village of Indiantown.

POLICY CI1.54.1 ~~Rural Character and Small-Town Feel~~

The CIP shall, to the maximum extent economically and ~~sustainably~~ environmentally feasible, reflect the Village's desire to preserve the rural characteristics and small town feel of ~~T~~the Village ~~of Indiantown~~.

POLICY CI1.54.2 ~~Alternative Modes of Transportation~~

The CIP shall, to the maximum extent economically and ~~sustainably~~ environmentally feasible, promote alternative forms of transportation, as identified in the Transportation Element Objective T1.2 ~~– Alternative Forms of Transportation~~, and its corresponding ~~P~~policies.

POLICY CI1.4.3

The CIP shall, to the maximum extent economically and environmentally feasible, discourage urban sprawl.

POLICY CI1.4.4

The CIP shall, to the maximum extent economically and environmentally feasible, encourage sustainability and energy efficiency.

POLICY CI1.54.35 ~~Revitalization of Urban Core~~

The Village shall coordinate with local, state and federal agencies in gaining assistance in the planning, financing and implementation of ~~development efforts~~capital improvements aimed at revitalizing the urban core of the Village ~~of Indiantown~~.

~~**POLICY CI1.5.4 Neighborhood Revitalization**~~

~~The Village of Indiantown shall partner with state programs that assist in promoting economic development and neighborhood revitalization.~~

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POLICY CI1.54.56 ~~Sustainable Development~~

The Village of Indiantown shall promote the rehabilitation and reuse of existing facilities where economically and environmentally feasible ~~in recognition of the environmental and economic benefits to the community~~.

POLICY CI1.4.7

The Village shall identify local, state and federal funding in order to assess its vulnerabilities and strengthen the current infrastructure to protect against natural disasters.

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Capital Improvements – 5 Year CIP

Project Name	FY 24-25	FY 25-26	FY 26-27	FY 27-28	FY 28-29	Total Projected Cost	Funded	Unfunded
CDGB Seminole Avenue		675,000				**675,000**	**520,000**	**155,000**
Lincoln Street		850,000				**850,000**	**550,000**	**300,000**
Uptown Drainage Design	300,370					**300,370**	**150,185**	**150,185**
Uptown Drainage Construction						**7,000,000**	**-**	**7,000,000**
Public Works / Safety & Striping	139,400	275,000	275,000	275,000	275,000	**1,239,400**	**1,239,400**	**-**
Village Hall Renovations		450,000				**450,000**	**450,000**	**-**
Parks CIP - General	125,000	250,000	250,000			**625,000**	**625,000**	**-**
Water/Sewer Line Replacements						**30,000,000**	**-**	**30,000,000**
12-Inch Fire Loop (ARPA / MC)	3,425,000					**3,425,000**	**3,200,000**	**225,000**
Wastewater Improvements / FDEP	19,000,000	15,000,000				**34,000,000**	**34,000,000**	**-**
SRF Water Plant Construction	250,000	3,500,000	5,000,000	3,925,000		**12,675,000**	**12,675,000**	**-**
New ROWTP / DIW	7,500,000	10,000,000	30,000,000	35,000,000		**82,500,000**	**33,100,000**	**49,400,000**
Railroad Avenue Water Main			500,000	4,000,000	150,000	**4,650,000**	**-**	**4,650,000**
151st Street Water Main			500,000	2,500,000		**3,000,000**	**-**	**3,000,000**
Water/Sewer R&R		275,000	283,300	391,800	403,600	**1,353,700**	**275,000**	**1,078,700**
Total	**30,739,770**	**31,275,000**	**36,808,300**	**46,091,800**	**828,600**	**182,743,470**	**86,784,585**	**95,958,885**

The Village of Indiantown

2050 Comprehensive Plan

Property Rights Element

Goals, Objectives and Policies

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GOAL PR1: TO RESPECT JUDICIALLY ACKNOWLEDGED AND CONSTITUTIONALLY PROTECTED PRIVATE PROPERTY RIGHTS.

Objective PR1.1: Ensure that private property rights are considered in local decision making.

Policy PR1.1.1: The following private property rights shall be considered in local decision making:

1. The right of a property owner to physically possess and control his or her interests in the property, including easements, leases, or mineral rights.
2. The right of a property owner to use, maintain, develop, and improve his or her property for personal use or for the use of any other person, subject to state law and local ordinances.
3. The right of the property owner to privacy and to exclude others from the property to protect the owner's possessions and property.
4. The right of a property owner to dispose of his or her property through sale or gift.

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The Village of Indiantown

2050 Comprehensive Plan

Economic Development Element

Goals, Objectives and Policies

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Introduction

The purpose and intent of the Economic Development Element is to guide the long-term economic vitality, resilience and prosperity of the Village of Indiantown. The Goals, Objectives and Policies of this Element are intended to support the development of a balanced, sustainable local economy that provides a variety of employment opportunities for residents, supports existing businesses and attracts appropriate new investment to respond to community needs, all while maintaining the Village's small-town character.

The implementation of the Village's Economic Development Element is guided by thorough analysis of local real estate and market trends, the Village's community redevelopment priorities and public engagement.

Goal ED1: The Village of Indiantown is a sustainable, vibrant community that grows responsibly by promoting economic prosperity while honoring its small-town community heritage.

Objective ED1.1: The Village of Indiantown shall prioritize coordination with other agencies and organizations to efficiently leverage additional resources and expertise available for local economic development.

Policy ED1.1.1: The Village shall continue to work closely with Indiantown Chamber of Commerce, the Martin County Chamber of Commerce and the Business Development Board of Martin County to ensure the Village's economic development efforts are coordinated with those of the region.

Policy ED1.1.2: The Village should coordinate with the Business Development Board of Martin County and local developers to identify existing and future financial programs and incentives for commercial and industrial development.

Policy ED1.1.3: The Village shall promote key state and federal financial incentive programs, such as for brownfields and Opportunity Zone development, for private investment in the Village.

Policy ED1.1.4: The Village shall coordinate its economic development plans with the Treasure Coast Regional Planning Council's Comprehensive Economic Development Strategy as it is periodically updated.

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Objective ED1.2: The Village of Indiantown shall carefully consider the balance, staging and coordination of residential, commercial and industrial development over time to promote sustainable economic development.

Policy ED1.2.1: The Village shall continue to evaluate industrial development trends in owner-occupied build-to-suit projects and multi-tenant speculative projects.

Policy ED1.2.2: The Village shall consider the categories of current and planned local businesses and coordinate recruitment opportunities for supporting, related and ancillary business types accordingly.

Policy ED1.2.3: To the extent feasible, the Village shall support the timely buildout of approved residential units in order to meet the local population and income thresholds for increased private retail investment.

Policy ED1.2.4: Because the buildout timeline for planned residential development in the Village is estimated to be constrained by relative countywide growth, the Village shall explore marketing opportunities in St. Lucie and Palm Beach Counties to attract households seeking more affordable housing options.

Objective ED1.3: The Village of Indiantown should plan for and prioritize local transportation network improvements that would support the Village's economic development priorities.

Policy ED1.3.1: The Village should consider identifying SW Osceola Street as the Village's main street corridor and plan for streetscape design and safety improvements accordingly.

Policy ED1.3.2: The Village should consider coordinating with Amtrak and CSX to investigate the creation of an Indiantown stop and station along SW Palm Way near E Thelma Waters Avenue.

Policy ED1.3.3: The Village should coordinate closely with FDOT on planned improvements to SR-710 / SW Warfield Boulevard to ensure safety and design considerations are in line with community vision while supporting continued development and redevelopment.

Policy ED1.3.4: The Village should develop safety and traffic calming design interventions for SW Farm Road and SW Dr. Martin Luther King Jr. Boulevard to ~~increase~~ encourage private investment, increase resident safety and provide multimodal efficiency within the community.

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Objective ED1.4: The Village of Indiantown shall prioritize supports for its existing local commercial businesses and entrepreneurs.

~~**Policy ED 1.4.1:** The Village should avoid dispersed land use and zoning amendments that will divert retail, dining and entertainment activity and investment away from the Village's existing mixed-use retail core.~~

Policy ED1.4.~~2~~1: The Village should establish a local business concierge to centralize information regarding available programs and resources for businesses.

Policy ED 1.4.~~3~~2: The Village should develop and implement a façade and/or building improvement grant program for commercial businesses.

Policy ED 1.4.~~4~~3: The Village should maintain a commercial retail inventory with physical space, layout, use and vacancy data by merchandise category to inform local initiatives.

Policy ED 1.4.~~5~~4: The Village, in coordination with the Indiantown Chamber of Commerce, should facilitate and support the creation of a local retail merchants' association. Among the roles of such an association would be to provide the Village with a deeper understanding of local business needs to inform policy and programs.

Policy ED 1.4.~~6~~5: The Village should coordinate with the merchants' association to regularly survey local retail businesses to understand key metrics.

Policy ED 1.4.~~7~~6: The Village should periodically review its permitting regulations corresponding to trends from local business surveys and inventories and consider targeted improvements accordingly.

Policy ED 1.4.~~8~~7: To the extent that access to capital is a concern for local businesses, the Village should coordinate with local and area commercial banks to identify and promote business capital funding sources.

Policy ED1.4.~~9~~8: The Village shall identify opportunities for public/private partnerships that benefit local businesses.

Objective ED1.5: The Village of Indiantown shall prioritize a data-driven approach to economic development efforts.

Policy ED 1.5.1: The Village should coordinate with the Martin County Tourist Development Council to promote the collection and analysis of more detailed local visitor survey data.

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Policy ED 1.5.2: The Village should coordinate with the Indiantown Chamber of Commerce to collect and analyze attendee data at major local events such as the Indiantown Rodeo to assess local economic impacts and visitor trends.

Policy ED 1.5.3: The Village shall coordinate with the Treasure Coast Regional Planning Council and other organizations, as appropriate, to periodically review and update the Village's overall economic development analysis.

Policy ED 1.5.4: The Village should annually review local key performance indicators to assess the effectiveness of economic development programs and identify trends.

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The Village of Indiantown

2050 Comprehensive Plan

Glossary

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Affordable (Housing) - means that monthly rents or monthly mortgage payments including taxes, insurance, and utilities do not exceed 30 percent of that amount which represents the percentage of the median adjusted gross annual income for Extremely-Low-Income, Very-Low-Income, Low-Income, or Moderate-Income households.

Affordable Workforce Housing – derived from section 380.0651(1)(h), F.S.: housing that is affordable to a person who earns less than 120 percent of the area median income, or less than 140 percent of the area median income if located in a county in which the median purchase price for a single-family existing home exceeds the statewide median purchase price of a single-family existing home. For the purposes of this definition, the term "statewide median purchase price of a single-family existing home" means the statewide purchase price as determined in the Florida Sales Report, Single-Family Existing Homes, released each January by the Florida Association of Realtors and the University of Florida Real Estate Research Center.

Aquifer- an underground layer of water-bearing permeable rock, rock fractures or unconsolidated materials. Water in the aquifer can be extracted using a well.

Capital Improvements Plan (CIP)- a capital improvement plan, or capital improvement program, is a short-range plan that identifies capital projects, provides a planning schedule and identifies options for financing the plan. The CIP is a coordinated effort to determine what services the Village will provide, what facilities are needed to provide those services and how the Village will pay for the facilities. Coordination among staff, the public, and federal and state governments is essential in preparing the CIP.

Development – means the carrying out of any building activity or mining operation, the making of any material change in the use or appearance of any structure or land, or the dividing of land into three or more parcels. Development includes not only new development, but also redevelopment or expansion of existing development.

Development Order - means any order granting, denying, or granting with conditions an application for a development permit.

Development Permit - includes any building permit, zoning permit, subdivision approval, rezoning, certification, special exception, variance, or any other official action of local government having the effect of permitting the development of land.

Dilapidated Housing - means housing that does not meet regulations; could not be repaired economically to meet regulations; and should be demolished for health or safety reasons.

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Environmental Protection Agency (EPA) - a federal agency established in 1970 that researches, monitors, sets standards for and enforces activities to ensure that the environment is protected.

Extremely-Low-Income - means one or more natural persons or a family whose total annual household income does not exceed 30 percent of the median annual adjusted gross income for households within the state. The Florida Housing Finance Corporation may adjust this amount annually by rule to provide that in lower income counties, extremely low income may exceed 30 percent of area median income and that in higher income counties, extremely low income may be less than 30 percent of area median income.

Floating Solar Facility – as defined under s. 163.32051, F.S., and also known as "floatovoltaics", means a solar facility which is located on wastewater treatment ponds, abandoned limerock mine areas, stormwater treatment ponds, reclaimed water ponds, or other water storage reservoirs.

Floor Area Ratio (FAR) - the ratio of a building's total floor area to the size of the land upon which it is built.

FAR = (floor area) / (lot area)

Florida Building Code - governs the design, construction, repair and demolition of public and private buildings, structures and facilities in the State. The Florida Building Code draws upon national model building codes and national consensus standards which are amended where necessary for Florida's specific needs.

Foster Home (Foster Care Facility) - means a residence licensed by the Department of Children and Families in which children who are unattended by a parent or legal guardian are provided 24-hour care. The term does not include an adoptive home that has been approved by the Department or approved by a licensed child-placing agency for children placed for adoption.

Gallons Per Capita Per Day (GPCD) – a unit of measure showing the average amount of water each person uses, or wastewater each person generates, in a particular area on a daily basis.

Greenhouse Gas - a gas that absorbs and emits radiant energy within the thermal infrared range in the atmosphere. The primary greenhouse gases in Earth's atmosphere are water vapor, carbon dioxide, methane, nitrous oxide and ozone. Greenhouse gases cause the greenhouse effect. The man-made (or anthropogenic) component of the greenhouse effect

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is caused by man's activities that emit greenhouse gases to the atmosphere. The most important of these is the burning of fossil fuels.

Groundwater Quality - the condition, including mineral and/or contaminant content, of the water in the aquifer in a given area.

Group Home - means a residential facility licensed by the Agency for Persons with Disabilities which provides a family living environment for at least 4 but not more than 15 residents, including supervision and care necessary to meet the physical, emotional, and social needs of the residents.

Hazardous Materials - materials which are identified by federal and state agencies as posing a substantial health or safety threat.

Interlocal Agreement (ILA) - a collaborative contract between public bodies aiming to provide more efficient, less costly public services. Interlocal agreements between public agencies should result in mutual benefits for all of the parties involved. The Village of Indiantown may utilize interlocal agreements to provide for coordination and planning and the division of duties and responsibilities among the Village, the County, other municipalities and other agencies.

Level of Service (LOS) - means an indicator of the extent or degree of service provided by, or proposed to be provided by, a facility based on and related to the operational characteristics of the facility, indicating the capacity per unit of demand for each public facility.

Low-Income - means one or more natural persons or a family, the total annual adjusted gross household income of which does not exceed 80 percent of the median annual adjusted gross income for households within the state, or 80 percent of the median annual adjusted gross income for households within the metropolitan statistical area (MSA) or, if not within an MSA, within the county in which the person or family resides, whichever is greater.

Martin Metropolitan Planning Organization (MPO) - the Martin MPO works to coordinate the improvement of all facets of the transportation network throughout Martin County. This effort includes the monitoring and evaluation of existing conditions, the development of improvement strategies, the facilitation of meaningful public input, and the implementation of evaluated and funded strategies. All MPOs are designated and funded through Federal legislation mandating the coordination of plans and improvements in areas with a population of 50,000 or more.

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Moderate-Income - means one or more natural persons or a family, the total annual adjusted gross household income of which is less than 120 percent of the median annual adjusted gross income for households within the state, or 120 percent of the median annual adjusted gross income for households within the metropolitan statistical area (MSA) or, if not within an MSA, within the county in which the person or family resides, whichever is greater.

Neighborhood Parks - intended to provide activities that, overall, are used more frequently and have a shorter duration of use. They should be located close to the area served. Neighborhood parks are typically smaller and are not highly visible from main roadways. They usually provide little to no parking and are typically used most heavily by the immediate surrounding neighborhood.

Open Space - any open piece of land that has no buildings

Park - area of natural, semi-natural or planted space set aside for human enjoyment and recreation or for the protection of wildlife or natural habitats.

Pocket Park – intended to provide children's playgrounds and passive areas within close proximity to residences. Pocket parks are intended to serve areas where there is insufficient demand to justify a neighborhood park. Specifically, they will be used to serve areas with average densities below 1,000 persons within a ½ mile radius.

Potable Water- water that passes minimum legal standards to be suitable for drinking.

Recreation Space - means publicly-owned space available to the public for passive or active recreational uses. It does not include lands such as private golf courses or marinas.

Resiliency Facility – as defined under s. 163.3210, F.S., means a facility owned and operated by a public utility for the purposes of assembling, creating, holding, securing, or deploying natural gas reserves for temporary use during a system outage or natural disaster.

Reuse (Water) - using treated wastewater for a beneficial purpose.

Solar Facility – as defined under s. 163.3205, F.S., means a production facility for electric power that: (a) uses photovoltaic modules to convert solar energy to electricity that may be stored on site, delivered to a transmission system, and consumed primarily offsite; (b) consists principally of photovoltaic modules, a mounting or racking system, power inverters, transformers, collection systems, battery systems, fire suppression equipment, and associated components; and (c) may include accessory administration or maintenance buildings, electric transmission lines, substations, energy storage equipment, and related accessory uses and structures.

South Florida Water Management District (SFWMD)- a regional governmental agency that manages the water resources in the southern half of Florida.

Standard Housing - means housing that meets the regulations set forth in the Florida Building Code.

Substandard Housing - means housing that does not meet Florida Building Code regulations, specifically lacking complete plumbing or sanitary facilities for occupants and/or violating one or more major sections of the Florida Building Code, but which could be rehabilitated to meet Code for less than 50 percent of the property value.

Surface Water- water that collects on the surface of the earth, whether diffused or contained in bounds created naturally (such as lakes or rivers) or artificially (such as stormwater ponds).

Tax Increment Financing (TIF) - a unique tool available to cities and counties for redevelopment activities. It is used to leverage public funds to promote private sector activity in the targeted area. The dollar value of all real property in the Community Redevelopment Area is determined as of a fixed date, also known as the "frozen value." Taxing authorities, which contribute to the tax increment, continue to receive property tax revenues based on the frozen value. These frozen value revenues are available for general government purposes. However, any tax revenues from increases in real property value, referred to as "increment," are deposited into the Community Redevelopment Agency Trust Fund and dedicated to the redevelopment area.

Universal Design – a strategy, promoted by the American Association of Retired Persons (AARP), aimed at improving the safety and utility of housing for all people, including older adults and people with disabilities.

Upland Habitat - generally high, dry lands that are not wetlands or surface waters, comprised of native plant community associations, including canopy, understory and groundcover, or any combination of them that are generally undisturbed and unimproved.

Very-Low-Income - means one or more natural persons or a family, not including students, the total annual adjusted gross household income of which does not exceed 50 percent of the median annual adjusted gross income for households within the state, or 50 percent of the median annual adjusted gross income for households within the metropolitan statistical area (MSA) or, if not within an MSA, within the county in which the person or family resides, whichever is greater.

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Future Land Use Element

Statutory Reference	Summary of Statutory Requirement	Summary of Change	Goal, Objective, Policy	Recommendation			
				New	Revise	Relocate	Remove
FS 163.3162 [2025]	Expands definition of "farm products" and prevents local regulation of bona fide farm operations to include the collection, storage, processing or distribution of a farm product on ag lands.	N/A - Comp Plan is not prescriptive on ag activities, as no ag is allowed in Village. Review LDR during later phase	LDR				
FS 1002.33 [2025]	Regulations for charter schools may not be more restrictive than regulations for public/private schools.	N/A - Comp Plan does not differentiate between charter schools and public/private schools. Review LDR during later phase	LDR				
FS 166.04151 [2025]	[OPTIONAL] Village may approve affordable housing on any parcel ("including any contiguous parcel connected thereto") owned by a religious institution that contains a house of public worshop regardless of underlying zoning	Consider adding policies providing for affordable housing development on church-owned lands, pending results of public outreach and review with staff	Optional new policies under Goal 6	**TBD**			
FS 163.31795 [2025]	Prohibits NFIP jurisdictions from enforcing cumulative substantial improvement periods	N/A - Comp Plan is not prescriptive on substantial improvement periods. No policy change, but review LDR	LDR				

Infrastructure and Water Resources Element

Statutory Reference	Summary of Statutory Requirement	Summary of Change	Goal, Objective, Policy	Recommendation			
				New	Revise	Relocate	Remove
FS 163.3177(6)(c)3 [2023]	For any development of more than 50 residential lots, whether built or unbuilt, with more than one onsite sewage treatment and disposal system per 1 acre, the element must consider the feasibility of providing sanitary sewer services within a 10-year planning horizon	Include feasibility study in IWR Element DIA	IWR DIA	X			

Housing Element

Statutory Reference	Summary of Statutory Requirement	Summary of Change	Goal, Objective, Policy	Recommendation			
				New	Revise	Relocate	Remove
FS 166.04151 [2025]	[OPTIONAL] Village may approve affordable housing on any parcel ("including any contiguous parcel connected thereto") owned by a religious institution that contains a house of public worshop regardless of underlying zoning	Consider adding new policy under Goal 2, pending results of public input and direction from staff	New policy under Goal 2 Affordable Housing	**TBD**			

Recreation and Open Space Element

Statutory Reference	Summary of Statutory Requirement	Summary of Change	Goal, Objective, Policy	Recommendation			
				New	Revise	Relocate	Remove

Intergovernmental Coordination Element

Statutory Reference	Summary of Statutory Requirement	Summary of Change	Goal, Objective, Policy	Recommendation			
				New	Revise	Relocate	Remove

Transportation and Mobility Element

Statutory Reference	Summary of Statutory Requirement	Summary of Change	Goal, Objective, Policy	Recommendation			
				New	Revise	Relocate	Remove

Conservation Element

Statutory Reference	Summary of Statutory Requirement	Summary of Change	Goal, Objective, Policy	Recommendation			
				New	Revise	Relocate	Remove

Capital Improvements Element

Statutory Reference	Summary of Statutory Requirement	Summary of Change	Goal, Objective, Policy	Recommendation			
				New	Revise	Relocate	Remove

Property Rights Element

Statutory Reference	Summary of Statutory Requirement	Summary of Change	Goal, Objective, Policy	Recommendation			
				New	Revise	Relocate	Remove

Summary of Change	Goal, Objective, Policy	Relocated to	Revised	Removed	New

Summary of Change	Goal, Objective, Policy	Relocated to	Revised	Removed	New

Summary of Change	Goal, Objective, Policy	Relocated to	Revised	Removed	New

Summary of Change	Goal, Objective, Policy	Relocated to	Revised	Removed	New

Summary of Change	Goal, Objective, Policy	Relocated to	Revised	Removed	New

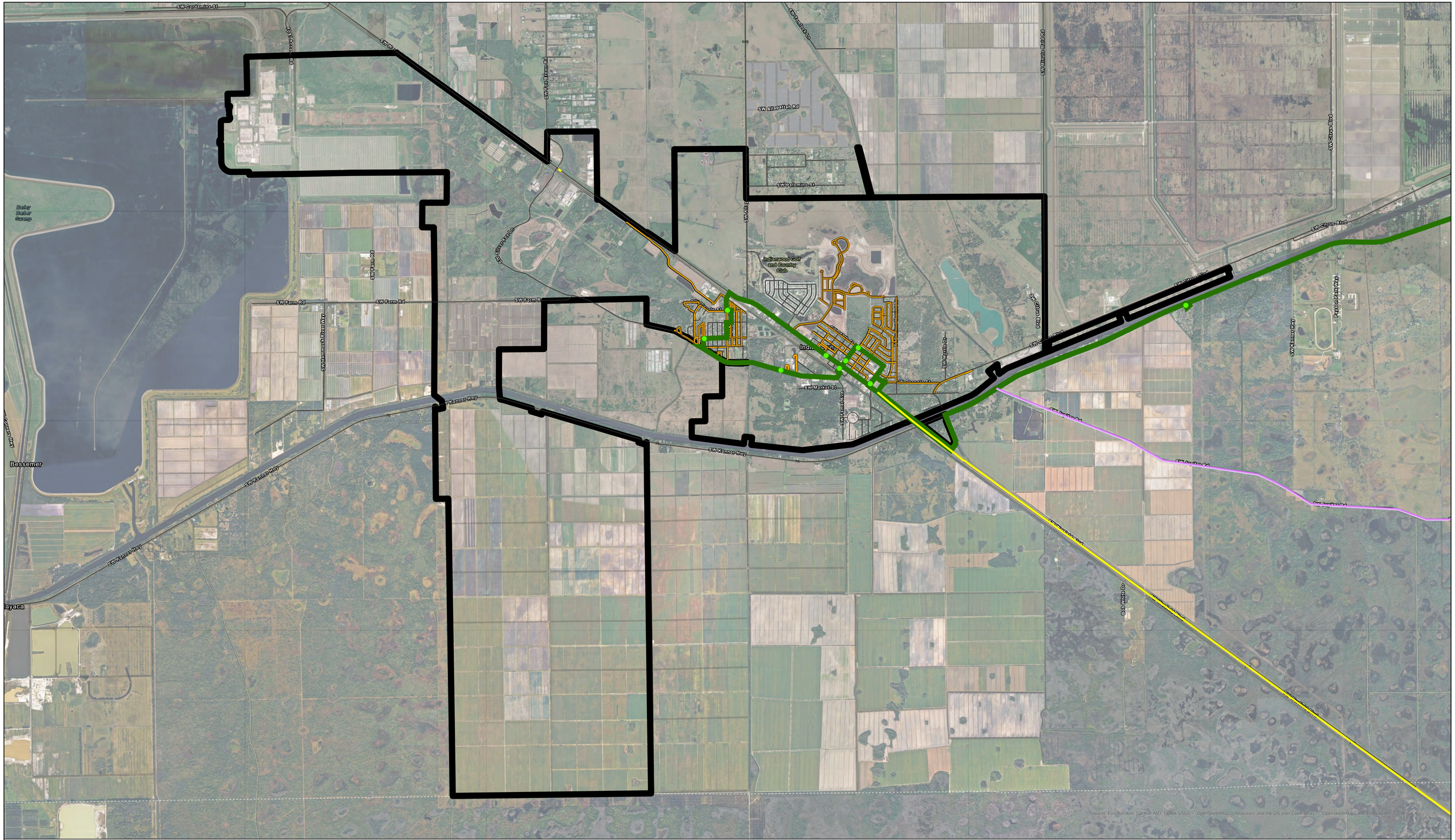
Summary of Change	Goal, Objective, Policy	Relocated to	Revised	Removed	New

Summary of Change	Goal, Objective, Policy	Relocated to	Revised	Removed	New

Summary of Change	Goal, Objective, Policy	Relocated to	Revised	Removed	New

Summary of Change	Goal, Objective, Policy	Relocated to	Revised	Removed	New

Summary of Change	Goal, Objective, Policy	Relocated to	Revised	Removed	New



Legend

- Bus Stops
- Bus Routes
- Sidewalk
- Bike Lane
- Florida Greenways and Trails

Notes:

Source:
Google Hybrid Aerial Imagery (2026)
Martin County MPO GIS – (March 2026)

Areas depicted by GIS data are approximate and not guaranteed to be accurate to mapping, surveying, or engineering standards. This data is for illustrative purposes only and should not be relied upon for site-specific purposes.

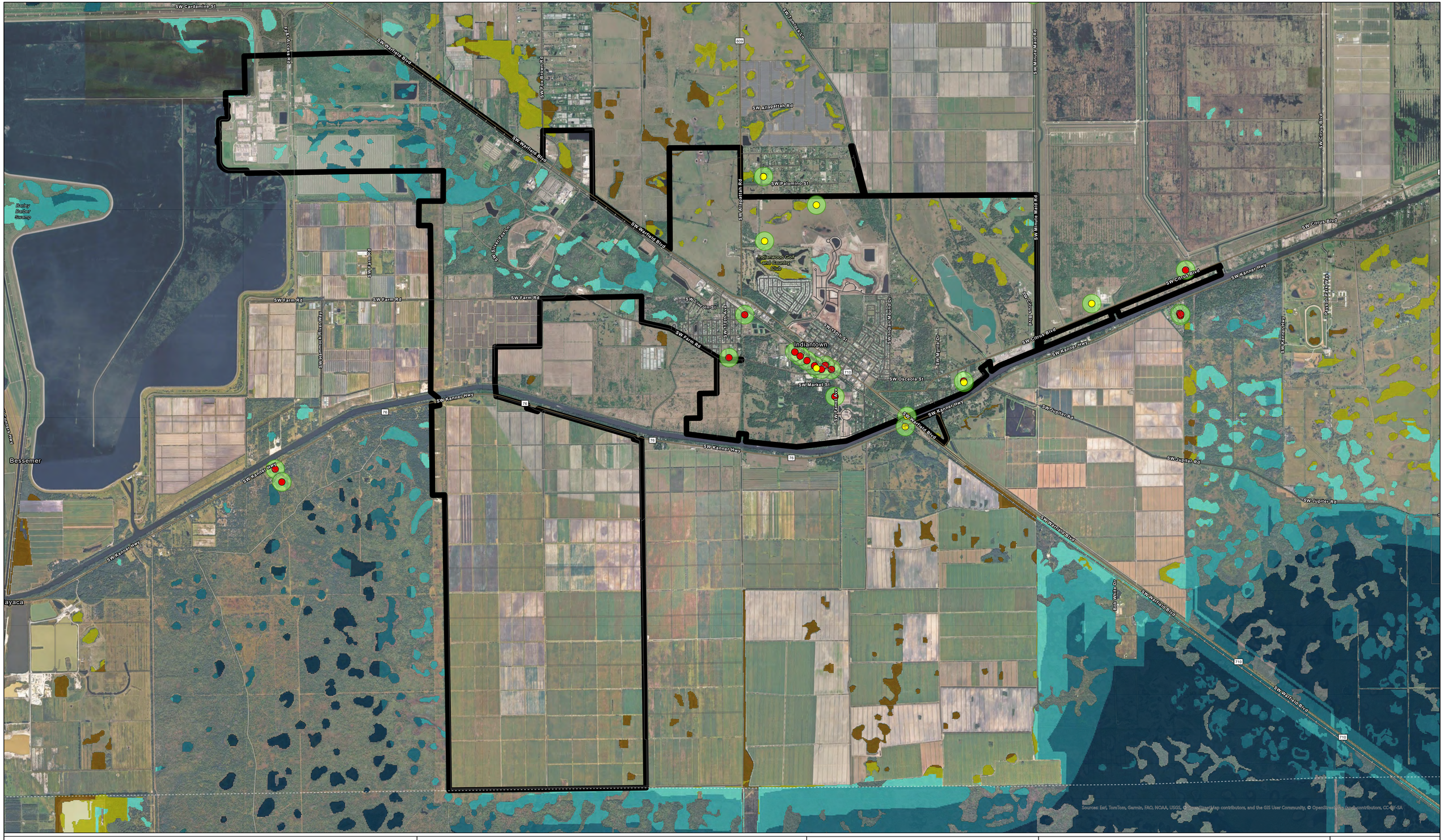
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BONNIE LANDRY
&ASSOCIATES Professional Planning Services

Village of Indiantown
2026 Alternative Modes of Transportation
Revised: April 22, 2026

N
W E
S

0 1,900 3,800
Feet



Legend

Water Use Facilities
- Existing
- Proposed
- Wellhead Protection Area 500ft

- Village of Indiantown Boundary Limits

Clip V4 Wetlands
- Priority 1 - Highest
- Priority 2
- Priority 3
- Priority 4
- Priority 5
- Priority 6

Notes:

Source:
Google Hybrid 2026 Aerial Photograph.
FNAI/FWC Cooperative Land Cover Map, version 4.1. Wetlands Data November 2025.
SFWMD/FDEPA Water Use Facilities Data November 2025.

Areas depicted by GIS data are approximate and not guaranteed to be accurate to mapping, surveying, or engineering standards. This data is for illustrative purposes only and should not be relied upon for site-specific purposes.

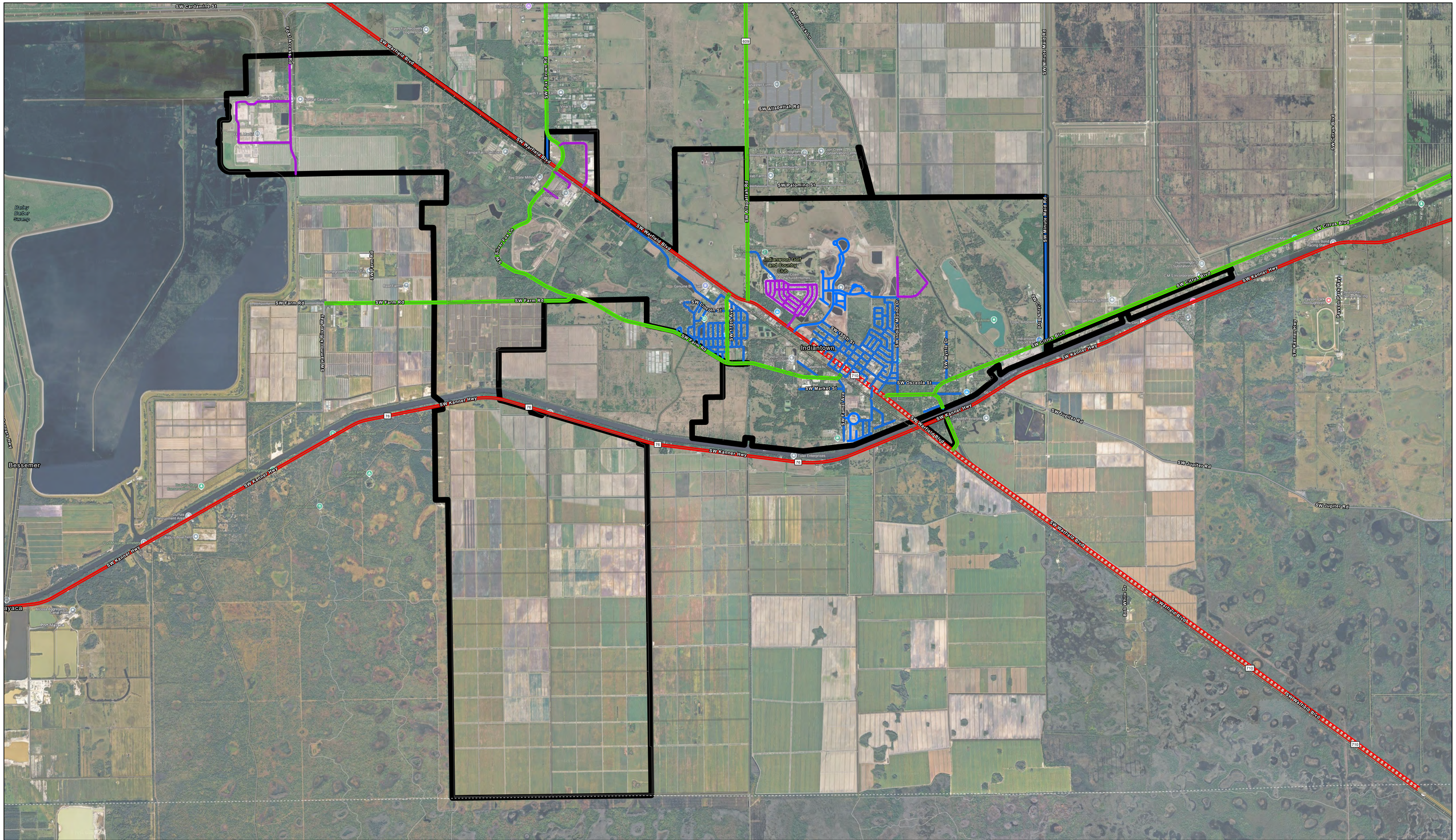
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BONNIE LANDRY
&ASSOCIATES Professional Planning Services

Village of Indiantown
Environmentally Sensitive Areas
Revised: April 22, 2026

N W E S

0 1,900 3,800 Feet



Legend

- Private
- County Jurisdiction 2 Lanes
- State Jurisdiction 4 Lanes
- State Jurisdiction 2 Lanes
- Village Jurisdiction 2 Lanes
- Village of Indiantown Boundary Limits

Notes:

Source:
Google Hybrid 2026 Aerial Photograph.
Village of Indiantown April 2026
FDOT/Martin County MPO January 2026

Areas depicted by GIS data are approximate and not guaranteed to be accurate to mapping, surveying, or engineering standards. This data is for illustrative purposes only and should not be relied upon for site-specific purposes.

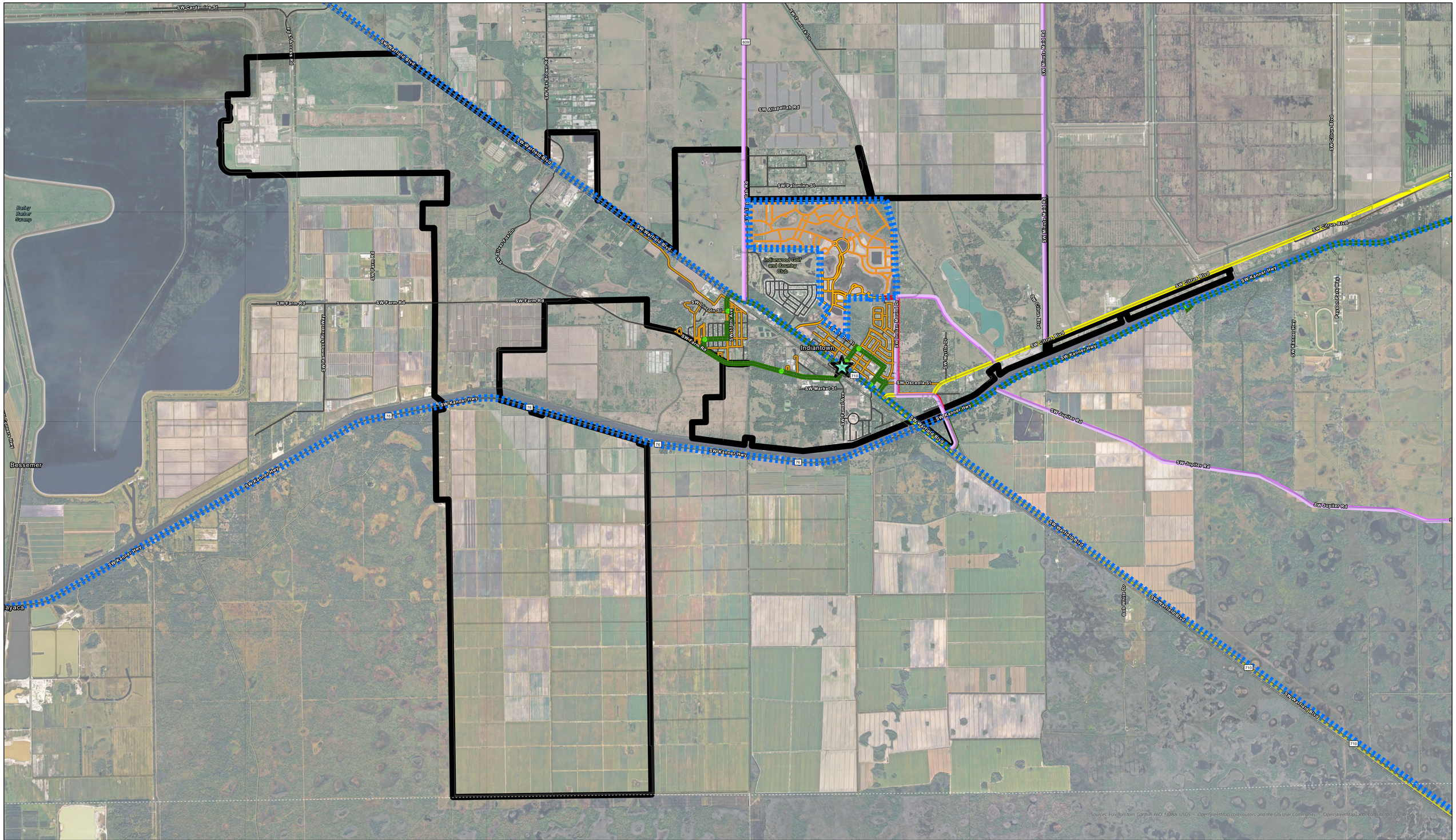
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BONNIE LANDRY
&ASSOCIATES Professional Planning Services

Village of Indiantown
2026 Roadways
Revised: April 22, 2026

N
W E
S

0 1,900 3,800
Feet



Legend

- Crosswalk
- Buffered Bike Lane
- Indian Mound Trail
- Multipurpose Trails and Greenways
- Preliminary Multi-Use Trail
- Sidewalks
- Shared Use Path

Notes:

Source:
Google Hybrid 2026 Aerial Photograph.
Martin County MPO dated January 2026
Village of Indiantown April 2026

Areas depicted by GIS data are approximate and not guaranteed to be accurate to mapping, surveying, or engineering standards. This data is for illustrative purposes only and should not be relied upon for site-specific purposes.

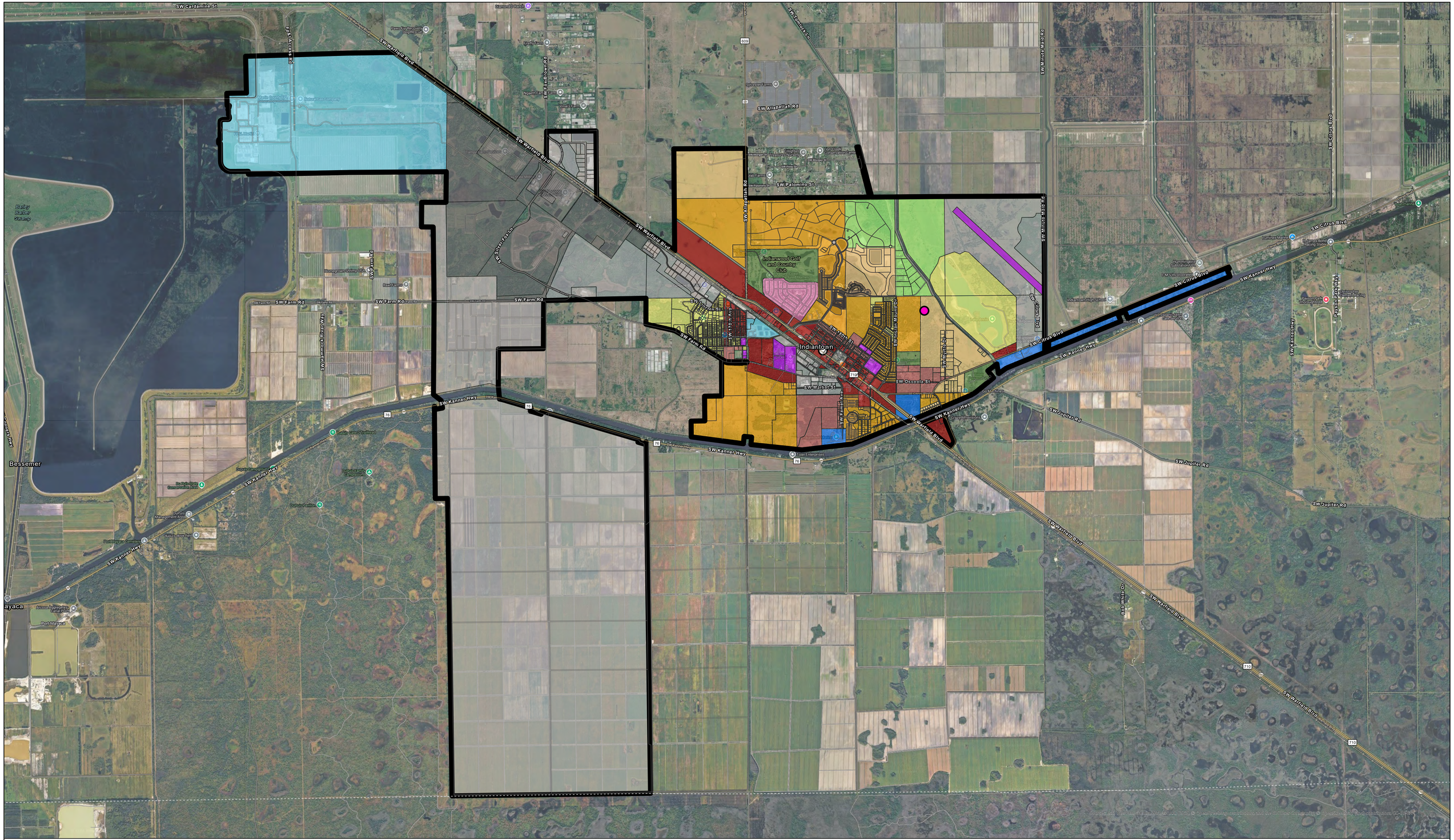
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BONNIE LANDRY
&ASSOCIATES Professional Planning Services

Village of Indiantown
2050 Alternative Modes of Transportation
Revised: April 23, 2026

N
W E
S

0 1,900 3,800
Feet



Legend

Historic Properties
- Seminole Inn
- Indiantown Memorial Park

2050 Future Land Use
- Commercial Waterfront
- Heavy Industrial
- Institutional and Educational
- Light Industrial
- Mobile Home
- Recreational
- Residential
- Rural Community
- Small Farm Residential
- Suburban Residential
- Urban Residential Office
- Utility
- Village Core Mixed Use
- Village of Indiantown Boundary Limits

Notes:

Source:
Google Hybrid 2026 Aerial Photograph.
Village of Indiantown GIS Future Land Use, dated April 2026
SFWMD Geospatial Data Water Use Permitted Facilities Data April 27, 2025

Areas depicted by GIS data are approximate and not guaranteed to be accurate to mapping, surveying, or engineering standards. This data is for illustrative purposes only and should not be relied upon for site-specific purposes.

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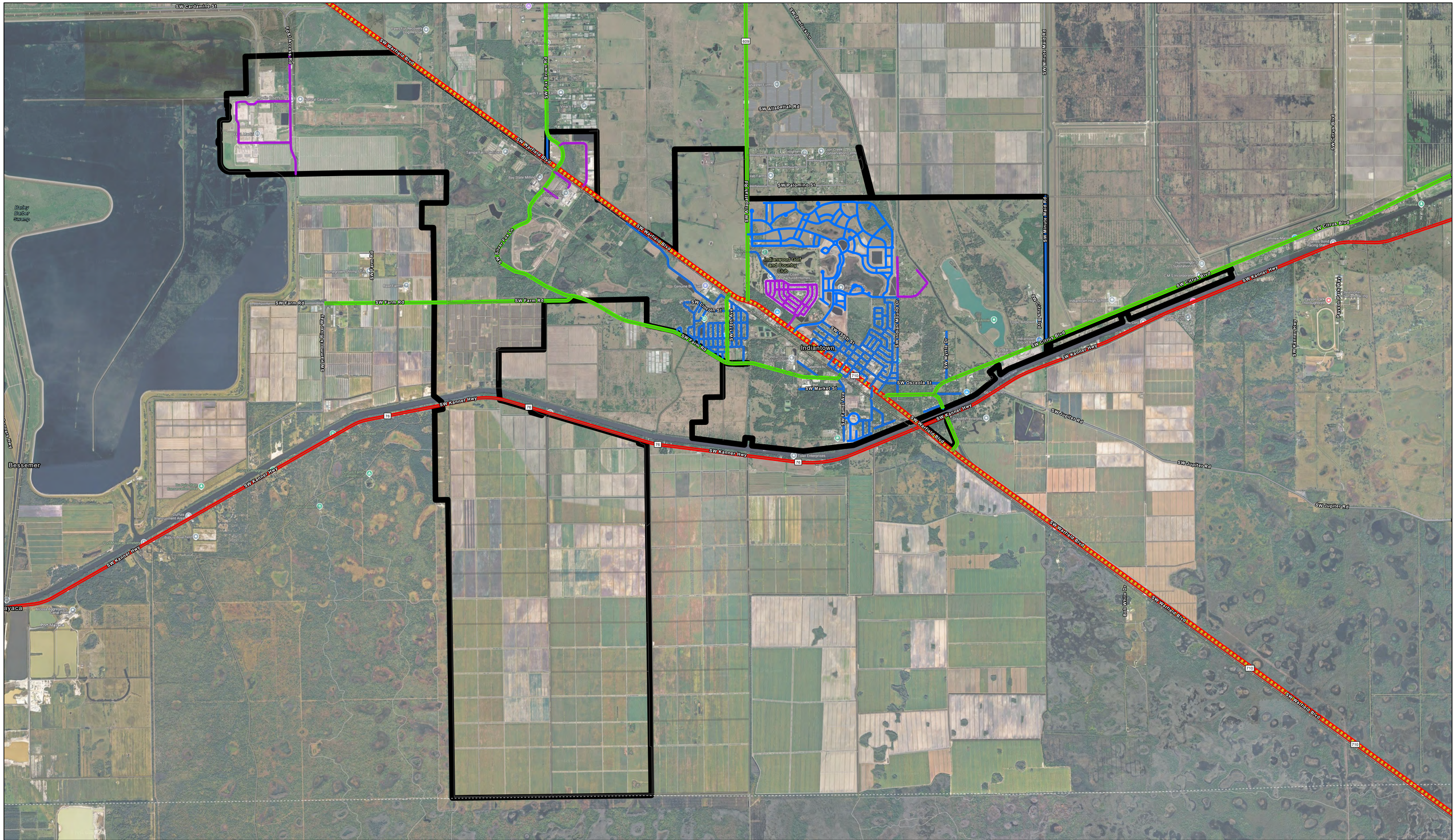
BONNIE LANDRY &ASSOCIATES Professional Planning Services

Village of Indiantown
2050 Future Land Use
Revised: April 22, 2026

N W E S

0 1,950 3,900 Feet

656



Legend

- Private
- County Jurisdiction 2 Lanes
- Village Jurisdiction 2 Lanes
- State Jurisdiction 2 Lanes
- State Jurisdiction 4 Lanes
- Village of Indiantown Boundary Limits

Notes:

Source:
Google Hybrid 2026 Aerial Photograph.
Village of Indiantown April 2026
FDOT/Martin County MPO January 2026

Areas depicted by GIS data are approximate and not guaranteed to be accurate to mapping, surveying, or engineering standards. This data is for illustrative purposes only and should not be relied upon for site-specific purposes.

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BONNIE LANDRY
&ASSOCIATES Professional Planning Services

Village of Indiantown
2050 Roadways
Revised: April 23, 2026

N
W E
S

0 1,900 3,800
Feet

Village of Indiantown 10-Year Water Facilities Work Plan 2025 - 2034

PREPARED FOR:

VILLAGE of INDIANTOWN
WATER-WASTEWATER UTILITIES
EST. 2020

APRIL 2026

PREPARED BY:

kimley-horn.com | 1920 Wekiva Way, Suite 200, West Palm Beach, FL 33411 | 561 845 0665

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LIST OF ABBREVIATIONS

Avg.	Average
BEBR	Bureau of Economic and Business Research
FAC	Florida Administrative Code
FS	Florida Statutes
FY	Fiscal Year
GPCD	Gallons per Capita per Day
GPD	Gallons per Day
GPM	Gallons per Minute
LOS	Level of Service
MCU	Martin County Utilities
MGD	Million Gallons per Day
MGM	Million Gallons per Month
MGY	Million Gallons per Year
Pop.	Population
PAM	Population Allocation Model
RAA	Restricted Allocation Area
SAS	Surficial Aquifer System
SFWMD	South Florida Water Management District
UEC	Upper East Coast
UEC WSP	Upper East Coast Water Supply Plan
Village	Village of Indiantown
VOI	Village of Indiantown
WSP	Water Supply Plan
WTP	Water Treatment Plant
WUP	Water Use Permit

1.0 INTRODUCTION

1.1 PURPOSE

The purpose of the Village of Indiantown's (VOI or Village) 10-Year Water Facilities Work Plan (Water Supply Plan or WSP) is to identify and plan for the water supply sources and facilities needed to serve existing and future development within the local government's jurisdiction. This Water Supply Plan is a standalone document that will be incorporated by reference into the Village's Comprehensive Plan. Chapter 163, Part II of the Florida Statutes (F.S.), requires local governments to prepare and adopt WSP's into their Comprehensive Plans within 18 months after the South Florida Water Management District (SFWMD) approves a regional water supply plan or update. This WSP will function as a standalone document adopted by reference into the Village's Comprehensive Plan. Once this WSP has been accepted by SFWMD, the recommended changes (see Section 5 and Appendix D) to the Village's Comprehensive Plan will be adopted and a new Water Use Permit (WUP) consistent with this WSP will be submitted to SFWMD. This WSP will provide the basis and support for the request of additional aquifer allocation.

The Upper East Coast Water Supply Plan (UEC WSP) is responsible for ensuring enough capacity is available for existing and future customers and references the initiatives already identified to ensure adequate water supply for the Village of Indiantown. According to state guidelines, the Village's WSP and the Comprehensive Plan must address developments and population growth for at least a 5 and 10-year planning period. This WSP will have a 5-year planning period and a 10-year planning period, consistent with the Village's Comprehensive Plan and the UEC WSP Update.

The Village's WSP has been divided into five (5) sections:

Section 1 – Introduction

Section 2 – Background Information

Section 3 – Data and Analysis

Section 4 – Capital Improvements

Section 5 – Summary and Conclusions

1.2 STATUTORY INFORMATION

1.2.1 STATUTORY HISTORY

The Florida Legislature enacted bills in the 2002, 2004, 2005, 2011, 2015 and 2016 sessions to address the state's water supply needs. These bills, in particular Senate Bills 360 and 444 (2005 legislative session), significantly changed Chapters 163 and 373, F.S. by strengthening the statutory links between the regional water supply plans prepared by the water management districts and the comprehensive plans prepared by local governments. In addition, these bills established the basis for improving coordination between local land use planning and water supply planning.

1.2.2 STATUTORY REQUIREMENTS

The Village of Indiantown has considered the following statutory provisions when updating the WSP:

1. Coordinate appropriate aspects of its comprehensive plan with the UEC-WSP [s.163.3177(4)(a), F.S].

2. This WSP consists of two planning periods pursuant to Section 163.3177(5)a. Two period scenarios will be provided for planning: the 5-year period (2030) and the 10-year period (2035).

3. Ensure the future land use plan is based upon availability of adequate water supplies and public facilities and service [s.163.3177(6)(a), F.S.]. Data and analysis demonstrating that adequate water supplies and associated public facilities will be available to meet projected growth demands must accompany all proposed Future Land Use Map amendments submitted for review.

4. Consult with the applicable water supplier to ensure that adequate water supplies and potable water facilities are available to serve new development no later than the issuance by the local government of a certificate of occupy or its functional equivalent and consult with the applicable water supplier to determine whether adequate water supplies will be available to serve the development by the anticipated issuance date of the certificate of occupancy [s.163.3180(2), F.S.].

5. For local governments subject to a regional water supply plan, revise the General Sanitary Sewer, Solid Waste, Drainage, Potable Water, and Natural Groundwater Aquifer Recharge Element (the "Infrastructure Element"), within 18 months after the Water Management District approves an updated Regional Water Supply Plan, to:

    a. Identify and incorporate the alternative water supply project(s) selected by the local government from projects identified in the UEC WSP, or alternative project(s) proposed by the local government under s.373.709(8)(b), F.S. [s.163.3177(6)(c), F.S.];

    b. Identify the traditional and alternative water supply projects and the conservation and reuse programs necessary to meet water needs identified in the UEC WSP [s.163.3177(6)(c)3, F.S.]; and

    c. Update the Work Plan for at least a 10-year planning period for constructing the public, private, and regional water supply facilities identified in the element as necessary to serve existing and new development [s.163.3177(6)(c)3, F.S.].

6. Revise the Five-Year Schedule of Capital Improvements to include water supply, reuse, and conservation projects and programs to be implemented during the five-year period [s.163.3177(3)(a)4, F.S.].

7. To the extent necessary to maintain internal consistency after making changes described in Paragraph 1 through 5 above, revise the Conservation Element to assess projected water needs and sources for at least a 10-year planning period, considering the UEC WSP, as well as applicable consumptive use permit(s) [s.163.3177(6)(d), F.S.]. The plan must address the water supply sources necessary to meet and achieve the existing and projected water use demand for the established planning period, considering the applicable regional water supply plan [s.163.3167(9), F.S.].

8. To the extent necessary to maintain internal consistency after making changes described in Paragraphs 1 through 5 above, revise the Intergovernmental Coordination Element to ensure coordination of the comprehensive plan with the UEC WSP [s.163.3177(6)(h)1, F.S.].

9. While an Evaluation and Appraisal Report is not required, local governments are encouraged to comprehensively evaluate, and as necessary, update comprehensive plans to reflect changes in local conditions. The evaluation could address the extent to which the local government has implemented the need to update their Work Plan, including the development of alternative water supplies, and determine whether the identified alternative water supply projects, traditional water supply projects, and conservation and reuse programs are meeting local water use demands [s.163.3191(3), F.S.].

2.0 BACKGROUND INFORMATION

2.1 LOCAL GOVERNMENT OVERVIEW

The Village is located within the western portion of Martin County; bordering agricultural land and areas of unincorporated Martin County. According to the United States Census Bureau, the Village has a total area of 14.18 square miles.

Figure 2-1, Village of Indiantown Location Map, shows the physical location of the Village within Martin County and the State of Florida. Figure 2-2, Village of Indiantown Municipal Limits and Future Annexation Areas shows the current Village municipal limits as well as areas of interest for future annexation.

The Village Water & Wastewater Utility is a department within the Village municipal government. The existing Utility Service Area is shown in Figure 2-3. It covers an area of 9,761 acres and serves 1,932 existing residential connections and 266 non-residential Equivalent Residential Connections (ERCs) for a total of 2,198 ERCs throughout the greater Indiantown, FL, area.

There are several small areas of domestic self-service within the Village, however there is no future increase in domestic wells anticipated. The Village is actively working to incorporate these areas as capital improvement funding allows for distribution system expansion and in compliance with the latest Village Comprehensive Plan and the proposed Comprehensive Plan amendments seen in Appendix D. The areas with domestic wells are as follows:

- SW Farm Rd
- SW Palm Oak Ave
- SW Myrtle Drive
- Canal Rd
- SW Citrus Blvd. South
- SW Sonora Terrace

Included in this section is a brief overview of the existing water suppliers, water usage, population and relevant regional issues in the Village of Indiantown's municipal limits and service area.

2.2 EXISTING FACILITIES

2.2.1 VILLAGE OF INDIANTOWN WATER AND WASTEWATER UTILITIES

The VOI has a single current Water Use (WU) Permit (WUP No. 43-00041-W) that was most recently renewed on August 31, 2009, then transferred to the Village on November 20, 2020, and modified by letter on June 16, 2022. This permit will expire on August 18, 2029. The current recommended maximum raw water withdrawal permitted from August 31, 2009, to August 18, 2028, is 42.84 million gallons per month (MGM) based on maximum month and 429 million gallons per year (MGY), which is approximately 1.17 million gallons per day (MGD).

VOI has a single water treatment plant with a total design capacity of 1.296 MGD. The existing WTP is limited to due its age and condition to approximately 0.9 MGD. The Village has capital improvement plans in place to rehabilitate the existing WTP. The water treatment plant operates in an interconnected transmission and distribution system. Treatment of raw water at the plant utilizes aeration, disinfection via chloramines, filtration, storage and high service pumps for water distribution.

The existing WWTP consists of one wastewater treatment train consisting of aeration tanks, secondary clarifiers, or chlorine contact chamber. The WWTP is permitted to provide Reclaimed Water (RCW) for industrial use. The RCW System was only taken offline due to loss of the industrial customer, and Public Access RCW was never permitted. However, the WWTP was capable of providing Public Access RCW, but was not used due to lack of customers. The Public Access Reclaimed Disposal Method will be needed in the future as the Rapid Infiltration Basin (RIB) disposal system is limiting the overall system capacity. The existing plant is rated at 0.75 MGD Three Month Average Daily Flow (TMADF) with an Average Daily Flow of 0.31 AADF in 2020. The current plant is a DAVCO package plant utilizing Contact Stabilization. The WWTP is located on SW 168th Avenue, Indiantown.

Parallel to the Village's effort to increase water service capacity, a separate project is underway to rebuild and increase the size of the Village's wastewater capacity. This project is currently underway, and the treatment volumes and methods are still being investigated.

2.3 RELEVANT REGIONAL ISSUES

As the state agency responsible for water supply in the UEC planning areas, the SFWMD plays a pivotal role in resource protection, through criteria used from consumptive use, or water use, permitting. As pressure increased on the Everglades ecosystem resource, the SFWMD Governing Board initiated the decision to limit increased allocations dependent on the well-being of the Everglades system. As a result, the Regional Water Availability Rule was adopted by the Governing Board on February 15, 2007 as part of the SFWMD's water use permit program. This rule reduced reliance on the regional system for future water supply needs by mandating the development of alternative water supplies and increasing water conservation and reuse.

The regional issues identified for 2040 in the UEC Planning Region have been provided below along with a summary of the Village's response to these issues.

1. **New uses of surface water from the C-23, C-24, and C-25 canals are limited in accordance with Restricted Allocation Area (RAA) criteria.**

a. The Village utilizes surficial aquifer production wells. Additional wells or alternate raw water sources are not included in the Village's current permit however, these may be requested as modifications to the existing permit in 2025 to provide redundancy in meeting future water demand needs.

2. **Surface water allocations from Lake Okeechobee and C-44 Canal are limited in accordance with the Lake Okeechobee Service Area RAA criteria.**

    a. The Village utilizes raw water from the surficial aquifer and is not permitted, nor do they have any plans to pursue, surface water allocations. However, it is understood that the surficial aquifer in this area is recharged via Lake Okeechobee and other Water Conservation Areas which is limited. Since the Village's last permit renewal allowed for the maximum available allocation, additional raw water sources will have to be from an alternate source to comply with the RAA rules and regulations.

3. **Potential Decreases in Floridan Aquifer System (FAS) water levels may result in artesian flow reductions and water quality degradations for agricultural users in portions of Martin and St. Lucie Counties and for public supply utilities in primarily northern St. Lucie County. Monitoring of water levels and water quality in the FAS as well as proper wellfield management will be needed to ensure the long-term sustainability of the resource.**

    a. The Village utilizes surficial aquifer production wells. Additional wells or alternate raw water sources are not included in the Village's current permit however, these may be requested if it is deemed financially feasible.

4. **Expansion of the surficial aquifer is limited due to low aquifer productivity, potential impacts on wetlands and existing legal water uses, the potential for saltwater intrusion, and proximity to contamination sources. New or increased allocations will be evaluated on an application-by-application basis to determine if a project meets water use permitting criteria.**

    a. The Village utilizes surficial aquifer production wells. Additional wells or alternate raw water sources are not included in the Village's current permit however, these may be requested if it is deemed financially feasible. Alternate sources, including bulk water purchase agreements, may be required for handling increasing future demands.

5. **Peak discharges of surface water during wet season are affecting the ecological health of the St. Lucie River and Indian River Lagoon.**

    a. The Village does not receive its water supply from surface water sources.

6. **Climate Change and sea level rise could impact the UEC planning area.**

    a. The Village is not located in a coastal area and will not be affected by coastal saltwater intrusion.

Figure 2-1 – Village of Indiantown Location Map

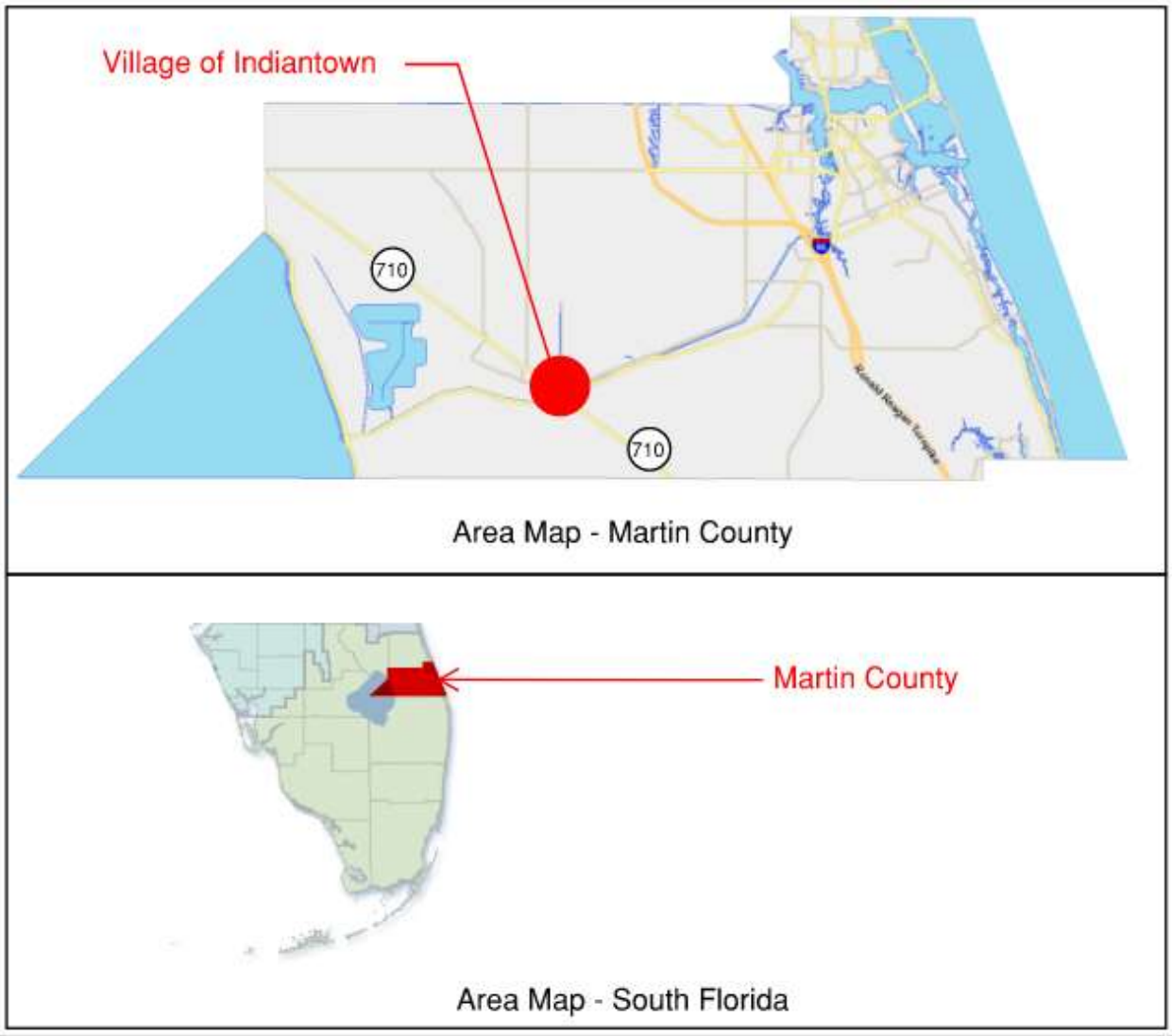


Figure 2-2 – Village of Indiantown Municipal City Limits and Future Annexation Areas

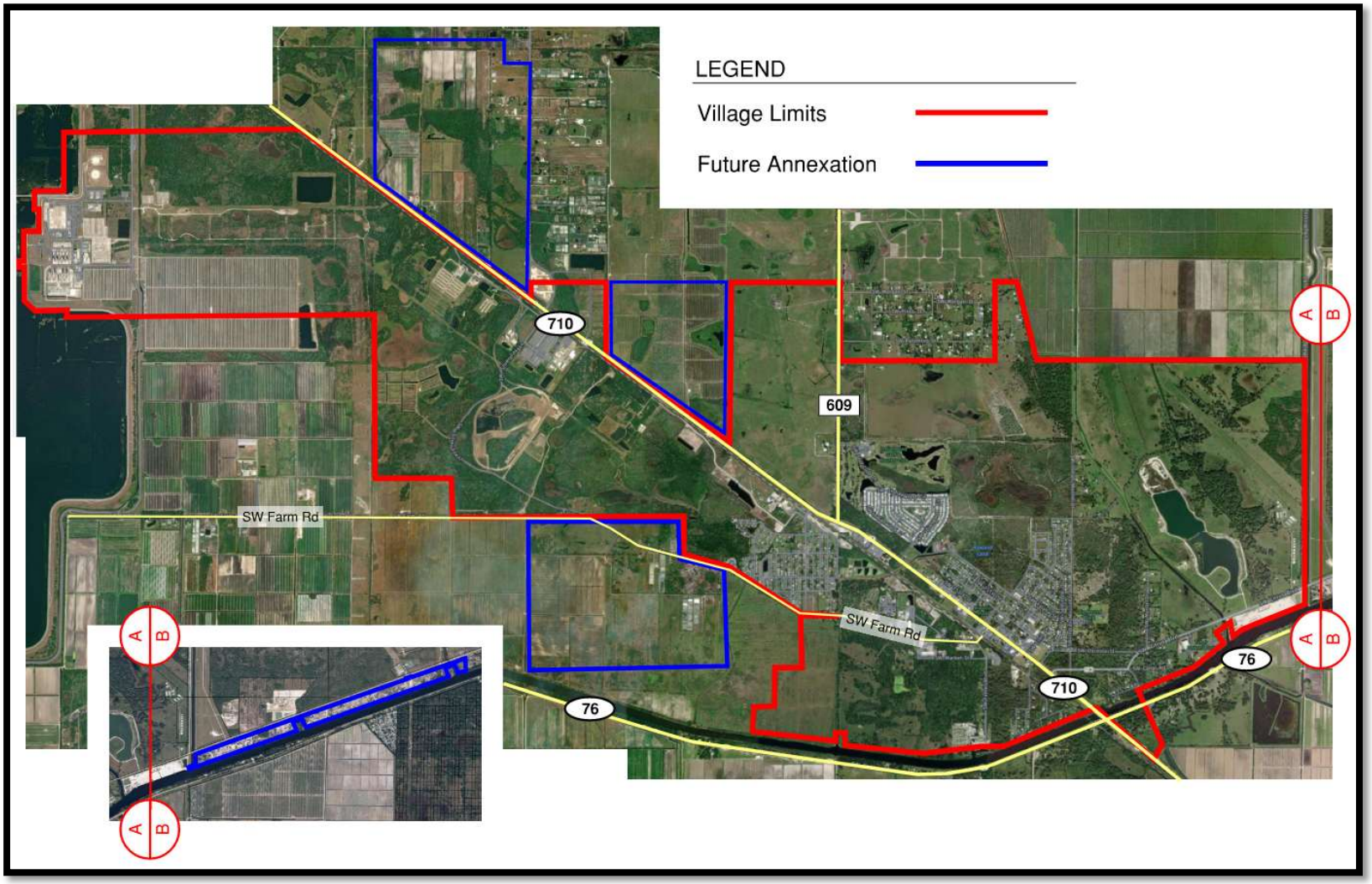
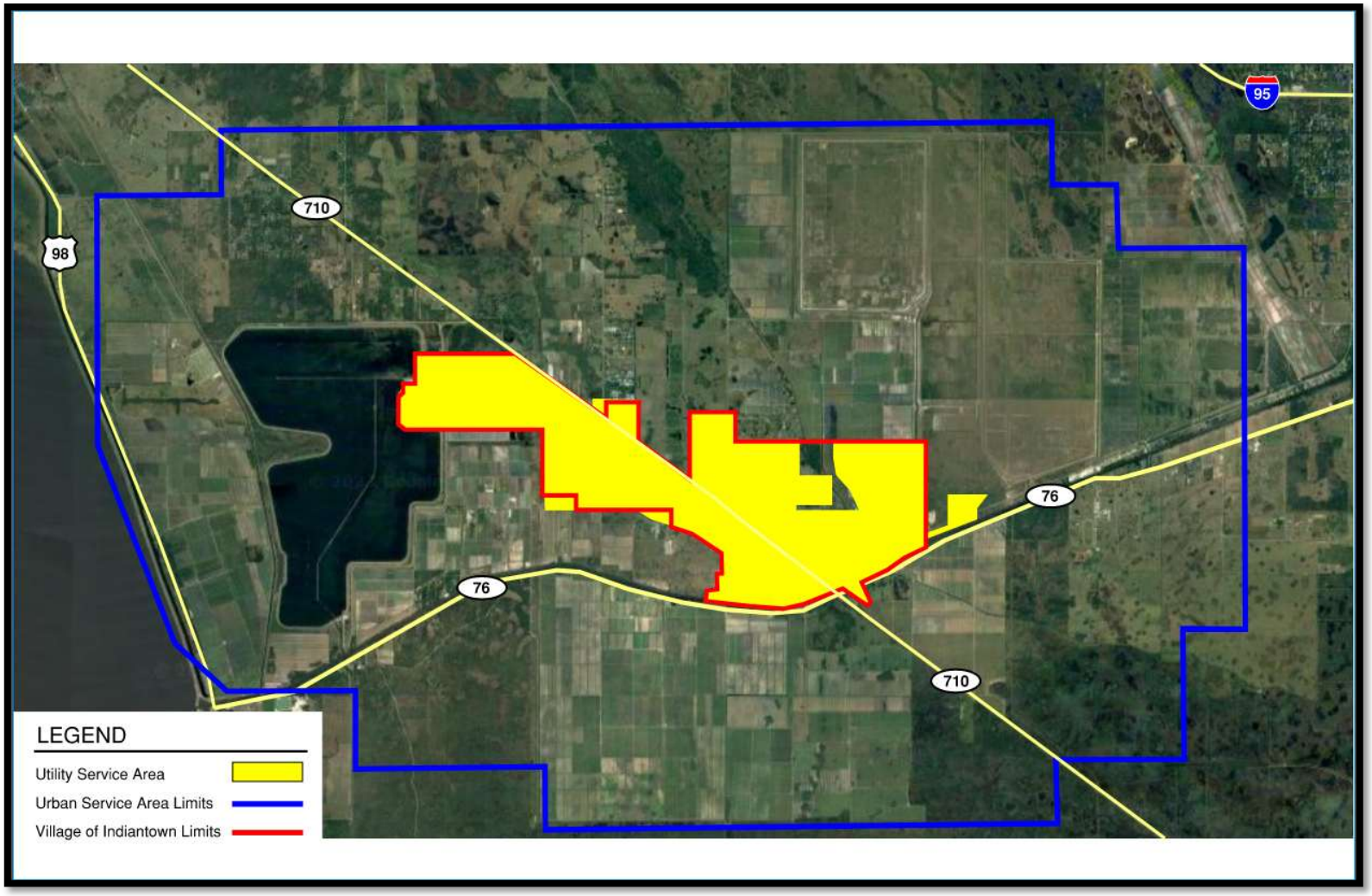


Figure 2-3 – Village of Indiantown Utility Service Area



3.0 DATA AND ANALYSIS

3.1 POPULATION INFORMATION

This 10-Year Water Supply Plan estimates the future water supply needs for the Village of Indiantown's water service area. Past water demand calculations (such as the UEC WSP) were based upon minimal, steady growth. However, these estimates are not reflective of the recent developer activity within the Village and, therefore, underestimate the future demands of the service area. The population forecast used in this 10-Year Water Supply Plan is based upon ongoing developer activity. The developments used in the population projection are either under construction currently or awaiting final site approval. A complete list of developments and the corresponding demand and associated population growth can be seen in Appendix C. Table 3-1 below shows the comparison between the UEC WSP population projections, and the population forecast developed for this 10-Year Water Supply Plan. All developments used in the population projection developed for this 10-Year Water Supply Plan are estimated to be fully occupied by the year 2035 and have a consistent 0.79% annual growth for each subsequent year.

Table 3-1: VOI – Population Projections

YEAR	2021 UEC WSP	Current Projections
2020	6,447	6,596*
2025	6,943	8,792**
2030	7,383	15,746
2035	7,767	22,784
2040	8,122	23,698
2045	8,455	24,649

*VOI population according to the U.S. Census Bureau
**Estimated population base upon new developments complete and occupancy trends

3.2 MAPS OF CURRENT AND FUTURE AREAS SERVED

A comparison of the Village's current corporate boundary and the areas of interest for annexation can be observed in Figure 2-2. An increase to the Village's service size and demands due to any future annexation beyond those noted are not anticipated.

While there is no set timeline for implementation of the annexation boundary shown in Figure 2-2, the Village is motivated to incorporate in the coming years.

3.3 POTABLE WATER LEVEL OF SERVICE STANDARD

The Village's Level of Service (LOS) Standards for potable water has been determined using the average daily water consumption rate pursuant to Section 163.3164(28), F.S. The Village of Indiantown's Inaugural Comprehensive Plan, approved by Village Council on December 12th, 2019 does not contain

comprehensive Level of Service Standards. Table 3-2 below outlines the existing capacity provided by the drinking water system in the VOI. These levels will be maintained, and several proposed projects will improve these LOS in the future. Levels of Service have been included for the component(s) as defined in the Village's Comprehensive Plan. These levels will provide the basis of future comprehensive plans for the Village. Once this WSP has been accepted by SFWMD and the Village's corresponding Comprehensive Plan has been updated (including the adoption of this WSP as a standalone document), the VOI will be applying for a new Water Use Permit. The requested permit levels have been coordinated with this WSP.

Table 3-2: VOI –Level of Service Standards (LOS)

Component	Level of Service Standard
Existing Raw Water Supply	1.17 MGD – Surficial Aquifer
Existing Treatment Capacity	1.29 MGD
Potable water systems (Policy IWR1.1.4 Minimum Level of Service for Potable Water)	100 GPCD
Finished Water Storage	0.5 MG

3.4 POPULATION AND POTABLE WATER DEMAND PROJECTIONS BY THE VILLAGE

Table 3-3 presents two different population forecasts, one (1) of which is shown only for reference (the 2021 UEC WSP). The first population forecast shown is based upon ongoing development activity. The developments used in the population projection are either under construction currently or awaiting final site approval. A complete list of developments and the corresponding demand and population projections can be found in Appendix C. Once this WSP has been accepted by SFWMD and the Village's corresponding Comprehensive Plan has been updated (including the adoption of this WSP as a standalone document), the VOI will be applying for a new Water Use Permit. The requested permit levels have been coordinated with this WSP. All current developments are anticipated to be completed and fully occupied by 2035. The population growth beyond 2035 is anticipated to be 0.79% year over year.

Table 3-3: VOI – Population Projections Compared

	Year					
Population Estimation Method	**2020**	**2025**	**2030**	**2035**	**2040**	**2045**
Village Population Projections	6,596	8,792	15,746	22,784	23,698	24,649
2021 UEC SWP	6,447	6,943	7,383	7,767	8,122	8,455

Table 3-4 presents the water demand forecast for the Village of Indiantown water service area between 2025 and 2045. A water demand estimate for 2020 is also included (based upon respective populations for that year).

Currently, based on the UEC WSP data, the finished water per capita for VOI is 86 gpcd. Due to the condition, capacity, and limited operation of the existing system, this is artificially low due to the Village's inability to supply water and meet existing demands. In table 3-4 and table 3-5, we are anticipating that after improvements to the existing WTP and the addition of the new RO Plant, finished water per capita will rise. We have estimated that the finished water per capita will be closer to the Martin County average of 130 gpcd but will still be somewhat lower due to Village characteristics. Therefore, we have selected 118 gpcd for planning purposes

Forecasts are presented for the raw water and finished water demands on an AADF basis. Max Finished Water Demand is based upon a max day peaking factor of 1.4 (this peaking factor was derived from available MOR data). The AADF Raw Water Demand shown in able 3-4 is based upon a treatment efficiency of 96% (the treatment efficiency of the existing plant).

Table 3-4: VOI Water Demand Forecast

Year	Population	Raw Water Per Capita (gpcd)*	Finished Water Per Capita (gpcd)	AADF Raw Water Demand (MGD)	AADF Finished Residential Water Demand (MGD)	Max Finished Water Demand (MGD)***
2020	6,596	89.55	86	0.59	0.57	0.79
2025	8,792	89.55	86	0.79	0.76	1.06
2030	15,746	122.90	118**	1.94	1.86	2.60
2035	22,784	122.90	118**	2.80	2.69	3.76
2040	23,698	122.90	118**	2.91	2.80	3.91
2045	24,649	122.90	118**	3.03	2.91	4.07

*Treatment efficiency assumed to be 96%
**118 gpcd is being used for projections.
***This demand is based upon the ratio (1.4:1) between average max day and average daily flow

The AADF Raw water demand in Table 3-4 exceeds the permitted capacity of the existing Surficial wells (1.17 MGD) starting between 2025 and 2030. Therefore, the Village has begun to plan for a new water treatment facility that utilizes the Floridan aquifer as an alternative water supply. The treatment efficiency will be greatly decreased due to the usage of reverse osmosis for the brackish water present in the Floridan aquifer. The treatment efficiency for the first 0.8 MGD of demand is 96% and then 75% treatment efficiency for any demand after 0.8 MGD. Equation 1 demonstrates the variable nature of the raw water demand resulting from two varying treatment efficiencies. The Total Finished Water Demand is a function of population growth, therefore, the Raw Water per Capita (gpcd) will not be consistent. Table 3-5 below shows the calculated values for each of the same assumes that the Village builds a new 4.0 MGD RO Plant between 2025 and 2030.

Equation 1 – Raw Water Demand Calculation

$$Raw\ Water\ Demand = \frac{Existing\ WTP\ Capacity}{96\%\ Treatment\ Efficiency} + \frac{Total\ Finished\ Water\ Demand - Existing\ WTP\ Capacity}{75\%\ Treatment\ Efficiency}$$

Table 3-5: VOI Water Demand Forecast (with construction of RO WTF)

Year	Population	Raw Water Per Capita (gpcd)*	Finished Water Per Capita (gpcd)	AADF Raw Water Demand (MGD)	AADF Finished Residential Water Demand (MGD)	Max Finished Water Demand (MGD)***
2020	6,596	89.583	86	0.59	0.57	0.79
2025	8,792	104.167	86	0.79	0.76	1.06
2030	15,746	120.761	118**	2.24	1.86	2.60
2035	22,784	124.653	118**	3.35	2.69	3.76
2040	23,698	124.988	118**	3.49	2.80	3.91
2045	24,649	125.310	118**	3.64	2.91	4.07

*Treatment efficiency assumed to be 96% for the first 0.8 MGD of finished water and 96% for all demand beyond 0.8 MGD of finished water.
**118 gpcd is being used for projections.
***This demand is based upon the ratio (1.4:1) between average max day and average daily flow.

Table 3-4 demonstrates there will not be adequate water supply to meet the projected future water demands for both the 5-year and 10-year planning periods. As a result, the Village is already planning and pursuing funding to build a new 6.0 MGD RO WTP (initially sized at 4.0 MGD) that is scheduled for completion in 2028. This plant will be expandable (as future demand requires) by an additional 2.0 MGD. The initial 4.0 MGD RO WTP would provide adequate capacity until 2040, after which demands are anticipated to exceed the combined capacity of new 4.0 MGD RO Plant and the existing 0.8 MGD WTP. This information has been used to develop the detailed Table: Consumptive Use Permit - Projected Water Use found in Appendix E.

Based upon the calculations above and shown in Table 3-5, the Village will be requesting annual and maximum month allocation of 1263.43 MG and 126.34 MGM, respectively. The requested annual and maximum month allocation from each source in 2045 is as follows:

- SAS Wellfield: 543.15 MG and 54.32 MGM (includes 25% overlap with FAS allocation to all for operational flexibility with treatment system/resource)

- FAS Wellfield: 900.34 MG and 90.03 MGM (includes 25% overlap with SAS allocation to allow for operational flexibility with treatment systems/sources)

3.5 WATER SUPPLY PROVIDED BY LOCAL GOVERNMENT

Currently, the Village is operating under SFWMD WUP No. 43-00041-W. The permit conditions originally allowed for the withdrawal of a total annual allocation not to exceed 429 MG and a maximum monthly allocation not to exceed 42.84 MG and is set to expire on August 18, 2029. The WUP allows the Village to withdraw from the surficial aquifer only. Currently, there are eight wells being utilized within 2 wellfields, four of which are located in the WTP site (W-1, W-2, W-3, W-4). The wellfields are managed by a Wellfield Operating Plan which was approved by SFWMD on December 14, 2010.

The Wellfield Operating Plan outlines several limiting conditions imposed on the wellfields to comply with SFWMD's rules on withdrawals from the surficial aquifer which are recharged from Lake Okeechobee and other RAA. The wellfield on the WTP site has (4) wells, with wells W-1 and W-3 operating as the primary wells, and W-2 and W-4 operating as backup due to poor yield. In the offsite wellfield, there are a total of four wells. The well locations can be reviewed in Figure 3-1, Village of Indiantown Well Locations. In addition, Table A, Description of Wells, from the WUP has been included as part of Appendix A for review.

As demonstrated in Section 3.4, the existing surficial well and treatment plant will be unable to provide sufficient finished water to meet growing population and growing demand. Therefore, the Village is pursuing an alternative water supply source, the Floridan Aquifer. The permitting process for a new consumptive use permit has been initiated and is in process. The new consumptive use permit will be submitted to SFWMD once this WSP has been accepted by SFWMD and the recommended updates to the Village's Comprehensive Plan have been adopted.

3.6 WATER TREATMENT PROCESSES AND DISTRIBUTION FACILITIES

VOI has a single WTP with a total design capacity of 1.296 MGD. Due to it age and condition, the existing WTP capacity is limited to 0.9 MGD. Treatment consists of aeration, disinfection via chloramines, filtration, storage and high service pumps for water distribution. The WTP includes a 0.5 MG tank on-site. This water supply plan focuses only on those customers serviced by the VOI water and wastewater treatment plants.

3.7 WATER CONSERVATION

The Village has incorporated conservation initiatives into specific actions, programs, regulations, and opportunities. The current plan consists of the following elements:

- Public education Program – This includes updates to the Village website and social media outlets explaining conservation efforts and best practice recommendations. Due to village limitations, there will also be informational flyers available at Village Hall communicating the same information.

- Ordinance Updates – Exterior watering ordinance updates to reflect other efforts statewide and in Martin County specifically. These will be enforced during the development and new building review process.

- Water Loss Reduction Program – Currently, the Village is ongoing a system wide meter replacement program. Due to inaccurate data, determining accurate system loss has been difficult. Therefore, once the meter replacement program has been completed, the newly collected data will be reviewed and studied to determine where water loss measures would be most beneficial.

- Water Conservation-Based Rate Structure – The Village is planning to adopt a three-tiered water rate structure which also encourages water conservation through discounted rates depending on gallons used (Code of Ordinances Chapter 78, Section 78-1). Water rates are assessed bi-monthly and are based on 1) the land use of the property and 2) the amount of water consumed. Rates are further categorized by "inside Village" and "outside Village".

- Florida Water Star Program – The Village encourages new development to incorporate principles of the Florida Water Star program and promotes certification of new construction through this program.

Overall, the Village is aiming to become more proactive towards conservation in the upcoming years. There are areas where additional efforts can be made including promoting the use of low flow fixtures, more widely used efficient irrigation systems, Florida-friendly plantings, and green building principles.

3.8 WASTEWATER

Wastewater treatment within the Village service area is provided by the VOI WWTP. The Wastewater Treatment Plant effluent was originally disposed of using a combination of Rapid-rate Infiltration Basins (RIBs) and some of the effluent was further treated for reuse and supplied to a nearby industrial facility until the facility closed. As a result, the reclaimed water system has not been in operation for several years and the RIBs are the current disposal system. The Wastewater System is permitted by the Florida Department of Environmental Protection (FDEP) with WWTP Permit No. FLA029939.

The Village is currently undertaking a progressive design build project to construct a new wastewater treatment plant on the site of the existing WWTP. This project will include the rehabilitation of the existing reclaim water system. The first major customer for reclaim will be the new Terra Lago development. The new WWTP will be sized to treat 2.0 MGD, with options (not yet determined) for future expansion. This project is already completely funded and underway.

3.9 INTERGOVERNMENTAL COORDINATION ACTIVITIES

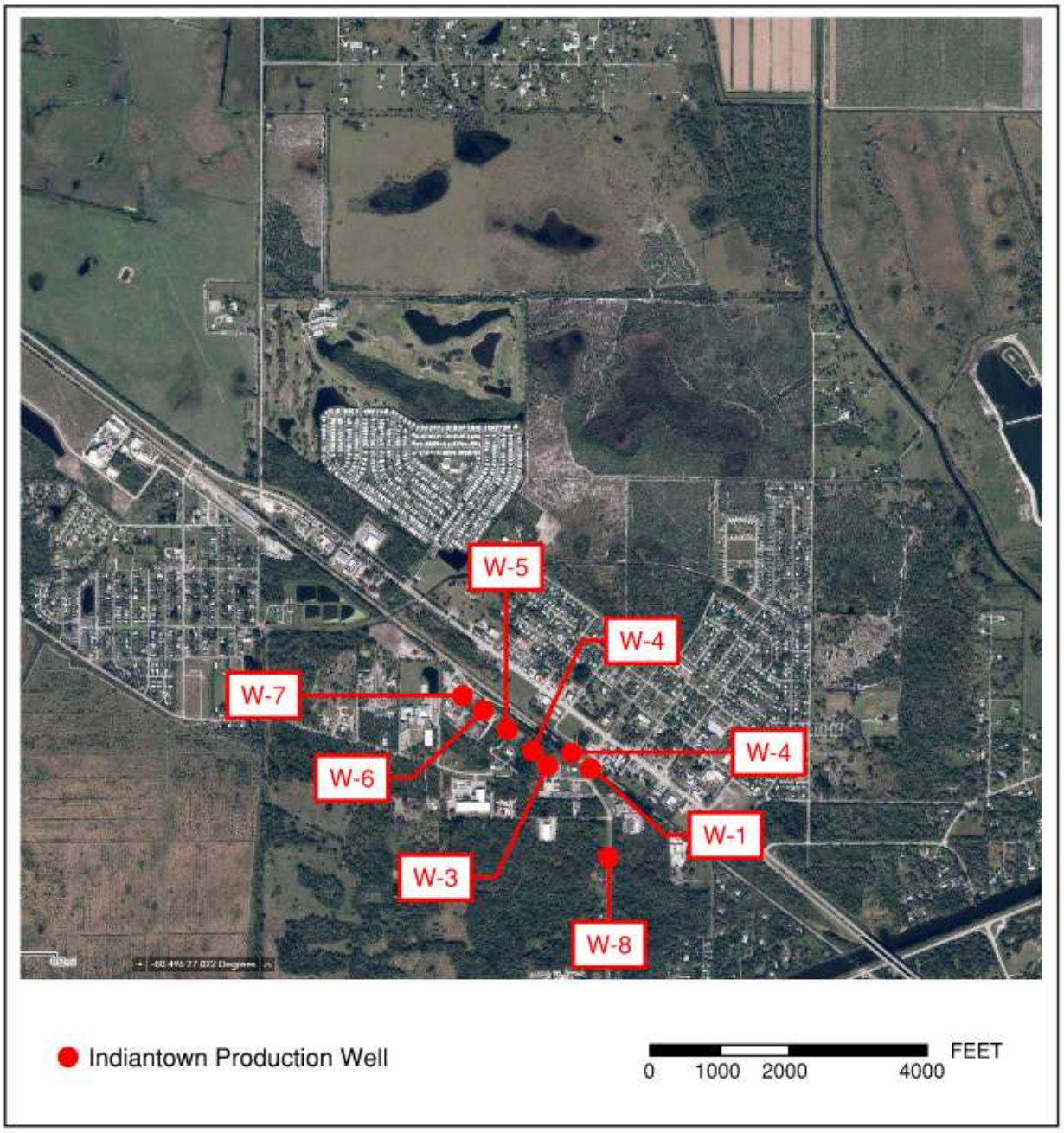
The Village of Indiantown is located approximately 12 miles from the next closest water utility (MCU). Due to the distance, the Village does not currently have any interlocal or bulk service agreements with any neighboring utilities. With a projected future deficit in water supply availability, the Village investigated the potential of connecting to MCU's water supply, but this was not the preferred option due to several obstacles. The preferred option was to pursue the construction of a new 4.0 MGD RO Plant (with potential future expansion to 6.0 MGD). Therefore, there are no current plans to create an interconnection with Martin County Utilities in the next 10 years. No additional coordination between MCU and VOI is needed currently.

With increased capacity needed within the Village, an updated Consumptive Use Permit is being prepared to utilize alternative water sources and will be submitted to SFWMD once this WSP has been accepted, and the Village's Comprehensive Plan has been updated to reflect the recommended changes included in this WSP. This will be crucial to keep the proposed 4.0 MGD RO Plant on schedule. Additional coordination between the Village, DEP, SFWMD, and other state agencies will need to begin or continue during the development of the capital improvement projects within the Village. The increased population projections will also need to be coordinated with the update of the 2021 Upper East Coast Water Supply Plan. No

coordination between this WSP and the UEC WSP has occurred. The projects included in Section 4 of this WSP will also need to be coordinated with any update to the UEC WSP.

It is the Village's understanding that they are compliant with regulatory requirements. The Village maintains compliance with the FDEP through the Florida Administrative Code and with the SFWMD through their water use permit.

Figure 3-1 – Village of Indiantown Well Locations



4.0 CAPITAL IMPROVEMENTS

4.1 ANTICIPATED FUTURE DEFICIT

As identified previously in this report, there is an anticipated future water supply deficit in the Village for a 5-year and 10-year planning period.

4.1.1 MODIFICATION OF WATER USE PERMIT

The Consumptive Use Permit is already being modified on behalf of the Village. The projections included in the modified permit and this WSP are the same. The basis of need for the new water treatment plant and the corresponding water supply sources and treatment have been developed within this WSP. Once this WSP has been accepted by SFWMD and the Village's corresponding Comprehensive Plan has been updated (including the adoption of this WSP as a standalone document), the VOI will be applying for a new Water Use Permit.

4.1.3 FLORIDAN AQUIFER RAW WATER SUPPLY AND TREATMENT

A potential alternative water source would be the installation of wells to withdraw brackish ground water from the Floridan Aquifer. This option would assist in achieving SFWMD's goal of reducing the strain on the surficial aquifer. The Village is currently pursuing grant funds to design and build a new Floridan well field consisting of three (3) new Floridan wells with an option to add a fourth and maybe a fifth well for future expansion. These wells will require RO treatment for usage due to the anticipated brackish raw water. The Village has already completed a draft Preliminary Design Report (PDR) for this project, commenced with the permitting process, and has been pursuing funding from numerous sources.

4.2 WORK PLAN PROJECTS AND SCHEDULE

As part of the preparations of a WSP, local governments which are self-supplied are required to evaluate the existing community water system and determine what improvements, if any, will be required to the existing treatment system and/or distribution system to meet the potable water demands of the service area over the 5-year and 10-year planning periods. The Village has completed an evaluation of the current system and infrastructure based on the projected potable water demands of the Village service area over the next 10 years. This is consistent with the 5-year and 10-year planning periods.

The projects included in Table 4-1 below have been identified as assisting with preparing for water demands projected over the next 10 years.

Table 4-1: VOI Anticipated Projects

Project Name	FY 2025	FY 2026	FY 2027	FY 2028	FY2029	20-Year
Exist. WTP Pretreatment, Storage and High Service Pumps	$1,220,000*	$5,625,000*				
Surficial Wellfield Improvements	$3,210,000*					
Exist. Gravity Filter Bay Rehab	$520,000*					
Railroad Watermain Replacement		$8,000,000*				
Osceola Rd Watermain Replacement		$3,000,000				
New 4.0 MGD RO WTP		$12,000,000*	$20,000,000*	$28,000,000*		
2.0 MGD WWTP	$15,000,000*	$5,500,000*				
2.0 MGD Expansion to New RO WTP						$15,000,000

*Denotes funded project

The Village has obtained the required funding through the State Revolving Fund (SRF) to construct the FY 2025 & 2026 Existing WTP Improvements projects. These improvements will improve the following components of the existing WTP:

1. Wellfield - Several wellfield improvements and rehabilitation projects were proposed to the Village as part of Kimley-Horn's WTP improvement PDR, including the replacement of well W-4 and mechanical/electrical improvements to the wellheads for W-1, W-2, W-3, W-5, W-6, W-7 and W-8. The improvements to the wellfield would increase the well pumping capacity to 1.44 MGD but does not change the allocation as that will remain at 1.17 MGD Average Daily Flow (ADF). The Village is currently investigating alternative water supplies to cover the anticipated future deficit. The improvements to the wellfield are going to be studied further and improvements will be paid for with the use of SRF funds (listed as Surficial Wellfield Improvements in Table 4-1).

2. Gravity Filter Bay – These improvements will include the rehabilitation of the existing dual media filter bays and the replacement of the existing filter media.

3. Pre-treatment improvements – The Village is currently having a pretreatment pilot study being performed by Beaver Eco Works, using their Electro-Oxidation unit with ultra fine bubblers as pretreatment. The initial results are very promising. The Village is planning to scale this pretreatment to meet plant capacity.

4. Ground Storage Tank and High Service Pumping Improvements – These improvements will include a new 0.50 MG ground storage tank, new high service pumps with a separate pre-engineered electrical building onsite for the new high service pumps.

The Village received $22,000,000 in direct appropriations from the State to construct the improvements to the wastewater treatment plant. This project is currently under construction.

The Village is actively pursuing both State and Federal sources to fund the Railroad Avenue/Osceola Road Watermain Replacements and the New RO WTP.

There are several developer-led residential projects that have already guaranteed water service. There are several more developments already within the Village's approval process that will continue to develop once the commitment to build the new 4.0 MGD RO treatment plant has been made. The Village is unable to guarantee water to any more developments without adding the additional capacity. If the Village desires to expand its water system and is not declared to be at buildout capacity, the WTP must maintain 75% of the rated capacity above the max daily flows.

These projects have not yet been coordinated with the 2021 Upper East Coast Water Supply Plan or any subsequent update.

5.0 SUMMARY AND CONCLUSIONS

5.1 RAW WATER SUPPLY VS. PROJECTED POTABLE WATER DEMAND

As previously discussed, the potable water demand projection is based on data provided by the Village and the developer interest the community has been receiving. It is obvious that based upon these projections, the Village needs to:

1. Upgrade their existing water plant, wells, and pumps which they have already secured funds to complete.

2. Complete the modifications to their existing Water Use Permit. To meet the demand illustrated in this WSP, the Village will be requesting additional aquifer allocation. The amount of allocation and aquifer sources has been detailed in this WSP. Once this WSP has been accepted by SFWMD and the Village's corresponding Comprehensive Plan has been updated (including the adoption of this WSP as a standalone document), the VOI will be applying for a new Water Use Permit.

3. Construct a new RO treatment facility utilizing an alternative water supply. The Village has been actively pursuing the means to fund this project.

5.2 COMPREHENSIVE PLAN GOALS, OBJECTIVES, AND POLICIES

The Village has put forth a set of goals, objectives, and policies in its Comprehensive Plan. The revised Comprehensive Plan will incorporate updates from this WSP, as required by Section 163.3177 (6) (c), F.S.

The proposed edits to the Comprehensive Plan can be found in Appendix D.

APPENDIX A – DESCRIPTION OF WELLS

TABLE - A
Description Of Wells.

Application Number: 071113-11

Well ID	17056	17057	17058	17059	17060	17061	17062	17063
Name	W-1	W-2	W-3	W-4	W-5	W-6	W-7	W-8
Map Designator	W-1	W-2	W-3	W-4	W-5	W-6	W-7	W-8
FLUWID Number								
Well Field								
Existing/Proposed	E	E	E	E	E	E	E	E
Well Diameter(Inches)	8	8	8	10	8	8	8	8
Total Depth(feet)	120	125	120	115	125	125	125	120
Cased Depth(feet)	120	100	85	115	125	125	120	125
Facility Elev. (ft. NGVD)								
Screened Interval								
From	0	0	0	0	0	0	0	0
To	0	0	0	0	0	0	0	0
Pumped Or Flowing	P	P	P	P	P	P	P	P
Pump Type	submersible	submersible	submersible	submersible	submersible	submersible	submersible	submersible
Pump Int. Elev.								
Feet (NGVD)								
Feet (BLS)	60	80	80	60	60	80	60	85
Pump Capacity(GPM)	450	110	210	50	200	200	415	420
Year Drilled	1958	1983	1987	1958	1974	1975	1977	1990
Planar Location								
Source	Migrate	Migrate	Migrate	Migrate	Migrate	Migrate	Migrate	DIGITIZED
Feet East	829486	829146	828948	828575	828167	827805	827520	829660
Feet North	976738	976959	976750	976941	977223	977474	977692	975277
Accounting Method	flow meter	flow meter	flow meter	flow meter	flow meter	flow meter	flow meter	flow meter
Use Status	Primary	Standby	Primary	Standby	Primary	Primary	Primary	Primary
Water Use Type	Public Water Supply	Public Water Supply	Public Water Supply	Public Water Supply	Public Water Supply	Public Water Supply	Public Water Supply	Public Water Supply
Aquifer	Surficial Aquifer System	Surficial Aquifer System	Surficial Aquifer System	Surficial Aquifer System	Surficial Aquifer System	Surficial Aquifer System	Surficial Aquifer System	Surficial Aquifer System

APPENDIX B - WATER QUALITY REPORTS

Certification of Delivery of Consumer Confidence Report

GENERAL INSTRUCTIONS: This form shall be completed by all community water systems (CWSs) that have prepared a Consumer Confidence Report (CCR) in accordance with Rule 62-550.824, F.A.C., Consumer Confidence Reports. At the end of this form is a certification in which a system's authorized representative shall certify that the reported information is accurate and is in conformance with Rule 62-550.824, F.A.C. **COMPLETE THIS FORM AND SUBMIT IT BY AUGUST 10,** together with a copy of your system's CCR, and any newspaper notice(s) and posted notice(s) of your CCR, to the appropriate DEP district office or Approved County Health Department (ACHD). Systems serving 100,000 or more persons posting their CCRs on publicly accessible Internet sites shall provide the information on the appropriate Internet link(s). All information provided on this form must be typed or printed in ink.

I. General Water System Information. (To be completed by all community water systems.)

System name: Village of Indiantown
Contact person: Patrick Nolan
PWS Identification number (PWS-ID): 4430667
Contact phone number: 772-341-3098
Mailing address: P.O. Box 398
City: Indiantown
State: FL Zip: 34956 Population served (not the number of "service connections"): 6,646

II. CCR Distribution Method. (To be completed by all community water systems. Choose A or B as appropriate.)

☐ **A.** We mailed or otherwise directly delivered a copy of our CCR to each customer on (enter date(s) of mailing or delivery.) _____ (Systems that do not use the mailing waiver must mail or otherwise directly deliver a copy of their CCR to each customer.)

☑ **B.** We were eligible to use a mailing waiver and used a mailing waiver. (Systems are eligible to use a mailing waiver only if they serve fewer than 10,000 persons, have not had any MCL or monitoring and reporting (M/R) violations, nor have been issued any formal Notices of Violations (NOVs), Consent Orders, Administrative Orders, or court-ordered civil actions during the calendar year before the year the CCR is due to the customers.)

Answer a. b. **and** c below.)

☐ **a.** Date of newspaper: _____

☐ **b.** Name of newspaper/newsletter that published our CCR: _____

☑ **c.** A copy of our notice to customers, informing them that our CCR will not be mailed to them, is attached. This notice was: ☑ mailed with bill; ☐ published in newspaper/newsletter; or ☐ other (describe)

_____

III. Posting of CCR on the Internet. (To be completed by all CWSs serving 100,000 or more persons.)

☐ We posted our CCR on this publicly accessible Internet Site: _____

IV. Report on Your Effort to Distribute Your CCR to Your Water Consumers.

(To be completed by all CWSs. Check all items that apply - at least 2 items must be checked.)

In addition to the methods selected in Part II,

☑ **A.** We posted our CCR on this publicly accessible Internet https://www.indiantownfl.gov/water/page/annual-water-quality-reports-historical

☐ **B.** We published our CCR in the local newspaper(s). The name(s) and date(s) of the newspaper(s) are:

_____

☐ **C.** We advertised the availability of our CCR as a press release, radio announcement, or TV announcement. The type(s) and date(s) of the advertisement(s) are: _____

☑ **D.** We delivered multiple copies of our CCR to single bill addresses serving several persons.

☑ **E.** We delivered multiple copies of our CCR to the following community organizations:

_____

☑ **F.** Our CCR was posted in the following public locations:
Post at lobby of the Village Hall

DEP Form 62-555.900(19)

☐ **G.** Our CCR was distributed by other methods (e.g., additional copies placed in entrance hall to facility). Describe.

V. Use of Non-English Language in CCR. (To be completed by all community water systems.)

☐ Information in a non-English language was included in our CCR because 20% or more of our customers do not speak English but speak _____. The method we used to determine the proportion of non-English speaking customers is _____

☑ This requirement does not apply to our system, because we have no non-English speaking group among our customers equal to or exceeding 20% of our total number of customers.

VI. Other Delivery Requirements. (To be completed by all community water systems.)

(A) Was a copy of your CCR sent to your county health department, as required by rule? ☑ Yes ☐ No

(B) Is your system regulated by the Public Service Commission (PSC)? ☐ Yes ☑ No

If Yes, was a copy of your CCR sent to the PSC, as required by rule? ☐ Yes ☑ No

(C) If your system sells water to other systems, have you provided them with either a copy of your CCR or the required consumer confidence information? ☐ Yes ☐ No ☑ Not Applicable

VII. Certification of Delivery of CCR and Compliance with Regulations. (To be completed by all CWSs.)

This statement certifies that the above named community public water system has distributed its CCR for the time period starting January 1, 20__, and ending December 31, 20__, to its customers on (mm/dd/yy) 11/06/2023 and provided the appropriate notices of availability according to the requirements listed in this form, which are also found in Rule 62-550.824, F.A.C. This statement also certifies that the reported information is correct and consistent with the compliance monitoring data for the same period previously submitted to the Department, and that the report has been delivered to the agencies identified in Rules 62-550.824(3)(e)3., and 4., F.A.C.

SIGNATURE OF AUTHORIZED REPRESENTATIVE: _____

NAME (please print): Patrick Nolan

TITLE: Utilities & Public Works Director DATE: 11/03/2023

A copy of our CCR is attached.

Village of Indiantown
2022 WATER QUALITY REPORT

Este informe contiene información muy inportante sobre su agua potable. Tradúzcalo o hable con alguien que lo pueda entender.

We are pleased to present to you this year's Annual Water Quality Report. This report is designed to inform you about the quality water and services we deliver to you every day. Our constant goal is to provide you with a safe and dependable supply of drinking water. We want you to understand the efforts we make to continually improve the water treatment process and protect our water resources. We are committed to ensuring the quality of your water. Our water source is from six wells that draw water from the Anastasia aquifer. Our water is aerated to improve the taste and odor, filtered and disinfected with chloramines before being delivered to your home.

If you have any questions about this report or concerning your water utility, or want to obtain a copy of this report, please contact our office at (772) 597-2121. If you wish to receive a copy of this report, you may pick it up at our office located at 15516 sw Osceola st Indiantown, Florida 34956. We encourage our valued customers to be informed about their water utility.

Village of Indiantown routinely monitors for contaminants in your drinking water according to Federal and State laws, rules and regulations. Except where indicated otherwise, this report is based on the results of our monitoring for the period of January 1st to December 31st, 2022. Also included are test results in earlier years for contaminants sampled less often than annually. For contaminants not required to be tested for in 2022, test results are for the most recent testing done in accordance with regulations authorized by the state and approved by the United States Environmental Protection Agency (EPA).

More information about contaminants and potential health effects can be obtained by calling the Environmental Protection Agency's Safe Drinking Water Hotline at 1-800-426-4791 or on-line at their web site www.epa.gov/safewater/.

As water travels over the land or underground it can pick up substances or contaminants such as microbes, inorganic and organic chemicals, and radioactive substances. All drinking water, including bottled drinking water, may be reasonably expected to contain at least small amounts of some contaminants. It's important to remember that the presence of these contaminants do not necessarily pose a health risk.

The Department of Environmental Protection has performed a Source Water Assessment on our system in 2022. These assessments were conducted to provide information about any potential sources of contamination in the vicinity of our wells. Three potential sources of contamination, including petroleum storage tanks and industrial wastewater, were identified, with susceptibility levels that were low. The assessment results are available on the FDEP Source Water Assessment and Protection Program website at https://prodapps.dep.state.fl.us/swapp/ .

If present, elevated levels of lead can cause serious health problems, especially for pregnant women and younger children. Lead in drinking water is primarily from materials and components associated with service lines and home plumbing. Indiantown Company is responsible for providing high quality drinking water but cannot control the variety of materials used in plumbing components in homes. When your water has been sitting for several hours, you can minimize the potential for lead exposure by flushing your tap for 30 seconds to 2 minutes before using water for drinking or cooking. If you are concerned about lead in your water, you may wish to have it tested. Information on lead in drinking water, testing methods and steps you can take to minimize exposure is available from the Safe Drinking Water Hotline or at www.epa.gov/safewater/lead.

The sources of drinking water (both tap water and bottled water) include rivers, lakes, streams, ponds, reservoirs, springs, and wells. As water travels over the surface of the land or through the ground, it dissolves naturally occurring minerals and, in some cases, radioactive material, and can pick up substances resulting from the presence of animals or from human activity.

Contaminants that may be present in source water include:
Microbial contaminants, such as viruses and bacteria, which may come from sewage treatment plants, septic systems, agricultural livestock operations, and wildlife.
Inorganic contaminants, such as salts and metals, which can be naturally occurring or result from urban stormwater runoff, industrial or domestic wastewater discharges, oil and gas production, mining, or farming.
Pesticides and herbicides, which may come from a variety of sources such as agriculture, urban stormwater runoff, and residential uses.
Organic chemical contaminants, including synthetic and volatile organic chemicals, which are by-products of industrial processes and petroleum production, and can also come from gas stations, urban stormwater runoff, and septic systems.
Radioactive contaminants, which can be naturally occurring, or be the result of oil and gas production or mining activities.

In order to ensure that tap water is safe to drink, EPA prescribes regulations which limit the amount of certain contaminants in water provided by public water systems. FDA regulations establish limits for contaminants in bottled water which must provide the same protection for public health.

Some people may be more vulnerable to contaminants in drinking water than the general population. Immuno-compromised persons such as persons with cancer undergoing chemotherapy, persons who have undergone organ transplants, people with HIV/AIDS or other immune system disorders, some elderly, and infants can be particularly at risk from infections. These people should seek advice about drinking water from their health care providers. EPA/CDC guidelines on appropriate means to lessen the risk of infection by cryptosporidium and other microbiological contaminants are available from the Safe Drinking Water Hotline (800-426-4791).

In the data table you will find many terms you might not be familiar with. To help you better understand these terms we've provided th following key to these terms' abbreviations and definitions:

TERM Appearing in TABLE		DEFINITION
Not Applicable	n/a	Does not apply.
Not-Detected	ND	Laboratory analysis indicates that the constituent was not present
Parts per million	ppm	*or Milligrams per liter (mg/l)* – one part by weight of contaminant to one million parts by weight of the water sample.
Parts per billion	ppb	*or Micrograms per liter (µg/l)* – one part by weight of contaminant to one billion parts by weight of the water sample.
Picocuries per liter	pCi/L	- *picocuries per liter* is a measure of the radioactivity in water
Maximum Residual Disinfectant Level or MRDL	MRDL	The highest level of a disinfectant allowed in drinking water. There is convincing evidence that addition of a disinfectant is necessary for control of microbial contaminants.
Maximum Contaminant Level	MCL	The "Maximum Allowed" is the highest level of a contaminant that is allowed in drinking water. MCLs are set as close to the MCLGs as feasible using the best available treatment technology.
Maximum residual disinfectant level goal or MRDLG	MRDLG	The level of a drinking water disinfectant below which there is no known or expected risk to health. MRDLGs to not reflect the benefits of the use of disinfectants to control microbial contaminants.
Maximum Contaminant Level Goal	MCLG	The "Goal" is the level of a contaminant in drinking water below which there is no known or expected risk to health. MCLGs allow for a margin of safety.

** Results in the Level Detected column for radiological contaminants, inorganic contaminants, synthetic organic contaminants including pesticides and herbicides, and volatile organic contaminants are the highest average at any of the sampling points or the highest detected level at any sampling point, depending on the sampling frequency.

Contaminant and Unit of Measurement	Dates of sampling (mo./yr.)	MCL Violation Y/N	Level Detected	Range of Results	MCLG	MCL	Likely Source of Contamination
Radiological Contaminants							
Alpha emitters (pCi/L)	08/20	No	2.6	N/A	0	15	Erosion of natural deposits
Radium-226+228 (pCi/L)	08/20	No	2.7	N/A	0	5	Erosion of natural deposits
Inorganic Contaminants							
Barium (ppm)	07/20	No	0.03	N/A	2	2	Discharge of drilling wastes; discharge from metal refineries; erosion of natural deposits
Sodium (ppm)	07/20	No	13.2	N/A	N/A	160	Salt water intrusion, leaching from soil
Chromium (ppb)	07/20	No	1.9	N/A	100	100	Discharge from steel and pulp mills; erosion of natural deposits.
Nitrate (as Nitrogen) (ppm)	11/22	No	U	N/A	1	1	Runoff from fertilizer use; leaching from septic tanks, sewage: erosion of Natural Deposits.
Nitrite (as Nitrogen) (ppm)	11/22	No	U	N/A	1	1	Runoff from fertilizer use; leaching from septic tanks, sewage: erosion of Natural Deposits.

Lead and Copper (Tap Water)

Contaminant and Unit of Measurement	Dates of sampling (mo./yr.)	AL Violation Y/N	90th Percentile Result	No. of sampling sites exceeding the AL	MCLG	AL (Action Level)	Likely Source of Contamination
Copper (tap water) (ppm)	8/21	N	0.251	0	1.3	1.3	Corrosion of household plumbing system
Lead (tap water) (ppb)	8/21	N	1.2	0	0	15	Corrosion of household plumbing system

Disinfectants and Disinfection By-Products

For bromate, chloramines, or chlorine, the level detected is the highest running annual average (RAA), computed quarterly of monthly averages of al samples collected.

Contaminant and Unit of Measurement	Dates of sampling (mo./yr.)	MCL Violation Y/N	Level Detected	Range of Results	MCLG or MRDLG	MCL or MRDL	Likely Source of Contamination
Chloramines (ppm)	1/22-12/22	N	1.8	0.8-3.3	MRDLG = 4	MRDL = 4.0	Water additive used to control microbe
For haloacetic acids and trihalomethanes, the level detected is the highest result and the range is the range of individual sample results.							
Haloacetic Acids (five) (HAA5) (ppb)	08/21	N	43.3	53.7-56.6	N/A	MCL = 60	By-product of drinking water disinfection
TTHM [Total trihalomethanes] (ppb)	08/21	N	56.6	43.1-43.3	N/A	MCL = 80	By-product of drinking water disinfection

Public Notices:

Disinfection By-Products (DBP) monitoring or reporting
During the year 2022 our sample for DBP were taken on time. However, we failed to report the results to DEP in a timely manner, resulting in a reporting violation. Going forward The Village of Indiantown will be sending results to DEP after the lab has processed the samples.

Bacteriological monitoring or reporting for March, April, May, June, and August.
For the months above The Village of Indiantown had Total Coliform Positive results that were over 5% positive for our total monthly samples triggering a Level 1 assessment. The assessment was not done in time. A make up was done on a later date. From the assessment we found 2 source water wells that were causing a positive for total coliform. Those wells have since been treated and repaired.

Nitrate and Nitrite monitoring or report
During the year 2022 our sample for Nitrate and Nitrite were taken on time. However, we failed to report the results to DEP in a timely manner, resulting in other reporting violation. Going forward The Village of Indiantown will be sending results to DEP after the lab has processed the samples.

Village of Indiantown
2021 WATER QUALITY REPORT

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If you have any questions about this report or concerning your water utility, or want to obtain a copy of this report, please contact our office at (772) 597-2121. If you wish to receive a copy of this report, you may pick it up at our office located at 15516 SW Osceola St. Suite B, Indiantown, Florida 34956. We encourage our valued customers to be informed about their water utility.

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Parts per billion	**ppb**	*or Micrograms per liter (µg/l)* – one part by weight of contaminant to one billion parts by weight of the water sample.
Picocuries per liter	**pCi/L**	*- picocuries per liter* is a measure of the radioactivity in water
Maximum Residual Disinfectant Level or MRDL	**MRDL**	The highest level of a disinfectant allowed in drinking water. There is convincing evidence that addition of a disinfectant is necessary for control of microbial contaminants.
Maximum Contaminant Level	**MCL**	The "Maximum Allowed" is the highest level of a contaminant that is allowed in drinking water. MCLs are set as close to the MCLGs as feasible using the best available treatment technology.
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Contaminant and Unit of Measurement	Dates of sampling (mo./yr.)	MCL Violation Y/N	Level Detected	Range of Results	MCLG	MCL	Likely Source of Contamination
Radiological Contaminants							
Alpha emitters (pCi/L)	08/20	No	2.6	N/A	0	15	Erosion of natural deposits
Radium-226+228 (pCi/L)	08/20	No	0.9+1.8	N/A	0	5	Erosion of natural deposits
Inorganic Contaminants							
Barium (ppm)	07/20	No	0.027	N/A	2	2	Discharge of drilling wastes; discharge from metal refineries; erosion of natural deposits
Sodium (ppm)	07/20	No	13.2	N/A	N/A	160	Salt water intrusion, leaching from soil
Chromium (ppb)	07/20	No	1.9	**N/A**	100	100	Discharge from steel and pulp mills; erosion of natural deposits.

Lead and Copper (Tap Water)

Contaminant and Unit of Measurement	Dates of sampling (mo./yr.)	AL Violation Y/N	90th Percentile Result	No. of sampling sites exceeding the AL	MCLG	AL (Action Level)	Likely Source of Contamination
Copper (tap water) (ppm)	7/21	N	0.251	0	1.3	1.3	Corrosion of household plumbing systems
Lead (tap water) (ppb)	7/21	N	1.20	0	0	15	Corrosion of household plumbing systems

Disinfectants and Disinfection By-Products

For bromate, chloramines, or chlorine, the level detected is the highest running annual average (RAA), computed quarterly of monthly averages of all samples collected.

Contaminant and Unit of Measurement	Dates of sampling (mo./yr.)	MCL Violation Y/N	Level Detected	Range of Results	MCLG or MRDLG	MCL or MRDL	Likely Source of Contamination
Chloramines (ppm)	1/21-12/21	N	1.5	0.7-2.0	MRDLG = 4	MRDL = 4.0	Water additive used to control microbes
<u>For haloacetic acids and trihalomethanes, the level detected is the highest result and the range is the range of individual sample results.</u>							
Haloacetic Acids (five) (HAA5) (ppb)	08/21	N	56.6	53.7-56.6	N/A	MCL = 60	By-product of drinking water disinfection

TTHM [Total trihalomethanes] (ppb)	08/19	N	43.3	43.1-43.3	N/A	MCL = 80	By-product of drinking water disinfection

APPENDIX C - VOI DEVELOPMENTS, DEMANDS, AND POPULATION PROJECTIONS

Development	Estimated Water Demand (MGD)	Date in Service	Year of Service	Population
Existng	0.567	Existing	N/A	6596
Seminole Junction	0.005	2/1/2025	2025	58
River Oak Ph1	0.040	2/1/2025	2025	460
Osceola Pines	0.047	2/1/2025	2025	551
Dollar Tree	0.002	7/1/2025	2025	18
TA Estates	0.007	7/1/2025	2025	78
Grind Hard	0.008	8/1/2025	2025	87
Warfield DC Campus	0.015	8/1/2025	2025	174
Seminole Crossings	0.007	9/1/2025	2025	84
Yellowpine Truss	0.020	10/1/2025	2025	229
Skyfarm/Ilico LLC	0.038	10/1/2025	2025	436
Stor a way	0.002	12/1/2025	2025	18
Demarcellus	0.003	3/1/2026	2026	18
Sedron	0.019	4/1/2026	2026	121
Terra Lago Phase 1A	0.068	4/1/2026	2026	432
Terra Lago Phase 1B	0.163	6/1/2026	2026	1030
Village Market	0.015	8/1/2026	2026	95
Cypress Grove	0.132	8/1/2026	2026	833
Terra Lago Annex	0.175	10/1/2026	2026	1105
Parkview Villas	0.006	12/1/2026	2026	38
Heritage Park	0.018	12/1/2026	2026	114
JPI Indiantown	0.012	3/1/2027	2027	74
Terra Lago Phase 2	0.078	6/1/2028	2028	490
Indianwood Landing	0.014	12/1/2028	2028	90
Terra Lago Phase 1C	0.060	6/1/2029	2029	379
Terra Lago Ph. 3	0.145	6/1/2029	2029	916
Terra Lago Ph. 4	0.109	12/1/2029	2029	689
Terra Lago Ph. 5	0.084	8/1/2030	2030	530
Project Parrott	0.300	2031-2035	2031-2035	2542
Citrus Landing	0.093	2031-2035	2031-2035	788
Hendry Estates	0.240	2031-2035	2031-2035	2034
River Oak Ph2	0.198	2031-2035	2031-2035	1674
Total AADF	**2.121**			
Total MDF*	**2.970**			

atio of 1.4 AADF to MDF per MCU MOR Data

APPENDIX D - COMPREHENSIVE PLAN AMENDMENTS

The Village of Indiantown

presents

THE INAUGURAL COMPREHENSIVE PLAN 2040

It Takes a Village

APPROVED BY VILLAGE COUNCIL DECEMBER 12, 2019

Prepared by:

BONNIE LANDRY &ASSOCIATES Professional Planning Services

BONNIE LANDRY
&ASSOCIATES
Professional Planning Services

The Village of Indiantown

Comprehensive Plan

Introduction

Purpose

The Village of Indiantown Comprehensive Plan was prepared pursuant to Florida Statute 163.3177 to "…provide the principles, guidelines, standards, and strategies for the orderly and balanced future economic, social, physical, environmental, and fiscal development of the area that reflects community commitments to implement the plan and its elements." The goals, objectives and policies within the plan will guide future decisions made by the Village of Indiantown.

The purpose of the Comprehensive Plan is to preserve, protect and enhance the quality of life for all citizens in the Village of Indiantown. The plan encourages and supports economically sound residential, educational, employment, cultural, recreational, commercial and industrial opportunities for the citizens. This is facilitated by systematically planning for growth, development and redevelopment. The Comprehensive Plan is a dynamic document, amended as needed, to ensure that it remains current and consistent with the Village of Indiantown's vision. As required by Florida Statute 163.3191, the Village of Indiantown shall prepare periodic reports, on the effectiveness and adequacy of the Comprehensive Plan. These Evaluation and Appraisal Reports (EAR) shall be reviewed by the Local Planning Agency and submitted to the Village of Indiantown Council at least every seven years pursuant to the schedule established in Rule 73C-49.001, F.A.C. Within 12 months of submitting the EAR Notification Letter to the Department of Economic Opportunity, the Village Council shall transmit any proposed Comprehensive Plan amendments that, in its judgment, are required to resolve any conflicts or concerns identified in the report such as failures to achieve planning goals or to appropriately respond to new information and changes in statutory requirements since the last update of the Comprehensive Plan.

©

Plan Horizon

2025

2030

The Village of Indiantown Comprehensive Plan shall guide the development over two planning periods: a short-term planning period beginning in ~~2020~~ and ending in ~~2025~~ and a long-term planning period beginning in 2020 and ending in 2040. However, for purposes of the Capital Improvements Element, which must be updated

annually, the fiscal year, rather than the calendar year, is used. The Future Land Use element and the Future Land Use map has a planning horizon of 10 years beginning in 2020 and ending in 2030.

Village Mission Statement

Soon after incorporation, in August 2018, the Village of Indiantown in partnership with the Treasure Coast Regional Planning Council, adopted a mission: "The Village of Indiantown is dedicated to creating a sustainable community with friendly neighborhoods, civic engagement, and economic prosperity while proudly maintaining our small-town feel and sense of community." Throughout the public involvement process, workshop participants communicated their desire to retain the "hometown feel" and sought opportunities for more affordable and rental housing. Recognizing its diversity was another theme which is supported by the census data. The demographics of the U.S. Census Bureau American Community Survey demonstrated a large population of adult residents who reported that they spoke Spanish but did not speak English or did not speak English very well.

Legal Status

The Comprehensive Plan shall have the maximum legal status consistent with Florida law, and all land development shall be consistent with this Plan. The requirements of this Plan shall not be interpreted or applied in a manner inconsistent with state law. Nothing in this Plan is intended to deny any person due process of law or to take private property without just compensation.

Scope

The Village of Indiantown aims to be a sustainable community by developing policies which protect the quality of life and create a built environment that will meet the needs of future generations.

The scope of this Comprehensive Plan includes the following elements:

Introduction
CHAPTER 1 Future Land Use
CHAPTER 2 Infrastructure and Water Resources
CHAPTER 3 Housing
CHAPTER 4 Recreation and Open Space
CHAPTER 5 Intergovernmental Coordination
CHAPTER 6 Transportation
CHAPTER 7 Conservation
CHAPTER 8 Capital Improvements

Population Estimates

The base data for population estimates and projections comes from the U.S. Decennial Census. In between decennial Census years, the University of Florida's Bureau of Economic and Business Research (BEBR) provides annual updates to the estimates and projections which the Village of Indiantown will utilize to continually plan for growth.

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Professional Planning Services

The Village of Indiantown

Draft Comprehensive Plan

Future Land Use Element

Goals, Objectives and Policies

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Professional Planning Services

Purpose and Summary of The Future Land Use Element

The purpose and intent of the Future Land Use Element is to establish land patterns that reflect the community's unique history. This Future Land Use will recognize and protect established neighborhoods and provide a framework to create a town center area which encourages compact, mixed-use urban development and supports transit. The Future Land Use Element also provides a clear separation between urban, suburban, and rural areas. The Future Land Use Element is an important component of the Village's planning because it defines the location of uses and intensities which will indicate where infrastructure and services are needed. The Goals, Objectives and Policies of the Future Land Use Element implement the framework for the Village of Indiantown Comprehensive Plan. The approximate acreage and the general range of density or intensity of use is provided for the gross land area included in each existing land use category. The element establishes the long-term end toward which land use programs and activities are ultimately directed.

Land uses include, but are not limited to residential, commercial, industrial, parks, public space, recreation, civic and government, open space, and natural conservation. Having a good assessment of existing and future land uses enables the community to:

- Make wise public infrastructure investments in a timely manner.
- Prevent and eliminate nuisances and incompatible uses.
- Strengthen property values and reduce blight conditions.

The Future Land Use Element is the centerpiece of the Comprehensive Plan because it coordinates the central themes and information found in all the plan's elements. The Future Land Use Data and Analysis is informed by the citizens, their vision for the Village and provides a roadmap to realize this vision. The goals, objectives, and policies of all the elements will mirror and support this vision.

The Future Land Use element will describe the general distribution, location, and extent of the uses of land including residential, commercial, industrial, agricultural, recreational, conservation, educational, public facilities, and other categories of the public and private uses of land. The plan will provide an approximate acreage and the general range of density or intensity for uses as well as an estimated gross land area included in each existing land use category.

The planning horizon for the Future Land Use Map Series is ten (10) years beginning in 2020 and ending in 2030. With 2,555 acres of vacant land representing an available 6,496 single family housing units and 393 acres of vacant land representing 1,451 multifamily housing units, the Village of Indiantown has more than enough vacant land to accommodate its future population growth for the next 10-year period.

"Future Land Use" is different from "zoning." Future Land Use designations establish general ranges of uses that are permitted in each district, while zoning districts include a specific list of permitted uses. Future Land Use designations also establish a range of densities (amount of residential development per acre) and intensities (amount of non-residential development per acre) for each Future Land Use category. However, this does not guarantee that the maximum amount of development allowed within the district will be achievable on a specific site.

The Future Land Use element will establish the long-term end toward which land use programs and activities will be ultimately directed. The distribution, location, and extent of the various categories of land use will be shown on a land use map which will be supplemented by supporting goals, policies, and measurable objectives.

Table 1 lists the Future Land Use designations by acreage for the Village of Indiantown based upon data in the Geographical Information System (GIS). Although the GIS renders a better approximation of land use allocation, it is an approximation, not an exact, survey-grade calculation.
Total acreage for properties with a designated Future Land Use is 8693.3. This total does not include rights of ways and ditches.

Definitions and Acronyms

American Community Survey (ACS) – Demographic data from the U.S. Census Bureau.

Census-designated Place (CDP) - A Census-Dedicated Place is a concentration of population in a particular area defined by the U.S. Census Bureau for statistical purposes only. The boundaries of a CDP have no legal status; therefore, they may not always correspond with the local understanding of the area or community with the same name.

Floor Area Ratio (FAR) is the ratio of a building's total floor area to the size of the piece of land upon which it is built.

$$FAR = \frac{\text{floor area}}{\text{lot area}}$$

Future Land Use (FLU) Element – The FLU Element is the centerpiece of the Comprehensive Plan because it coordinates the central themes and information found in all the plan's elements.

Greenhouse gas - a gas that absorbs and emits radiant energy within the thermal infrared range. Greenhouse gases cause the greenhouse effect. The primary greenhouse gases in Earth's atmosphere are water vapor, carbon dioxide, methane, nitrous oxide and ozone. The greenhouse gas is a result of coal burned in power stations contains carbon which combines with oxygen in the atmosphere to form carbon dioxide. The man-made (or anthropogenic) component of the greenhouse effect is caused by man's activities that emit greenhouse gases to the atmosphere. The most important of these is the burning of fossil fuels.

Silviculture – the growing or cultivation of trees.

Impervious Surface Area (ISA) - the total coverage by impervious surfaces in an area. Impervious areas are mainly artificial structures such as pavements (roads, sidewalks, driveways and parking lots).

Tax Increment Financing (TIF) - Tax increment financing is a unique tool available to cities and counties for redevelopment activities. It is used to leverage public funds to promote private sector activity in the targeted area. The dollar value of all real property in the Community Redevelopment Area is determined as of a fixed date, also known as the "frozen value." Taxing authorities, which contribute to the tax increment, continue to receive property tax revenues based on the frozen value. These frozen value revenues are available for general government purposes. However, any tax revenues from increases in real property value, referred to as "increment," are deposited into the Community Redevelopment Agency Trust Fund and dedicated to the redevelopment area.

Table 1:

Future Land Use	Total Acreage*	Percentage Distribution	Residential Minimum Density	Residential Maximum Density	Non-res Intensity
Commercial Waterfront	101.1	1.2%	n/a	20 upa	<3.0 FAR
Conservation	0	0%	n/a	n/a	<10% ISA
Light Industrial	1250	14.3%	n/a	20 upa	<2.0FAR
Heavy Industrial	1363	15.6%	n/a	n/a	<3 FAR
Institutional and Educational	111.8	1.3%	n/a	n/a	<.75 FAR
Mobile Home	114.1	1.3%	n/a	8 UPA	n/a
Recreational	213.5	2.4%	n/a	n/a	<.5 FAR
Residential	573.7	6.6%	n/a	8 UPA	n/a
Rural Community	637.4	7.3%	n/a	2 UPA	n/a
Small Farm Residential	481.7	5.5%	n/a	1 UPA	n/a
Suburban Residential	1450.5	16.6%	n/a	5 UPA	n/a
Urban Residential Office	261.6	3.0%	3 UPA	15 UPA	<1.5 FAR
Utility	1650	18.9%	n/a	n/a	<3.0 FAR
Village Core Mixed Use	525.18	6.0%	5 UPA	20 UPA	<2.5 FAR

*This table excludes ditches and rights of way and percentages are estimates. This chart will be updated during the Evaluation and Appraisal Review (EAR).

GOALS

1. **Land Development Plan**
   Develop and maintain an understandable and predictable plan for the use and development of land in the Village of Indiantown.

2. **Planning for Growth**
   Provide for a high quality of life by planning for population growth, public and private development and redevelopment and the proper distribution, location and extent of land uses by type, density and intensity consistent with adequate levels of services and efficient use of facilities and the protection of natural resources and residential neighborhoods.

3. **Future Land Use Coordination**
   The Village of Indiantown shall coordinate land uses with suitable topography and soil conditions, protect natural resources and consider the availability of adequate infrastructure through the establishment of a Future Land Use Map which depicts appropriate land use categories.

4. **Growth Management Strategy**
   The Village of Indiantown's growth management strategy shall be integrated throughout the elements of the comprehensive plan in order to create guidelines for growth that pays for itself through the provision of well-paid jobs and economic leverage factors which enhance the quality of life of the community.

5. **Future Land Use Coordination**
   Land uses shall be compatible with adjacent uses.

6. **Future Land Use Category Descriptions**
   Provide for a high quality of life by planning for population growth, public and private development and redevelopment and the proper distribution, location and extent of land uses by type, density and intensity consistent with adequate levels of services and efficient use of facilities and the protection of natural resources and residential neighborhoods.

GOAL L1 Land Development Plan

Develop and maintain an understandable and predictable plan for the use and development of land in the Village of Indiantown.

OBJECTIVE L1.1 Planning Land for the Village Vision

The Village of Indiantown Comprehensive Plan shall protect and enhance the quality of life and include policies to capitalize on existing infrastructure, discourage a sprawl development pattern and provide educational, cultural, recreational, commercial, industrial and employment opportunities for the citizens.

POLICY L1.1.1 Discourage Urban Sprawl Through Land Development Regulations

Base the Land Development Regulations upon a desire to have The Village grow in an economically and environmentally friendly manner which discourages urban sprawl. This will be implemented by a series of guiding principles which include:

a) The Future Land Use Map will delineate a portion of the Village known as Urban Core to guide and coordinate land use densities and intensities with the availability of capital infrastructure and to discourage urban sprawl.

b) The Future Land Use Map will graphically distribute broad categories of land use and allowable densities and intensities. In conjunction with the Future Land Use Map, the Land Development Regulations will include standards regarding these land uses such as:

- Permitted uses
- Setbacks
- Lot dimensions
- Building coverage
- Open Space
- Design Standards

c) Future Land Use Category Summaries for each Future Land Use provide the allowable densities and intensities of uses for specific sites. Mixed use is encouraged.

d) These guiding principles will be incorporated throughout this element as goals, objectives and policies which do not act independently of each other but rather, form a set of parameters in which land use decisions are made.

POLICY L1.1.2 Promoting Walkability
The Village of Indiantown Comprehensive Plan and any amendments seek to result in a land pattern that provides opportunities for residential, shopping, employment, education and recreation use within walking distance of each other.

POLICY L1.1.3 Urban Core
The Village of Indiantown Comprehensive Plan and any amendments will promote higher density housing and concentrations of nonresidential activity in the urban core area and in close proximity to each other.

OBJECTIVE L1.2 Development and Availability of Resources

Direct development to areas which have in place, or have agreements to provide, the land and water resources, and service capacity to accommodate growth in an environmentally acceptable manner.

POLICY L1.2.1 Future Land Use Mapping Coordination with Infrastructure
The Village of Indiantown Comprehensive Plan and any amendments will include a Future Land Use Map that defines densities and intensities intended to reflect the availability of capital infrastructure. Capital infrastructure, which supports higher land use densities and intensities, consists of sewer and water, roads, mass transit, solid waste, drainage, and parks.

POLICY L1.2.2 Future Land Use Mapping Compatibility with Surrounding Lands
The adopted Future Land Use Map and any amendments will be appropriate to the location, access and surrounding land use.

POLICY L1.2.3 Discourage Urban Sprawl Through Amendments

The Future Land Use element and any amendment to the Future Land Use element shall discourage the proliferation of urban sprawl by adhering to at least four of the following indicators:

a) Directs or locates economic growth and associated land development to geographic areas of the community in a manner that does not have an adverse impact on and protects natural resources and ecosystems.
b) Promotes the efficient and cost-effective provision or extension of public infrastructure and services.
c) Promotes walkable and connected communities and provides for compact development and a mix of uses at densities and intensities that will support a range of housing choices and a multimodal transportation system, including pedestrian, bicycle, and transit, if available.
d) Promotes conservation of water and energy.
e) Preserves agricultural areas and activities, including silviculture (the growing and cultivation of trees), and dormant, unique, and prime farmlands and soils.
f) Preserves open space and natural lands and provides for public open space and recreation needs.
g) Creates a balance of land uses based upon demands of the residential population for the nonresidential needs of an area.
h) Provides uses, densities, and intensities of use and urban form that would remediate an existing or planned development pattern in the vicinity that constitutes sprawl or if it provides for an innovative development pattern such as transit-oriented developments.

POLICY L1.2.4 Minimum and Maximum Densities

In order to achieve efficient and effective use of infrastructure and land, the Future Land Use Map defines and locates desired, broad use categories, provides both minimum and maximum residential density and defines intensity standards for nonresidential development. The Village of Indiantown Future Land Use Map seeks to provide a land use pattern that prevents sprawl.

POLICY L1.2.5 Development Orders and Level of Service

Before a development order or permit is issued, the Village of Indiantown shall seek to ensure that the adopted level of service standards for the affected public facilities will be maintained in accordance with the established concurrency management system defined in the Comprehensive Plan and Land Development Regulations.

POLICY L1.2.6 Environmental and Development Ordinances
Environmental and development ordinances shall seek to ensure the explicit and strict protection of environmentally sensitive lands through adherence to applicable State and Federal regulations.

POLICY L1.2.7 Promotion of Alternative Transportation
The Future Land Use Map and any amendments will promote development patterns that discourage the requirement of a private automobile and encourage use of alternative transportation methods such as walking, biking, or convenient and safe public transportation.

POLICY L1.2.8 Urban Core Revitalization
The Village of Indiantown shall prioritize infrastructure improvement projects that are located adjacent to or within the Urban Core.

POLICY L1.2.9 Consideration of Water Resources in Future Land Use Planning
The Village shall consider, in land use planning and regulation, the impact of land use on water quality and quantity; the availability of land, water, and other natural resources to meet demands; and the potential for flooding.

OBJECTIVE L1.3 Land Development Regulation Coordination with the Comprehensive Plan

Within one (1) year after adoption of this Comprehensive Plan, the Village of Indiantown shall develop, maintain and enforce Land Development Regulations (LDR) that are consistent with the goals, objectives and policies of the Village of Indiantown Comprehensive Plan. The Village also shall provide a procedure within the land development regulations which will substantially mitigate or lead to the eventual elimination of nonconforming land uses.

POLICY L1.3.1 Smart Growth Principles

The Village of Indiantown LDR will be based upon the following Smart Growth Principles:

a) Encourage mixed land uses
b) Encourage compact building design
c) Provide a range of housing types
d) Create walkable neighborhoods
e) Preserve and enhance the Village of Indiantown's sense of place
f) Preserve open space, natural beauty and critical environmental areas
g) Strengthen and direct development towards existing communities
h) Provide a variety of transportation choices
i) Make development decisions that are predictable, fair and cost effective
j) Encourage community and stakeholder collaboration in development decisions

POLICY L1.3.2 Historic Properties and Districts

Existing uses and structures listed on the local or national historic register at the time of the adoption of this Comprehensive Plan are considered conforming.

GOAL L2 Planning for Growth

Provide for a high quality of life by planning for population growth, public and private development and redevelopment and the proper distribution, location and extent of land uses by type, density and intensity consistent with adequate levels of services and efficient use of facilities and the protection of natural resources and residential neighborhoods.

OBJECTIVE L2.1 Sustainable Vision

Create a sustainable community with high quality neighborhoods while preserving small-town feel and sense of community.

POLICY L2.1.1 Future Land Use and Housing

The adopted Future Land Use Map and any amendments will provide for a range of housing opportunities which does not isolate families or individuals based upon age, income or race.

POLICY L2.1.2 Residential Development

The Village of Indiantown shall encourage residential development be directed to locations that:

a) Support efficient land use planning principles found in traditional neighborhoods such as mixed use and complete streets that support all modes of transportation.
b) Have the availability of services and infrastructure to support it.
c) Are located near employment, commercial and cultural centers, and fire and police protection
d) Avoid adverse impacts to identified natural resources

POLICY L2.1.3 Sustainable Development

Through incentives, which may include development review fast tracking, permit fee rebates, impact fee deferrals and administrative variance, the Village of Indiantown shall encourage Leadership in Energy and Environmental Design (LEED), Florida Green Building Coalition's Green land development and building standards or other "Green" certified buildings through methods including, but not limited to:

a) Heat Island reduction
b) Use of local materials, certified sustainable wood products and/or highly recycled content products
c) Energy efficient equipment/fixtures
d) Water saving fixtures
e) Waste management and recycling
f) Pervious paver alternatives
g) Rainwater harvesting
h) Solar and wind energy provisions

POLICY L2.1.4 Complementary Future Land Uses
The adopted Future Land Use Map and any amendments will encourage a mix of complementary land uses and concentrations of mixed-use development in appropriate locations.

POLICY L2.1.5 Planned Density Integration
The scale of densities and intensities represented in the Future Land Use Map will provide a range of appropriately located development patterns.

POLICY L2.1.6 Calculation of Density
When the result of density calculation is a number that ends in .5 or higher, the total unit count shall be rounded up.

POLICY L2.1.7 Proof of Utility Capacity
The Village of Indiantown shall require written confirmation of potable water capacity from the ~~private utility provider~~ utilities department from all applicants for development approval prior to the issuance of a development order.

GOAL L3 Future Land Use Compatibility with Geologic Conditions and Capital Infrastructure
The Village of Indiantown shall coordinate land uses with suitable topography and soil conditions, protect natural resources and consider the availability of adequate infrastructure through the establishment of a Future Land Use Map which depicts appropriate land use categories.

OBJECTIVE L3.1 Planned Coordination with Local, State and Federal Agencies
The Village of Indiantown will coordinate the plans of State government, School Board, the institutions of higher learning and other applicable entities with this Comprehensive Plan.

POLICY L3.1.1 Intergovernmental Negotiation on Locally Unpopular Land Uses
The Village of Indiantown shall develop a system of intergovernmental negotiation for siting locally unpopular land uses which considers the area of population served, the impact on land development patterns or important natural resources, and the cost-effectiveness of service delivery.

POLICY L3.1.2 Siting and Mitigating Airport Hazard Areas
The Village of Indiantown will develop regulations that will apply to the siting of public facilities and buildings within an airport hazard area as defined by Florida State Statute 333.01. By 2021, the Village of Indiantown shall also develop regulations that seek to ensure the siting of critical facilities avoid airport hazard areas and include provisions for the mitigation of existing critical facilities located in airport hazard areas.

POLICY L3.1.3 Siting of Traditional and Alternative Power Facilities

The Village of Indiantown shall provide for the siting of power plants, including solar and nuclear power plants, to meet the state's determined need for electric power generation.

POLICY L3.1.5 Funding to Strengthen Infrastructure
The Village of Indiantown shall identify local, State and Federal funding in order to assess its vulnerabilities and strengthen the current infrastructure to protect against natural disasters in accordance with the Florida Comprehensive Hurricane Damage Mitigation Program.

OBJECTIVE L3.2 Future Land Use Map Amendment Guidelines
Amendments of the Future Land Use Map shall follow guidelines to the maximum extent possible listed in the policies of this objective.

POLICY L3.2.1 Future Land Use Map Amendments
The Future Land Use Map and any amendments to the Future Land Use Map shall be evaluated based upon the provision of urban services that are coordinated by Village of Indiantown to assure the natural resources are maintained, natural systems are not degraded, and that the fiscal health of the Village is maintained. This shall be accomplished by a planned, timed, and cost-effective capital improvement program.

POLICY L3.2.2 Future Land Use Map Amendments: Facility Evaluation
The Future Land Use Map and any amendments to the Future Land Use Map shall be evaluated by an analysis of the availability of facilities and services.

POLICY L3.2.3 Future Land Use Map Amendments: Proposed Use Evaluation
The Future Land Use Map and any amendments to the Future Land Use Map shall be evaluated by an analysis of its proposed use considering the character of the undeveloped land, soils, topography, aquifer vulnerability, natural resources, and historic resources on site.

POLICY L3.2.4 Future Land Use Map Amendments: Land Evaluation
The Future Land Use Map and any amendments to the Future Land Use Map shall be evaluated by an analysis of the minimum amount of land needed to achieve the goals and requirements of this section.

OBJECTIVE L3.3 Location of Public Facilities

The Village of Indiantown shall establish standards and regulations for the location of public facilities. The Village of Indiantown Future Land Use Map shall include a concentration of higher densities and intensities of land uses in areas that have an availability of capital infrastructure.

POLICY L3.3.1 Capital Infrastructure
Future Land Use Map densities and intensities shall be intended to reflect the availability of capital infrastructure. Capital infrastructure, which supports higher land use densities and intensities, consists of sewer and water, roads, mass transit, solid waste, drainage, and parks.

POLICY L3.3.2 Coordinating Density with Transportation and Capital Facilities
Higher density and mixed-use development and its ancillary activities shall be channeled into locations which have proper access to the existing transportation system, minimal environmental constraints, sufficient stormwater treatment capacity, compatible existing land use and readily available sewer and water infrastructure.

POLICY L3.3.3 Central Water and Sewer
The Village of Indiantown shall seek ~~to coordinate with the private utility in an effort~~ to provide central water and sewer to those residents who are currently not served by these services.

POLICY L3.3.4 Water and Wastewater System Acquisition
The Village of Indiantown will begin to negotiate with Indiantown Company to discuss possible acquisition of the water and wastewater systems.

POLICY L3.3.5 Capital Improvement Plan
The Village of Indiantown will maintain a five (5) year Capital Improvements Plan (CIP), updated each year, which provides a cost estimate and construction year for the future implementation of capital facilities projects.

POLICY L3.3.6 Promotion of Equitable Development Programs
The Village shall promote state programs, investments, development and redevelopment activities which encourage efficient development and occur in areas which will have the capacity to service new population and commerce.

OBJECTIVE L3.4 Maintaining Vision in Future Governmental Programs

The Village of Indiantown shall establish and maintain governing documents which shall be based upon its desire to have the available urban infrastructure while protecting environmentally sensitive lands and water bodies.

POLICY L3.4.1 Ecologically Friendly Incentive Programs
The Village shall develop a system of incentives and disincentives which encourages a separation of urban and rural land uses while protecting water supplies, resource development, and fish and wildlife habitats.

POLICY L3.4.2 Impact Review Process
The Village shall develop a comprehensive impact-review procedure to evaluate the effects of significant development activities in their jurisdictions.

POLICY L3.4.3 Education and Planning Research
The Village shall seek to provide educational programs and research to meet state, regional, and local planning and growth-management needs.

GOAL L4 Growth Management Strategy

The Village of Indiantown's growth management strategy shall be integrated throughout the elements of the comprehensive plan in order to create guidelines for growth that pays for itself through the provision of well-paid jobs and economic leverage factors which enhance the quality of life of the community.

OBJECTIVE L4.1 Village Vision

The Village of Indiantown shall develop policies that illustrate a series of intentions related to best management practices for land use planning and will address issues that are important to the Village of Indiantown.

POLICY L4.1.1 Future Land Use Map

The Village of Indiantown shall develop a map series that graphically depicts land use categories with their allowable densities and intensities. The map series will also depict historic sites, topographical conditions, the transportation system, and the general location of environmental features which are to be preserved, or to which development limitations will apply as identified or required in the Conservation Element.

POLICY L4.1.2 Facilitate Economic Growth

The Village of Indiantown shall consider the need for job creation, capital investment, and economic development that will strengthen and diversify the community's economy when developing the Future Land Use Map or when evaluating amendments to the Future Land Use map.

POLICY L4.1.3 Level of Service Standards

The Village of Indiantown shall seek to ensure that the Future Land Use map or any amendments to the Future Land Use map will achieve and maintain the adopted level of service standards set forth within the Village of Indiantown Comprehensive Plan and Land Development Regulations.

POLICY L4.1.4 Blended Densities
Site plans proposed as PUD zoning districts including two or more underlying future land use designations may be developed with "blended" densities. When so developed, the total maximum density of the applicable residential future land use designations may be distributed in the PUD boundary without regard to the precise boundary line of the underlying land use. In no case shall the blending of densities allow more residential units to be approved than the maximum gross densities allowed by the individual future land use designations.

OBJECTIVE L4.2 Mixed Use Development
The Village of Indiantown shall encourage mixed-use development which shall be guided by the policies in the Comprehensive Plan.

POLICY L4.2.1 Functional Mix of Future Land Uses
The Village of Indiantown shall be planned to enhance the livability and character of urban areas through the encouragement of an attractive and functional mix of living, working, shopping, and recreational activities.

POLICY L4.2.2 LDR Mixed Use Guidelines
The Village of Indiantown shall develop guidelines for mixed uses which will be included in the Land Development Regulations.

POLICY L4.2.3 Requirements for Mixed Use Projects
Mixed Use is an option for Commercial Waterfront, Light Industrial, Urban Residential Office, and Village Core Mixed Use Land Use categories. The following are requirements for mixed use projects:

1) Mixed use projects shall be comprised of a minimum of 20 percent residential and a maximum of 75% residential.
2) Density and intensity of mixed-use developments within these land use categories shall not exceed, in total, the maximum number of permitted residential units per acre for the land use category, plus the maximum FAR for the land use category.

OBJECTIVE L4.3 Strategy for Sustainability
The Village of Indiantown shall initiate efforts to reduce its impacts on climate change and shall promote sustainable and inclusive development for responsible economic growth.

POLICY L4.3.1 LDR Sustainability Incentives
The Village of Indiantown Land Development Regulations shall include incentives for development applications (both private and public sector) that promote fewer work-based vehicle trips. These incentives may include, but not be limited to, development review fast tracking, permit fee rebates, impact fee deferrals, and reduced parking requirements.

Items that will be considered to reduce vehicle miles traveled include, but are not limited to:

- Carpooling, bicycling and public transit use
- Video conferencing or conference calls
- Flex time programs for eligible employees
- Green building educational materials to the community
- Energy efficiency and cost saving measures

GOAL L5- Future Land Use Coordination
Future Land Uses shall be compatible with adjacent uses.

OBJECTIVE L5.1- Future Land Use Compatibility
The Future Land Use Map will be developed which provides an appropriate location to specific uses such as airports, schools and historic sites. These uses will be distributed so that they are compatible with their surrounding uses.

POLICY L5.1.1 Airports
The Indiantown Airport is a privately-owned airport that is open to the public. In recognition of potential conflicts between airports and the surrounding uses, the Village of Indiantown's Comprehensive Plan includes policies to address these.

POLICY L5.1.2 Airport Land Use Compatibility
The Village of Indiantown Future Land Use Map shall provide for the compatibility of lands adjacent to the Indiantown Airport as defined in SS 330.35 (Regulation of Aircraft, Pilots and Airports)

and ss 333.02 (Airport Hazards and Uses of Land in Airport Vicinities).

POLICY L5.1.3 Airport Zoning Protection
The Village of Indiantown Land Development Regulations shall include an airport zoning protection as provided in FSS 330.35; specifically, for the Indiantown Airport to seek to ensure the airport area is free from any obstructions which could affect the ability of aircraft to take off, maneuver or land.

POLICY L5.1.4 Educational Institution Future Land Use Category
The Institutional and Educational Future Land Use category is clearly identified in the Future Land Use Map, and it is intended for public and private schools, as well as a broad range of community, civic, religious and institutional uses, including but not limited, to libraries, fire stations, police stations, civic educational centers, places of worship and supporting uses, community centers and clubhouses. School support facilities are also allowable, and include but are not limited to, play fields, gymnasiums, and other education-related uses.

POLICY L5.1.5 Coordination with Martin County School District
The Village of Indiantown will coordinate with the Martin County School District to determine projected needs for schools and to seek to ensure that there is a sufficient amount of land available to site new schools.

POLICY L5.1.6 Public School Siting
All proposals to site public schools, including post-secondary schools, shall be reviewed for consistency with the entire Comprehensive Plan. Such reviews shall be made in conjunction with the Martin County School Board to promote, to the greatest extent possible, opportunities for residential, shopping, employment, education and recreation within walking distance of each other, and to encourage development patterns which reduce trip length and/or the need for private automobile trips.

POLICY L5.1.7 Historical Properties and Natural Resources
The Village of Indiantown recognizes the importance of historic properties and will seek to ensure that properties which are listed on the local or national historic register are protected to the greatest extent possible from demolition or neglect.

POLICY L5.1.8 Industrial Locations
Industrial land shall be located in areas appropriate to its special needs and constraints including but not limited to consideration of: topography; choice and flexibility in site selection; access by truck, air or rail; commuter access for home-to-work trips; utilities; air and water quality considerations; proximity to supportive and related land uses; and compatibility with neighboring uses.

POLICY L5.1.9 Industrial Development
The timing and location of industrial development shall be permitted only with the availability and adequacy of existing or planned services and facilities.

POLICY L5.1.10 Industrial Compatibility
Industrial development shall be in such a manner as to prohibit industrial traffic through predominantly residential areas. Land Development Regulations shall address access standards for industrial and mining uses to protect predominantly residential areas from traffic impacts and/or traffic generated by industrial development.

POLICY L5.1.11 Recreational and Commercial Preservation
When and if applicable, the Village of Indiantown shall encourage the preservation of recreational and commercial working waterfronts for water dependent uses.

POLICY L5.1.12 Public Conservation
The Future Land Use Map for the Village of Indiantown will include a Conservation Future Land Use category for public and private lands designated for conservation in order to protect major reserve water supply areas and natural reservations. This intends to:

- Reduce air and water pollution
- Preserve open and green spaces
- Preserve fish and wildlife habitats, endangered species, and biodiversity
- Manage and protect watersheds and wetlands
- Maintain scenic landscapes and recreational amenities
- Prevent soil erosion and improve soil quality

- Reduce the negative impacts of flooding
- Improve resilience to drought and invasive species
- Help to sequester greenhouse gases

POLICY L5.1.13 Military Installations

The Village of Indiantown does not currently contain military installation properties within the boundaries. Therefore, there are no lands within the boundaries that are adjacent to any military installations.

OBJECTIVE L5.2 Future Land Use Compatibility with Lands Outside of Village Boundaries

The Village of Indiantown shall seek to ensure that land uses adjacent to jurisdictional boundaries are compatible.

POLICY L5.2.1 Agricultural Land Preservation and Compatibility

There are no agricultural land uses within the boundary of the Village of Indiantown; however, agricultural land uses are in many parcels just beyond the boundary in unincorporated Martin County. The Village of Indiantown will monitor land uses adjacent to boundary to seek to ensure protection of agricultural land.

FUTURE LAND USE GOAL 6 Future Land Use Category Description

Provide for a high quality of life by planning for population growth, public and private development and redevelopment and the proper distribution, location and extent of land uses by type, density and intensity consistent with adequate levels of services and efficient use of facilities and the protection of natural resources and residential neighborhoods.

OBJECTIVE L6.1 Future Land Use Category Details

The Village of Indiantown shall establish policies and guidance for the mapping of Future Land Use Categories. These categories are designed to promote a variety of land use types and patterns to meet the needs of the community.

POLICY L6.1.1 Institutional and Educational Future Land Use

The Institutional and Educational Future Land Use category is intended for public and private schools, as well as a broad range of community, civic, religious and institutional uses, including but not limited, to libraries, fire stations, police stations, civic educational centers, places of worship and supporting uses, community centers and clubhouses. School support facilities are also allowable, and include but are not limited to, play fields,

gymnasiums, and other education-related uses. Additional description of allowable uses within the Institutional and Educational Facilities Future Land Use category shall be further defined in the Land Development Regulations.

Intensity and Density:

The maximum Floor Area Ratio (FAR) is .75 for Institutional and Educational Future Land Use. Development intensity may be further limited according to the absence or presence of central water and sewer service, roadway capacity, and environmental limitations.

POLICY L6.1.2 Mobile Home Future Land Use

The Mobile Home Future Land Use category is intended to recognize and support existing mobile home sites. The Village of Indiantown will draft its land development regulations to provide design and building standards for mobile and manufactured home developments. These standards will provide for an adequate number of sites in areas outside flood zones and the hurricane storm surge zone. In order to promote a consistent pattern of residential land uses and protect property values within the Village, mobile homes will be allowed in specified residential categories in mobile home developments which may be rent parks, cooperatives, condominiums or subdivisions. Pursuant to F.S. Ch. 320, all local requirements will be reasonable and uniformly applied and enforced. Requirements may include appearance standards to seek to ensure compatibility of appearance within a neighborhood. The land development regulations will include a provision for the conversion of existing mobile home sites to transition to single family homes.

Density and Intensity:

The maximum density for the Mobile Home Future Land Use is eight (8) units per acre. There is no minimum density. Development intensity may be further limited according to the absence or presence of central water and sewer service, roadway capacity, and environmental limitations.

Location:

This land use is located adjacent to the urban core.

POLICY L6.1.3 Recreational Future Land Use

The primary intent of the Recreational Future Land Use category is to accommodate recreation and open space uses as identified within the Village of Indiantown's comprehensive plan to serve the public's recreation needs. This category includes government and/or privately-owned lands which have active or passive recreational facilities, historic sites, forests, cemeteries, or wildlife management areas. This category is also intended for government-owned lands with structural or nonstructural stormwater facilities and other examples of open, green space. These areas may be used for passive parks that do not contain any permanent structure. Allowable open space uses include but are not limited to parks, nature preserves and unimproved pervious parking areas.

Density and Intensity:

The maximum Floor Area Ratio (FAR) is .5 for the Recreation Future Land Use. In general, land uses within this category are low intensity in character with a minimum of impervious surface coverage in order to retain as much natural vegetation and landscape as possible.

Location:

The land use is located throughout the Village to provide recreational opportunities throughout Indiantown.

Special Conditions:

Development shall be subject to design standards to be included in the Land Development Regulations. These design standards will preserve the scenic and rural character of this category and protect surrounding residential development from offsite impacts of non-residential development. Design standards shall include, but not be limited to, signage, lighting, parking, landscape buffers, and building materials. Existing uses and structures listed on the local or national historic register at the time of adoption of this amendment shall be considered conforming.

POLICY L6.1.4 Rural Community Future Land Use

The Rural Community Future Land Use category is intended to represent a charming, small town neighborhood atmosphere. The Rural Community Future Land Use Designation has a moderately low-density development pattern with a small-town feel. This area has

a density typically less than those desirable within an urban area. The intensity and layout of development within these communities more closely reflects rural design characteristics than urban design characteristics.

Density and Intensity:

The maximum density for the Rural Community Future Land Use is two (2) units per acre. There is no minimum density for this land use. Development intensity may be further limited according to the absence or presence of central water and sewer service, roadway capacity, and environmental limitations.

Location:

The area designated as Rural Community is generally situated between Small Farm Residential and Suburban Residential properties. This land use intends to provide a transition from very low density to low density land uses.

POLICY L6.1.5 Small Residential Farm Future Land Use

The purpose of the land use Small Farm Residential is to preserve and protect areas adjacent to agricultural lands and to provide the opportunity for very low-density residential with the option to have small "hobby" farms. These areas are situated in locations that typically do not currently have urban services and have a sparse development pattern. The land use maintains a lower density in efforts to preserve rural character.

Density and Intensity:

The maximum density is one (1) unit per acre (UPA). There is no minimum density for this land use.

Location:

This land use is generally located between the more traditional agricultural lands surrounding the Village of Indiantown boundary in unincorporated Martin County and the traditional neighborhoods adjacent to the urban core of the Village of Indiantown.

POLICY L6.1.6 Residential Future Land Use
The Residential Future Land Use category is intended to recognize established neighborhoods, characterized by existing homogeneous residential areas within the community which are predominantly accessible by local streets. The primary function is to protect existing stable and viable residential areas from incompatible land use intensities and density intrusions. Future development primarily will consist of infill due to the built-out nature of the areas. Commercial, including office as well as any industrial land uses, are prohibited. Future arterial and/or expressways should be planned to minimize impacts within this category. Single family, townhouse and cluster housing may be permitted within a range of up to eight units per acre. Consistency with surrounding residential type and density shall be a major determinant in granting development approval.

Density and Intensity:
The maximum density for the Residential Future Land Use is eight (8) units per acre. There is no minimum density for this Future Land Use category. Development intensity may be further limited according to the absence or presence of central water and sewer service, roadway capacity, and environmental limitations.

Location:
Established neighborhood areas.

Special Conditions (Density bonus):
Projects with the Residential Future Land Use designation may be approved for a maximum of 10 units per gross acre (a density bonus) after demonstrating compliance with all of the following criteria:
(a) The development commits to providing affordable or workforce housing;
(b) The site is or can be serviced by a full complement of urban services including water and wastewater service;
(c) The applicant provides a significant open space buffer, natural landscape (including a landscaped berm where appropriate), plant material and/or an aesthetic wall or fence to effectively shield the Residential use from any existing or potential adjacent nonresidential use or from any single-family use.

POLICY L6.1.7 Suburban Residential Future Land Use
The Suburban Residential Future Land Use is intended to provide for a wide range of housing types and opportunities in a low-density residential development pattern. It is also intended that community facilities (Recreation, Community Services and Light Infrastructure) related to residential use be allowed.

Density and Intensity:
The maximum density for the Suburban Residential Future Land Use is five (5) units per acre. There is no minimum density for Suburban Residential Future Land Use category. Development intensity may be further limited according to the absence or presence of central water and sewer service, roadway capacity, and environmental limitations.

Location:
Suburban Residential is primarily located on the outer fringe of the urban core.

POLICY L6.1.8 Urban Residential Office Future Land Use
The Urban Residential Office Future Land Use category is intended to provide a mix of low to medium density residential and small-scale commercial development. Residential uses and types include, but are not limited to, single family detached houses and multifamily residential structures. Commercial uses include, but are not limited to, small professional offices and small retail which supports the surrounding residential uses.

Density and Intensity:
This is a mixed use land use category. The maximum residential density for the Urban Residential Office Future Land Use is fifteen (15) units per acre. The minimum residential density is three (3) units per acre. The maximum Floor Area Ratio (FAR) is 1.5 for non-residential uses in Urban Residential Office Future Land Use. Development density and intensity may be further limited according to the absence or presence of central water and sewer service, roadway capacity, and environmental limitations.

Location:
Urban Residential Office land use is located adjacent to and within the Urban Core.

POLICY L6.1.9 Utility Future Land Use
The Utility Future Land Use category seeks to ensure the availability of land for services such as water and sewer plants, electrical power plants and associated ancillary uses are adequate to meet the current and future needs.

Density and Intensity:
The maximum Floor Area Ratio (FAR) for the Utility Future Land Use is 3.0.. Development intensity may be further limited according to the absence or presence of central water and sewer service, roadway capacity, and environmental limitations.

Location:
Most of the Utility Future Land Use is comprised of power generation which is located in the western portion of Indiantown.

POLICY L6.1.10 Village Core Mixed Use Future Land Use

The Village Core Mixed Use Future Land Use category is intended to maximize the values of traditional neighborhood design, and to encourage incorporated residential uses. This land use will provide opportunities for shops and services to serve nearby residents. Emphasis on commercial uses shall include, but not be limited to, convenience goods and services, small to moderate scale grocery stores, pharmacies and offices. Office and commercial development shall be developed in scale with the surrounding residential areas. The Village Core Mixed Use category is intended to provide opportunities for residential, shopping, services, professional office, employment, education and recreation use within walking distance of each other where feasible. Development in this category shall be encouraged to develop utilizing traditional neighborhood development standards that will be established in the Land Development Regulations. Uses will include, but not be limited to, medium to high density residential land use, small to moderate scale commercial shopping opportunities for area residents, services, professional offices, schools and small to moderate scale churches, and recreational and leisure-oriented amenities for the enjoyment of area residents. New development in this category encourages the establishment of a true, mixed-use project, either through buildings that integrate a mixture of uses or series of buildings that result in a compatible mix of uses. Integration could include pedestrian connections, shared public spaces, streetscapes that focus on people before automobiles and parking designs that minimize their visibility. Commercial development is encouraged to develop with a walkable scale (where appropriate given the context), and with an intensity so that they are safely accessible to pedestrians living in the surrounding residences. Parking requirements may be reduced to reflect increased pedestrian access. Residential development is encouraged to include a mix of densities and housing types and be located to maximize pedestrian access to shops, public facilities and recreational opportunities that are passive or active.

Density and Intensity:
This is a mixed use land use category. The maximum residential density for the Village Core Mixed Use (Urban Core) land use is twenty (20) units per acre. The minimum residential density is five (5) units per acre. Higher density housing and concentrations of nonresidential activity will be near each other. When calculating the number of residential units per acre in Village Core Mixed Use, units of 800 or fewer square feet shall be counted as one half of a unit. The maximum Floor Area Ratio (FAR) is 2.5 for non-residential uses in Village Core Mixed Use Future Land Use. Development density and intensity may be further limited according to the absence or presence of central water and sewer service, roadway capacity, and environmental limitations.

Location:
The Village Core Mixed Use is primarily located along Warfield Boulevard and locations that had previously been included in the Indiantown Mixed Use Overlay.

Policy L6.1.11 Conservation

The Conservation Future Land Use category is reserved for public and private lands that are designated for conservation. These lands will be protected and maintained in perpetuity.

Density and Intensity:
The maximum Impervious Surface Area (ISA) is 10% for the Conservation Future Land Use.

Policy L6.1.12 Heavy Industrial Future Land Use
The Heavy Industrial Land Use category is intended for industrial uses which have or may have substantial offsite impacts. These areas have locational criteria more stringent than residential or commercial. Off-site impacts require extensive buffering and/or relative distance from other land uses. Ancillary commercial uses designed to serve adjacent workers may be permitted. Other commercial and residential land uses are prohibited due to the encroachment factor. No additional property shall be designated with the Heavy Industrial Land Use category. This use will be further defined in the Land Development Regulations. It is intended to include additional requirements for the use of Mining. Higher intensity uses may require employment of techniques to prevent substantial impacts off-site or require mitigation and/or minimization techniques for impacts. Those industries that have the potential to result in any other pollution of the air or ground shall adhere to existing local, state and federal operational or industry standards, and avoid or mitigate these potential impacts.

Intensity and Density:
The maximum Floor Area Ratio (FAR) is 3.0 for Heavy Industrial Future Land Use. There is no residential permitted in this Land Use Category.

Location:
This land use is located west of the urban area of Indiantown.

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

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

a permitted use in the Heavy Industrial Future Land Use.

Policy L6.1.13 Light Industrial Future Land Use

The Light Industrial Land Use category is intended to provide areas for industrial and warehousing activities, including storage, service commercial, office and assembly activities. It is intended that regulations implementing this development pattern will preclude non-light industrial uses which would limit or interfere with industrial development. It is also intended that community facilities (Recreation, Community Services, Post-Secondary Schools, and Light and Heavy Infrastructure) may be allowed in a manner which would ensure the protection of the allowable uses within and adjacent to this development pattern. ~~Office use, and commercial use up to 10,000 square feet per parcel, is allowed.~~

Intensity and Density:

This is a mixed use land use category. The maximum Floor Area Ratio (FAR) is 2.0 for Light Industrial Future Land Use. Residential uses shall be allowed in the Light Industrial Future Land Use designation as part of a mixed-use project. For mixed use projects, the residential density shall not exceed 20 units per gross acre. Site plans for mixed use projects in the Light Industrial Future Land Use will demonstrate adequate buffers to protect surrounding residential uses.

Location:

This land use is located west and east of the urban area of Indiantown.

Policy L6.1.14 Commercial Waterfront Future Land Use

Commercial Waterfront Future Land Use provides for variety of marina and water-related uses and services including, but not limited to, commercial docking, boat slips and launches, marine equipment and boat sales, resorts, restaurants, shops and more intense marine services such as boat repair and construction. Residential uses may be allowed as part of a mixed-use project. The Land Development Regulations will include zoning standards for specific uses consistent with Commercial Waterfront Future Land Use.

Intensity and Density:
This is a mixed use land use category. The maximum Floor Area Ratio (FAR) is 3.0 for Marine Waterfront Commercial Future Land Use. Residential uses shall be allowed in the Waterfront Commercial Future Land Use designation as part of a mixed-use project. For mixed use projects, the residential density shall not exceed 20 units per gross acre. A hotel/motel density shall not exceed 30 units per gross acre.

Location:
This land use is located along accessible waterfront sites with the potential to satisfy the unique location, market and resource needs of water-dependent, marine service/industrial uses.

Special Conditions:
The Land Development Regulations will include additional development standards for the more intense marine services uses in the Commercial Waterfront Land Use category to ensure the stability of adjacent and nearby residential areas and to avoid or mitigate potential impacts to surrounding parcels.

Indiantown
Future Landuse Map
2030

N

- Troup-Indiantown Water Control District
- Historic Properties
- Village Limits (9,180.3 Acres)

Landuse

- COMMERCIAL WATERFRONT
- CONSERVATION
- LIGHT INDUSTRIAL
- HEAVY INDUSTRIAL
- INSTITUTIONAL AND EDUCATIONAL
- MOBILE HOME
- RECREATIONAL
- RESIDENTIAL
- RURAL COMMUNITY
- SMALL FARM RESIDENTIAL
- SUBURBAN RESIDENTIAL
- URBAN RESIDENTIAL OFFICE
- UTILITY
- VILLAGE CORE MIXED USE

0 0.25 0.5 0.75 1 Miles

NORTHSTAR GEOMATICS
SURVEYING/MAPPING • GIS • ASSET INVENTORY

BONNIE LANDRY &ASSOCIATES Professional Planning Services

Date Exported: 12/4/2019 11:02 AM

AGENDA ITEM ###STAMP_ITEMNUMBER#

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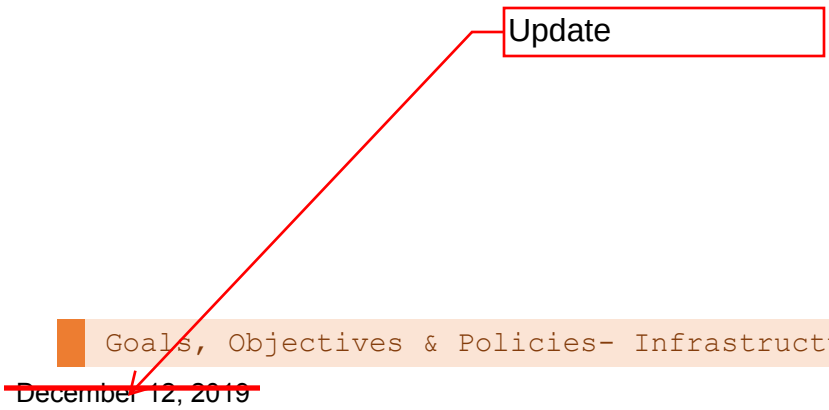
The Village of Indiantown

Comprehensive Plan

Infrastructure and Water Resources

Element

Goals, Objectives and Policies



Introduction

The purpose of the Infrastructure Element is to provide guidance in the provision of services necessary to accommodate existing and future development in a way that is environmentally sensitive, efficient, and cost-effective. Included within this Element are goals, objectives, and policies regarding potable water provision, wastewater treatment, solid waste disposal, stormwater management, and aquifer protection, as required by Florida Statutes FSS 163.3177 (6)(a). The adequate provision of these services is intended to promote orderly growth within areas best suited to accommodate development; protect sensitive natural resource systems and rural and agricultural areas; and preserve the public health, safety, and general welfare the Village of Indiantown's citizens.

DEFINITIONS AND ACRONYMS:

Annual daily flow (AADF)- average flow for the individual year or multi-year period of interest. It is obtained by dividing the sum of all the individual daily flows by the number of daily flows recorded for the year.

Aquifer- An underground layer of water-bearing permeable rock, rock fractures or unconsolidated materials. Groundwater can be extracted using a water well

Environmental Protection Agency (EPA)- a federal agency established in 1970 that researches, monitors, sets standards for and enforces activities to ensure that the environment is protected.

Equivalent Residential Connections (ERCs)- A factor used to convert a given annual daily flow (ADF) to the equivalent number of units required for connection to the utility system.

Florida Public Service Commission (FPSC)- A state agency that employs regulatory authority over utilities in one or more of three key areas: rate base/economic regulation; competitive market oversight; and monitoring of safety, reliability, and service.

Gallons Per Capita Per Day (GPCD) – A measurement of the average amount of water each person in a particular area uses on a daily basis.

Groundwater quality- the condition of water that is located beneath the Earth's surface in a given area.

Municipal Service Taxing Unit (MSTU)- is a non-ad valorem assessment district to provide funding for an essential improvement in a specific geographic area within the county taxing district. An MSTU consists of a group of properties that share in the benefit and cost of that improvement.

Natural Water System - A natural water system is network of water in the environment. This includes the water that falls from the sky as precipitation, water that is absorbed into the ground and water that flows into streams, rivers, lakes and oceans. Revise to include a policy.

Non-ad valorem assessment- assessments that are primarily for paving services, storm water and solid waste collection and disposal. The collection of taxes, as well as the assessment, is in accordance with the rules and regulations of the Florida Department of Revenue* and Florida Statutes*.

Potable water- water that is suitable for drinking.

South Florida Water Management District (SFWMD)- is a regional governmental agency that manages the water resources in the southern half of Florida.

Surface water- water that collects on the surface of the ground.

Water reuse program- using treated wastewater for a beneficial purpose.

Goals

by maintaining the level of service standards set forth in the Water Supply Facilities Work Plan adopted XX/XX/2025 (date of comp plan adoption) and incorporated herein by reference.

1. Potable Water

The Village of Indiantown seeks to achieve and sustain adequate and equitable access to safe and affordable drinking water for its residents and visitors.

2. Groundwater Quality Protection

The Village of Indiantown seeks to protect, maintain and restore the Floridan (artesian) Aquifer in an effort to ensure the quality and availability of water for future generations.

3. Wastewater, Stormwater and Sanitary Sewer Management

The Village of Indiantown will ~~coordinate with the private utility provider in its efforts to~~ encourage the provision of cost-effective wastewater treatment and environmentally appropriate effluent disposal through central wastewater treatment systems.

4. Build Resilient and Sustainable Infrastructure

The Village of Indiantown shall promote the building of resilient infrastructure, inclusive and sustainable industrialization, and foster innovation for all the residents.

5. Solid Waste

The Village will provide for provide the clean, efficient, economical and environmentally sound management of solid waste.

GOAL IWR1 Potable Water
The Village of Indiantown seeks to achieve and sustain adequate and equitable access to safe and affordable drinking water for its residents and visitors.

OBJECTIVE IWR1.1 Identify Needed Facilities
Identify any problems and/or associated needs with existing water resources. This includes waste and stormwater treatment facilities, availability of central sewer, the quality of capital water infrastructure, and the availability of alternative rainwater collection mechanisms.

review its infrastructure

POLICY IWR1.1.1 Correct Existing Facilities' Deficiencies
The Village shall ~~coordinate with the private~~ utility ~~provider~~ to identify any deficiencies in the potable water system in accordance with regulatory requirements and ~~encourage them to~~ prioritize projects to correct and upgrade the facilities.

POLICY IWR1.1.2 Maximize Use of Existing Facilities
The Village shall ~~coordinate with the private utility and encourage them to~~ prioritize the repair and maximization of use within existing water resource facilities.

its utility operations with the

POLICY IWR1.1.3 Coordinate with Water Management ~~and Utility Companies~~
The Village shall coordinate ~~with the private utility provider and~~ South Florida Water Management District to implement integrated water resource management at all levels.

POLICY IWR1.1.4 Minimum Level of Service for Potable Water
The Level Of Service standard for potable water systems is 100 gallons per capita per day (GPCD).

POLICY IWR1.1.5 Quality Standards for Potable Water
Potable water will meet all relevant primary and secondary drinking water standards as required by the Florida Department of Environment Protection. The capacity for potable water will be permitted and constructed in accordance with Florida Department of Environmental Protection criteria.

project its water demands to foresee any necessary

OBJECTIVE IWR1.2 Coordination of Extension and Increase of Facilities to Meet Future Needs

The Village shall ~~coordinate with the private utility provider to encourage the~~ extension and retrofitting of existing water facility infrastructure to accommodate new development and redevelopment.

POLICY IWR1.2.1 Innovative Water Conservation

The Village of Indiantown shall strive to build infrastructure that is resilient, promote inclusive and sustainable industrialization, and foster innovative techniques for water conservation. **POLICY IWR1.2.2 Discourage Urban Sprawl**

The Village of Indiantown shall discourage sprawl through policies in the Future Land Use Element and Future Land Use Map and the Capital Improvements Element.

POLICY IWR1.2.3 Wellfield Protection

The Village of Indiantown shall address Wellfield Protection as a means of protection of its potable water supply in the Land Development Regulations.

OBJECTIVE IWR1.3 Efficiency, Pollution and Contamination

The Village of Indiantown shall strive to conserve the potable water supply by:

A. Encouraging the reduction in water demand
B. Seeking to prevent and reduce wasteful, uneconomical, impractical, or unreasonable use of water
C. Seeking to preserve the natural groundwater aquifer supplies for existing and future population
D. ~~Encouraging the private utility to continue~~ its distribution of reclaimed water as a source for non-potable water
E. Promoting water conservation programs

Continuing

take actions necessary

POLICY IWR1.3.1 Potable Water Resources

The Village of Indiantown shall ~~coordinate with the private utility provider in efforts~~ to avoid water scarcity as the Village develops by promoting water use efficiency and encouraging sustainable withdrawals.

POLICY IWR1.3.2 Reduce Water Pollution

The Village of Indiantown seeks to improve water quality by promoting the reduction of pollution, eliminating dumping, and minimizing the release of hazardous chemicals and materials into the water ecosystem.

POLICY IWR1.3.3 Water Contamination Prevention Education

The Village of Indiantown shall encourage the participation of residents in improving water and sanitation management by providing educational resources on the importance of clean drinking water and the cataclysmic effects of water contamination throughout the entire water ecosystem.

GOAL IWR2 Groundwater Quality Protection

The Village of Indiantown seeks to protect, maintain and restore the Floridan (artesian) Aquifer in an effort to ensure the quality and availability of water for future generations.

OBJECTIVE IWR2.1 Aquifer Recharge Problems and Needs

The Village of Indiantown shall protect the aquifer from pollutants resulting from household detergents, lawn fertilizers, chemicals and bacteria from septic tanks and waste disposal sites.

POLICY IWR2.1.1 LDR Protection of Natural Water Sources

The Village of Indiantown Land Development Regulations shall include requirements for land use which assist in the protection of groundwater aquifer recharge and protection of existing and future groundwater supplies. For example, hazardous waste treatment facilities should not be constructed above or near wellhead protection areas or highly effective aquifer recharge areas.

POLICY IWR2.1.2 Identification and Protection of Water Recharge

The Village's Land Development Regulations (LDR) shall support and comply with the South Florida Water Management District's (SFWMD) regulations regarding high aquifer recharge areas. To ensure continued compliance with these, the Village of Indiantown will review the SFWMD regulations on an annual basis and update the LDRs as needed.

POLICY IWR2.1.3 Protect Aquifer Recharge Areas

The Village of Indiantown shall construct projects in a way that preserves the predevelopment conditions of the highly effective aquifer recharge with regard to soil type, drainage rates, and grade elevation, in order to minimize the reduction in the recharge of the surficial aquifer.

POLICY IWR2.1.4 The Village's Land Development Regulations shall require that development applications include a field analysis that delineates the area enveloped by the highly effective aquifer recharge area and demonstrate that the groundwater level, quality and fluctuations shall not be worse after construction than under predevelopment conditions.

OBJECTIVE IWR2.2 Protection of Natural Water Systems

The Village shall have an objective to reduce the potential for contamination of groundwater aquifer through stormwater best management practices and through management of land use activities that may threaten groundwater quality near wellfield sites.

POLICY IWR2.2.1 Water Supply Plan

~~The Village of Indiantown shall, through the coordination with the private utility provider, adopt and implement a 10-Year Water Supply Plan, in accordance with the South Florida Water Management District (SFWMD) by 2020.~~

The Water Supply Facilities Work Plan for the Village of Indiantown, adopted xx/xx/2025 (date of comp plan adoption), is incorporated herein by reference. The Village will continue to make appropriate changes to the Comprehensive Plan and other policies/regulations in order to implement the updated Water Supply Facilities Work Plan

POLICY IWR2.2.2 Water Supply

The Village of Indiantown shall coordinate and participate in the SFWMD Upper East Coast Water Supply Process.

The plan, at minimum, shall identify new or proposed water supply facilities that are necessary to serve existing and new development through 2035.

POLICY IWR2.2.3 Wellfield Protection Zones

The Village of Indiantown shall establish wellfield protection areas. The intent of wellfield protection areas is to protect potable water wells from contamination, and to prevent the need for their replacement or restoration due to contamination. Land uses and construction within the wellfield protection zone shall not create a threat to groundwater quality resulting from contamination entering the ground. Use and activities within the wellfield protection areas shall be consistent with the requirements and prohibitions stipulated within the Ground Water Protection Measures in Wellhead Protection Areas section of the Land Development Regulations.

POLICY IWR2.2.4 Future septic systems

The Village shall discourage the creation of new septic tanks and drain fields for new development through the enforcement of standards for availability and mandatory connection to available sewer systems no less strict than those set forth in Sections 381.0065 and 381.00655, Florida Statute.

POLICY IWR2.2.5 Increase Quality of Natural Water Systems

The Village of Indiantown shall educate the public on the importance of high-quality water in the Village's natural water systems and ways to improve the quality.

POLICY IWR2.2.6 Increasing Quantity of Natural Water Systems

The Village of Indiantown shall provide education and demonstrations of ways to increase the quantity of water that remains in the natural water systems in the Village. (Reference Infrastructure and Water Resources Policy IWR 4.3.2 "Living Infrastructure".)

POLICY IWR2.2.7 Low Water Use Landscaping

The Village of Indiantown's Land Development Regulations shall include provisions that encourage new development and redevelopment to utilize landscaping materials that are drought resistant. (Reference University Florida IFAS Extension Florida-Friendly Landscaping).

POLICY IWR2.2.8 Reclaimed water

The Village shall discourage the use of potable water for irrigation and collaborate with the private utility provider to encourage the use of reclaimed water for irrigation purposes.

prioritize

GOAL IWR3 Wastewater, Stormwater and Sanitary Sewer Management
The Village of Indiantown will ~~coordinate with the private utility provider in~~ its efforts to encourage the provision of cost-effective wastewater treatment and environmentally appropriate effluent disposal through central wastewater treatment systems.

OBJECTIVE IWR3.1 Future Sanitary Sewer Needs
The Village will ~~coordinate with the private utility provider to~~ seek to provide the public with economically and environmentally sound wastewater collection and treatment, which protects investments in existing facilities and promotes orderly, compact urban growth.

POLICY IWR3.1.1 Minimum Level of Service for Sanitary Sewer
The Level Of Service standard for sanitary sewer shall be 100 Gallons Per Capita Per Day (GPCD). The capacity for sanitary sewer will be permitted and constructed in accordance with Florida Department of Environmental Protection criteria.

POLICY IWR3.1.2 Treatment Standards for Sanitary Sewer
The Village of Indiantown shall ~~coordinate with the private utility to~~ provide wastewater collection and disposal that will seek to ensure the integrity of the system and provide for the safe and efficient treatment of wastewater in accordance with the Florida Department of Environmental Protection standards and regulations.

POLICY IWR3.1.3 Maximize Existing Facilities
The Village shall ~~coordinate with the private utility provider in the private utility provider's efforts to~~ ensure continued maintenance of the sanitary sewer system.

POLICY IWR3.1.4 Alternative Sources for Sewer Treatment
The Village of Indiantown shall ~~coordinate with the private utility provider to~~ identify alternative sources for sewer treatment if sewer service capacities are not sufficient to meet or exceed the sanitary sewer established level of service standard.

POLICY IWR3.1.5 Protect the Functions of Natural Drainage Features
The Village shall protect natural drainage and water filtration features in the Village by introducing innovative and cost-effective techniques that remove debris and pollution from waterways such as:

1. Nets attached to drainage pipes that collect debris in water as it flows out of the pipes
2. Increase the number of recycling and trash bins around the Village to make it convenient for the public to properly dispose of recyclables and trash.
3. Use proprietary stormwater devices such as baffle boxes, exfiltration trenches and sand filters.

OBJECTIVE IWR3.2 Flood Prevention and Stormwater Management

The Village of Indiantown seeks to limit property damage and inconvenience to the public created by poor street drainage by implementing stormwater mitigation strategies throughout the Village.

POLICY IWR3.2.1 Public Outreach on Stormwater Impacts

The Village of Indiantown shall provide educational opportunities for the public on the impacts of individual behavior and activities on the contamination of stormwater runoff.

POLICY IWR3.2.2 Flood Prevention

The Village of Indiantown shall contribute to the prevention of street and drainage flooding by encouraging sustainable flood prevention practices.
(Reference Infrastructure and Water Resources Policy IWR 4.3.2 "Living Infrastructure".)

POLICY IWR3.2.3 Level of Service for Drainage Facilities

To ensure that the Village of Indiantown maintains sufficient stormwater runoff, the following level-of-service standard shall be utilized in determining the appropriate amount of runoff for a project: Peak flood stages less than the first (finished) floor elevation for a 100 year, 3 day flood event.

GOAL IWR4 Build Resilient and Sustainable Infrastructure

The Village of Indiantown shall promote the building of resilient infrastructure, inclusive and sustainable industrialization, and foster innovation for all the residents.

OBJECTIVE IWR4.1 Promote Sustainable and Long-Lasting Infrastructure

The Village of Indiantown seeks to develop quality, reliable, sustainable, and resilient infrastructure to support economic development and human well-being.

POLICY IWR4.1.1 Efficient Building Techniques and Materials

The Village of Indiantown shall promote inclusive and sustainable industrialization by encouraging the use of energy efficient materials and building techniques.

POLICY IWR4.1.2 Retrofit and Upgrade Existing Infrastructure

The Village of Indiantown shall plan for and fund projects that upgrade and retrofit infrastructure which is in disrepair or is obsolete.

POLICY IWR4.1.3 Sustainable Development Incentives

The Village of Indiantown shall facilitate sustainable and resilient infrastructure development in the Village through incentive programs for developers who utilize this framework. These incentives will be described in the Land Development Regulations.

POLICY IWR4.1.4 Renewable Energy Sources

The Village of Indiantown shall seek to partner with agencies, such as Florida Power and Light, to integrate solar projects into development within the community to create clean and renewable energy.

OBJECTIVE IWR4.2 Innovative Vision

The Village of Indiantown shall support innovative industrial diversification by providing residents, landowners, business owners, and potential developers access to information that supports the vision for the Village to build sustainable developments for generations to come to utilize and enjoy.

POLICY IWR4.2.1 Connecting the Village Areas
The Village shall support positive economic, social and environmental links between urban and rural areas by strengthening development planning. The Village will seek opportunities for greenbelts and linear parks to serve as connections between varying land uses.

POLICY IWR4.2.2 Public Education on Pollution
The Village of Indiantown shall seek to partner with outside agencies to provide community education on the importance of each citizen to participate in the Village's goal to reduce pollution and improve the environment.

POLICY IWR4.2.3 Water Conservation Plans & Education Programs
The Village shall cooperate with the South Florida Water Management District to implement and participate in water conservation activities and programs.

POLICY IWR4.2.4 Public Outreach on Water Conservation
The Village shall educate water users in the use of water conservation techniques by posting information on the Village's website.

OBJECTIVE IWR4.3 Low Impact Development
The Village of Indiantown's Land Development Regulations shall encourage low impact development practices that reduce the volume and rate of stormwater runoff from a site.

POLICY IWR4.3.1 Water Conservation Fixtures
New construction shall be encouraged to use water fixtures that efficiently distribute water in a manner that reduces overuse and promotes water conservation.

POLICY IWR4.3.2 Living Infrastructure

The Village shall include the use of Living Infrastructure in their capital projects and encourage private development to do the same.

1. Bioretention and rain gardens- shallow, vegetated areas that collect and absorb runoff from rooftops, sidewalks and streets. This practice mimics natural hydrology by infiltrating, evaporating and transpiring stormwater runoff.
2. Pervious pavement- permeable interlocking pavers, grass pavers, pervious concrete and porous asphalt.
3. Tree Canopies – the aboveground portion of a tree which helps to provide shade.
4. Planter Boxes- rain gardens with vertical walls and either open or closed bottoms that collect and absorb runoff from sidewalks, parking lots, and streets. They also have the benefit of contributing to streetscape beautification.
5. Low Impact Development – a land planning approach to manage stormwater runoff with the use of on-site natural features.
6. Green Streets and Infrastructure – integrating vegetation into stormwater treatment such as street trees, permeable pavements and bioswales.
7. Rainwater Harvesting – collecting rainwater for reuse.
8. Natural Vegetation Landscaping "Nature scaping" – landscape design which typically focuses on native plants.
9. Green Landscaping Practices – sustainable or eco-landscaping which nurture wildlife and reduce pollution.

GOAL IWR5 Solid Waste

The Village will provide for provide the clean, efficient, economical and environmentally sound management of solid waste.

(NOTE: At the time of this draft of the Comprehensive Plan, the Village of Indiantown outsources its solid waste collection to a solid waste provider through an interlocal agreement with Martin County Board of County Commissioners. - Reference Resolution 042-2018, adopted 9-13-18.)

OBJECTIVE IWR5.1 Solid Waste Management

The Village of Indiantown, in cooperation with a solid waste provider shall facilitate the safe operation and maintenance of solid waste management facilities, in compliance with all stipulations and conditions of Florida Department of Environmental Protection (FDEP), as well as with other applicable local, state and federal regulations that protect water, soil and air quality.

POLICY IWR5.1.1 Reduction of Solid Waste

The Village of Indiantown shall promote the reduction of solid waste by providing educational information on topics of source reduction such as:

1. Reusing products
2. Using repairable, refillable and durable products with the capacity for a long useful lifespan
3. Reducing the use of single use plastics

POLICY IWR5.1.2 Protection of Natural Resources

The Village of Indiantown shall seek partnerships and coordination opportunities with state and federal departmental agencies to provide funding and educational resources in regard to waste source reduction, recycling options and alternative methods to keep the streets and waters of the Village of Indiantown clean.

POLICY IWR5.1.3 Addressing Littering, Dumping and Yard Waste

The Village of Indiantown shall coordinate with agencies such as the Department of Environmental Protection (DEP) and the Environmental Protection Agency (EPA) to provide educational opportunities on the negative multi-level effects that littering, pollution, and yard waste have on the community as a whole.

POLICY IWR5.1.4 Hazardous Waste
The Village of Indiantown shall provide education on the proper management and disposal of hazardous household wastes, medications, batteries and electronic devices. The Village shall seek out grants and technical assistance programs such as the Department of Economic Opportunity's Household Hazardous Waste Collection Center to provide implementation of solid waste management programs and local household hazardous waste collection programs.

POLICY IWR5.1.5 Individual Composting
The Village of Indiantown shall coordinate with agencies such as Florida Cooperative Extension Services to provide community education on the importance of backyard composting, also known as "grass cycling," to decrease the amount of organic (yard and kitchen) waste that enters into and disrupts the effectiveness of water utility infrastructure.

OBJECTIVE IWR5.2 Statewide Goal of 75% Recycling by 2020
The Village shall support Florida's goal to recycle at least 75% of waste by 2020 as referenced in Florida State Statute 403.7032 "Recycling".

POLICY IWR5.2.1 Adopt a Recycling Program
The Village shall coordinate with outside agencies to develop new recycling programs such as the Department of Economic Opportunity's Recycling Business Assistance Center and the Florida Recycling Loan Program for individual business operators.

POLICY IWR5.2.2 Waste Management Recycling Program
The Village shall pursue coordination with the solid waste management provider in recycling efforts and increase educational opportunities on the benefits of recycling.

POLICY IWR5.2.3 Addressing Recycling Contamination
The Village seeks to coordinate with the solid waste provider to provide educational programs and information to the public on the importance of keeping recycling clean of contamination in order to maximize the amount of recyclable materials that are able to be successfully recycled.

POLICY IWR5.2.4 Public Recycle Bins
The Village seeks to coordinate with the solid waste management provider in an effort to provide ample recycling bins and opportunities for recycling in easily accessible public spaces.

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The Village of Indiantown

Comprehensive Plan

Housing Element

Goals, Objectives and Policies

Purpose

The purpose of the Housing Element is to provide guidance for the development of safe, sanitary, and affordable housing for all residents of the Village of Indiantown. In particular, the goals, objectives, and policies contained in this element are intended to identify and address current and future deficits in the provision of moderate, low, and very low-income housing, group homes, foster care facilities, and housing for those with special needs. In addition, this element is intended to provide guidance to public and private sector housing providers, as well as to the residents of the Village of Indiantown, regarding the redevelopment of existing neighborhoods, removal of substandard housing, relocation assistance, and critical housing assistance programs.

DEFINITIONS AND ACRONYMS
BEBR-Bureau of Economic and Business Research, University of Florida

FMR- Fair Market Rent

HOME- HUD program: Home Investment Partnerships

HUD- U.S. Department of Housing and Urban Development
International Code Council (ICC) is an association that develops such model codes and standards used in the design, building, and compliance process to "construct safe, sustainable, affordable and resilient structures." The ICC publishes ICodes: a complete set of models comprehensive, coordinated building safety and fire prevention codes, for all aspects of construction, that have been developed by ICC members. All 50 states have adopted the I-Codes. The Florida Building Code incorporates all building construction related regulations for public and private buildings in the State of Florida other than those specifically exempted by Section 553.73, F.S.

LHAP- Local Housing Assistance Plan

SHIP-State Housing Initiative Partnership

Affordable Housing - means healthy and safe housing that people with moderate to very low incomes can live in without paying more

than 30 percent of their household income (not including utility payments).

Extremely low income -Federal guidelines define an extremely low-income household as a household whose income is at less than 30% of the median income for the area

Very low-income - Federal guidelines define a very low-income household as a household whose income is at less than 50% of the median income for the area

Low income - Federal guidelines define a low-income household as a household whose income is between 50% and 80% of the median income for the area

Moderate income - Federal guidelines define a moderate-income household as a household whose income is between 80% and 120% of the median income for the

Workforce housing - means housing that is affordable to persons or families whose total household income does not exceed 140 percent of the area median income, adjusted for household size.

Standard housing - means housing that meets the regulations set forth in the guiding documents.

Substandard housing - means housing that does not meet regulations, but which could be economically repaired to meet regulations.

Dilapidated housing - means housing that does not meet regulations; could not be repaired economically to meet regulations; and should be demolished for health or safety reasons.

Housing cost burden - defined as the percent of a household's income that is used to pay for housing costs, is frequently used as a measure for determining whether housing is affordable. According to federal housing program guidelines, housing costs should not exceed 30 percent of a household's income in order to be considered affordable.

HOUSING GOAL H1: IMPLEMENT A HOUSING PROGRAM

Allocate land area to accommodate a supply of housing responsive to the diverse housing needs of the existing and future population of the Village of Indiantown and assist the private sector to responsively meet the demand for quality housing in neighborhoods protected from incompatible uses and served by adequate public facilities.

OBJECTIVE H1.1

The Village of Indiantown shall develop programs and strategies to achieve adequate and safe housing for current and future populations

POLICY H1.1.1

The Village of Indiantown shall monitor and evaluate population and housing trends annually.

POLICY H1.1.2

The Village of Indiantown Future Land Use Map shall designate adequate residential land to accommodate anticipated population growth through the year 2028.

POLICY H1.1.3

The Village of Indiantown's Future Land Use Map shall allocate land resources that shall accommodate a range of housing densities and structure types to accommodate current and future population needs.

POLICY H1.1.4

The Village of Indiantown's Future Land Use Map shall provide opportunities for a range of housing densities and structure types to accommodate current and future population needs. The result of this plan includes provisions for residential-only classifications in the Future Land Use Map and the Land Development Regulations.

POLICY H1.1.5
The Village of Indiantown shall coordinate a local housing program by partnering with private organizations and public agencies at all levels of government to seek to ensure that the underserved can access affordable housing. The Village of Indiantown shall also facilitate discussions with community partners to resolve related fiscal challenges which hinder families from receiving adequate housing.

POLICY H1.1.6 The Village of Indiantown shall provide technical assistance, information, and referral services to the housing industry in order to maintain housing production enough to meet the projected housing market demand, particularly for affordable housing construction activities.

POLICY H1.1.7
The Village of Indiantown shall provide technical assistance, information, and referral services to the housing industry in order to maintain housing production sufficient to meet the projected housing market demand, particularly for affordable housing construction activities.

POLICY H1.1.8
The Village of Indiantown shall monitor housing construction activity.

POLICY H1.1.9
The Village of Indiantown will coordinate with the Florida Department of Economic Opportunity, Department of Health, and Department of Children and Family Services regarding grant programs available to the village of Indiantown for affordable housing, housing rehabilitation, and group home facilities in order to leverage local tax dollars.

POLICY H1.1.10
The Village of Indiantown shall implement a coordinated housing program that will result in the construction, rehabilitation and/or recycling or demolition of the housing units needed to meet the objectives outlined for housing affordability and special needs.

POLICY H1.1.11 Addressing Public Infrastructure in the Capital Improvements Plan
The Village shall adopt and update annually a Five-Year Capital Improvements Plan that identifies needed improvements to public infrastructure in residential areas and that provides for funding and scheduled improvements.

OBJECTIVE H1.2 Historically Significant Housing

The Village of Indiantown shall preserve and enhance their heritage and character through the protection of historically significant housing.

POLICY H1.2.1 Preservation of Indiantown's Historic Housing

The Village of Indiantown shall encourage and cooperate with historic preservation efforts to develop and promote public programs and resources which increase awareness of historic places and cultural and historical activities.

POLICY H1.2.2 Land Availability for Relocation

The Village of Indiantown shall pursue making land available for relocation of historically significant buildings threatened by redevelopment. The Village shall also encourage establishment of local historic districts and landmark designation as resources permit.

POLICY H1.2.3 Adaptive Reuse

The Village shall adopt a policy or policies in the Land Development Regulations to encourage property owners to actively use their historical properties for homes, offices, museums, or other uses appropriate to the preservation of the building. The regulations shall seek to ensure that Village policies do not unduly restrict a property owner from active use of an historic property whose historic values have been preserved or restored.

POLICY H1.2.4 Support to Owners

The Village shall encourage property owners of historically significant housing to seek preservation assistance through supportive educational programs, tax abatement, and assistance with state processing.

POLICY H1.2.5 Volunteer Incentives
Through its Land Development Code, the Village shall continue to encourage historic preservation through voluntary means and incentives.

POLICY H1.2.6 Preserving Small-Town Charm
The Village of Indiantown Land Development Regulations shall include provisions for smaller lots and lessor setback requirements for established neighborhoods in efforts to maintain the small-town charm. This provision is contingent upon the availability of public access for fire protection.

HOUSING GOAL H2 FACILITATE AFFORDABLE HOUSING

The Village of Indiantown shall seek to ensure the provision of adequate residential sites and housing opportunities that are structurally and environmentally sound in sufficient quantities to accommodate the housing needs of current and anticipated future very-low-income to moderate -income persons and families.

OBJECTIVE H2.1 Administrative Efforts to Promote Sustainable Affordable Housing

The Village shall, to the maximum extent that is financially feasible, enact policies to facilitate self-sufficiency of low-income residents by creating processes and incentives for affordable housing projects to minimize the need for additional local services.

POLICY H2.1.1
The Village of Indiantown shall establish a housing program by the year 2021. This comprehensive program will include but not be limited to establishing policies and procedures, collaborating with community partners, establishing a citizen advisory committee, supporting and assisting non-profit housing providers and seeking grant funding through local, state and federal funding sources.

POLICY H2.1.2 Affordable Workforce Housing

The Village of Indiantown shall define affordable housing according to Florida Statute 380.0651 (3) (h): "Affordable workforce housing" means housing that is affordable to a person who earns less than 120 percent of the area median income, or less than 140 percent of the area median income if located in a county in which the median purchase price for a single-family existing home exceeds the statewide median purchase price of a single-family existing home. For the purposes of this paragraph, the term "statewide median purchase price of a single-family existing home" means the statewide purchase price as determined in the Florida Sales Report, Single-Family Existing Homes, released each January by the Florida Association of Realtors and the University of Florida Real Estate Research Center.

POLICY H2.1.3

The Village of Indiantown shall explore partnerships with the private sector to improve and expand the efficiency of the affordable housing delivery system.

POLICY H2.1.4

The Village of Indiantown shall establish an internal review process for Village-owned sites that would be suitable for the development of workforce housing to established and structured income levels.

POLICY H2.1.5

The Village of Indiantown shall continue to promote a variety of housing choices which capitalize on existing infrastructure and public services. This shall be accomplished through a coordination with the private sector, Martin County and the Treasure Coast Regional Planning Council. The Village of Indiantown Land Development Regulations shall include strategies that encourage planned development projects, clustered townhomes, apartment units, guest houses and mixed use.

POLICY H2.1.6 Barriers to Affordable Housing
The Village of Indiantown shall establish and maintain procedures to remove administrative barriers to affordable housing. The Village of Indiantown shall, on a regular basis, evaluate the Village of Indiantown's policies and procedures, Comprehensive Plan and Land Development Regulations to seek to ensure opportunities for affordable housing.

POLICY H2.1.7 Permitting Process
The Village of Indiantown shall continuously examine ways to streamline the permitting process for building affordable housing.

POLICY H2.1.8 Minimizing Cost and Delays
The Village of Indiantown shall offer incentives for public and private providers of affordable housing developments such as "fast pass" permitting and a discounted building fee schedule.

POLICY H2.1.9 Establish Quality of Housing Standards
The Village of Indiantown shall establish standards for the minimum acceptable level of quality for housing in the Land Development Regulations.

POLICY H2.1.10 Job Training, Job Creating and Economic Solutions
The Village of Indiantown shall seek partnerships with public, nonprofit and private agencies for funding and/ or educational resources to provide job training and workforce skills to the community.

POLICY H2.1.11 Locating Low-Income Housing
The Village of Indiantown Future Land Use Map shall integrate areas of affordable housing throughout the various residential and mixed-use land use categories to avoid a concentration of affordable housing units in a specific area of the jurisdiction. The Village of Indiantown will also consider, when locating potential affordable home projects, their proximity to public facilities, recreational opportunities, centers for healthcare and employment centers.

POLICY H2.1.12 Lender Coordination
The Village shall coordinate with lending agencies in order to provide the necessary financing mechanisms to make standard housing affordable to all current and future residents.

POLICY H2.1.13 Protection of Existing Affordable Housing
The Village of Indiantown will explore strategies to increase the inventory of affordable housing. All strategies to accomplish this policy shall comply with the Florida Building Code and shall protect the public health, safety and welfare of the residents. The Village of Indiantown's Land Development Regulations shall include a provision to permit accessory dwelling units in outbuildings such as converted garages, new detached additions to existing homes or attached additions to existing homes.

POLICY H2.1.14 Reduce Housing Discrimination and Provide Housing Opportunities
In order to expand the number and types of opportunities for affordable housing, the Village of Indiantown will encourage the new construction of affordable housing by providing incentives to the private, nonprofit and public sector. This policy shall be accomplished by continually reviewing and revising the Village of Indiantown's guiding documents and developing policies that encourage housing opportunities for all Village residents.

OBJECTIVE H2.2 Coordinate Housing Type and Location with Transportation
The Village of Indiantown shall coordinate and use transportation planning to assure that affordable housing, higher density housing, and housing for special groups are accessible to future public transportation programs or transit systems.

POLICY H2.2.1 Transportation Programs
The Village of Indiantown shall make available information and brochures regarding any transportation assistance programs available to the elderly, disabled, or transportation-disadvantaged.

POLICY H2.2.2 Integration of Residential Design with Transportation Plans

Residential development and design shall be compatible in scale, type and density to adjacent roadway functional classifications.

POLICY H2.2.3

All housing projects receiving funding from the Village of Indiantown shall be encouraged to use Universal Design features in their construction to facilitate "aging in place."

POLICY H2.2.4

The Village of Indiantown shall seek to encourage landlords to offer accessible housing for the disabled.

Housing Goal H3 Housing for All Residents

The Village of Indiantown shall seek to ensure the adequate provision of residential sites to accommodate the needs of its diverse population. To that end, the Village will seek housing opportunities that are structurally and environmentally sound with a particular focus upon its most vulnerable population (persons with special needs, those in foster care, residents sixty (60) years and older, the homeless and displaced.)"

OBJECTIVE H3.1 Administrative Efforts to Promote Diverse Housing Choices

The Village shall, to the maximum extent that is financially feasible, enact policies to facilitate housing choices for its diverse population by creating processes and incentives for providing housing to residents with special housing needs to minimize the need for additional local services.

POLICY H3.1.1 Group Homes

The Village of Indiantown shall provide for the use of group homes in the Land Development Regulations in order to facilitate self-sufficiency for residents with special needs. "Group home" means a facility licensed by the Florida Department of Health and Rehabilitative Services to provide a living environment for unrelated residents who operate as the functional equivalent of a family, including such supervision and care as may be necessary to meet the physical, emotional and social needs of the residents.

POLICY H3.1.2 Homes for Persons 60 Years and Older

The Village of Indiantown shall promote a healthy community by providing for Aging in Place in residential development designs by allowing a mix of housing types and housing units that consider visitability criteria and encourage Universal Design. Universal design is a strategy, promoted by the American Association of Retired Persons (AARP), aimed at improving the safety and utility of housing for all people, including older adults and people with disabilities.

POLICY H3.1.3

The Village of Indiantown will provide for the use of adult congregate living facilities (ACLFs) in the Land Development Regulations in order to facilitate self-sufficiency for residents who are 60 years and older. The Village of Indiantown shall coordinate with the Martin County Tax Collector to provide a property tax exemption on home renovations which are completed to provide a dwelling unit for a family member who is 60 years old and older.

POLICY H3.1.4 Foster Homes

The Village of Indiantown will provide for the use of foster homes and foster care facilities in the Land Development Regulations in order to facilitate housing for children or adults needing foster care. "Foster home" or "foster care facility" means a facility licensed by the Florida Department of Health and Rehabilitative Services to house four or fewer children or adult foster residents in a family environment, including such supervision and care as may be necessary to meet the physical, emotional and social needs of the residents.

POLICY H3.1.5 Mobile and Manufactured Homes

The Village of Indiantown's land development regulations shall provide design and building standards for mobile and manufactured home developments. These standards will provide for an adequate number of sites in areas outside flood zones and the hurricane storm surge zone. In order to promote a consistent pattern of residential land uses and protect property values within the Village of Indiantown, mobile homes will be allowed in specified residential categories in mobile home developments which may be rent parks, cooperatives, condominiums or subdivisions. Pursuant to F.S. Ch. 320, all local requirements will be reasonable and uniformly applied and enforced. Requirements may include appearance standards to ensure compatibility of appearance within a neighborhood. Displaced mobile home residents who are deemed eligible for assistance programs for very-low-income to moderate-income persons shall be included as potential recipients when/if the Village of Indiantown applies for State, Federal, or other housing assistance programs for very-low-income to moderate-income occupants.

POLICY H3.1.6 Relocation Housing
The Village of Indiantown shall coordinate with state and federal agencies to provide relocation assistance to persons that are permanently displaced by certain governmental actions as further described in F.S. § 421.55.

POLICY H3.1.7
The Village of Indiantown shall collaborate with local nonprofit organizations to assist families or individuals who may be displaced as the result of code enforcement activities in order to seek to ensure that families or individuals have full opportunity to occupy suitable replacement housing that is adequate to their needs.

HOUSING GOAL H4 Substandard Housing
The Village of Indiantown shall implement activities and programs that eliminate and prevent substandard housing conditions.

Objective H4.1
The Village of Indiantown shall continue to administer housing and land use codes to promote improved housing stock and eliminate substandard housing. The Land Development Regulations will include structural and aesthetic standards for residential structures.

POLICY H4.1.1 Housing Standards
The Village of Indiantown shall enforce the Florida Building Code (6th Edition of December 31, 2017) for new and renovation construction projects. The Florida Building Code governs the design, construction, repair and demolition of public and private buildings, structures and facilities in the State. The Florida Building Code draws upon national model building codes and national consensus standards which are amended where necessary for Florida's specific needs. Affordable housing developments must comply with these provisions.

POLICY H4.1.2 Substandard Housing

The Village of Indiantown shall require the maintenance of standard housing and, if needed, require corrective action where substandard structures exist or come into existence. The Village of Indiantown shall seek enforcement of zoning, landscaping, energy, plumbing, electrical and other related codes through the Special Magistrate as appropriate. The Village of Indiantown shall administer an active program of code enforcement program that will attempt to contact owners of substandard housing units to communicate necessary corrective actions and to inform property owners of available federal, state, and local housing assistance programs for housing rehabilitation.

POLICY H4.1.3 Replacement of Substandard Dwelling Units

The Village shall actively pursue State, Federal, or other non-Village funding to replace substandard dwelling units with standard housing units for very-low-income to moderate-income occupants. Where feasible, the Village shall pursue the public use or purchase of land vacated by the demolition of dilapidated housing to serve as sites for replacement housing for very-low-income to moderate-income occupants.

POLICY H4.1.4 Removal of Blight

The Village of Indiantown shall administer an active code enforcement program to identify and require repair or demolition of all dilapidated housing units (determined to be unsafe, unfit for human occupancy). Structures not repaired or demolished within a reasonable time may be removed by the Village of Indiantown at the owner's expense. The cost of demolition shall be the property owner's responsibility.

OBJECTIVE H4.2 The Condition of Existing Housing

The Village shall continue to monitor the condition of existing housing and support policies which act to eliminate the number of substandard dwelling conditions either by prevention, restoration or demolition.

POLICY H4.2.1 Prevention of Substandard Dwelling Conditions

The Village of Indiantown will facilitate home repair educational programs throughout the community to help residents and owners understand the Village of Indiantown regulations and to teach simple skills and techniques that empower individuals to make their own home repairs.

POLICY H4.2.2 Recycling of Older Homes

The Village will encourage redevelopment and recycling of older homes to maximize the creation of affordable housing, stabilize neighborhoods and provide a broad mix of housing types.

OBJECTIVE H4.3 Guiding Growth Towards Economic and Environmental Sustainability

To the maximum extent financially feasible, the Village shall provide policies for guiding the development and redevelopment of housing towards economic and environmental sustainability.

POLICY H4.3.1 Renewable Energy Building Materials

The Village of Indiantown shall promote the use of conservation, solar, and other renewable sources of energy supply. This objective will begin upon formal adoption of the plan and will be met throughout the planning period.

POLICY H4.3.2 L.E.E.D. Principles and Florida Green Building Coalition Building Standards

The Village of Indiantown will encourage developers to use the U.S. Green Building Council's Leadership in Energy and Environmental Design (LEED) principles or the Florida Green Building Coalition's Green land development and building standards when accommodating the housing needs of the current and anticipated future residents.

POLICY H4.3.3 Reducing Greenhouse Gas Emissions

Through incentives, which may include development review fast tracking, permit fee rebates, impact fee deferrals and administrative variance, the Village of Indiantown shall encourage LEED, Florida Green Building Coalition's Green land development and building standards or other "Green" certified buildings through methods including, but not limited to:

- Heat Island reduction.
- Use of local materials, certified sustainable wood products and/or highly recycled content products.
- Energy efficient equipment/fixtures.
- Water saving fixtures.
- Waste management and recycling.
- Pervious paver alternatives.
- Rainwater harvesting.
- Solar and wind energy provisions

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The Village of Indiantown

Comprehensive Plan

Recreation and Open Space Element

Goals, Objectives and Policies

Purpose

The purpose of the Recreation and Open Space Element is to ensure adequate recreational opportunities for the citizens of The Village of Indiantown through the provision of a comprehensive system of public and private park facilities. These facilities may include, but are not limited to, natural reservations, parks and playgrounds, trails, and public access to open spaces, and waterways.

The purpose of the Recreation and Open Space Element is to plan for a comprehensive system of public and private recreation and open space sites which are available to the public {Florida Administrative Code (Section 9J5.014)}. Open space shall be defined as any parcel or area of land set aside, dedicated, designated or reserved for the use and enjoyment of the property owners and/or general public. Typical uses of common open space include, but are not limited to, recreation, parks, resource protection and conservation, wetlands, storm water ponds, undeveloped land, and landscape buffers. Common open space areas may include such complementary structures and improvements as are necessary and appropriate as approved by the Village Council. In no case shall common open space include required parking areas, existing or proposed road right-of-way, drainage ditches, or plazas/hardscapes.

The Recreation and Open Space Element is the long-range plan for how the Village of Indiantown will provide a high-quality system of parks, open space, recreational facilities and programs and to meet future projected demands and recreation trends. Open space, parks, and recreation are interconnected to other elements of the Comprehensive Plan. Beyond the provision of leisure and recreational activities, quality parks and recreation programs foster economic benefits by promoting tourism, and revitalizing communities by creating safer, more desirable neighborhoods. Community open spaces expand cultural ties through the provision of public art and the celebration of historic venues by providing a unique sense of place for the community; all of which promotes civic pride and engagement and provides a benefit to the Village of Indiantown. Parks and open space support sustainability efforts

through the protection and preservation of natural resources. Recreational opportunities promote healthier lifestyles and improve the mental and physical wellbeing of the residents and visitors.

The Village of Indiantown is a diverse community whose fabric is a rich blend of cultures, ages, and both seasonal and year-round residents and visitors. While the diverse needs, interests, and experiences of the Village of Indiantown, it also provides challenges on how to best to serve the varied needs and desires of all residents. To ensure that a priority for a high quality of life remains for current and future generations, it is necessary that the parks, recreation, and open spaces system continually addresses the growing population and demographic changes, and changes in cultural trends and interests.

DEFINITIONS AND ACRONYMS

Open Space - any open piece of land that is undeveloped (has no buildings or other built structures) and is accessible to the public.

Park - area of natural, semi-natural or planted space set aside for human enjoyment and recreation or for the protection of wildlife or natural habitats

SCORP - (Statewide Comprehensive Outdoor Recreation Plan) – Provided by the Florida Department of Environmental Protection (FDEP), Division of Recreation and Parks, this plan provides standards for parks in the State of Florida. The FDEP is directed by the Florida Legislature to cooperate with state and federal agencies, private organizations and commercial and industrial interests in the promotion of a statewide outdoor recreation system. Pocket Parks – Pocket parks are intended to provide children's playgrounds and passive areas within close proximity to residences. Pocket parks are intended to serve areas where there is insufficient demand to justify a neighborhood park. Specifically, they will be used to serve areas with average densities below 1,000 persons within a ½ mile radius.

Neighborhood Parks - Neighborhood parks are intended to provide activities that, overall, are used more frequently and have a shorter duration of use. They should be located close to the area

served. Neighborhood parks are typically smaller and are not highly visible from main roadways. They usually provide little to no parking and are typically used most heavily by the immediate surrounding neighborhood.

Community Parks - Due to the larger size, community parks can provide a larger variety of active and passive recreation opportunities, as well as, the same functions of a neighborhood park. They should be centrally located to serve the largest population within the community and should be located on an arterial or collector street. Since they accommodate more intensive recreation activities, buffering from adjacent residences should be considered. Community parks typically serve a larger community and often times will contain a community center. These parks are typically larger in size, more visible to passers-by, and are frequented by users from further away who may actually drive to use the park.

Recreation Space - For the purpose of Level of Service, "recreation space" means publicly owned space that is open to the public. It does not include lands such as private golf courses or marinas.

Special Use Facilities - In many cases, recreation is a secondary function. Some of the uses that fall into this classification include resource-based parkland and schools. Multi-Use Bike/Pedestrian Trail - Trails are designed to provide walking, bicycling and other non-motorized means of linking various parts of the community. To be distinguished from unimproved paths, trails shall contain at least 6 feet width of stabilized base.

Regional Parks-Regional parks are large, highly visible parks. They service the County and communities outside of the County. They are typically commuted to by users from all over the County and beyond for use of their specific facilities such as baseball fields, tennis courts, RV Campground, golf course or other specific amenities. They typically offer a wide variety of activities and amenities for a large range of user types.

Private/Public Golf Course–a golf course which is privately owned but open to the general public.

Goals

1. **Recreation**
   The Village of Indiantown shall provide an exemplary system of recreational programs, sites and facilities. These facilities will be appropriately sized and designed considering their context and will be convenient to citizens of all age, social and economic groups.

2. **Open Space**
   The Village of Indiantown shall provide an exemplary system of green space and open spaces.

3. **Healthy Living**
   The Village of Indiantown shall provide opportunities for its residents to experience active and healthy lifestyles.

4. **Clean Environment**
   The Village of Indiantown shall increase and promote recycling in its recreation and open spaces.

5. **Funding for Parks and Open Space**
   The Village of Indiantown shall seek to ensure that programs and facilities for parks and open space are adequately funded.

GOALS, OBJECTIVES AND POLICIES

GOAL R1 Recreation

The Village of Indiantown shall provide an exemplary system of recreational programs, sites and facilities. These facilities will be appropriately sized and designed considering their context and will be convenient to citizens of all age, social and economic groups.

OBJECTIVE R1.1:

The Village of Indiantown shall meet the growing demand for recreation by providing suitable sites, facilities and programs for those who live and work in the Village of Indiantown.

POLICY R1.1.1

The Village of Indiantown shall maintain recreational and open space lands to adequately meet the needs of current and future residents which will be measured by adopted recreation level-of-service standards.

POLICY R1.1.2 Level of Service (LOS)

The Village of Indiantown shall maintain a system wide average of 5 acres of recreation space per 1,000 residents.

POLICY R1.1.3

The Village of Indiantown shall continually evaluate recreational sites and programs to identify any unmet needs. During this evaluation process, the Village of Indiantown shall provide an opportunity for public input.

POLICY R1.1.4

The Village of Indiantown shall develop a long-range plan for parks which will recommend the future location of more recreational facilities.

POLICY R1.1.5
The Village of Indiantown shall establish a citizen's advisory committee (by 2022) to secure citizen involvement regarding public park and recreation decisions including evaluating sites to be included in the Village's long-range plan for parks. The citizen's advisory board shall meet on a regular basis to:

a) Evaluate the maintenance of existing sites, facilities, and programs

b) Recommend the expansion or retraction of recreational facilities and programs

c) Evaluate the capital needs required to maintain the Village's recreational Level of Service

d) Provide input to the Village of Indiantown's five-year Capital Improvements Plan

POLICY R1.1.6
As resources permit, the Village of Indiantown shall monitor and pursue opportunities to make more waterfront land available for public recreational use.

OBJECTIVE R1.2
The Village of Indiantown shall improve public access to recreational opportunities.

POLICY R1.2.1
The Village of Indiantown shall preserve public access to water areas by protecting public ownership of street rights-of-way.

POLICY R1.2.2
As resources permit, the Village of Indiantown shall inventory road rights-of-way that dead-end at the waterfront or other permanent barriers, or otherwise those which are not expected to be developed into streets for the purpose of installing pathways.

POLICY R1.2.3

The Village of Indiantown shall collaborate with Martin County Public Transit and the Martin Metropolitan Planning Organization to promote inclusion of the Village of Indiantown's recreational sites on the system's bus routes thereby increasing the public's access to recreational sites.

POLICY R1.2.4

The Village of Indiantown shall design park, recreation, and open space facilities in accordance with the Americans with Disabilities Act requirements and equip playground areas with accessible equipment.

POLICY R1.2.5

All parks and recreational facilities shall be accessible to all citizens, regardless of their age or ability. Parks in the Village of Indiantown will be designed to meet the requirements of the American with Disabilities Act by providing accessible parking spaces and barrier-free entrances and pathways.

POLICY R1.2.6

The Village of Indiantown shall complete an annual inventory of existing recreation facilities that are accessible to the disabled. If the inventory reveals deficiencies in the number of recreation facilities for the disabled, the Village of Indiantown shall plan appropriate improvements and funding within its capital improvements program to remedy the deficiency.

OBJECTIVE R1.3 Maintaining Existing Parks

The Village of Indiantown shall initiate a maintenance program for park facilities located within its boundaries.

POLICY R1.3.1

The Village of Indiantown shall coordinate a maintenance program for parks located in the Village of Indiantown with staff, private contracts and/or interlocal agreement(s) with Martin County.

GOAL R2 Open Space

The Village of Indiantown shall provide an exemplary system of green space and open spaces.

OBJECTIVE R2.1

The Village of Indiantown shall maximize the preservation, enjoyment, and accessibility of natural open spaces, especially those along the waterfront.

POLICY R2.1.1

The Village of Indiantown's Land Development Regulations shall include preservation standards in order to preserve municipally owned environmentally sensitive lands. These standards will be based in part on locally determined criteria.

POLICY R2.1.2

The Village of Indiantown shall seek funding for projects that increase public access to waterfront views and fishing opportunities such as piers and/or river walks on public and private lands.

POLICY R2.1.3

The Village of Indiantown's Land Development Regulations shall include incentives for development applications that provide public open space areas that preserve views, vistas, and/or native vegetation.

POLICY R2.1.4 Resource Management Areas

Resource management areas are large, resource-based areas that serve two or more communities or counties and are recognized for their significant contribution to local outdoor recreation. The Village of Indiantown shall have an optimal level of service (LOS) of 20 acres for each 1,000 population. This LOS shall not be required for concurrency purposes as these areas are outside of the management of local government. Resource Management Areas (depicted in the map series for this element) include critical habitats, marine sanctuaries, national parks, nature conservancy lands, national parks and wildlife refuges. Typical facilities

provided at a resource management area include water-based recreation, camping areas, nature trails, and other facilities not requiring intensive development.

OBJECTIVE R2.2

Preservation and increase of open space.

The Village of Indiantown shall maintain or increase the acreage of publicly accessed open space. The Village of Indiantown shall promote preservation of environmentally sensitive land.

POLICY R2.2.1

The Village of Indiantown shall encourage the preservation of environmentally sensitive land. The Village of Indiantown shall coordinate opportunities for public open space that will be protected and maintained in perpetuity.

POLICY R2.2.2

The Village of Indiantown shall require that environmentally sensitive lands set aside for preservation will require a Future Land Use designation of Conservation.

POLICY R2.2.3

The Village of Indiantown shall not divert existing park land to other non-park, non-recreational or non-cultural uses except in cases of overriding public interest.

POLICY R2.2.4

A super majority vote of no less than four (4) members of the Village of Indiantown Council shall be required to convert publicly owned park land to other uses. In such circumstances the Village of Indiantown shall also adopt a plan that identifies equivalent new parks or park site relocation.

POLICY R2.2.5

The Village of Indiantown shall maintain existing park lands through the use of proper management and funding techniques. The Village of Indiantown shall assure that park lands are well managed and well maintained, designed to promote public safety and to

discourage crime, and are accessible and convenient for park patrons.

POLICY R2.2.6
The Village of Indiantown shall maintain open space areas and remove invasive, and nuisance vegetation from protected native habitats and conservation areas.

POLICY R2.2.7
The Village of Indiantown shall evaluate the implementation of green infrastructure, including parks and native plants, to capture and retain storm water and encourage on-site retention.

POLICY R2.2.8
The Village of Indiantown's Land Development Regulations shall include a requirement that new developments within the urban core will provide and maintain publicly accessible civic open space and associated features to enrich the urban environment.

POLICY R2.2.9
The Village of Indiantown shall explore locations for bio-swales and native plants, including their use in pocket parks as part of a flood-control management system.

POLICY R2.2.10
The Village of Indiantown shall prioritize the use of a reclaimed water system to all parks.

POLICY R2.2.11
The Village of Indiantown shall design park and open spaces to preserve stands and clusters of native trees, mature trees, and require planting of appropriate and storm-resilient species.

POLICY R2.2.12
The Village of Indiantown shall coordinate with local, state and federal agencies to develop a Greenways Trail System that provides the public opportunities to access a safe and convenient trail

system in the Village of Indiantown. This system should incorporate public lands, right of way, easements on private lands, and open space designated lands to achieve this goal. The trail system will connect to the maximum extent possible existing and future residential areas to employment, education, and activity centers.

OBJECTIVE R2.3 History and Culture

The Village of Indiantown shall support natural, historical and cultural resource management to seek to ensure high quality outdoor recreation experiences for the Village's residents and visitors.

POLICY R2.3.1

The Village of Indiantown's Land Development Regulations shall include best practices that seek to ensure sustainable use of recreational and open space land.

POLICY R2.3.2

The Village of Indiantown shall promote restoration and rehabilitation efforts for all water bodies by highlighting the importance of clean water to outdoor recreation and tourism in the Village.

POLICY R2.3.3

The Village of Indiantown shall encourage the protection of all properties that are listed on the local and National historic registers.

POLICY R2.3.4

The Village of Indiantown shall encourage the preservation of all historic properties.

GOAL R3 Healthy Living

The Village of Indiantown shall provide opportunities for its residents to experience active and healthy lifestyles.

OBJECTIVE R3.1

The Village of Indiantown shall develop and maintain ongoing programs and infrastructure designed to support sustainable community health.

POLICY R3.1.1

The Village of Indiantown shall promote a healthy community by encouraging and supporting access to recreation and physical activity through a network of activity-based parks and access to resource-based recreation facilities.

POLICY R3.1.2

The Village of Indiantown shall seek to increase the number of outdoor programs and opportunities for its citizens.

POLICY R3.1.3

The Village of Indiantown shall promote a healthy community by planning for and implementing a connected system of walkways and bikeways which will provide alternative modes of transportation while also encouraging recreation, physical activity and exposure to the natural environment. The Village of Indiantown shall provide multimodal connections and accessibility to parks and open space areas that is safe for all users.

POLICY R3.1.4

The Village of Indiantown shall develop and encourage volunteer opportunities in community projects that promote community health. Examples of such programs include neighborhood clean-ups, walk-to-school groups, and helpers for the elderly or citizens with special needs.

POLICY R3.1.5

The Village of Indiantown shall collaborate with appropriate local, county and state agencies to develop effective parks and recreation programs that educate the community on the benefits of a healthy lifestyle.

POLICY R3.1.6

The Village of Indiantown shall coordinate with Florida Community Health, the Martin County Health Department and other healthcare

providers to develop an educational campaign regarding the benefits of healthy foods and beverages.

POLICY R3.1.7
The Village of Indiantown shall collaborate with community partners to identify suitable locations for community gardens and urban farms.

POLICY R3.1.8
The Village of Indiantown shall support creative approaches to managing community gardens, such as support by educational institutions or volunteer management by community organizations.

POLICY R3.1.9
The Village of Indiantown shall collaborate with community partners to reduce any barriers that prevent citizens from accessing physical and mental healthcare.

POLICY R3.1.10
The Village of Indiantown shall collaborate with Florida Community Health, the Martin County Health Department and other healthcare providers to develop programs that seek to decrease chronic illness and obesity rates in its citizens.

POLICY R3.1.11
The Village of Indiantown shall collaborate with Florida Community Health, the Martin County Health Department and other healthcare providers to increase mental health through promoting early intervention measures.

POLICY R3.1.12
The Village of Indiantown shall coordinate with private and not for profit organizations to facilitate a green market for residents to buy, sell, and/or trade produce or other locally sourced items.

POLICY R3.1.13
The Village of Indiantown shall annually monitor its recreation programs to assure that an adequate diversity of programs addresses the recreation interests of different age and ethnic groups, particularly children, teenagers, disabled, and the elderly.

POLICY R3.1.14
The Village of Indiantown shall facilitate park programs that educate youth on the natural environment and provide opportunities for outdoor recreation.

POLICY R3.1.15
The Village of Indiantown shall collaborate with the public library and local volunteers to provide a "sharing library" in parks to promote literacy and increase access to reading materials for all ages.

POLICY R3.1.16
The Village of Indiantown shall support bike safety education programs offered by the Martin County Sheriff, the Martin Metropolitan Planning Organization and other agencies for both children and adults.

POLICY R3.1.17
The Village of Indiantown will seek to facilitate recreation programs in Spanish as funding allows.

OBJECTIVE R3.2
The Village of Indiantown shall promote the economic benefits of outdoor recreation and eco-tourism.

POLICY R3.2.1
The Village of Indiantown shall promote findings of economic impact studies that highlight the importance of outdoor recreation and tourism to economy.

POLICY R3.2.2
The Village of Indiantown shall identify and reduce the number of cultural and architectural barriers in existing facilities.

GOAL R4 Clean Environment

The Village of Indiantown shall increase and promote recycling in its recreation and open spaces.

OBJECTIVE R4.1

The Village of Indiantown shall coordinate with appropriate local, county, regional and state agencies to develop or adopt a sustainable recycling program to encourage private businesses, institutions, schools, public organizations and citizens to increase recycling in order to reach Florida's recycling goal of 75 percent by 2020 (FSS 403.7032)

POLICY R4.1.1

The Village of Indiantown's Land Development Regulations shall include guidelines that address sea level rise for the protection of natural, historic and cultural resources.

POLICY R4.1.2

The Village of Indiantown shall promote the utilization of the Florida Department of Environmental Protection Business Recycling Tracking Tool (Re-TRAC) for organizations to track, compare and report their recycling efforts. Through the website, which includes free registration, organizations can track different types of recycling efforts and produce reports on how those efforts are helping to shrink their carbon footprint.

POLICY R4.1.3

The Village of Indiantown shall provide educational material on proper recycling techniques, ways to reduce contaminating recycling, and the importance of recycling for the future generations.

GOAL R5: Funding for Parks and Open Space

The Village of Indiantown shall seek to ensure that programs and facilities for parks and open space are adequately funded.

Objective R5.1

The Village of Indiantown shall leverage local tax dollars by pursuing other funding mechanisms that can be used to expand and/or improve its parks and open space programs.

POLICY R5.1.1.
The Village of Indiantown shall fund operating budgets and proper management techniques to preserve and maintain existing parks and recreation facilities.

Policy R5.1.2
As part of the Capital Budget processes, the Village of Indiantown shall conduct an annual review of the active recreation facilities' needs.

POLICY R5.1.3
The Village of Indiantown shall develop a policy for joint use or license agreements with private sector and non-profit organizations to expand programming at private amenity locations.

Policy R5.1.4
The Village of Indiantown shall implement actions to improve coordination between the public and private sectors in matters relating to the provision of recreational opportunities in efforts to avoid duplication of efforts.

POLICY R5.1.5
The Village of Indiantown shall partner with other community organizations, including religious and social organizations, to join in the effort to provide leisure programs and activities for the community.

POLICY R5.1.6

The Village of Indiantown shall encourage programs such as "adopt-a-street" and "adopt-a-park" to help maintain and beautify its parks.

POLICY R5.1.7

The Village of Indiantown shall explore grant funding opportunities offered by state and federal agencies such as the Florida Recreation Development Assistance Program (FRDAP), Florida Inland Navigation District (FIND), Federal Land Water Conservation Fund (LWCP) and other grant funding sources to expand its park system.

POLICY R5.1.8

The Village of Indiantown shall conduct an impact fee study by 2025 to explore the feasibility of implementing a Parks Impact Fee as a means to provide adequate recreational capital facilities.

POLICY R5.1.9

The Village of Indiantown shall develop a policy to promote land-swaps to protect environmentally sensitive land.

POLICY R5.1.10

The Village of Indiantown shall seek funding to provide and maintain public use outdoor exercise equipment.

POLICY R5.1.11

The Village of Indiantown shall prioritize funding resources to enable the promotion and development of eco-tourism.

Policy R5.1.12

The Village of Indiantown shall support creative approaches to managing community gardens, such as support by educational institutions or volunteer management by community organizations.

POLICY R5.1.13

The Village of Indiantown shall seek funding sources for materials, containers and resources needed to implement the recycling objective.

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The Village of Indiantown

Comprehensive Plan

Intergovernmental Coordination Element

Goals, Objectives and Policies

Purpose and Summary of The Intergovernmental Coordination Element

The Intergovernmental Coordination Element seeks to establish and maintain efficient, effective procedures of coordinating planning efforts with adjacent counties and cities; the incorporated areas within Martin County; regional, state, and federal agencies; and other agencies and entities that provide services but do not have regulatory authority over land. Through coordination and cooperation among the various entities affecting planning and land use, the Village of Indiantown can better serve its residents and encourage orderly and balanced growth and development, while protecting and enhancing the Village's existing communities and natural resources.

The Village of Indiantown's Intergovernmental Coordination Element will identify agencies and other government entities and demonstrate how the Village will pursue coordination and work alongside in order to achieve the overarching goals of the Village's Comprehensive Plan.

Formerly a part of unincorporated Martin County, Indiantown, assumed its autonomy on December 31st, 2017, and became the incorporated Village of Indiantown. The Village of Indiantown has several interlocal agreements with varying agencies in Martin County. The Village intends to develop, maintain and strengthen coordination with Martin County, adjacent municipalities, the Martin County School Board, the Metropolitan Planning Organization, the South Florida Water Management District and other State and regional agencies.

In addition, the Village will work closely with the adjacent counties of Saint Lucie County to the North and Palm Beach County to the South.

Definitions and Acronyms

Interlocal agreements - an interlocal agreement is a collaborative contract between public bodies aiming to provide more efficient, less costly public services. Interlocal agreements between public agencies should result in mutual benefits for all of the parties involved. The Village of Indiantown may utilize interlocal agreements to provide for coordination and planning and the division of duties and responsibilities among the Village, the County, other municipalities and other agencies.

Martin Metropolitan Planning Organization (MPO) - All MPO's are designated and funded through Federal legislation mandating the coordination of plans and improvements in areas with a population of 50,000 or more. The Martin MPO works to coordinate the improvement of all facets of the transportation network throughout Martin County. This effort includes the monitoring and evaluation of existing conditions, the development of improvement strategies, the facilitation of meaningful public input, and the implementation of evaluated and funded strategies.

Capital Improvements Plan (CIP)- A capital improvement plan, or capital improvement program, is a short-range plan, which identifies capital projects, provides a planning schedule and identifies options for financing the plan. The CIP is a coordinated effort to determine what services the Village will provide, what facilities are needed to provide those services and how the Village will pay for the facilities. Coordination among staff, the public, the federal and state governments is essential in preparing the CIP.

Goals

1. **Coordination**
   The Village of Indiantown shall work with the appropriate governments and outside agencies in order to manage growth and development in a way that preserves the quality of life for residents, and results in the efficient and cost-effective delivery of services and public facilities.

Objectives

1. **Plans and Programs**
   The Village of Indiantown shall pursue coordination of its Comprehensive Plan with other municipalities and agencies to seek to ensure that it complements and supports other planning efforts.
2. **Facilities**
   The Village of Indiantown shall establish intergovernmental processes, agreements and programs which result in effective intergovernmental coordination of facilities.
3. **Leverage Funding**
   The Village of Indiantown shall establish intergovernmental processes, agreements and programs which result in effective intergovernmental coordination of funding sources.
4. **Services**
   The Village of Indiantown shall pursue collaboration with local, state, federal and nonprofit agencies that results in the effective delivery of services to the community.

Goal IC1:

The Village of Indiantown shall seek to work with the appropriate governments and outside agencies in order to manage growth and development in a way that preserves the quality of life for residents, and results in the efficient and cost-effective delivery of services and public facilities.

OBJECTIVE IC1.1 Plans and Programs

The Village of Indiantown shall pursue coordination of its Comprehensive Plan with other municipalities and agencies to seek to ensure that it complements and supports other planning efforts.

POLICY IC1.1.1: Interlocal Agreement Coordinating Mechanisms

The Village of Indiantown shall, within 1 year after adopting the intergovernmental coordination elements, establish by interlocal or other formal agreement, the joint processes consistent with their intergovernmental coordination elements. The agreement will address through coordination mechanisms the impacts of development proposed in the Village of Indiantown comprehensive plan upon development in Martin County.

POLICY IC1.1.2: Dispute Resolution Process

The Village of Indiantown shall utilize the Treasure Coast Regional Planning Council's dispute resolution process to resolve disputes or conflicts, on planning, growth management, related issues between other local governments. When the Village's efforts fail to resolve a dispute with any local government, the Village shall notify the Regional Planning Council in writing about the dispute, requesting the Council's mediation. The Village shall also notify the local government that the Village has requested mediation assistance from the Treasure Coast Regional Planning Council. (Reference Florida Administrative Code 29K-4.010)

POLICY IC1.1.3: Technical Assistance

The Village of Indiantown shall actively seek technical assistance from Martin County, Federal Emergency Management Agency (FEMA), and South Florida Water Management District (SFWMD). The Village shall ask these agencies to promptly notify The Village of any changes in their criteria or technical information that would affect the Village.

POLICY IC1.1.4: Request for Comprehensive Plans
The Village of Indiantown shall file a written request with each adjacent municipality and the county to receive and review copies of all proposed comprehensive plans or plan amendments.

POLICY IC1.1.5: Distribution of Comprehensive Plan
The Village shall forward copies of its proposed Comprehensive Plan or proposed plan amendments to all agencies required under Florida Statutes. The Village shall take into consideration comments received from such entities prior to the adoption of the Plan or plan amendment as provided by law.

POLICY IC1.1.6: Communicate with Martin County
The Village of Indiantown shall pursue coordination with the Village of Indiantown's Comprehensive Plan with Martin County's Comprehensive Growth Management Plan in regard to level of service standards, current development orders, and future projects that could impact unincorporated areas surrounding The Village.

POLICY IC1.1.7: Communicate with Adjacent Municipalities
The Village of Indiantown shall seek to establish formal, specific means of coordination with adjacent municipalities, the county, state, and federal agencies who have permitting and regulating authority and quasi-public entities which provide services.

POLICY IC1.1.8: Coordinate Level of Service
The Village of Indiantown shall pursue coordination with surrounding municipalities and counties as appropriate, regarding changes to levels of service standards which may impact surrounding municipalities and counties.

POLICY IC1.1.9: Local Quarterly Meeting of Governing Bodies and Agencies
The Village of Indiantown shall request an invitation to participate in the quarterly meeting of Martin County Board of County Commissioners, municipalities in the county and the Martin County School District facilitated by Martin County to discuss locally significant planning and development matters.

POLICY IC1.1.10: School Board Strategic Plan
The Village of Indiantown shall establish principles and guidelines to be used in coordinating the comprehensive plan with the Martin County School Board's District Wide Strategic Plans.

POLICY IC1.1.11: School Board Land Development Regulation
The Village of Indiantown's Land Development Regulations shall include a requirement for a public-school impact statement for the following:

a) An amendment to the Comprehensive Plan Future Land Use Map
b) Master site plan applications which include residential units with residential units
c) Final site plan applications which include residential units.

POLICY IC1.1.12: Coordinate with State Housing Programs
The Village of Indiantown shall coordinate its Comprehensive Plan with the Florida State Housing Program to seek to ensure that it complements and supports planning efforts regarding Housing.

POLICY IC1.1.13: Locally Unwanted Land Use
The Village of Indiantown shall coordinate with the Treasure Coast Regional Planning Council to develop processes for collaborative planning and decision making on locally unwanted land uses whose nature and identity are established in an agreement.

POLICY IC1.1.14: Business Development Board and Economic Council
The Village of Indiantown shall collaborate with the Business Development Board and Economic Council to facilitate economic prosperity and new business development while building community pride and cohesion through hands-on self-governance.

POLICY IC1.1.15: Water Supply Plan
The Village of Indiantown shall develop a Water Supply Plan by 2022 (within 18 months after South Florida Water Management District updates its regional water supply plan) pursuant to Florida State Statute 373.709.

POLICY IC1.1.16: Wellfield Protection
The Village of Indiantown shall develop Wellfield Protection regulations in the Land Development Regulations as means of protecting its potable water supply.

POLICY IC1.1.17: Flood Prevention Concurrency With FEMA
The Village of Indiantown shall monitor its stormwater management and flood prevention ordinances for effectiveness and review at least once every five years. Such ordinances shall be reviewed for consistency with established Federal Emergency Management Agency (FEMA) flood insurance guidelines, rates, and maps, as well as with the latest South Florida Water Management District's (SFWMD) stormwater ordinance criteria found in SFWMD Permit Manual.

POLICY IC1.1.18: Flood Prevention
The Village of Indiantown shall pursue coordination with its stormwater management and flood prevention planning with the plans of Martin County. This may be accomplished through a formal agreement to cooperate, through joint planning efforts, or through mutual review and comment on plans for stormwater management and flood protection.

POLICY IC1.1.19: South Florida Water Management District
The Village of Indiantown shall establish principles and guidelines to be used in coordinating the Village of Indiantown's comprehensive plan with the South Florida Water Management District's Upper East Coast Water Supply Plan.

POLICY IC1.1.21: Wellfield Protection Outside of Boundary
In situations where a proposed Future Land Use may adversely impact the Village's wellfields and the area is not under the Village's jurisdiction, and no resolution is able to be reached with the local government having land use control in the area of question, the Village will request informal mediation aid from the Treasure Coast Regional Planning Council.

utilities department

POLICY IC1.1.22: Proof of Utility Capacity
The Village of Indiantown shall require written confirmation of potable water capacity from the ~~private utility provider~~ from all applicants for development approval prior to the issuance of a development order.

POLICY IC1.1.23: Troup Indiantown Water Control District
The Village of Indiantown shall support the development and adoption of an interlocal agreement with the Troup Indiantown Water Control District to coordinate the management of the drainage, irrigation, water control, and reclaiming the land and protecting the same from the effects of water, for agricultural and sanitary purposes, and for public convenience and welfare for public utility and benefit.

POLICY IC1.1.24: Population Projection Collaborative Planning
The Village of Indiantown shall describe joint process for collaborative planning and decision making on population projections.

POLICY IC1.1.25: The Village shall notify Martin County of proposed annexations as required by Chapter 171 Florida Statutes.

POLICY IC1.1.26: The Village of Indiantown shall pursue annexation of lands located within unincorporated Martin County that are contiguous to the Village's boundaries. Emphasis shall be placed upon areas that will produce revenue surplus and ensure future fiscal solvency. Said annexation efforts shall seek to unify the community and improve the quality of life for the new and existing residents of the Village of Indiantown.

POLICY IC1.1.27: Transportation Coordination
The Village of Indiantown shall coordinate transportation planning efforts with other governmental entities and local transit providers to meet the local need for public transit for its residents.

POLICY IC1.1.29: Coordinate with MPO and FDOT
The Village of Indiantown shall coordinate its Comprehensive Plan and the Martin Metropolitan Planning Organization's adopted Long Range Transportation Plan and the Florida Department of Transportation's adopted Work Program to seek to ensure that it complements and supports planning efforts regarding Transportation.

OBJECTIVE IC1.2 Facilities

The Village of Indiantown shall establish intergovernmental processes, agreements and programs which result in effective intergovernmental coordination of facilities.

POLICY IC1.2.1 Collaborative Planning

The Village of Indiantown shall develop joint processes for collaborative planning and decision making on the location and extension of public facilities subject to concurrency and siting county wide significance.

POLICY IC1.2.2 School Board Communication

The Village of Indiantown shall promote processes to coordinate with and cooperate regarding educational facilities, including planning functions, and reuse of existing buildings when possible.

POLICY IC1.2.3 County Maintained Facilities

The Village of Indiantown shall establish agreements with Martin County for facilities that are maintained by the County.

POLICY IC1.2.4 Efficiency **Through Joint Use Agreements**

The Village of Indiantown shall seek to facilitate efficiency with public facilities by establishing joint use agreements with Martin County and other local partners.

POLICY IC1.2.5 Maintenance of State and County Roads

The Village of Indiantown shall pursue coordination with Martin County and Florida Department of Transportation to seek to ensure efficient maintenance of state and county owned roads located in The Village.

POLICY IC1.2.6 Traffic Performance Standards

The Village of Indiantown shall pursue coordination with Martin County in regard to countywide traffic performance standards.

POLICY IC1.2.7 Transportation Expansion

The Village of Indiantown shall pursue coordination with Martin County Board of County Commissioners, Martin Metropolitan Planning Organization, and Florida Department of Transportation regarding the expansion of the roadway network through the Village in order to determine the impacts of these activities upon Village neighborhoods.

POLICY IC1.2.8 Transportation Expansion Disputes
If necessary, in order to protect neighborhoods from roadway impacts indicated in Policy IC1.2.7, the Village of Indiantown shall seek informal mediation by the Treasure Coast Regional Planning Council.

POLICY IC1.2.9: Maintenance of Private Water Utility Infrastructure
The Village of Indiantown shall ~~coordinate with the private utility provider to encourage~~ provide continued maintenance of water utility infrastructure.

POLICY IC1.2.10: FPL Solar Energy
The Village of Indiantown shall pursue coordination with Florida Power and Light regarding supporting the use of solar energy.

POLICY IC1.2.11: Affordable Housing
The Village of Indiantown shall coordinate with the United States Department of Housing and Florida's Office of Public Housing to facilitate the provision of affordable housing to families and individuals in need in The Village.

POLICY IC1.2.12: Adequate Drinking Water
The Village of Indiantown shall ~~coordinate with the private utility provider to seek to~~ ensure state standards for adequate drinking water continue to be met.

POLICY IC1.2.13: Maintenance of Recreation Facilities
The Village of Indiantown shall pursue coordination with Martin County to seek to ensure that County owned parks located within the Village boundaries remain adequately maintained.

POLICY IC1.2.14: Availability of Required Public Services
The Village of Indiantown shall pursue coordination of the timing, location, and capacity of public facilities to seek to ensure required services will be available when needed.

POLICY IC1.2.15: Public School Level of Service
The Village of Indiantown shall pursue coordination with Martin County's School District to seek to achieve the desired level of service for public school facility capacity.

POLICY IC1.2.16: Professional Liaisons
The Village of Indiantown shall request the Martin County School Board, Indiantown Chamber of Commerce, Treasure Coast Regional Planning Council, South Florida Water Management District, Treasure Coast Regional Planning Council, and Florida Power and Light Company to designate a specific liaison to provide expertise from their various disciplines as it pertains to planning and development related activities.

POLICY IC1.2.17:
The Village of Indiantown shall coordinate with the Treasure Coast Regional Planning Council to facilitate processes for collaborative planning and decision making on locations and extension of public facilities.

POLICY IC1.2.18:
The Village of Indiantown shall collaborate with the Business Development Board and Economic Council of Martin County in an effort to attract businesses to the Village.

OBJECTIVE IC1.3: Leverage Funding
The Village of Indiantown shall establish intergovernmental processes, agreements and programs which result in effective intergovernmental coordination of funding sources.

POLICY IC1.3.1: Transportation Project Funding
The Village of Indiantown shall pursue collaboration with Martin Metropolitan Planning Organization (MPO)and Martin County to seek to ensure funding of vital, eligible transportation projects in The Village are included the in the Florida Department of Transportation's Citizens Report and ultimately in the MPO's Transportation Improvement Program.

POLICY IC1.3.2: Funding for Affordable Housing
The Village of Indiantown shall collaborate with federal, state and regional housing authorities to seek to secure funding for affordable housing.

POLICY IC1.3.3: Community Planning Grants
The Village of Indiantown shall continue collaboration with the Florida Department of Economic Opportunity to pursue state grants for Community Planning studies, projects and programs.

POLICY IC1.3.4: Eldercare Financial Assistance
The Village of Indiantown shall collaborate with the Department of Elder Affairs to seek to secure program funding for citizens more than 65 years old.

POLICY IC1.3.5: Funding Opportunities for Disabled Population
The Village of Indiantown shall collaborate with state and federal agencies to secure funding for projects, developments and programs that benefits disabled citizens in the Village of Indiantown.

OBJECTIVE IC1.4 Services
The Village of Indiantown shall pursue collaboration with local, state, federal and nonprofit agencies that results in the effective delivery of services to the community.

Policy 1C1.4.1: Affordable Housing Initiatives
The Village of Indiantown shall collaborate with the Florida Housing Coalition, Indiantown Not for Profit Housing and Habitat for Humanity to secure State Housing Initiative Partnership (SHIP) housing funds for down payment assistance for new homes and rehabilitation and stabilization funding for existing homes.

Policy 1C1.4.2: Adequate Healthcare Services
The Village of Indiantown shall collaborate with the Martin County Health Department and Florida Community Health to seek to ensure adequate healthcare is provided to the community with a particular focus on the uninsured and underinsured.

Policy 1C1.4.3: Adequate Recreation Services
The Village of Indiantown shall pursue collaboration with Martin County Parks and Recreation, the Boys and Girls Club, the YMCA and other non-profit organizations to seek to provide adequate recreation programs for the community.

Policy 1C1.4.4: Services to Families
The Village of Indiantown shall collaborate with Martin County School Head Start Program (administered by the Martin County School District) to seek to ensure ongoing services are provided to Indiantown families with children who are disabled and/or living in poverty.

Policy 1C1.4.5: Civic Joint Use Collaborations
The Village of Indiantown shall seek to capitalize upon existing facilities in Indiantown and avoid duplicative spending by exploring joint-use agreements with surrounding civic, public, private and non-profit organizations.

Policy 1C1.4.6: Collaboration with Martin County Sheriff
The Village of Indiantown shall collaborate with the Martin County Sheriff to seek to ensure ongoing safety and security of its residents.

THE VILLAGE OF INDIANTOWN

Comprehensive Plan

Transportation and Mobility Element

Goals, Objectives and Policies

BONNIE LANDRY
&ASSOCIATES
Professional Planning Services

Purpose

The purpose of the Transportation and Mobility Element is to plan for multimodal transportation systems that place emphasis on public transportation and overall mobility, where feasible.

The performance and capacity needs of the Village of Indiantown transportation network have been evaluated and projected with a planning horizon of 2040. The Long Range Transportation Plan is updated every five years by the Martin Metropolitan Planning Organization. This ensures that existing and proposed population densities, housing and employment patterns, and land uses are consistent with the transportation modes and services proposed to serve the areas. The Future Transportation Map series is included in the Transportation Map Series.

Definitions

Development – means new development, redevelopment or expansion of existing development.

Level of Service- a quantitative representation of the quality of service of vehicular movement on roadways.

Guiding Principles

Principle 1 – Discourage sprawl and encourage an efficient use of the urban cluster by directing new development and infrastructure to areas where mobility can be provided via multiple modes of transportation.

Principle 2 – Reduce vehicle miles traveled and related greenhouse gas emissions through the provision of mobility within compact, mixed use, interconnected developments which facilitate walking and biking.

Principle 3 – Safety for all users will be an overall principle for the Transportation and Mobility Element.

Goals

1. **Implement an Efficient Transportation and Mobility Plan**
   The Village of Indiantown shall develop and maintain a multimodal circulation system that provides efficient travel

for all users and that supports and enhances the community's environment, economy, and residential character.

2. **Implement a Safe Transportation Plan**
   The Village of Indiantown shall develop and maintain a multimodal transportation system that provides safety for all users and facilitates the use of alternative transportation.

3. **Implement a Transportation Program that is Cost Feasible**
   The Village of Indiantown's Transportation Program shall be cost feasible. The Village shall pursue grant funding opportunities to offset transportation infrastructure costs. The Capital Improvements Plan shall include grant funding to leverage tax dollars when feasible.

GOAL T1: Implement an Efficient Transportation and Mobility Plan
The Village of Indiantown shall develop and maintain a multimodal circulation system that provides efficient travel for all users and that supports and enhances the community's environment, economy, and residential character.

OBJECTIVE T1.1: Foster a Vibrant Community
The Village of Indiantown shall coordinate transportation and land use systems that foster a vibrant community with compact urban forms and a mixture of uses. This is aimed to reduce the dependence of gas-powered vehicles (and the resulting greenhouse gases) by encouraging walking, bicycling, and the use of transit.

POLICY T1.1.1
The Village of Indiantown shall develop Land Development Regulations that the seek to ensure the efficient mobility of all users, including pedestrians, bicyclists, and motorists.

POLICY T1.1.2
The Village of Indiantown shall encourage transit friendly development to maximize the use of the public transit system.

POLICY T1.1.3
The Village of Indiantown shall develop requirements in the Land Development Regulations that all roadway projects are to be constructed in a manner that protects waterbodies, wetlands, and flood plains.

POLICY T1.1.4
The Village of Indiantown shall require corridor alignments to be designed in a manner that avoids impacting environmentally sensitive areas.

POLICY T1.1.5
The Village of Indiantown's Land Development Regulations shall include incentives for development applications (both private and public sector) that promote fewer work-based vehicle trips. These incentives may include but not be limited to development review fast tracking, permit fee rebates, impact fee deferrals, and reduced parking requirements. Items that will be considered to reduce vehicle miles traveled include but are not limited to:

a) Carpooling, bicycling and public transit use

b) Video conferencing or conference calls

c) Flex time programs for eligible employees

d) Green building educational materials to the community

e) Energy efficiency and cost saving measures

f) Developing ride share designated locations

OBJECTIVE T1.2: ALTERNATIVE FORMS OF TRANSPORTATION

The Village of Indiantown shall pursue and support transportation systems (e.g. car-pooling, high-occupancy vehicles, bikeways) that reduce air quality degradation and help conserve energy.

POLICY T1.2.1
The Village of Indiantown shall develop Land Development Regulations that are guided by the "Model Ordinance for Proportionate Fair-Share Mitigation of Development Impacts on Transportation Corridors" published by the Florida Department of Transportation.

POLICY T1.2.2
The Village of Indiantown's Land Development Regulations shall include provisions which facilitate the efficient movement of pedestrians and promote the use of the public transit system.

POLICY T1.2.3
The Village of Indiantown regards transit as a vital public service. To that end, the Village of Indiantown will seek partnerships with government partners in order to see increased funding for this mode of transportation.

POLICY T1.2.4
The Village of Indiantown shall incorporate a provision for Traditional Neighborhood Design in its Land Development Regulations.

POLICY T1.2.5
The Village of Indiantown's Future Land Use Element shall encourage the development of mixed-use development to reduce the need for vehicular trips.

POLICY T1.2.6
The Village shall require new development to provide vehicular and pedestrian cross-access between adjacent properties to reduce the need for vehicular trips on roadways.

POLICY T1.2.7
The Village of Indiantown shall provide flexibility in its administration of access spacing standards to accommodate minor deviations, where appropriate, and to ensure that no property is denied reasonable access to the transportation system. Major deviations from access spacing standards shall not be granted until every feasible option for meeting access management standards has been explored and deemed impractical.

POLICY T1.2.8
The Village shall design, construct, and maintain transportation facilities that prevent flooding, minimize pollution, and properly manage the quantity, timing, rate, and direction of flow of stormwater.

POLICY T1.2.9
The Village of Indiantown shall utilize context sensitive roadway design and traffic calming to allow connectivity while mitigating the effects of through traffic on neighborhoods.

POLICY T1.2.10
The Village shall review all proposed development for the accommodation of bicycle and pedestrian traffic needs.

POLICY T1.2.11
The Village shall educate the population on the health benefits of non-motorized modes of transportation.

POLICY T1.2.12
The Village of Indiantown shall coordinate with the Martin Metropolitan Planning Organization to develop a Pedestrian/Bicycle Master Plan to identify needed improvements for pedestrian and bicycle travel.

POLICY T1.2.13
The Village shall coordinate hurricane evacuation planning with Martin County and the Florida Department of Transportation.

OBJECTIVE T1.3 Support Energy Conservation
The Village of Indiantown shall support and promote energy efficient transportation projects and facilities.

POLICY T1.3.1
The Village of Indiantown's Land Development Regulations shall include incentives for placing charging stations for electric vehicles for all development and redevelopment.

POLICY T1.3.2
The Village of Indiantown shall design, construct, and maintain transportation facilities that encourage walking, biking and the use of transit (trees for shade, multi modal paths, transit shelters).

OBJECTIVE T1.4

The Village of Indiantown shall adopt and maintain appropriate level of service (LOS) standards for streets within the Village.

POLICY T1.4.1

The Village of Indiantown shall adopt, as part of this Comprehensive Plan, the following Level of Service Standards (LOS); for all roads on the Florida Department of Transportation (FDOT) Strategic Intermodal System (SIS), Level of Service "D", and for all other State, Village and County maintained roads, Level of Service "C" for daily and peak hour conditions.

POLICY T1.4.2

Recognizing the growing need for regional connectivity, the Village of Indiantown shall coordinate with appropriate agencies, including Martin County, Martin County Transit and FDOT, to support policies and programs that accomplish efficient traffic flow on County and FDOT roadways within the Village.

POLICY T1.4.3

The Village shall implement access management by obtaining letters of compliance with FDOT and Martin County for driveways on FDOT and Martin County facilities. Access to the Village of Indiantown roadways shall be approved by the Village traffic engineer after review of a traffic study. This review shall be applicable to all new development, re-zonings, and change of use of existing structures. Access management for residential development (for development of more than one single-family home) shall be conducted through site plan and subdivision review, to restrict back-out parking into rights-of-way, limit driveway connections, and to ensure conformance with provisions contained in the Village of Indiantown's Land Development Regulations.

POLICY T1.4.4
New development and redevelopment must demonstrate that the adopted roadway level of service can be maintained in the buildout year of the development. A traffic study prepared by a registered Professional Engineer shall be provided to the Village identifying existing and future traffic volumes at buildout of the development, as well as recommendations for roadway improvements, if any. For those projects that cannot meet the concurrency requirement for transportation, the Village's Land Development Regulations shall include provisions for the use of "proportionate fair-share mitigation for transportation facilities" consistent with Florida Statute 163.3180.

POLICY T1.4.5
The Village of Indiantown may enter into a development agreement with the developer to provide construction of the facilities necessary to support said development if they are not available, consistent with FS 163.3180

POLICY T1.4.6
Large Scale Comprehensive Plan amendments to the Future Land Use Element or Map that result in a greater transportation impact shall require the entity requesting the amendment to demonstrate that the adopted LOS standards for the affected local roadways and the Strategic Intermodal System (SIS) roadway (Warfield Boulevard) are achieved and that additional required infrastructure, including facilities for alternative modes of transportation are identified in the Village of Indiantown's Capital Improvement Plan or the Long Range Transportation Plan.

POLICY T1.4.7
The Village of Indiantown shall require that all new transportation facilities required to support new development are in place, under construction, or that proportionate fair share payments have been made within 3 years from issuance of building permit.

POLICY T1.4.8
The Village shall establish a time frame for construction of the projects identified in the Capital Improvements Element. This time frame is intended to be flexible to address impact from development as it occurs. Should development activity increase, then the identified projects may be constructed earlier in the time period; conversely, should development activity be below normal rates, then the construction start dates may be pushed back to a later period.

POLICY T1.4.9
The Village of Indiantown shall consider the development of a mobility plan to determine the Village's overall mobility needs. The mobility plan will:

a) Outline a range of mobility projects identified to provide facilities for all users

b) Include evaluation measures to assess the mobility impacts of development

c) Identify opportunities for new transit, bicycle and pedestrian infrastructure

d) Identify opportunities to reinvest in existing roadway infrastructure without increasing the number of lanes

e) Provide a mechanism to calculate funding contributions by development. Development shall refer to both new development and redevelopment or expansion of existing development

OBJECTIVE T1.5: Protection of Rights-of-Way
The Village of Indiantown shall provide for the preservation and protection of needed rights-of-way.

POLICY T1.5.1
The Village of Indiantown shall acquire and maintain sufficient right-of-way when building new roads or widening old facilities in order to protect waterbodies, wetlands, and flood plains. Corridor alignments shall be designed to avoid environmentally sensitive areas.

POLICY T1.5.2
The Village of Indiantown shall require developments to dedicate the necessary right-of-way proportionate to the impacts of development along property boundaries of external roadways to accommodate standard lane widths, turn lanes, bike lanes, clear recovery zones, stormwater, utilities, sidewalks and multi-use paths, and landscaping features. Sidewalks and multi-use paths may be provided within an easement along major roadways to preserve and take advantage of proposed buffers, existing vegetation, environmentally sensitive areas, and natural features.

POLICY T1.5.3
The Village of Indiantown shall establish right-of-way dedication requirements and typical cross-sections for arterial and collector streets. Right-of-way requirements along State or County roads will be established by the operating jurisdiction.

POLICY T1.5.4
The Village of Indiantown shall acquire, where feasible, the needed right-of-way at constrained intersections for construction of necessary turning lanes.

POLICY T1.5.5
The Village shall require the inclusion of sidewalks and sidewalk connections as part of all roadway construction projects as appropriate and applicable.

OBJECTIVE T1.6
The Village of Indiantown shall achieve compatibility between the Village's mobility goals, objectives and policies and those of the Martin Metropolitan Planning Organization and the State of Florida.

POLICY T1.6.1
The Village shall review subsequent versions of the Martin County and Florida Department of Transportation Five-Year plans in order to seek to ensure the compatibility of transportation planning goals.

POLICY T1.6.2
The Village shall continue to support regional multimodal transportation systems through coordinating routes and schedules, with Martin County's Public Transit Service (MARTY), and with participation with the Metropolitan Planning Organization, directly supporting the FDOT in developing, identifying and protecting the State Intermodal System. In addition, the Village shall address any adverse impacts on the Strategic Intermodal System (SIS) facilities. Any development impacting SIS facilities by lowering its level of service below the adopted standard shall be required to mitigate its impacts consistent with Florida Statutes to achieve and maintain the level of service standard.

POLICY T1.6.3
Through participation in the Metropolitan Planning Organization, the Village shall coordinate land use plans, right of way reservations, transit schedules, public information materials and other programs with appropriate state and regional agencies in order to develop and implement area wide transportation, land use and parking initiatives which have the effect of increasing mobility, meeting individual travel desires, conserving energy,

reducing traffic congestion and promoting compact urban development.

POLICY T1.6.4
The Village shall coordinate with the local Florida Safe Routes to School Coordinator.

GOAL T2 - IMPLEMENT A SAFE TRANSPORTATION PLAN

The Village of Indiantown shall develop and maintain a multimodal transportation system that provides safety for all users and facilitates the use of alternative transportation.

OBJECTIVE T2.1 Eliminate Conflict Among Transportation Modes

The Village of Indiantown shall eliminate or reduce conflicts between rail, vehicular and pedestrian traffic in any new development or redevelopment, coordinate the transportation system with the existing and future or existing land uses, seek to ensure that planned development is consistent with planned transportation services and that all users have sufficient access to the transportation system.

POLICY T2.1.1
The Village shall require that all newly constructed walkways and sidewalks are constructed to meet applicable Americans with Disabilities Act (ADA) design requirements.

POLICY T2.1.2
The Village of Indiantown shall develop Land Development Regulations that seek to ensure safe mobility of all users, including pedestrians, bicyclists, and motorists.

POLICY T2.1.3
The Village shall support the provision of safe vehicular parking to support new land development. On-street parking shall be considered for new development that fronts Village roads.

POLICY T2.1.4
The Village of Indiantown's Land Development Code shall include standards that improve the safety of those who choose to walk or ride a bicycle. These standards will be reinforced through a collaboration with the Martin County Sheriff's Department by providing education to the public on existing laws related to motor vehicle, bicycle and pedestrian operation and interaction.

POLICY T2.1.5
The Village of Indiantown shall coordinate with FDOT and Martin County to provide adequate bicycle and pedestrian facilities on FDOT and Martin County roadways within the Village.

POLICY T2.1.6
The Village of Indiantown shall improve the safety of bicycle routes by signing and marking the bicycle lanes so that they are clearly delineated for all users.

POLICY T2.1.7
The Village of Indiantown shall pursue grants to provide transportation facilities for alternative modes of transportation such as transit stops, sidewalk connections, multi-modal paths and cartways.

POLICY T2.1.8
The Village of Indiantown's Land Development Regulations shall include provisions which seek to ensure that development near the Indiantown Airport occurs in ways and at locations compatible with the airport's operation and expansion and with sensitivity to protecting existing residential and natural resources adjacent to the airport.

POLICY T2.1.9
The Village of Indiantown's Future Land Use Map will seek to ensure that land uses near the Indiantown Airport are compatible in airport approach zones. By 2022, the Village of Indiantown shall establish an airport protection zone as defined in Florida Statute 333.01 (8).

POLICY T2.1.10
The Village of Indiantown shall prevent airport hazards as defined in Florida Statute 333.02 (1) by preventing developments surrounding the airport that, due to structural height, hinder airport operation or reduce navigable airspace as declared in Florida Statute 333.02 (2).

POLICY T2.1.11
The Village of Indiantown's Land Development Regulations shall include provisions which seek to ensure that residential development or other noise-sensitive land uses are not to be permitted within the established noise contours without the use of mitigative noise control measures.

POLICY T2.1.12
The Village shall require that all aviation and related facilities development mitigate structural and non-structural impact on adjacent natural resources.

GOAL T3: Cost Feasibility

The Village of Indiantown's Transportation Program shall be cost feasible. The Village shall pursue grant funding opportunities to offset transportation infrastructure costs. The Capital Improvements Plan shall include grant funding to leverage tax dollars when feasible.

OBJECTIVE T3.1 Adequate Funding of Infrastructure

The Village of Indiantown shall ensure that the planned transportation improvements have adequate funds to be completed in the year according to the Capital Improvements Plan/Program. Proper funding of these projects will result in an efficient transportation system for all modes of transportation.

POLICY T3.1.1

The Village of Indiantown shall seek to have regular meetings with the Martin Metropolitan Planning Organization throughout their funding cycle to encourage the MPO prioritize funding transportation projects that are needed in the Village of Indiantown.

POLICY T3.1.2

The Village may adopt and amend from time to time provisions for impact fees or mobility fees that will be utilized in the construction of necessary infrastructure designed to maintain adopted minimum levels of service.

POLICY T3.1.3

The Village of Indiantown shall require an analysis that measures environmental and neighborhood impact prior to funding any new roadway alignments, construction, or changes to the traffic circulation system. This process shall include community involvement.

Indiantown Limits

Disclaimer

"This Geographic Information System Map Product, received from the Village of Indiantown ("Indiantown") in fulfillment of a public records request is provided "as is"without warranty of any kind, and the Indiantown expressly disclaims all express and implied warranties, including but not limited to the implied warranties of merchantability and fitness for a particular purpose. Indiantown does not warrant, guarantee, or make any representations regarding the use, or the results of the use, of the information provided to you by Indiantown in terms of correctness, accuracy, reliability, timeliness or otherwise. The entire risk as to the results and performance of any information obtained from Indiantown is entirely assumed by the recipient. This is not a survey."

Date Exported: 6/5/2019 1:41 AM
Job: 19-035 Village of Indiantown Limits
Layout: Indiantown Limits

Legend

- Village Limits (9,180.3 Acres)
- Parcel

2019 Imagery

RGB

- Red: Red
- Green: Green
- Blue: Blue

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VILLAGE OF INDIANTOWN FLORIDA 2017

NORTHSTAR GEOMATICS
SURVEYING/MAPPING • GIS • ASSET INVENTORY

AGENDA ITEM ###STAMP_ITEMNUMBER#

Roadways
Current Conditions 2019

Current Conditions 2019 LOS

Lanes,LOS

- 2 Lanes, LOS C
- 2 Lanes, LOS D
- 4 Lanes, LOS C
- Village Limits (9,180.3 Acres)

SW CARDAMINE ST
FP&L ACCESS RD
SW FOX BROWN RD
SW GREY FOX TRL
SW TOMLOCK TRL
SW ALLAPATTAH RD
SW IMPACT DR
SW MORGAN ST
SW PINTO ST
SW PALOMINO ST
SW COMMERCE PARK DR
SW COMMERCE BLV
SW WARFIELD
SW GOLF CLUB DR
SW SILVER FOX LN
SW FARM RD
SW JERSEY ST
SW LINCOLN ST
SW 174 TH CT
SW PALM BEACH ST
SW 169 TH AVE
SW TWO WOOD WAY
SW RAKE DR
SW DOLO DR
SW 150 TH ST
SW 151 ST ST
SW ADAMS AVE
SW JACKSON AVE
SW FOX TRAIL DR
SW INDIAN MOUND DR
SW MARTIN AVE
SEMINOLE DR
SW 146 TH CT
SW MYRTLE DR
SW CITRUS BLV
SW CARRIER ST
SW MARKET ST
SW FAMEL AVE
SW CANAL RD
SW SONORA TER
SW PALM DR
SW PALM OAK AVE
SW HAMMOCK RIVER WAY
SW KANNER HWY

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Date Exported: 12/4/2019 11:03 AM

0 1,500 3,000 Feet

NORTHSTAR GEOMATICS
SURVEYING/MAPPING • GIS • ASSET INVENTORY

BONNIE LANDRY &ASSOCIATES Professional Planning Services

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Roadways
Future Conditions 2040

Future Conditions 2040
Lanes,LOS
- 2 Lanes, LOS C
- 2 Lanes, LOS D
- 4 Lanes, LOS C
- Village Limits (9,180.3 Acres)

SW CARDAMINE ST
FP&L ACCESS RD
SW FOX BROWN RD
SW GREY FOX TRL
SW ALLAPATTAH RD
SW TOMLOCK TRL
SW IMPACT DR
SW MORGAN ST
SW PINTO ST
SW PALOMINO ST
SW COMMERCE PARK DR
SW BLVD
SW WARFIELD
SW GOLF CLUB DR
SW SILVER FOX LN
SW FARM RD
SW JERSEY ST
SW LINCOLN ST
SW 174 TH CT
SW PALM BEACH ST
SW 169 TH AVE
SW TWO WOOD WAY
SW RAKE DR
SW DOLO DR
SW 150 TH ST
SW 151 ST ST
SW ADAMS AVE
SW FOX TRAIL DR
SW JACKSON ST
SW AVE
SW MARTIN DR
SW INDIAN MOUND DR
SW SEMINOLE DR
SW 146 TH CT
SW MYRTLE DR
SW CITRUS BLV
SW CARRIER ST
SW MARKET ST
SW FAMEL AVE
SW CANAL RD
SW SONORA TER
SW PALM DR
SW PALM OAK AVE
SW HAMMOCK RIVER WAY
SW KANNER HWY

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NORTHSTAR GEOMATICS
SURVEYING/MAPPING • GIS • ASSET INVENTORY

BONNIE LANDRY &ASSOCIATES Professional Planning Services

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Transit Routes Current Conditons 2019

Martin County Public Transit

Connections to:

Route 1	2	3	20x	Treasure Coast Connector
Route 2	1	20x	30x	
Route 3	1			
Route 20x	1	2	30x	PalmTran
Route 30x	2	20x		

T Transfer Stops

Park-n-Ride

Download the Marty Transit app
myride.martin.fl.us
772-463-2860

Available on the App Store

GET IT ON Google Play

Connection with Treasure Coast Connector

Port St. Lucie Walmart

St. Lucie County
Martin County

NW Eugenia St
US 1
NW Jensen Beach Blvd
NE Jensen Beach Blvd
JENSEN BEACH
NE Savannah Rd
Treasure Coast Mall (Sears)
Target
NW Britt Rd
Best Buy
NW Pine Lake Dr
NW Federal Hwy
NW Green River Pkwy
14th St
NW Baker Rd
NE Baker Rd
RIO
NORTH RIVER SHORES
NW Fork Rd
NW Dixie Hwy
St. Lucie River
Cleveland Clinic Martin North Hospital
SE Hospital Ave
Cocunut Ave
SE Ocean Blvd
Flagler Ave
S Colorado Ave
SE Martin Luther King Blvd
SE 10th St
SE Flamingo Ave
SE Monterey Rd
STUART
SE Palm Beach Rd
SE Dixie Hwy
SE Monterey Rd
SEWALL'S POINT
Witham Field
SW Palm City Rd
SE Seville St
Martin High School
Willoughby Blvd
Sailfish Splash Waterpark
Home Depot
SE Aviation Way
SE Indian St
SE Bonita St
Fairmont St
SE Evergreen Ave
SE St. Lucie Blvd
St. Lucie Inlet
SE Commerce Ave
Lowes
US 1 / SE Federal Hwy
Walmart
SE Market Pl
PALM CITY
PORT SALERNO
SE Pomeroy St
SE Salerno Rd
SE Cove Rd
SE Jack Rd
Cleveland Clinic Martin South Hospital
Indian River State College
SE Community Dr
SE Willoughby Blvd
SE Cove Rd
AGENDA ITEM ###STAMP_ITEMNUMBER#

NORTH PALM BEACH COUNTY INSET

Donald Ross Rd
Ocean Dr
Atlantic Ocean
Military Trail
Alternate A1A
Prosperity Farms Rd
Ellison Wilson Rd
US 1
I-95
Palm Beach Gardens Mall
PGA Blvd
Connections with PalmTran Public Transportation to TRI-RAIL
Northlake Blvd
Congress Ave
10th St
Old Dixie Hwy
VA Medical Center
Blue Heron Blvd
Connections with PalmTran Public Transportation to TRI-RAIL

INDIANTOWN INSET

710
SW Allapatah Rd
SW Lincoln St
173rd Ave
MLK Blvd
SW Palm Beach St
Boys & Girls Club
SW Farm Rd
SW Warfield Blvd
150th St
Indian River State College
Seminole Inn
Adams Ave
SW Indian Mound Dr
FL Community Health Center
E. Lahti Library
153rd St
SW Trail Dr
US Post Office
County Health Dept/ WIC
Rines Market
SW Citrus Blvd
SW Kanner Hwy
Indiantown Marina
C-44 St. Lucie Canal
76
To St. Lucie Mobile Home Park, Community Dr., Salerno Rd. and Robert Morgade Library Park-n-Ride
To Indiantown via SE Bridge Rd. to SW Kanner Highway
A1A
US 1
Hobe Sound Beach
Publix
Winn Dixie
SE Bridge Rd
HOBE SOUND
SE Dixie Hwy
The Banner Lake Club
Banner Lake

Bike Lanes
Current Conditions 2019

Bike Lanes
Village Limits (9,180.3 Acres)

SW CARDAMINE ST
FP&L ACCESS RD
SW FOX BROWN RD
SW GREY FOX TRL
SW TOMLOCK TRL
SW ALLAPATTAH RD
SW MINUT
SW IMPACT DR
SW MORGAN ST
SW PINTO ST
SW PALOMINO ST
SW WARFIELD BLV
SW SILVER FOX LN
SW FARM RD
SW JERSEY ST
SW COMMERCE PARK DR
SW GOLF CLUB DR
SW TWO WOOD WAY
SW RAKE DR
SW DIVOT DR
SW 146 TH CT
SW INDIAN MOUND DR
SW 174 TH CT
SW PALM BEACH ST
SW 169 TH AVE
SW 151 ST ST
SW 150 TH ST
SW ADAMS AVE
SW JACKSON AVE
SW CARRIER ST
SW MYRTLE DR
SW CITRUS BLV
SW OSCEOLA ST WE
SW MARKET ST
SW CANAL RD
SW SONORA TER
SW OLD JUPITER-INDIANTOWN RD
SW FAMEL AVE
SW OAK ST
SW PALM OAK AVE
SW PALM DR
SW HAMMOCK RIVER WAY
SW KANNER HWY

N

VILLAGE OF INDIANTOWN FLORIDA 2019

NORTHSTAR GEOMATICS
SURVEYING/MAPPING • GIS • ASSET INVENTORY

Date Exported: 12/4/2019 11:02 AM

0 1,500 3,000 Feet

BONNIE LANDRY
&ASSOCIATES Professional Planning Services

Esri, HERE, Garmin, (c) OpenStreetMap contributors, and the GIS user community

MARTIN MPO
Metropolitan Planning Organization

MARTIN COUNTY
Bicycle & Pedestrian Facilities Map

1/2 1 2 MILES
3-minute bike ride
6-minute bike ride

Legend

- Bicycle Shops
- Water Fountains
- Public Restrooms
- Fire Rescue Departments
- Police Stations
- Beach Access
- Museums and Research Centers
- Libraries
- Schools
- The Stuart/Martin County Chamber of Commerce
- Stuart City Hall
- YMCA of the Treasure Coast
- Hospitals
- Transit Stops
- Parks

Existing Facilities

- Sidewalks Along Main Roads*
- Bicycle Lanes
- Paved Shoulders
- Shared-Use Paths

Future Facilities

- Sidewalks
- Bicycle Lanes
- Buffered Bicycle Lanes
- Shared-Use Paths

Police Stations

Stuart Police Department
772.287.1122
830 SE M.L.K. Jr Blvd
Stuart, FL 34994
www.cityofstuart.us

Martin County Sheriff
772.220.7000
800 SE Monterey Rd
Stuart, FL 34994
www.sheriff.martin.fl.us/

Sewalls Point Police Department
772.781.3378
1 S Sewalls Point Rd
Sewall's Point, FL 34996
www.sewallspoint.org

Martin County Sheriff's Office - Indiantown Substation
772.597.2101
16550 SW Warfield Blvd
Indiantown, FL 34956
www.sheriff.martin.fl.us

Jupiter Island Police Department
772.545.0112
103 Bunker Hill Rd
Hobe Sound, FL 33455
www.townofjupiterisland.com

*Sidewalks on at least one side of the main road

INDIANTOWN

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The Martin MPO cannot guarantee the accuracy of the information contained on this map. The user acknowledges and accepts all inherent limitations of the map and data, including the fact that the map and data is static. No liability is assumed for the accuracy of the data delineated on the map.

Sidewalks
Current Conditions 2019

Sidewalks
Village Limits (9,180.3 Acres)

SW CARDAMINE ST
FP&L ACCESS RD
SW FOX BROWN RD
SW GREY FOX TRL
SW TOMLOCK TRL
SW ALLAPATTAH RD
SW MINUTE
SW IMPACT DR
SW MORGAN ST
SW PINTO ST
SW PALOMINO ST
SW WARFIELD BLV
SW SILVER FOX LN
SW FARM RD
SW JERSEY ST
SW COMMERCE PARK DR
SW GOLF CLUB DR
SW TWO WOOD WAY
SW RAKE DR
SW DIVOT DR
SW 146 TH CT
SW 174 TH CT
SW PALM BEACH ST
SW 169 TH AVE
SW 151 ST ST
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SW ADAMS AVE
SW JACKSON AVE
SW INDIAN MOUND DR
SW MYRTLE DR
SW CITRUS BLV
SW CARRIER ST
SW OSCEOLA ST WE
SW MARKET ST
SW FAMEL AVE
SW OAK ST
SW PALM OAK AVE
SW SONORA TER
SW CANAL RD
SW OLD JUPITER-INDIANTOWN RD
SW PALM DR
SW HAMMOCK RIVER WAY
SW KANNER HWY

N

Date Exported: 12/4/2019 11:09 AM

0 1,500 3,000 Feet

NORTHSTAR GEOMATICS
SURVEYING/MAPPING • GIS • ASSET INVENTORY

BONNIE LANDRY &ASSOCIATES Professional Planning Services

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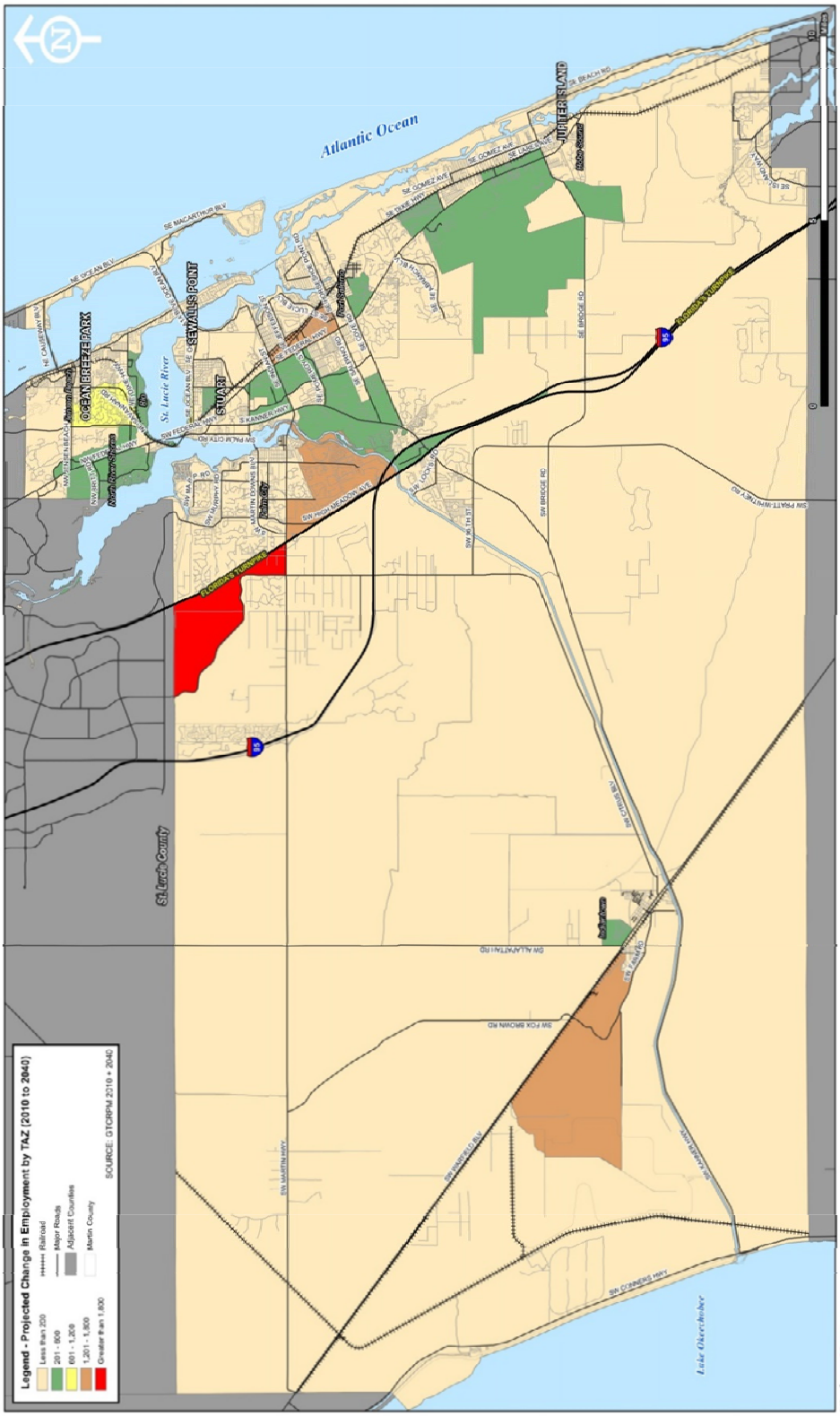


Figure 5 - Employment Growth in Martin County

Figure 5-1. Population Growth from 2010 to 2040

MovingMartinForward
Connectivity. Mobility. Livability.

MARTIN MPO

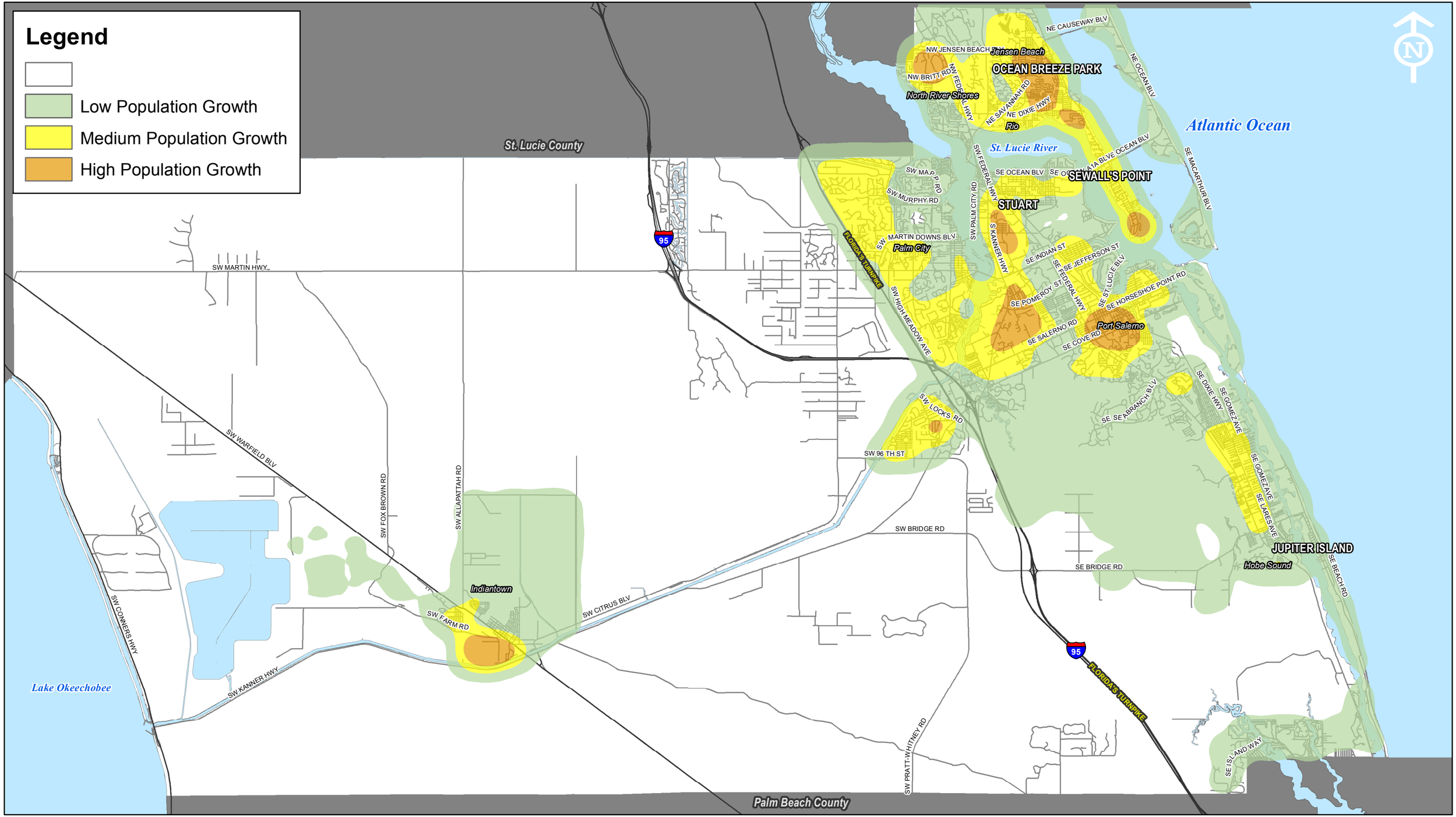


Figure 4 - Projected Change in Population by TAZ (2010 to 2040)

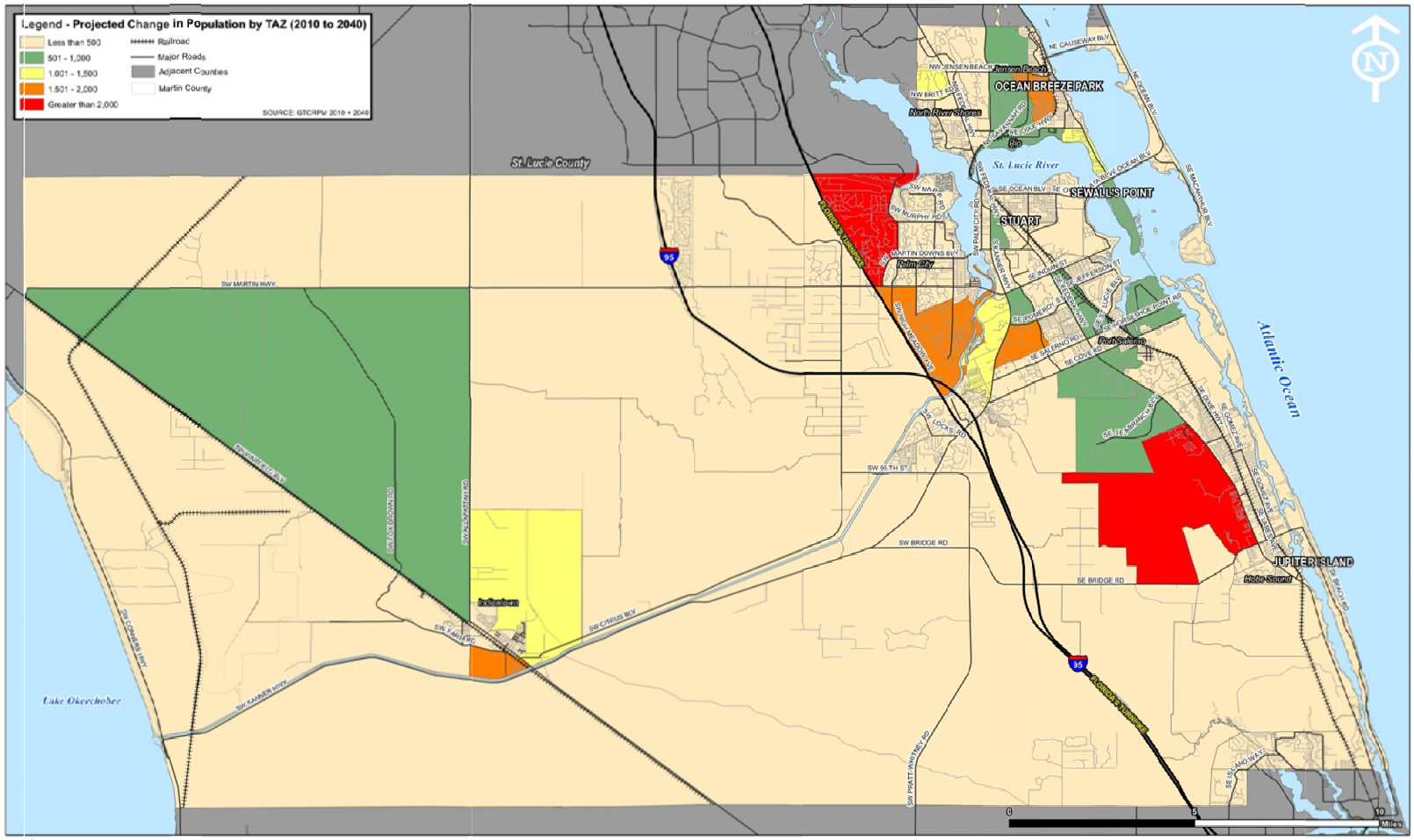
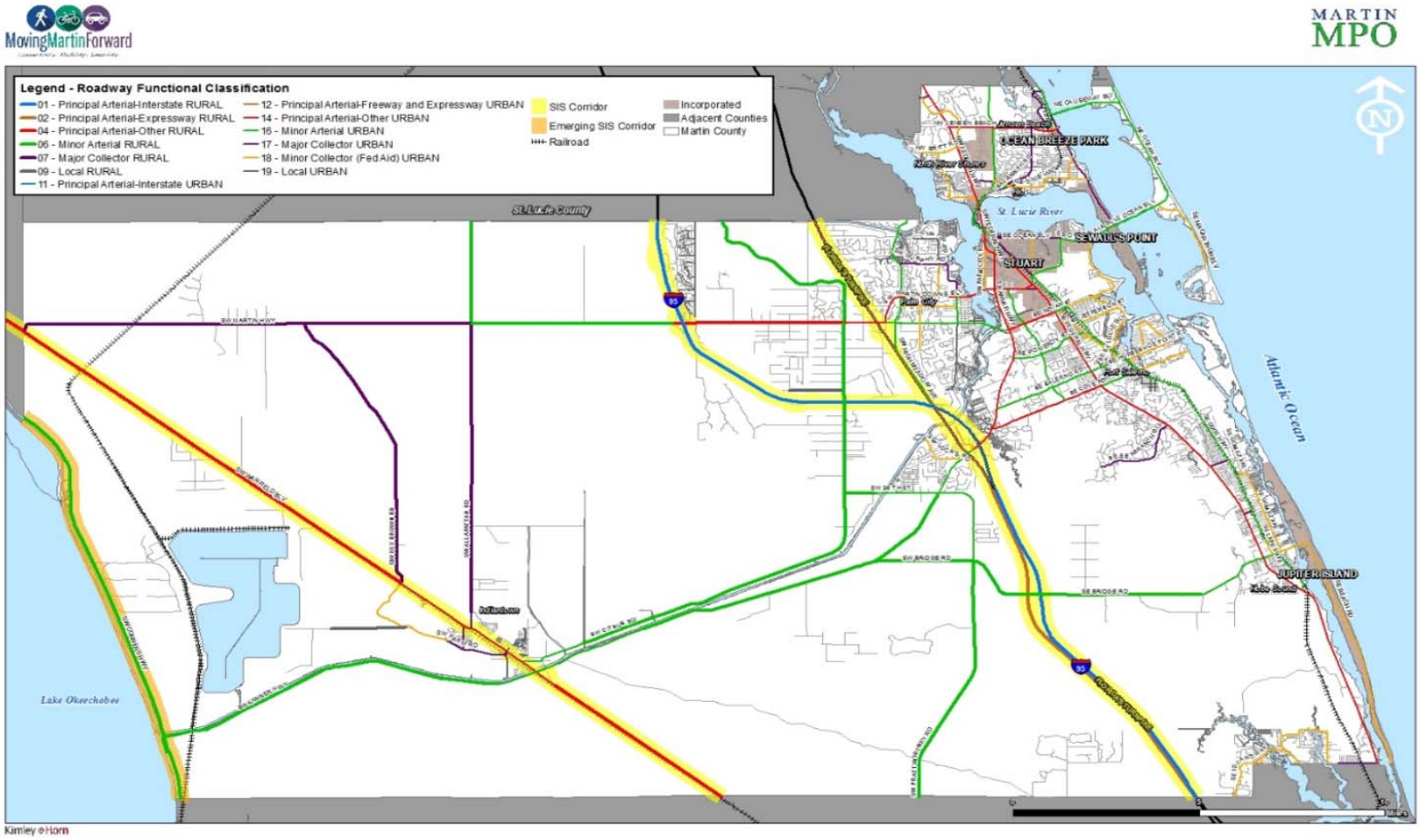
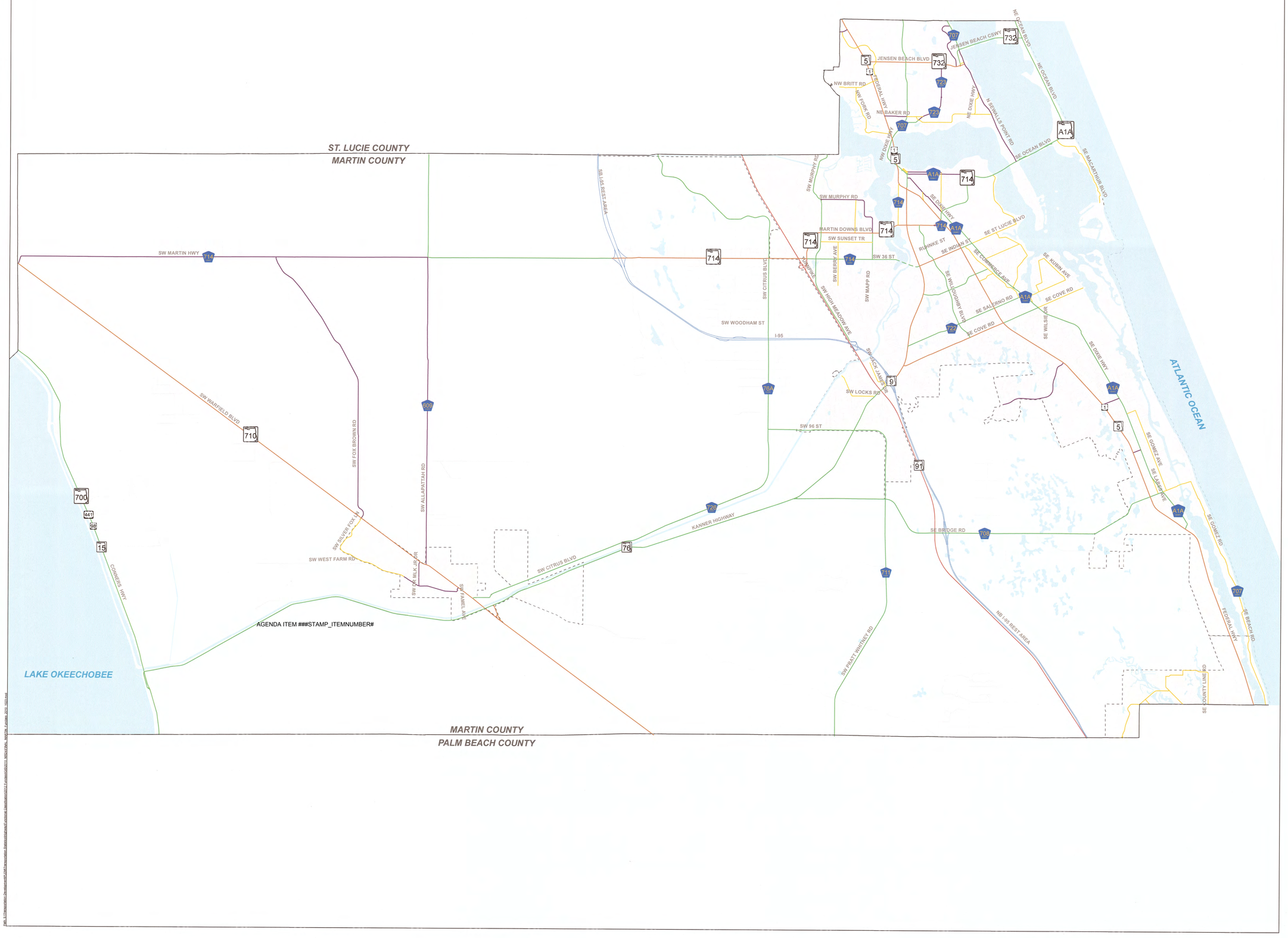




Figure 8 - Roadway Functional Classification Map



2010 FEDERAL FUNCTIONAL CLASSIFICATION AND URBAN AREA BOUNDARIES MAP



MARTIN COUNTY

2010 Federal Highway Administration (FHWA) Adjusted Urban Areas:
Indiantown, Miami, and Port St. Lucie

2 1 0 2 Miles

SCALE: 1:65,000

Principal Arterial (Rural/Urban)
- Interstate
- Other Freeways & Expressways
- Other Principal Arterial

Minor Arterial (Rural/Urban)
- Minor Arterial
- Minor Arterial - Future Route

Collector (Rural/Urban)
- Major Collector
- Minor Collector

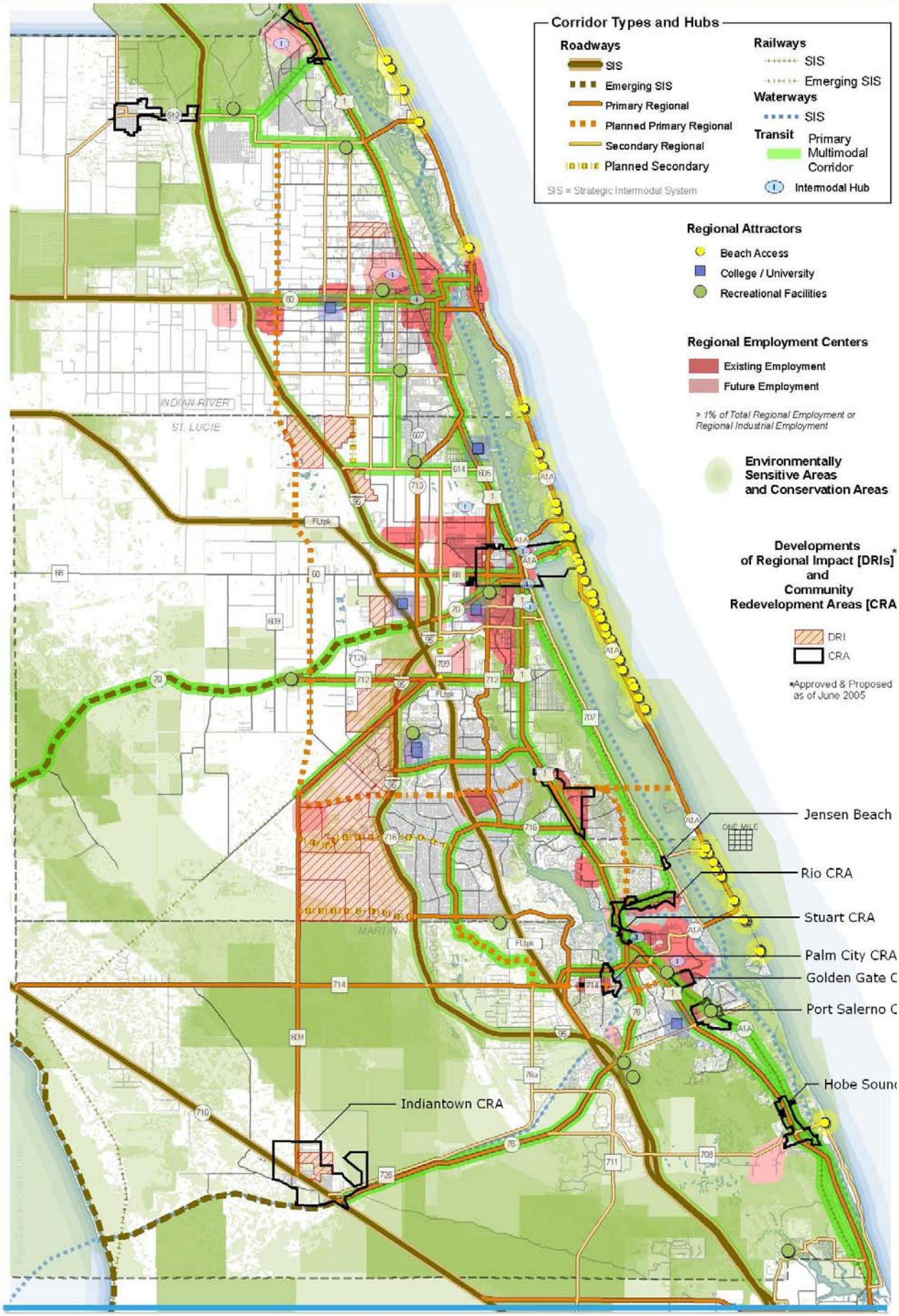
Local (Rural/Urban)
- Local
- 2010 FHWA Adjusted Urban Boundaries
- County Boundaries

Board of County Commissioners Chair	11/25/13 Date
Metropolitan Planning Organization Chair	12/16/13 Date
Florida Department of Transportation District Four Secretary	12/18/13 Date
Federal Highway Administration	01/23/2014 Date

PREPARED BY:

STATE OF FLORIDA • DEPARTMENT OF TRANSPORTATION

Treasure Coast
Regional Multimodal Transportation System



The Village of Indiantown

Comprehensive Plan

Conservation Element

Goals, Objectives and Policies

Purpose and Summary of The Conservation Element

The purpose of the Conservation Element is to seek to ensure the protection of the Village of Indiantown's natural resources. The conservation and appropriate use of these resources is critical to maintaining a high quality of life for Village residents and ensuring sustainable economic growth. The goals, objectives, and policies of this element are intended to guide the management of air, water, soil, mineral, vegetative, wildlife, and other natural resources in the fulfillment of this purpose without duplication of federal and state requirements.

Acronyms and Definitions

Breeding: Animals are present and engaged in behavior such as courtship, nest scraping, territorial defense, egg-laying, and/or caring for dependent young.

Cryptic species: Those species that may not be easily observed, tracked, or surveyed due to camouflage or behavior rather than rarity.

Endemic: Native to, and restricted to, a defined geographic area.

Integrated Conservation Strategy: Conservation strategies designed to meet the needs of multiple species and their habitats, with supporting actions intended to improve the conservation status of Florida's imperiled species.

Man-made structures: Structures created by people, which may or may not be intended for use by wildlife. Structures include (but are not limited to) buildings, bridges, utility poles, signs, equipment, heavy machinery, pipes, loading docks, and bat and bird houses.

Single-use nest: A nest that is used by a species once for nesting activities and is rarely, if ever, reused in subsequent nesting attempts by the same species.

Species Focal Area: Areas containing features (such as unique population units or habitat types) important to the long-term conservation of a species, as identified in Species Conservation Measures and Permitting Guidelines.

Species of Greatest Conservation Need: In Florida this includes animals that are at risk or are declining as identified in Chapter 3 of Florida's State Wildlife Action Plan. It includes federally listed and state-listed species as well as many other species whose populations are of concern.

Species of Special Concern: A temporary category of protection for species determined to be data deficient during the Biological Status Review, and afforded the protection described in Rule 68A-27.005, F.A.C., which declares that "no person shall take, possess, transport, or sell any species of special concern included in this subsection or parts thereof or their nests or eggs except as authorized by permit from the executive director, permits being issued upon reasonable conclusion that the permitted activity will not be detrimental to the survival potential of the species. For purposes of this section, the definition of the word take in Rule 68A-1.004, F.A.C., applies."

State-listed species: Those species listed on Florida's Endangered and Threatened Species List as state-designated Threatened or state Species of Special Concern.

State Threatened: Synonymous with state-designated Threatened and Threatened. A state designation for any species, subspecies, or isolated population of fish or wildlife (including invertebrates) that is native to Florida and meets the criteria described in Rule 68A 27.0001(3), F.A.C., and is afforded the protections described in Chapter 68A-27.00, F.A.C.

Wildlife/Habitat Management Plan: General site information as well as the methods, measures, practices, or actions to be implemented to address state-Threatened species and Species of Special Concern observed or reasonably likely to occur on a project site that is the subject of activities permitted in accordance with both Chapter 373, Part IV and Chapter 378, Part II, Florida Statutes.

Hazardous Materials: Materials which are identified by the federal and state agencies as posing a substantial health or safety threat.

Upland Habitat: Native plant community associations, including canopy, understory and groundcover, or any combination of them that are generally undisturbed and unimproved. Native plants for

the purposes of this plan will be congruent with the plants listed by Florida Fish and Wildlife Conservation Commission (FWC)as Florida Species Indicative of Good Ecosystem Health. The general focus by FWC Upland Habitat Division is upon a community or ecosystem type, over-story (canopy) cover, herbaceous plant cover, pine-stand density, non-pine stem density and sub-canopy density.

Goals

1. **Maintain Air and Water Quality**
   The Village of Indiantown shall provide for the preservation, conservation and appropriate management of the natural resources in the Village of Indiantown.

2. **Conservation of Environmentally Sensitive Land and Native Vegetation**
   The Village of Indiantown shall seek to preserve existing upland native habitat, native vegetation and environmentally sensitive land.

3. **Habitat Protection**
   The Village of Indiantown shall protect the natural diversity and abundance of wildlife, and the structure, function, and integrity of marine and land ecosystems.

4. **Sustainable Village**
   The Village of Indiantown shall strive to create a sustainable community by managing material consumption by employing the Environmental Protection Agency's Sustainable Materials Management Tools such as the Waste Reduction Model, Built Environment Assessment Tools, Electronics Stewardship Assessment Tools, and the Energy Star Portfolio Manager.

GOAL C1: Conserve Preserve and Manage Natural Resources

The Village of Indiantown shall provide for the preservation, conservation and appropriate management of the natural resources in the Village of Indiantown.

OBJECTIVE C1.1: Maintain Air Quality

The Village of Indiantown shall pursue participation in any local, regional or statewide efforts to seek to ensure that air quality standards meet and/or exceed national Air Quality Standards for all pollutants measured by the Florida Department of Environmental Protection, Division of Air Resource Management and the United States Environmental Protection Agency.

POLICY C1.1.1: National Ambient Air Quality Standards (NAAQS)

The Village of Indiantown shall support enforcement of applicable standards for air quality, as established by the Federal Clean Air Act, to control significant emissions of air pollutants in order to maintain and improve the existing air quality. The Village will develop policies throughout the Comprehensive Plan aimed to reduce the following indicators of poor air quality, as listed and evolving with the Menu of Control Measures for the National Ambient Air Quality Standards:

a) Carbon Monoxide
b) Lead
c) Nitrogen Dioxide
d) Ozone
e) Particle Pollution
f) Sulfur Dioxide

POLICY C1.1.2: Outdoor Burning Prohibition

The Village of Indiantown shall enforce the prohibition of open burning of trash and debris.

POLICY C1.1.3: Alternative Transportation

The Village of Indiantown shall aim to reduce gasoline-powered vehicle miles traveled by promoting alternative modes of transportation which would result in the reduction of greenhouse gas emissions. (Policies to promote alternative modes of transportation are included in other chapters this comprehensive plan.)

POLICY C1.1.4: Urban Form & Pattern
The Village of Indiantown shall integrate land use patterns and transportation systems by assuring that character, design, and intensity of development is compatible with adjacent transportation infrastructure and services. The Village shall facilitate an urban form following planning concepts inherent to neo-traditional neighborhood planning philosophies (i.e., grid system street pattern, residential and non-residential uses within walking distance, public open spaces and plazas). Urban transportation network corridors shall strive to provide opportunities for alternative methods of transportation, such as public transportation, walking and biking.

POLICY C1.1.5: Reduction of Carbon Emissions
The Village of Indiantown shall coordinate with Martin County Public Transit and the Florida Department of Transportation (FDOT) to reduce single-occupancy vehicle use and encourage the use of transit, carpooling, park and ride as more efficient modes of travel.

POLICY C1.1.6: Promote Alternative Transportation Fuels
As part of the capital purchasing process for new motor vehicles used to transport Village staff serving functions other than life/safety or maintenance operations, the Village shall consider the costs and benefits of vehicles powered by alternative fuels or engine design, such as hybrid or electric vehicles.

POLICY C1.1.7: Coordinate with FDEP regulations
The Village of Indiantown shall coordinate with Florida Department of Environmental Protection to regulate:
a) Asbestos Removal and Disposal
b) Volatile Organic Compound Emissions

POLICY C1.1.8: Prevent Wind-Related Dirt Pollution
The Village of Indiantown's Land Development Regulations shall include standards for construction and/or land clearing activities that prevent wind-related erosion of soils, prevent air quality issues, and protect from wind driven dust particles.

OBJECTIVE C1.2: Conserve Water Sources, Surface Water and Wells
The Village of Indiantown shall conserve, appropriately use, and protect the quality and quantity of surface water sources to maintain environmental and recreational benefits.

POLICY C1.2.1: Protecting Water Quality During Construction
The Village of Indiantown shall require the installation of temporary stormwater drainage systems at construction sites in order to capture direct surface water run-off and prevent sand, silt and other debris from polluting surface waters.

POLICY C1.2.2: Water Conservation Standards in the LDR
The Village of Indiantown shall support water conservation measures and adopt standards for water conservation within its Land Development Regulations.

POLICY C1.2.3: Water Conservation Education
The Village of Indiantown shall increase public awareness and acceptance of water conservation techniques.

The Village shall utilize its website and social media outlets to to inform the public of conservation efforts and best practice recommendations

POLICY C1.2.4: Flood Plain Management
The Village shall conserve, appropriately use and protect the quality and quantity of floodplains, drainage, all current and projected water sources and waters.

POLICY C1.2.5: Flood Prevention
The Village of Indiantown shall coordinate with the South Florida Water Management District for the minimization of flooding problems within the Village, while preserving groundwater quality through planned growth, implementation of drainage and stormwater best management practices, and adoption of appropriate land development regulations.

POLICY C1.2.6: Public Outreach on Septic System Operation
The Village of Indiantown shall collaborate with state agencies to provide educational material to the public on the proper operation and maintenance of septic systems and the negative effect poor maintenance has on the quality of ground water.

POLICY C1.2.7: Future Septic Systems

The Village shall discourage the creation of new septic tanks and drain fields for new development through the enforcement of standards for availability and mandatory connection to available sewer systems no less strict than those set forth in Sections 381.0065 and 381.00655, Florida Statute.

POLICY C1.2.8: Encourage Stormwater Management Practices

The Village of Indiantown shall improve stormwater management by implementing best management practices. All stormwater management projects will be completed in a manner and scale that respects and protects the intrinsic natural qualities of each site. Best management practices include:

a) Rain Gardens
b) Littoral Zone Plantings
c) Bio-Retention Swales
d) Vegetative Filter Strips
e) Rock Soaking Areas
f) Floating Vegetated Mats
g) Inlet Screens, Baffles and Sumps
h) Baffle Boxes
i) Stormwater Filters
j) Sand Filters
k) Tree Box Filters

POLICY C1.2.9: Conserving Water Through Landscaping

The Village's Landscape ordinance within the Land Development Regulations shall encourage the use of drought tolerant native vegetation and the application of Florida Friendly landscape techniques and concepts as identified by the South Florida Water Management District and the University of Florida's Institute of Food and Agriculture's (IFAS) published guidelines.

POLICY C1.2.10: Extension of Gray Water/Re-use Lines

The Village of Indiantown shall ~~collaborate with the private utility to~~ encourage the extension of gray water systems and re-use lines to those developed areas of the Village of Indiantown currently not served by such systems.

POLICY C1.2.11: Protection of Water Through Transportation Element Policies

The Village of Indiantown shall include policies in the Transportation Element of the Comprehensive Plan that require that roadway projects to be constructed in a manner that protects waterbodies, wetlands, and flood plains. Corridor alignments shall be designed to avoid environmentally sensitive areas.

POLICY C1.2.12: Protection of Water Through Future Land Use Element Policies
The Village of Indiantown shall include policies in the Future Land Use Element that require all aviation and related facilities development mitigate structural and non-structural impact on adjacent natural water resources.

POLICY C1.2.13: Increase Permeable Space
The Village of Indiantown shall aim to expand the Village's stock of open and permeable green space to maximize aquifer recharge areas. This will also improve stormwater ground filtration, oxygen production, visual buffer and wildlife habitat. This can be accomplished by implementing innovative stormwater systems such as rain gardens, tree boxes and pervious paving surfaces.

OBJECTIVE C1.3: Wetlands and Marshes
The Village of Indiantown shall protect the quality, functions and values of wetlands, marshes and water wells.

POLICY C1.3.1: Regulating Wetland
The Village of Indiantown shall protect and conserve the natural function of wetlands by including provisions in the Land Development Regulations that aim to avoid destruction and adverse impacts to wetlands.

POLICY C1.3.2: Development Applications and Wetland Identification
The Village of Indiantown shall require that all applications for development approval include an identification/inventory of all wetland areas on-site.

POLICY C1.3.3: Compliance with state and federal requirements for wetland protection.
The Village of Indiantown shall require that all development in the Village of Indiantown comply with all state and federal regulations related to wetland protection.

POLICY C1.3.4: Shared Wetlands
The Village shall notify and coordinate with adjacent municipalities if development applications include wetlands that cross jurisdictional lines.

POLICY C1.3.5: Future Land Use
The Village of Indiantown's Future Land Use Map shall direct development away from uses that are incompatible with the protection and conservation of wetlands.

GOAL C2: Conservation of Environmentally Sensitive Land and Native Vegetation

The Village of Indiantown shall seek to preserve existing upland native habitat, native vegetation and environmentally sensitive land.

OBJECTIVE C2.1: Land Management Practices

The Land Development Regulations shall address land management practices that provide for wildfire protection, enhance wildlife habitats, monitor agricultural practices and protect environmentally sensitive land and vegetation.

POLICY C2.1.1: Protecting Lands and Wildlife Habitats
The Village of Indiantown shall implement, maintain, and promote land management practices that enhance fire protection, wildlife habitat and sustainable agriculture practices. These practices shall include, but not be limited to:

a) prescribed burns
b) defensible space buffers
c) vegetative maintenance
d) control or removal of invasive exotic vegetation

POLICY C2.1.2: Protection of Environmentally Sensitive Land and Vegetation
The Village of Indiantown shall require a permit to remove any environmentally sensitive vegetation prior to any land development activity. Environmentally sensitive vegetation refers to those species listed as such in any State or Federal agency documentation.

POLICY C2.1.3: Prevention of Soil Erosion

The Village of Indiantown's Land Development Regulations shall include standards for construction to avoid soil erosion into its surface waters by requiring:

a) Soils are retained on-site for all developments to the greatest extent possible.
b) The clearing of trees and vegetation (other than exotic or evasive) shall require approval by the Village of Indiantown and will protect native vegetation, trees and littoral zones.
c) A soil erosion and sedimentation control plan as part of an application for site plan review whenever a development shall involve any clearing, grading, transporting or other form of land disturbance by the movement of earth, including the mining of minerals, sand and gravel.

POLICY C2.1.4: Exotic Plant Removal

The Village of Indiantown's Land Development Regulations shall require the removal of all exotic plants from development sites and require that the landscapes are maintained to be free of exotic vegetation.

POLICY C2.1.5:

In an effort to encourage future developments and promote the conservation of sensitive lands, the Village of Indiantown desires to establish a mitigation bank in accordance with the Mitigation Bank Florida Statute 373.4136, and Mitigation Bank Rule, 62-342, in order to provide the framework for permitting a wetlands mitigation in the Village of Indiantown. The Village will work with the appropriate state permitting agency, water management district, and the U.S. Army Corps of Engineers per the required Mitigation Bank Instrument (MBI).

POLICY C2.1.6

The Village of Indiantown will coordinate efforts with future mitigation bank applicants in order to encourage a pre-application meeting with the reviewing agencies comprised in the Interagency Review Team (IRT). Said team would consist of all state and federal agencies that will be involved in processing the permit.

POLICY C2.1.7: Development Near Sensitive Ecosystems

The Village of Indiantown shall require that developments near sensitive ecosystems are carefully managed through the development review process to minimize any impact to the system.

POLICY C2.1.8: Providing for Future Conservation Areas
The Village of Indiantown's Future Land Use Map shall include the land use of Conservation to identify any lands in public or private conservation.

POLICY C2.1.9: Public Outreach on Sensitive Environmental Areas
The Village of Indiantown shall collaborate with local and state agencies to provide public education regarding the importance, function and value of sensitive environmental areas.

OBJECTIVE C2.2: Protect Native Vegetation
The Village of Indiantown shall seek to protect native upland habitat that enables long-term survival of plant species that are rare, endangered, threatened or of special concern.
This policy may be satisfied through methods specified in the Land Development Regulations, subject to approval by Village Staff which may include, but not be limited to, conservation easements, dedication of land or increased preservation of existing native habitats.
Rare, endangered, threatened or special concern plant species are to be interpreted as any species defined as such in any Federal or State agency formal documentation.

POLICY C2.2.1: Invasive Plant Species
The Village of Indiantown shall coordinate with appropriate agencies in requiring the removal of exotic and invasive plant species. Exotic and invasive plant species are to be interpreted as any species defined as such in any Federal or State agency formal documentation.

POLICY C2.2.2: Protect Environmental Systems
The Village of Indiantown shall seek to ensure that all development complies with state and federal regulations regarding environmentally sensitive vegetation and natural systems including but not limited to water resources, wetlands, and native vegetation through land use planning, site plan review and establishment and

enforcement of corresponding Land Development Regulations. Environmentally sensitive vegetation and natural systems are to be interpreted as any species or systems defined as such in any Federal or State agency formal documentation.

OBJECTIVE C2.3: Mining and Excavation
The Village of Indiantown shall seek to protect surface water, groundwater and wildlife habitat from impacts resulting from Mining and Excavation.

POLICY C2.3.1: Regulation of Excavation and Fill Operations.
The Village of Indiantown shall develop and enforce a Mining, Excavation and Fill component of the Land Development Regulations. These regulations shall include requirements to provide for a stormwater system design; a lake management plan; protection of roads and neighborhoods; and protection of wetlands and other environmentally sensitive or rare habitats. The lake management plan shall provide for phasing of land disturbance and it shall include proof of financial responsibility.

POLICY C2.3.2: Site Excavation and Wetlands
The Village of Indiantown shall require that excavated lakes are designed to be part of a site's stormwater management system and shall be designed to protect and maintain normal hydroperiods in preserved adjacent wetlands against negative impacts of these activities. The functions and values associated with preserved wetland areas shall be protected during and after excavation activities.

POLICY C2.3.3: Excavation and fill fees.
The Village of Indiantown shall seek to ensure that fees for excavation and fill activities shall be sufficient to cover the cost of impacts to roads and implementation costs, including enforcement and monitoring.

POLICY C2.3.4: Minerals and Soils
The Village of Indiantown shall conserve, protect and use appropriately the minerals, soils, and native vegetative communities within the Village through proper management of development activities and implementation of sustainable development practices.

GOAL C3: Habitat Protection

The Village of Indiantown shall protect the natural diversity and abundance of wildlife, and the structure, function, and integrity of marine and terrestrial ecosystems and habitats.

OBJECTIVE C3.1: Protect Wildlife and Marine Habitats

The Village of Indiantown shall protect wildlife and marine habitats to sustain natural processes and minimize the likelihood of species becoming extinct.

POLICY C3.1.1: Marine and Terrestrial Species Survival

The Village of Indiantown shall protect the natural diversity and abundance of wildlife, and the structure, function, and integrity of marine and terrestrial ecosystems. that enable long-term survival of marine and terrestrial species that are rare, endangered, threatened or of special concern. This policy may be satisfied through methods specified in the Land Development Regulations, subject to approval by Village Staff which may include, but not be limited to, conservation easements, dedication of land or increased preservation of existing native habitats.

POLICY C3.1.2: Biodiversity Protection Standards

The Village of Indiantown shall establish minimum protection standards in the Land Development Regulations and aid the public and developers in identifying sensitive habitats and methods to protect biodiversity where endangered species or their habitats have been identified.

POLICY C3.1.3: Support State Wildlife Action Plan

The Village of Indiantown recognizes the State's expertise and resources in protecting marine and wildlife habitats, as described in the State Wildlife Action Plan and shall utilize this as a resource for best management practices to follow in order to protecting marine and wildlife habitats. (Reference Florida Fish and Wildlife Conservation Commission)

POLICY C3.1.4: Protect natural communities or habitat

The Village of Indiantown shall protect, preserve, conserve and enhance those areas known to contain natural communities or habitat for species included in the List of Endangered Florida Fish and Wildlife Conservation Commission.

POLICY C3.1.5: Wildlife Grant Programs

The Village of Indiantown shall seek out state and federal funding to fund programs that address conservation needs.

POLICY C3.1.6: Site Assessment Regulations

The Land Development Regulations shall detail the following components related to site assessment regulations for all development applications with the intention to protect endangered and threatened animal and plant species and native habitats:

a. Endangered and Threatened Terrestrial Species Assessment
b. Endangered and Threatened Marine Species Assessment
c. Endangered and Threatened Plant Species Assessment

GOAL C4: Sustainable Village

The Village of Indiantown shall strive to create a sustainable community by managing material consumption by employing the Environmental Protection Agency's Sustainable Materials Management Tools such as the Waste Reduction Model, Built Environment Assessment Tools, Electronics Stewardship Assessment Tools, and the Energy Star Portfolio Manager.

OBJECTIVE C4.1: Reduce Material Consumption

The Village of Indiantown shall encourage recycling, waste reduction and reuse to reduce solid waste and pollution.

POLICY C4.1.1: Recycling State Statute

The Village of Indiantown shall coordinate with appropriate local, county, regional and state agencies to develop or adopt a sustainable recycling program to encourage private businesses, institutions, schools, public organizations and citizens to increase recycling and decrease material consumption in order to reach Florida's recycling goal of 75 percent by 2020.

POLICY C4.1.2: Waste Reduction Education

The Village of Indiantown shall seek partnerships and coordination opportunities with local, state and federal departmental agencies to provide funding and educational resources regarding waste source reduction, recycling options and alternative methods to keep the streets and waters in the Village of Indiantown clean.

POLICY C4.1.3: Recycling with Businesses

The Village of Indiantown shall promote the utilization of the Florida Department of Environmental Protection Business Recycling Tracking Tool (Re-TRAC) for organizations to track, compare and report their recycling efforts. Through the website, which includes free registration, organizations can track different types of recycling efforts and produce reports on how those efforts are helping to shrink their carbon footprint.

POLICY C4.1.4: Recycling Technique Education

The Village of Indiantown shall provide educational material on proper recycling techniques, ways to reduce contaminating

recycling, and the importance of recycling for the future generations.

POLICY C4.1.5: Collaboration with Solid Waste Utility Provider
The Village shall continue to collaborate with the solid waste provider to facilitate a successful recycling program for the community.

POLICY C4.1.6: Green Building Process
The Village shall educate, engage and support the construction of environmentally friendly green buildings and reduced resource consumption during the building process.

POLICY C4.1.7: Encourage Smart Growth Principles
The Land Development Regulations will include a provision to encourage the following Smart Growth Principles:

a) Encourage mixed land uses
b) Encourage compact building design
c) Provide a range of housing types
d) Create walkable neighborhoods
e) Preserve and enhance the Village of Indiantown's sense of place
f) Preserve open space, agricultural land, natural beauty and critical environmental areas
g) Strengthen and direct development towards existing communities
h) Provide a variety of transportation choices
i) Make development decisions that are predictable, fair and cost effective
j) Encourage community and stakeholder collaboration in development decisions

The Village of Indiantown

Comprehensive Plan

Capital Improvements Element

Goals, Objectives and Policies

BONNIE LANDRY &ASSOCIATES
Professional Planning Services

Purpose of The Capital Improvements Element

The purpose of the Capital Improvements Element is to demonstrate how capital projects identified to maintain Levels of Service or accommodate new growth will be programmed and funded. The Capital Improvements Element also outlines financial policies to guide the funding and construction of improvements in a manner necessary to ensure that capital improvements are provided when required based on needs identified in the Comprehensive Plan. Finally, the Capital Improvements Element requires a system to ensure concurrency among various governmental and quasigovernmental agencies is implemented, pursuant to Florida Statutes.

An important part of the Capital Improvements Element is the creation and implementation of a Capital Improvement Plan (CIP). The CIP should be made of two parts – a capital budget and a schedule of capital improvements. The capital budget is the upcoming year's spending plan for capital projects. The schedule of capital improvements is the plan for capital expenditures. The CIP should contain all the individual capital projects, major studies, equipment and technological purchases a local government needs to maintain functionality and sustainably grow. Standards for development construction and completion timetables and financing plans are also part of the CIP. The CIP is a theoretical blueprint for sustaining and improving the community's infrastructures. It is the coordinating mechanism between strategic planning, financial capacity, and physical development.

Definitions

Capital Improvements Plan (CIP)- A capital improvement plan, or capital improvement program, is a short-range plan, which identifies capital projects, provides a planning schedule and identifies options for financing the plan. The CIP is a coordinated effort to determine what services the Village will provide, what facilities are needed to provide those services and how the Village will pay for the facilities. Coordination among staff, the public, the federal and state governments is essential in preparing the CIP.

Goals

1. **Capital Improvements**
   The Village of Indiantown shall utilize sound fiscal policies to develop a Capital Improvement Plan that will detail the funding and construction timeline for vital and adequate public facilities.

Goals, Objectives and Policies

GOAL CI1 Capital Improvements

The Village of Indiantown shall utilize sound fiscal policies to develop a Capital Improvement Plan that will detail the funding and construction timeline for vital and adequate public facilities.

OBJECTIVE **CI1.1 Establish the Capital Improvement Plan Committee**
The Village of Indiantown shall establish a Capital Improvements Plan Committee (CIPC) each year by January 15 to review, prioritize and select projects for the 5 Year Schedule of Capital Improvements Plan and develop the Annual Capital Budget that will be presented to the Village Council for adoption.

POLICY CI1.1.1 Composition of the Capital Improvement Plan Committee
The Village of Indiantown CIPC shall be comprised of a skilled representative from each of the following fields expertise:

1. Finance
2. Planning
3. Engineering
4. Project Management
5. Representative of the Business Community (i.e. Business Development Board or Economic Counsel)

POLICY CI1.1.2 Financial Member Roles and Responsibilities

The CIPC member designated to fill the finance position is responsible for:

1. The assessment of the Village's fiscal capacity so that the Capital Budget is based upon what can feasibly be funded
2. Analyzing financial risk, as detailed in Policy CI1.3.1. A ("Financial Risk Assessment")
3. Identification of funding mechanisms, including long-term financing strategies
4. Establishing financial goals
5. Advising the Village Council on the need for Capital Reserves
6. The lead role in creating content for Annual Capital Budget
7. Equity Review of the Annual Capital Budget

POLICY CI1.1.3 Planning Member Roles and Responsibilities

The CIPC member designated to fill the planning position is responsible for:

1. Evaluating each project and its effect upon the Level of Service for each approved Capital Improvement Project
2. Evaluating projects' effect, if any, upon urban sprawl. Approved Capital Improvement Projects shall, to the maximum extent possible be environmentally and economically feasible and discourage urban sprawl.
3. Coordinating land use and advising on Smart Growth Principles (as described in the Future Land Use Element Policy L1.3.1) in evaluating potential Capital Improvement Projects
4. Identification of capital facilities and projects that are needed in order to meet the established Level of Service
5. Promoting the development of designated urban infill areas
6. Coordinating conversation and review of proposed projects with the following agencies:
    a. Martin County Metropolitan Planning Organization
    b. The Treasure Coast Regional Planning Council

c. The Martin County School Board Local Planning Agency Member
d. The Village of Indiantown Local Planning Agency
e. The South Florida Water Management District

POLICY CI1.1.4 Engineering Member Roles and Responsibilities

The CIPC member designated to fill the engineering position is responsible for:

1. Identifying and annually reviewing capital and maintenance projects for public works and Village infrastructure including roadways, sidewalks, and drainage
2. Identifying and annually reviewing capital and maintenance projects for utilities infrastructure, as applicable
3. Evaluating and analyzing projects for energy efficiency and sustainability. Approved Capital Improvement Projects shall, to the maximum extent environmentally and economically feasible, encourage sustainability and energy efficiency.
4. Provide engineering knowledge and expertise, as applicable

POLICY CI1.1.5 Project Management Member Roles and Responsibilities

The CIPC member designated to fill the project management position is responsible for:

1. Coordinating public input mechanisms
2. Gathering and documenting public input to be used in the project selection process
3. Drafting and editing the 5 Year Schedule of Capital Improvements and the Annual Capital Budget Report
4. Documenting and presenting the annual public feedback on the desired vision for future development

POLICY CI1.1.6 Business Representative Member Roles and Responsibilities

The CIPC member designated to fill the business representative position is responsible for:

1. Reviewing the proposed capital improvement projects and identifying any potential challenges it may pose to the business community.
2. Reviewing the proposed capital improvement projects with any applicable Board(s)
3. Soliciting and reporting feedback on the proposed capital improvement plan

OBJECTIVE **CI1.2 Schedule of Capital Improvements**
In the first quarter of each fiscal year, the Capital Improvement Plan Committee, shall draft a 5 Year Schedule of Capital Improvements.

Policy Types of Projects to be Considered
The Village of Indiantown shall consider the following types of projects when developing the CIP:

a) Projects that correct identified deficiencies in public facilities
b) Construction, extension or increase in capacity of public facilities
c) Project that provide land improvements, plus any studies oriented to defining the initial need for land and/or facilities.
d) Improvements to parks and recreation facilities
e) Projects which promote sustainability

POLICY CI1.2.1 Existing Deficiencies will be Prioritized
The Village of Indiantown shall prioritize projects that correct existing public facilities over new construction.

POLICY CI1.2.2 Prioritized List of Projects

The CIPC shall identify and rank capital public facility needs in order of priority according to the following guidelines:

a. Project demand, as determined by an inventory of existing land, equipment and facility conditions.
b. Return on investment, cost savings or revenue generation
c. Sustainability or energy efficiency improvements
d. Economic, environmental, aesthetic or social impacts
e. Public health, safety or other legal concerns

POLICY CI1.2.3 Martin County School Board Strategic Plan
The Village shall consider and incorporate any applicable policies in the Martin County School Board District Wide Strategic plan into its CIP that would be directly affected by an approved capital improvement project.

POLICY CI1.2.4 Financial Analysis
The CIPC shall review financial data, including historic and projected local government revenues, expenditures and debt to assess the Village's ability to pay for proposed projects and to suggest and select appropriate financing tools.

POLICY CI1.2.5 Funding Mechanisms

The Village of Indiantown may use a variety of funding mechanisms to fund projects and help the community achieve financial goals, subject to relevant legal requirements. Examples of such mechanisms include but are not limited to:

- Ad Valorem taxes
- Fines,
- Gas Tax
- Discretionary Sales Tax
- Tourist Development Tax
- Enterprise Funds
- Tax Increment Financing
- Franchise Fees
- Impact Fees,
- Service Fees,
- Developer Contributions,
- Federal and State Funds and/or Grants
- Donations

POLICY CI1.2.6 Evaluating Potential Opportunities

The Capital Budget Committee shall identify and document potential ways to complete a proposed project, including but not limited to funding opportunities from the following agencies:

1. Federal Programs and Projects
2. State Programs and Projects
3. Regional Programs and Projects
4. County Programs and Projects

POLICY CI1.2.7 Establishing Financial Goals

The Capital Budget Committee shall establish financial goals in the CIP that result in:

a. Good or continually improving credit rating
b. Competitive stance in seeking state or federal funds and grants
c. Avoidance of unnecessary expenditures

POLICY CI1.2.8 Utilize Existing Resources and Reduce Material Consumption

The Capital Budget Committee shall consider properties, equipment, technology and local amenities that can be recycled or repurposed rather than purchasing new.

POLICY CI1.2.9 Financial Benefit

The Capital Budget Committee shall estimate and document the financial benefit the proposed project may generate. Financial benefit shall be defined as revenue generation, a measurable increase in operational productivity, or a quantifiable return on investment.

POLICY CI1.2.10 Financial Risk Assessment

The Capital Budget Committee shall evaluate the financial risk of a proposed project based upon:

a. Operational risk- amount of resources the Village is posed to lose if the proposed project is unsuccessful or cannot produce anticipated results.
b. Economic Risk- the potential effect a proposed project could reflect on the credit rating of the Village.
c. Legal Risk- changes in industry, regulatory and tax laws that could affect profit margin of a proposed project
d. Environmental Risk- the risk of a project that is vulnerable to environmental changes or natural disasters.
e. Reputational Risk- the risk of the effect "bad project decisions" has on potential eligibility for financial funding opportunities.

POLICY CI1.2.11 CIP Details

The Village of Indiantown's CIP shall list capital projects that provide for adequate public facilities. The plan shall include the following details:

a. Project description
b. Funding year
c. Project justification
d. Cost Estimate
e. Estimated Maintenance Cost
f. Funding and financing sources
g. Area map(s), photos, graphs and other applicable conceptual illustrations

POLICY CI1.2.12 Public Review

The draft Capital Improvement Plan shall be made available for public review and commenting prior to the evaluation and adoption process by the Village Council. The public and private sectors are encouraged to recommend projects to the CIPC.

OBJECTIVE **CI1.3 The Annual Adoption of the Capital Improvements Plan**

By September 30th of each year, the Village of Indiantown Council shall, through the coordination of the Village Manager and Capital Improvement Plan Committee, evaluate, provide comments and adopt the Capital Improvement Plan Report which includes a 5 Year Schedule of Capital Improvements.

POLICY CI1.3.1 Administration Evaluation of the Capital Improvements Plan

Upon completion of the draft Capital Improvements Plan, the CIPC shall submit the plan to the Village Manager for evaluation, comment and recommendation prior to consideration by the Village Council.

POLICY CI1.3.1 Village Council Evaluation and Approval of the Capital Improvements Plan

The Village Council shall review and evaluate the draft CIP (5 Year Schedule of Capital Improvements and Capital Budget) annually based on the following:

A. Financial Review -

1. Estimated return on investment the project would provide to the Village
2. Identified cost savings or revenue generation
3. The financial risk assessment provided by the financial member of the CIPC

B. Policy: Public Acceptance Review-

1. Public's positive or negative perception of the project
2. Public's vision for the future development of the Village

C. Policy: Political Acceptance Review -

1. Desire implement the project
2. Desire to fund the project
3. Perceived level of necessity of the project

D. Policy: Equity Review-

1. Perceived equity to stakeholders regarding costs and consequences of the project

E. Policy: Administrative Review

1. Evaluate the level of complexity to manage, maintain, enforce and monitor the project.

POLICY CI1.3.2 Capital Improvements Plan and the Annual Capital Budget

After the adoption of the Capital Improvements Schedule, the Annual Capital Budget Report will include in its capital appropriations all projects in the CIP that are planned for expenditure during the next fiscal year. The Financial member of the CIPC will assume responsibility incorporating the projects into the Capital Budget.

POLICY CI1.3.3 Five Year Schedule of Improvements

The 5 year Capital Improvements Plan is adopted and updated by the Village of Indiantown Council each September. The Plan establishes the estimated project cost, and entity responsible for completing the projects. The plan will serve as the long-term financial plan seeking to ensure the adopted level of service standards are achieved by the Village.

Type of Improvement / Project Name	Committed Appropriation for Projects FY2019 - 2020	Estimated Project Costs FY2020-2021	Estimated Project Costs FY2021-2022	Estimated Project Costs FY2022-2023	Estimated Project Costs FY2023-2024	Entity Responsible	Funding Sources
Transportation							
N/A		$ -					Unfunded
Stormwater Management							
Stormwater Project		$ 3,000,000.00				Village of Indiantown	Unfunded
Solid Waste							
N/A		$ -					Unfunded
Potable Water							
N/A		$ -					Unfunded
Sanitary Sewer							
N/A		$ -					Unfunded
Public Buildings & Facilities							
Purchase of Land/Buildings		$ 10,000,000.00				Village of Indiantown	Unfunded
Public Safety							
Pedestrian & Street Light Improvements		$ 2,500,000.00				Village of Indiantown	Unfunded
Parks & Recreation							
Improvements/Enhancements		$ 1,500,000.00				Village of Indiantown	Unfunded

OBJECTIVE **CI1.4 Annual Review of the Capital Improvement Plan**

The Village Council shall annually review the CIP to seek to ensure that adequate facility capacity is available to serve final development orders, including those issued by the Village prior to the adoption of the Comprehensive Plan.

POLICY CI1.4.1 Continual Evaluation

The CIPC members shall continually evaluate the condition of existing public facilities and recommend projects that would refurbish or replace facilities that are deficient.

POLICY CI1.4.2 Village Vision for Future Capital Projects

The CIPC shall annually solicit public feedback regarding desired future development in order to maintain the vision of the Village of Indiantown.

OBJECTIVE **CI1.5 Capital Improvement Plan Vision**
The policies of this objective shall reflect the vision of the Village of Indiantown.

POLICY CI1.5.1 Rural Character and Small-Town Feel
The CIP shall, to the maximum extent economically and sustainably feasible, reflect the Village's desire to preserve the rural characteristics and small town feel of The Village of Indiantown.

POLICY CI1.5.2 Alternative Modes of Transportation
The CIP shall, to the maximum extent economically and sustainably feasible, promote alternative forms of transportation, as identified in the Transportation Element Objective T1.2 Alternative Forms of Transportation, and its corresponding Policies.

POLICY CI1.5.3 Revitalization of Urban Core
The Village shall coordinate with local, state and federal agencies in gaining assistance in the planning, financing and implementation of development efforts aimed at revitalizing urban core of the Village of Indiantown.

POLICY CI1.5.4 Neighborhood Revitalization
The Village of Indiantown shall partner with state programs that assist in promoting economic development and neighborhood revitalization.

POLICY CI1.5.5 Sustainable Development
The Village of Indiantown shall promote the rehabilitation and reuse of existing facilities in recognition of the environmental and economic benefits to the community.

APPENDIX E
TABLE: CONSUMPTIVE USE PERMIT - PROJECTED WATER USE

Table: Consumptive Use Permit - Projected Water Use

Year	Population	FINISHED WATER						RAW WATER																
		Average Day Water Use By Treatment Method			Treatment Losses (mgd)			Raw Water Use By Source					Total Raw Water Use				Monthly Ratio Max: Average	Annual Raw Water Use By Source (MG)				Monthly Raw Water Use By Source				
		Total Finished Water Use (MGD)	Lime Treatment (MGD)	RO Treatment (MGD)	Lime Treatment (4%) (MGD)	RO Treatment (25%) (MGD)	Combined (MGD)	Average Day Surficial Aquifer (MGD)	Max Day Surficial Aquifer (MGD)	Average Day Floridan Aquifer (MGD)	Max Day Floridan Aquifer (MGD)	Max Day Floridan Aquifer w/ 25% Overlap (MGD)	Average Day (MGD)	Max Day (MGD)	Avg. Day per Capita (gpdpc)	Max Month Avg. Day (MGD)		Surficial Aquifer (MG)	Floridan Aquifer (MG)	Floridan Aquifer w/ 25% Overlap (MG)	Total (MG)	Average Month (MGM)	Max Month (MGM)	Max Month Surficial (MGM)	Max Month Floridan (MGM)	Max Month Floridan w/ 25% Overlap (MGM)
2025	8,792	0.756112	0.76	0.00	0.03	0.00	0.03	0.79	1.10	0.00	0.00	0.00	0.79	1.10	90	0.95	1.20	287.48	0.00	0.00	287.48	23.96	28.75	28.75	0.00	0.00
2030	15,746	1.858028	1.43	0.43	0.06	0.14	0.20	1.49	2.08	0.57	0.80	1.00	2.06	2.88	131	2.47	1.20	543.15	209.00	261.25	752.16	62.68	75.22	54.32	20.90	26.13
2035	22,784	2.688512	1.43	1.26	0.06	0.42	0.48	1.49	2.08	1.68	2.35	2.94	3.17	4.44	139	3.80	1.20	543.15	613.17	766.46	1156.33	96.36	115.63	54.32	61.32	76.65
2040	23,698	2.796364	1.43	1.37	0.06	0.46	0.52	1.49	2.08	1.82	2.55	3.19	3.31	4.64	140	3.97	1.20	544.64	665.66	832.07	1208.81	100.73	120.88	54.46	66.57	83.21
2045	24,649	2.908582	1.43	**1.48**	**0.06**	**0.49**	**0.55**	**1.49**	2.08	**1.97**	2.76	**3.45**	**3.46**	4.85	**140**	**4.15**	**1.20**	**543.15**	**720.27**	**900.34**	**1263.43**	**105.29**	**126.34**	**54.32**	**72.03**	**90.03**

Assumptions: 75% system efficiency for RO; 96% for lime softening treatment; FDEP lime treatment plant rated capacity= 1.29 MGD; Ratio of max day to average day finished water demand= 1.4:1; Ratio of Max Month to Avg. Month= 1.20:1, based on projected increase in commercial and industrial use

Requested Annual Use: 1,263.43 MG
Max Month Allocation: 126.34 MGM

Specific Source Limitations
Surficial Aquifer
Surficial Aquifer Annual: 543.15 MG
Surficial Aquifer Max Mo: 54.32 MGM
Floridan Aquifer (Including 25% Overlap for Operational Flexibility)
Floridan Aquifer Annual: 900.34 MG
Floridan Aquifer Max Mo: 90.03 MGM

Finished Water PCUR: 118 gpcd

Comment #	Comment	Engineer's Response
1	Incorporation of the Work Plan Into the Comprehensive Plan: Revise the Work Plan to clearly identify how the Work Plan will be adopted and incorporated into the Village's Comprehensive Plan. There are three options available to local governments for adopting Work Plan updates into their Comprehensive Plan: Option 1. Work Plan as a standalone document adopted by reference into the local government's Comprehensive Plan; ~~Option 2. Work Plan incorporated into the local government's Comprehensive Plan; or~~ ~~Option 3. Work Plan requirements incorporated into applicable elements of the Comprehensive Plan .~~	Section 1.1 Purpose has been edited to include the necessary narrative to clarify the Village's intent to follow Option 1.
2	Planning Time Frames The Work Plan does not clearly state the timeframes of the Work Plan. Clarify the two planning periods for the Work Plan. Pursuant to Section 163.3177(5)a., Florida Statutes, (F.S)., a comprehensive plan (or plan amendment) must include at least two planning periods, one covering at least the first 5-year period occurring after adoption and one covering at least a 10-year period. Revise the remainder of the Work Plan, as needed, to include the planning periods.	The Planning time frames used in this WSP are 5-year and 10-year. This is now more clearly stated in Section 1.1 Purpose. Additionally, these are now more clearly called out through the WSP. The time period scenaroies are also called out in Section 1.2.2 Statutory Requirements #2
3	Section 2.1 Overview The Figure titled "Village of Indiantown Utility Service Area" on page 12 is labeled Figure 2-2 but should be revised to be correctly labeled Figure 2-3.	This mis-labled figure has now been corrected.
4	Section 3.3 Potable Water Level Of Service Standard The Level of Service Standard (LOS) Standard on Pages 13-1 only addresses residential water usage, does not establish a system-wide LOS Standard, and the LOS Standard is not consistent with the requirements of or the definition found in Section 163.3164(28), F.S.. The definition of "Level of Service" is: "Level of service" means an indicator of the extent or degree of service provided by, or proposed to be provided by, a facility based on and related to the operational characteristics of the facility. Level of service shall indicate the capacity per unit of demand for each public facility." A LOS STANDARD should be established for the potable water facility, be consistent with the Village's Water Use Permit, and be based on a capacity per unit of demand. Revise the Section, and other sections of the Work Plan as needed, to use a LOS STANDARD or per capita rate for potable water usage supported by data and analysis.	The system wide level of service standard is now inlcuded within Table 3-2. This includes existing raw water supply, treatment capacity, and finished water storage to go along with the GPCD. This WSP will be a standalone document referenced by the Village's Comprehensive Plan; therefore once the Comprehensive Plan for the Village is updated per the recommendations of the WSP, the WSP and the Comprehensive Plan will be consistent. The current Water Use Permit does not allow for enough raw water withdrawl, therefore addiotnal capacity will be requested once this water supply plan is accepted and the changes to VOI's comprehensive plan have been adopted. Language similar to this has been added throughout the document, including in Section 3.3 Potable Water Level of Service Standard.
5	Sections 3.4, Population and Potable Water Demand Projections and Section 5.1 Raw Water supply Vs. Projected Potable Water Demand Clarify in the Sections if the population and potable water projections are consistent with the Village's current Water Use Permit.	These have been completely coordinated with the consumptive use permit.
6	Section 3.9 Intergovernmental Coordination Activities Revise the Section to include data and analysis on how the Village coordinates with relevant agencies and partners to ensure water services are planned for, adequately available, and provided to the water customers of the Village. The updated information should address the following, as applicable: Needs for additional coordination activities. Information on Memoranda of Understanding, bulk service agreements, contracts, etc. Coordination with the 2021 Upper East Coast Water Supply Plan Update.	Language has been added to address these comments. See Section 3.9 Intergovermental Coordination Activities for additional detail.
7	Section 4.0 Capital Improvements Revise the Section to include a review of the Village's existing Capital Improvements Element (CIE) and the Village's 5-Year Schedule of Improvements to identify all water supply projects to be implemented in the first five years after adoption of the Work Plan. This includes both publicly and privately funded water supply projects necessary to achieve and maintain adopted LOS Standards, even if the City is not responsible for the improvements. The following items should be addressed, as applicable: 1. Include a list of water supply projects (alternative and traditional) to be consistent with the Work Plan's planning period, including those funded by the Village's water supplier, for five years after the adoption of the updated CIE. 2. Indicate if the projects are funded or unfunded. If a project is unfunded, provide a level of priority for funding. 3. Identify projects beyond the Five-Year Schedule of Capital Improvements (e.g., a needed project in the seventh year of a 10-year plan) and how they will be implemented and funded. 4. Describe projects needed to serve any adopted or anticipated large-scale developments. 5. Describe how projects are coordinated with the 2021 Upper East Coast Water Supply Plan Update.	All of these comments have been addressed in the Section 4, specifically Section 4.2 Work Plan Projects and Schedule.
8	Section 5.2 Comprehensive Plan Goals, Objectives and Policies The Section does not include the specific goals, objectives, and polices to address and implement the Work Plan. Revise the Section to include the goals, objectives, and policies to be reviewed, amended and updated for the Work Plan in a strike through and underline format. The Section also does not include any goals, objectives and policies that will be revised where needed or to meet new statutory requirements. Revise the Section to include an analysis of the goals, objectives and policies to determine if they are consistent with and will implement the Work Plan as updated.	This section now highlights changes that will be made to the Village's Comprehensive Plan once the water supply plan has been accepted. The Comprehensive Plan changes are detailed in Appendix D.

BONNIE LANDRY
&ASSOCIATES Professional Planning Services

Village of Indiantown
Comprehensive Plan Evaluation and Appraisal Review
Village Council – May 28, 2026

Bonnie C. Landry, AICP

Agenda Overview

- Introductions
- Evaluation and Appraisal Review Process (EAR)
- Changes in Community Planning Laws since 2019
- Overall Updates and Broad changes
- Changes by Element
- Public Comments will be heard after the presentation.

+ Introductions

+ EAR Process

Comprehensive Planning

A Comprehensive Plan is the primary growth management policy document for local governments.

Comprehensive Plans are regulated by state law and must provide for growth management principles, environmental protections, concurrency management, intergovernmental coordination, property rights considerations, and more.



Evaluation and Appraisal Review (EAR)

State statutes require Evaluation and Appraisal Review (EAR) at least once every seven (7) years to ensure local comprehensive plans reflect:

- **Changes in state requirements**
  - *Community Planning Act* (Chapter 163, Part II, Florida Statutes)
- **Changes in local conditions**
  - Jurisdictional boundaries
  - Population data
  - Housing inventory
  - Land uses
  - Transportation system
  - Natural features
  - Flood hazards

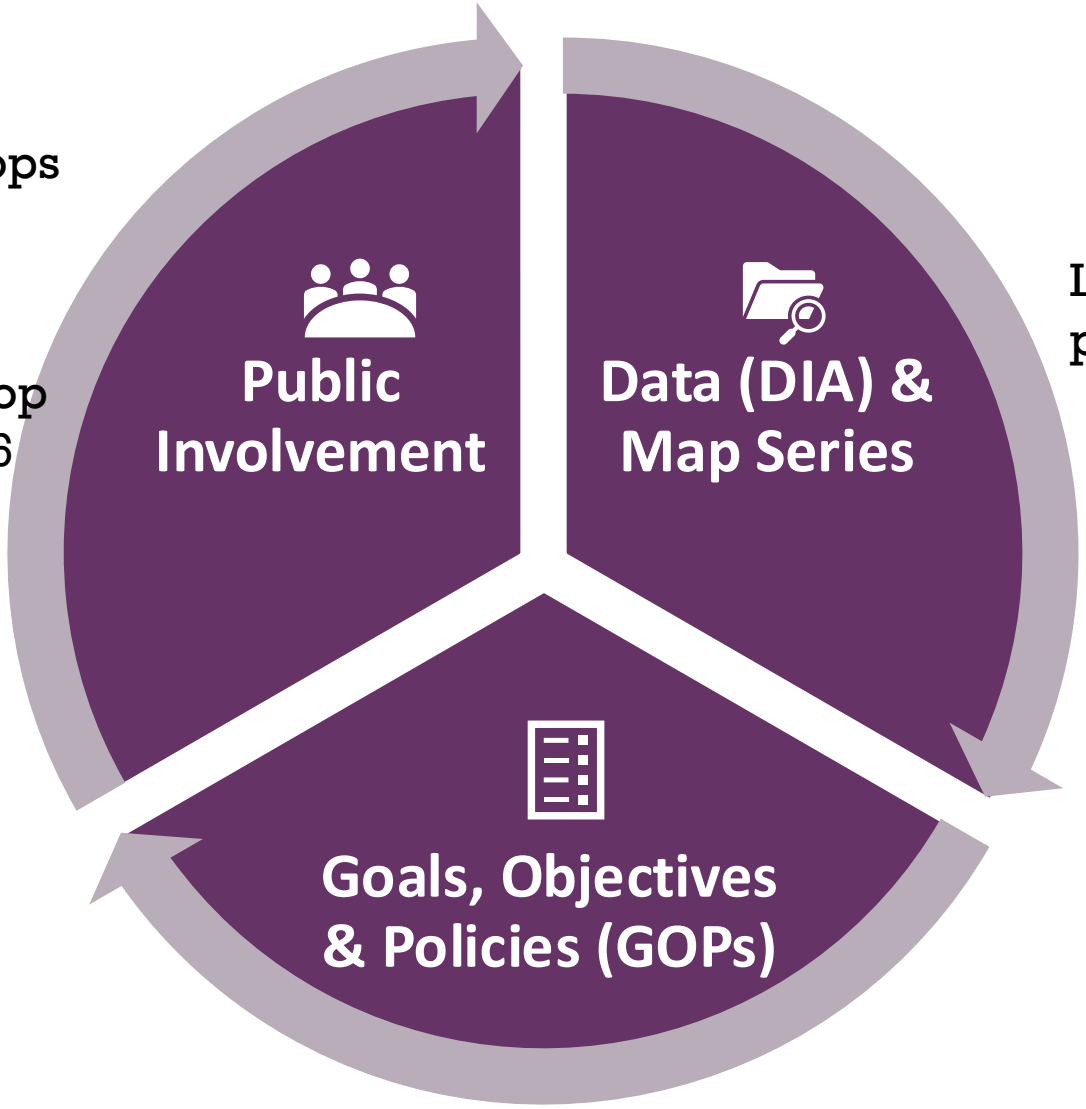


+ Foundation of the EAR Update

-Two workshops in Oct. & Nov. 2025

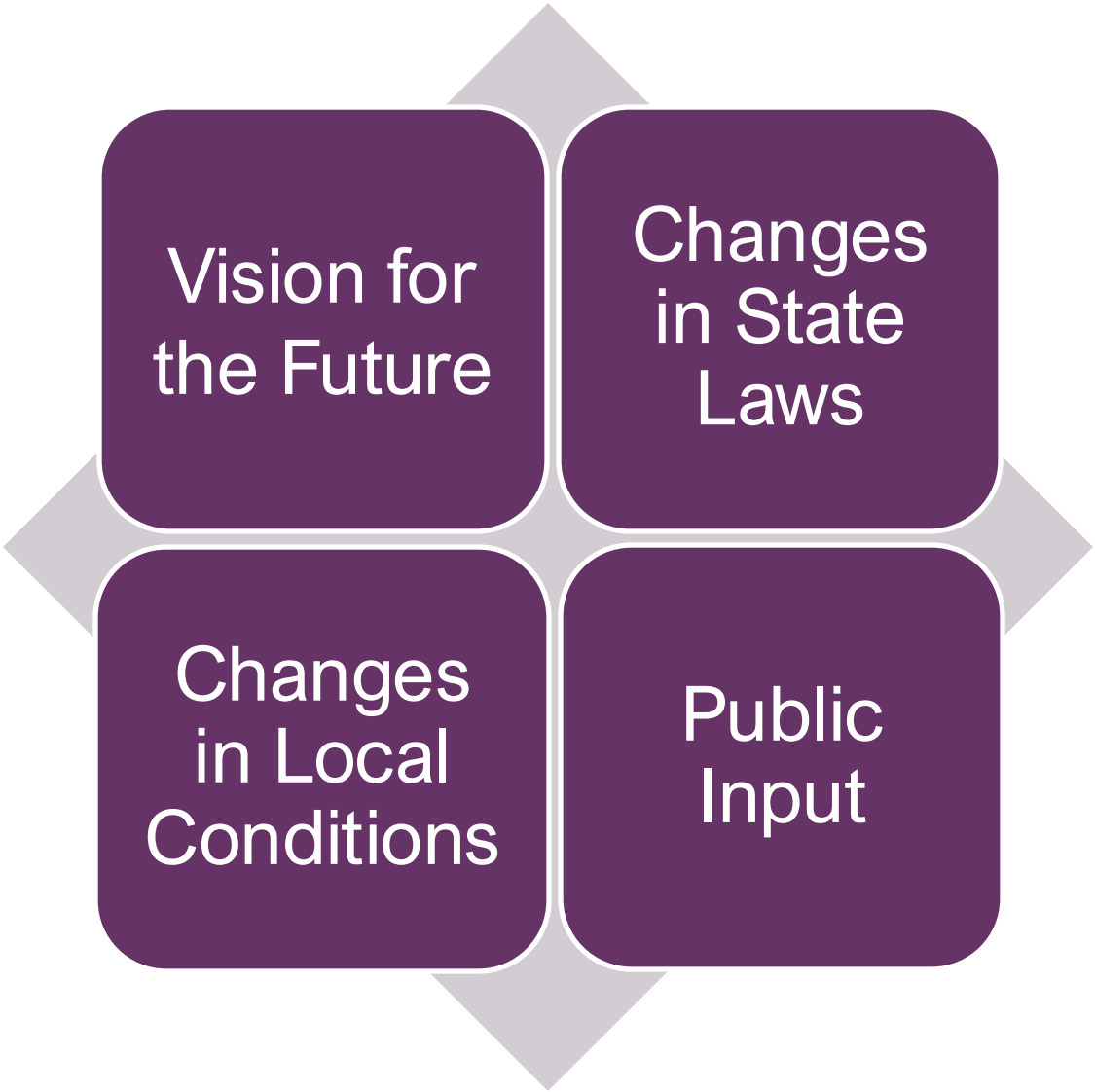
-Joint Workshop on Sat, May 16

-PZAB Public Hearing on Thurs, May 21



Local data, sources prescribed by State

+ Key Considerations



EAR Public Hearing Requirements

Florida Commerce (state land planning agency) requires public hearings for the EAR process:

1. **Advertised Local Planning Agency Hearing May 21, 2026**
   - LPA makes recommendation to the Village Council
2. **Advertised Village Council Hearing (1st Reading / Transmittal) is tonight May 28, 2026**
   - Village Council will consider the LPA's recommendation and public comment. Upon approval as presented, or with changes, EAR is transmitted to state agencies for review
3. **Advertised Village Council Hearing (2nd Reading / Adoption) TBD**
   - After state agency review, Village Council considers EAR adoption that addresses agency comments (ORC)

Project Phases

Steering Committee Input & Public Workshop

Comprehensive Plan Update
(Data Analysis, Goals, and Map Series)

Workshops & Transmittal Hearings

FL Commerce/Agencies Review & Comprehensive Plan Adoption Hearing

Update Land Development Regulations
Workshops, Hearings & Transmittal

Village's Comprehensive Plan History

First Village Plan adopted in 2019

2026 EAR in progress



Comprehensive Plan Elements

- Future Land Use
- Infrastructure and Water Resources
- Housing
- Recreation and Open Space
- Intergovernmental Coordination
- Transportation and Mobility
- Conservation
- Capital Improvements
- Property Rights
- Economic Development
- Glossary

Changes in Community Planning Laws

Key Changes in Community Planning Law

- **Planning horizons:** 10 and 20 years
- Preemption allowing **solar facilities** on agricultural lands and water storage reservoirs
- Preemption allowing **resiliency facilities** (natural gas) on commercial and industrial lands
- Enhanced **potable water and wastewater planning** requirements
- **Live Local Act**
- **SB 180**

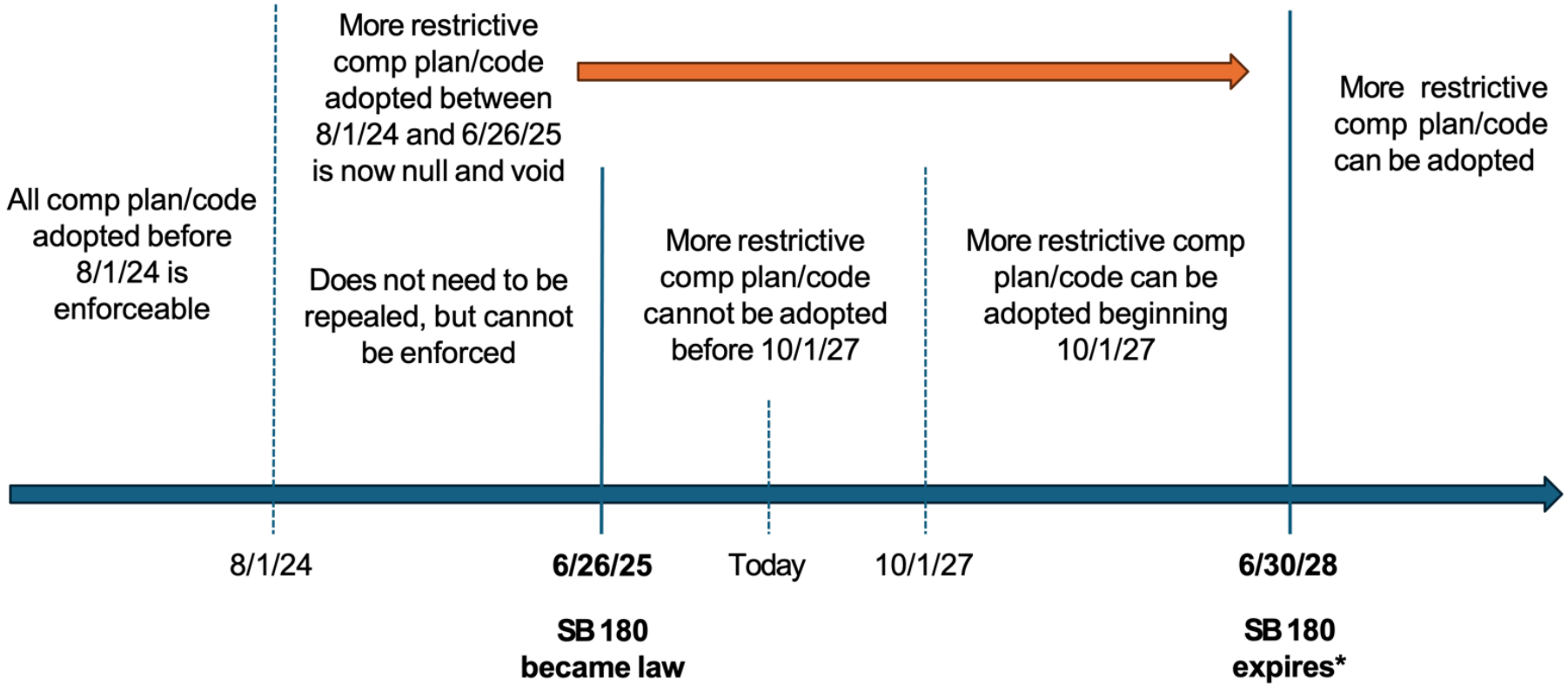


SB 180 - Emergencies (2025)

- Purpose to facilitate **swift recovery** after a storm
- **Ultimate outcome**
  - Statewide freeze on stricter local regulations retroactive to August 2024 through October 1, 2027
  - Has been the subject of lawsuits by local governments
  - Affect on this EAR – must ensure that no policy is considered as "more restrictive or burdensome"
    - Some recent examples:
      - Brevard County
      - City of Ft. Pierce



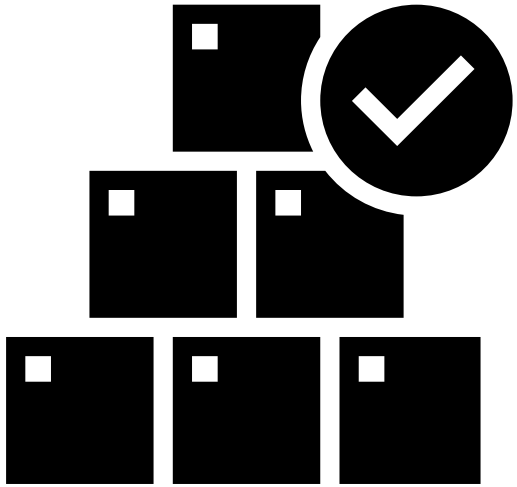
Senate Bill (SB) 180 Timeline



*Section 28 of SB 180 limiting comp plan/code statewide. Other parts of law still in effect.

Senate Bill (SB) 180 – Overall Recommendation

- Be very cautious when updating the Comprehensive Plan and related Land Development Regulations
- Shelve any policies or regulations that could be construed as “more restrictive or burdensome”



Changes in Local Conditions

Changes in Local Conditions



- Changes to jurisdictional boundary
- Village acquisition of water/sewer utility
- Mobility Plan and Mobility Fee adoption
- Parks master planning
- New development and roadways
- Economic Development Study

Overall Updates to the Plan

General Updates to the Village's Comprehensive Plan

- Entire document re-organized for clarity – Many policies were moved but not deleted.
- Comp Plan horizons updated to new statutory requirements: minimum of 10 and 20 years
- State recommended Plan horizons 2040 & 2050

General Updates to the Village's Comprehensive Plan

- Applicable policies and data throughout the to support the Water Supply Facilities Work Plan **(WSFWP)** to reflect Village acquisition of the water/sewer utility
- A new **Economic Development** Element has been proposed, based on the results of the recent TCRPC strategic planning with the Village
- Element-specific definitions sections have been moved to a new **stand-alone Glossary** to eliminate redundancy and conflicts.

Updates to the Plan by Element

Questions and Comments

Please refer to the Policy # when asking questions or sharing comments so all workshop participants can view the policy being discussed.

Ex: "Policy IC.1.1.25" (Intergovernmental Coordination)



Future Land Use Element

Governs land uses and compatibility, discourages urban sprawl, accommodates anticipated growth, and protects historic and natural resources

- Reorganized throughout
- Clarifying “urban core”-Village Core Mixed Use
- Policy to recognize existing development orders (L1.1.9)
- Clarified green building incentive policies
- Floating solar facilities and resiliency facilities
- Reinserted catch lines (workshop suggestion)

Infrastructure and Water Resources Element

Provides for adequate potable water, aquifer recharge, sanitary sewer, solid waste, and drainage facilities to meet current and future needs; plans for sewer service; coordinates water supply

- Acquisition of private utility
- Updates to WSFWP
- Included provisions for new infrastructure when repair is not feasible or appropriate



Housing Element

Provides for adequate housing for current and future residents; eliminates substandard conditions; and provides for affordable housing for a variety of income levels

- Clarified substandard vs. dilapidated housing policies
- Clarified green building standards and certifications
- Updated references to building standards, citing Florida Building Code

Recreation and Open Space Element

Indicates a comprehensive system of public and private sites for recreation: preserves, parks, open spaces, and waterways.

- Updates to reflect local changes since inaugural plan: adoption of Parks Master Plan, creation of Parks Advisory Committee, implementation of maintenance programs
- Clarify “recreation space” definition (in Glossary) for LOS purposes – close loopholes for unintended spaces not providing recreation opportunity
- Remove LOS standard for “resource management areas” as they are not under the Village’s jurisdiction or ownership

Intergovernmental Coordination Element

Coordinates plan with adjacent governments, provides for interlocal agreements, and provides for dispute resolution

- Updated Comp Plan amendment agency review policy IC1.1.5 per statutory requirements
- Updated school-impact review in line with joint city/county/school district interlocal agreement
- WSFWP-related updates
- Mobility Plan related update with new policies IC1.1.25, IC1.3.7
- Updating local/state/federal agency references

Transportation and Mobility Element

Provides a safe, convenient multimodal transportation system and addresses traffic circulation and LOS standards

- Updated Objective T1.4 and throughout to recognize adopted Mobility Plan and Mobility Fee
- Added a policy to the Transportation and Mobility Element for coordination for a future train station (workshop suggestion)
- Reverted some language in response to FDOT comments for SB 180:
  - T1.1.11, T1.2.6, T2.1, T2.1.6

Conservation Element

Provides for conservation, use, and protection of natural resources: air quality, wetlands, water bodies, habitats, forests and native vegetation, and water supplies.

- Air quality policies updated to reflect state/federal pollutant standards
- WSFWP-related updates
- Updates related to state classification standards for endangered and threatened species
- Updates related to statewide recycling goal status
- New objectives to clarify aims for existing green building, smart growth, and sustainability policies

Capital Improvements Element

Coordinates plan with adjacent governments, provides for interlocal agreements and provides for dispute resolution

- Updated to reflect Mobility Plan and Mobility Fee
- Reorganized annually adopted CIP as an appendix to the CIE, to streamline regular annual updates



Property Rights Element

Ensures consideration of the rights of a property owner to use, control, develop, protect, and dispose of their property

NO CHANGES

1. The right of a property owner to physically possess and control his or her interests in the property, including easements, leases, or mineral rights.
2. The right of a property owner to use, maintain, develop, and improve his or her property for personal use or for the use of any other person, subject to state law and local ordinances.
3. The right of the property owner to privacy and to exclude others from the property to protect the owner's possessions and property.
4. The right of a property owner to dispose of his or her property through sale or gift.

Economic Development Element

New Optional element to address the need for economic revitalization

- Data from the TCRPC Future Growth study and the Comprehensive Economic Development Strategy (CEDS)
- Policies based upon recommendations from the above data

Glossary

All glossary terms were moved from each of the individual Elements into one consolidated Element.

Added definitions for Floating Solar Facilities and Resiliency Facilities (workshop suggestion)

Mapping Updates

Changes have been made to the following maps:

- Updated to include annexed properties
- Updated **Future Land Use Map** (2050 Horizon)
- Created new **Environmentally Sensitive Areas Map** (wetlands, potable wellheads)
- Updated **Current and Future Roadways Inventory Map**
- Updated **Current and Future Alternative Modes Map**

Public Comments

Please refer to Element the Policy # when asking questions or sharing comments so all workshop participants can view the policy being discussed. You will have up to 3 minutes.

Ex: “Policy IC.1.1.25” (Intergovernmental Coordination)



Final Comments from Village Council



Recommended Motion

The Village Council approves the EAR-based amendments to the Comprehensive Plan as presented (or with changes noted) and authorizes Village staff to transmit the amended plan to Florida Commerce.

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Your comment cards and emailed comments are encouraged.