VILLAGE OF INDIANTOWN
AGENDA
REGULAR VILLAGE COUNCIL MEETING

November 19, 2026
6:00 PM
15516 SW Osceola Street Suite C. Indiantown, Florida 34956

VILLAGE COUNCIL
PHYLLIS WATERS BROWN, MAYOR
CHRISTA MILEY, VICE MAYOR
VERNESTINE WILLIAMS-PALMER, COUNCILMEMBER
ANTHONY DOWLING, COUNCILMEMBER
JANET HERNANDEZ, COUNCILMEMBER

ADMINISTRATION
JANETTE M SMITH, INTERIM VILLAGE ATTORNEY
MICHAEL GIARDINO, INTERIM VILLAGE MANAGER
LARHONDA MCBRIDE, VILLAGE CLERK

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

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

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

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

CALL TO ORDER

ROLL CALL

INVOCATION

PLEDGE OF ALLEGIANCE

ADDITIONS, DELETIONS, PULLED ITEMS OR OTHER MODIFICATIONS

PROCLAMATIONS, AWARDS AND SPECIAL PRESENTATIONS

PUBLIC COMMENT (3 MINUTES EACH)

This section of the agenda allows for comments from the public to speak. Each speaker will be given a total of three (3) minutes to comment. A public comment card should be completed and returned to the Village Clerk. When you are called to speak, please go to the podium, and prior to addressing Council, state your name for the record. All public comment should be directed towards the dais. Public comments will be noted and may receive a response if necessary. 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

Fiscal Year 2025-2026 - Final Budget Amendment
Staff recommends Village Council approval of the Final Budget Amendment for FY25-26

QUASI-JUDICIAL HEARINGS (ITEMS MAY ALSO BE UNDER ORDINANCES OR RESOLUTIONS, AS APPROPRIATE)

2. REGULAR AGENDA

2A Audit Selection Committee
Staff recommends formation and appointment of the Audit Selection Committee and appointment of Zenora Ward of Ward and Company, P.A. as advisor to the Committee.

2B Logistics and Planning for Village of Indiantown 2027 Strategic Planning

Session

3. SECOND READING ORDINANCES

3A Large Scale Data Centers Temporary Moratorium Ordinance Â ORDINANCE 05-2026- AN ORDINANCE OF THE VILLAGE COUNCIL OF THE VILLAGE OF INDIANTOWN, FLORIDA, ESTABLISHING A TEMPORARY MORATORIUM, WITHIN THE VILLAGE, ON THE ACCEPTANCE, REVIEW, PROCESSING, AND APPROVAL OF DEVELOPMENT APPLICATIONS FOR, AND ON THE COMMENCEMENT OR CONSTRUCTION OF, LARGE-SCALE DATA CENTER PROJECTS; PROVIDING FOR LEGISLATIVE INTENT; PROVIDING DEFINITIONS; PROVIDING FOR EXEMPTIONS; RECOGNIZING AND RATIFYING THE INITIATION OF THE MORATORIUM PROCESS BY VILLAGE COUNCIL VOTE; Â DIRECTING A STAFF STUDY; PROVIDING FOR A SAVINGS PROVISION; PROVIDING FOR A 365-DAY DURATION; PROVIDING FOR PROCEDURES RELATED TO VESTED RIGHTS AND JUDICIAL REVIEW; PROVIDING FOR NONCODIFICATION, SEVERABILITY, CONFLICTS, AND AN EFFECTIVE DATE.

Staff recommends Adopting the Proposed Ordinance 05-2026 on second reading.

DISCUSSION ITEMS

PUBLIC COMMENT- This public comment period is reserved for individuals who were not in attendance during the first public comment period and did not previously have an opportunity to address the Village Council.

This section of the agenda allows for comments from the public to speak. Each speaker will be given a total of three (3) minutes to comment. A public comment card should be completed and returned to the Village Clerk. When you are called to speak, please go to the podium, and prior to addressing Council, state your name for the record. All public comment should be directed towards the dais. Public comments will be noted and may receive a response if necessary. 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: November 19, 2026

MEETING TYPE: Regular Village Council Meeting

AGENDA ITEM TITLE: Fiscal Year 2025-2026 - Final Budget Amendment

SUMMARY OF ITEM: Pursuant to Florida Statutes Chapter 166.241, a Final Budget Amendment for the Village of Indiantown for Fiscal Year 2025-2026 is presented for approval by Council within the required 60-day timeframe after fiscal year end. This Final Budget Amendment represents the budgetary accounting adjustments for the result of operations of all funds of the Village of Indiantown. Budgeted revenues have been updated to reflect actual receipts and collections, and budgeted expenditures have been updated to match the amounts exceeded over original appropriations. The amended budget has been updated in the attached Exhibit A.

It should be noted the increase in budget appropriations to cover expenditures that have exceeded the original budget are reflective of a few different things: (1) expenditures against current accounts which have incurred additional expenditures previously approved by the Village Council that now require the budget to be amended, (2) changes in the spending plan on how original appropriations were originally appropriated and the subsequent shift in the use of those funds on how those expenditures were actually posted in the Village's chart of accounts, (3) changes in the estimate of budget vs actual cost, which included correction of a misallocation of prior year revenues and the early retirement of the Village's long-term loan for Village Hall.

FISCAL IMAPCT STATEMENT: The Total Original Adopted and Final Amended Budgets for each of the Village's funds are listed in the table below. The details of the changes in appropriations, as well as changes in revenues, are included in Exhibit A.

	Original	**Amended**	**Change**
General Fund	7,989,710	10,545,870	2,556,160
Indiantown Trust	-	22,510	

22,510			
ARPA	350,000	71,410	
(278,590)			
Mobility Fee Fund	-	1,442,280	
1,442,280			
DSC Sales Tax	-	375,025	
375,025			
Debt Service Fund	202,410	-	
(202,410)			
Govt. CIP Fund	1,525,000	-	
(1,525,000)			
Utility Oper Fund	3,335,165	31,869,745	
28,534,580			
Utility CIP Funds	28,500,000	-	
(28,500,000)			
Totals	**$41,902,285**	**$44,326,840**	
$2,242,555			

RECOMMENDATION: Staff recommends Village Council approval of the Final Budget Amendment for FY25-26

PREPARED BY: Michael Florio DATE: 11/12/26

ATTACHMENTS:
Description
Exhibit A - FY 2025-2026 Final Budget Amendment.pdf

Exhibit A

FY 2025-2026 Final Budget Amendment - Village of Indiantown, FL

General Fund

General Fund Revenues

					Revenue			
Descriptions	Fund Description	Fund	Dept	Org Unit	Original Adopted Budget	Increase Amount	Decrease amount	Final Amended Budget
Ad-Valorem Taxes	General Fund	0001	000	311000	4,108,310	76,000	-	4,184,310
Local Option Fuel Tax	General Fund	0001	000	312410	95,000	26,000	-	121,000
Building Permits, Fees & Licenses (Restricted)	General Fund	0001	000	322000	800,000	805,000	-	1,605,000
Permit Fees - Special Events (Parks)	General Fund	0001	570	322901	-	500	-	500
Planning & Zoning Applications	General Fund	0001	000	322110	75,000	-	(44,000)	31,000
Permit Fees - Public Works and ROW	General Fund	0001	000	322900	-	1,000	-	1,000
Growth Management - EAR Amendment	General Fund	0001	000	334500	-	74,275	-	74,275
State Revenue Sharing	General Fund	0001	000	335125	200,000	-	(7,000)	193,000
Local Government Half-Cent Sales Tax	General Fund	0001	000	335180	950,000	-	(41,000)	909,000
Development Review Applications	General Fund	0001	000	341310	12,000	240,000	-	252,000
Lien Search	General Fund	0001	000	349000	4,000	4,000	-	8,000
Parks Rental & Registration Fees	General Fund	0001	570	349011	12,000	27,000	-	39,000
Court Fines Special Magistrate	General Fund	0001	000	351900	1,000	1,000	-	2,000
Village Code Violations	General Fund	0001	000	354102	1,000	-	(500)	500
Building Code Violations	General Fund	0001	000	354103	-	500	-	500
Miscellanous Revenues	General Fund	0001	000	360000	20,000	98,000	-	118,000
Administrative Fee - Permit Fee Surcharge	General Fund	0001	000	360004	-	9,000	-	9,000
Technology Fee	General Fund	0001	000	360005	5,000	10,000	-	15,000
Administrative Fee - Impact Fees Collected	General Fund	0001	000	360010	20,000	81,000	-	101,000
Interest Income	General Fund	0001	000	361100	300,000	295,000	-	595,000
Contributions and Donations - Parks Sponsorships	General Fund	0001	000	366000	-	33,000	-	33,000
Fund Balance - Budget Only	General Fund	0001	000	369001	-	-	-	0
Transfers In	General Fund	0001	000	381000	150,000	22,000	-	172,000
Land Lease	General Fund	0001	000	383105	-	-	-	0
Building Lease - Bob Souza	General Fund	0001	000	383110	48,600	-	(36,000)	12,600
				Totals		**1,803,275**	**(128,500)**	

Exhibit A

FY 2025-2026 Final Budget Amendment - Village of Indiantown, FL

General Government

					Expenditures			
Descriptions	Fund Description	Fund	Dept	Org Unit	Original Adopted Budget	Increase Amount	Decrease amount	Final Amended Budget
General Government- Professional Services	General Fund	0001	510	510000-3100	200,000	-	(124,165)	75,835
General Government- Communication Service	General Fund	0001	510	510000-4100	65,000	15,550	-	80,550
General Government- Utility Service	General Fund	0001	510	510000-4300	23,000	1,995	-	24,995
General Government-Insurance	General Fund	0001	510	510000-4500	115,000	-	(46,330)	68,670
General Government- Repairs & maintenance	General Fund	0001	510	510000-4600	10,000	4,650	-	14,650
General Government- Advertising	General Fund	0001	510	510000-4810	2,500	1,170	-	3,670
General Government- Building	General Fund	0001	510	510000-6200	350,000	366,005	-	716,005
General Government- Equipment	General Fund	0001	510	510000-6400	100,000	-	(47,660)	52,340
General government- Debt Service Principal	General Fund	0001	510	510000-7100	-	1,325,000	-	1,325,000
General government- Interest	General Fund	0001	510	510000-7200	-	31,205	-	31,205
				Totals		**1,745,575**	**(218,155)**	

- ***Increase Budget for Village Hall Renovations***
- ***Increase Budget for Debt Service Principal & Interest - Village Hall Loan Payoff.***
- ***Increase budget for Communication Services, Utilities; reduce budget for professional services, insurance, and equipment reclassify Insurance for Parks & Rec.***

Administration

					Expenditures			
Descriptions	Fund Description	Fund	Dept	Org Unit	Original Adopted Budget	Increase Amount	Decrease amount	Final Amended Budget
Administration (Legal)-Professional Services	General Fund	0001	512	514000-3100	150,000	58,365	-	208,365
				Totals		**58,365**		

- ***Inncrease budget for additional legal fees for month of Septembr for new Village Attorney.***

Financial Services

					Expenditures			
Descriptions	Fund Description	Fund	Dept	Org Unit	Original Adopted Budget	Increase Amount	Decrease amount	Final Amended Budget
Finance- Accounting & Auditing	General Fund	0001	513	513000-3200		50,000		
Finance- Bank & merchant Service Fee	General Fund	0001	513	513000-3410		4,050		
Finance- Travel and per diem	General Fund	0001	513	513000-4000		1,130		
				Totals		**55,180**		

- ***Increase budget for annual audit fees, bank merchant fees, and travel & per diem.***

Exhibit A

FY 2025-2026 Final Budget Amendment - Village of Indiantown, FL

Community & Economic Development (CED)

					Expenditures			
Descriptions	Fund Description	Fund	Dept	Org Unit	Original Adopted Budget	Increase Amount	Decrease amount	Final Amended Budget
Community & Economic Development- Professional Services	General Fund	0001		515000-3100	310,000	253,030	-	563,030
Community & Economic Development- Contractual Services	General Fund	0001		515000-3400	125,000	30,700	-	155,700
Community & Economic Development- Rentals & Lease	General Fund	0001		515000-4400	4,000	325	-	4,325
Community & Economic Development- Promotional Activites	General Fund	0001		515000-4800	-	580	-	580
Community & Economic Development-Books, Publications & Subscriptions	General Fund	0001		515000-5400	16,000	1,945	-	17,945
				Totals		**286,580**	**-**	

- ***Increase Professional Services budget for Comp Plan / EAR Amendment Update and other contracted planning services. EAR Amendment 100% Funded by State Grant ($74,275).***
- ***Increase in Contracted Services for MC Building Official***
- ***Increase general operating expenditure accounts for Rents and Leases, Advertising, Publications and Subscriptions.***

Parks Department

					Expenditures			
Descriptions	Fund Description	Fund	Dept	Org Unit	Original Adopted Budget	Increase Amount	Decrease amount	Final Amended Budget
Parks- Regular Salary & Wages	General Fund	0001	570	572000-1200	263,320	-	(8,130)	255,190
Parks- Temporary Staffing	General Fund	0001	570	572000-3430	-	8,130	-	8,130
Parks- Utility Service	General Fund	0001	570	572000-4300	65,000	-	(11,100)	53,900
Parks- Insurance	General Fund	0001	570	572000-4500	-	45,120	-	45,120
Parks Repair & Maintenance	General Fund	0001	570	572000-4600	75,000	-	(21,270)	53,730
Parks- Promotional Services	General Fund	0001	570	572000-4800	10,000	9,600	-	19,600
Parks- Machinery & Equipment	General Fund	0001	570	572000-6400	250,000	25,190	-	275,190
				Totals		**79,910**	**(40,500)**	

- ***Adjust and increase personnel and operatign expediture accounts for Parks Department; allocate donations and contrubutions revenues to various operating accounts; reclassify insurance budget from General Government to Parks for Parks-related premium expense; adjust regular salaries and wages to temporary staffing for temp employee; adjust operating expenditures to capital for emergency replacement of A/C unit at Bob Souza.***

Public Works

					Expenditures			
Descriptions	Fund Description	Fund	Dept	Org Unit	Original Adopted Budget	Increase Amount	Decrease amount	Final Amended Budget
Public Works- Infastructure	General Fund	0001	540	541000-6300	275,000	750,000	-	1,025,000
Public Works- Machinery & Equipment	General Fund	0001	540	541000-6400	15,000	39,750	-	54,750
Public Works- Other Uses Contingencies	General Fund	0001	540	541000-9900			(185,000)	
				Totals		**789,750**	**(185,000)**	

- ***Increase budget and utilize budget contingency for additional funds needed for completion of the Seminole Avenue roadway and drainage project.***
- ***Increase infrastructure budget for 36-inch pipe emergency replacement approved by Council on 10/22/26.***
- ***Increase capital outlay budget for machinery and equipmetn account for purchase of grounds maintennace equipment.***

Exhibit A

FY 2025-2026 Final Budget Amendment - Village of Indiantown, FL

Non-Departmental

					Expenditures			
Descriptions	Fund Description	Fund	Dept	Org Unit	Original Adopted Budget	Increase Amount	Decrease amount	Final Amended Budget
Intragovernmental Transfers	General Fund	0001	599	599999-9100	1,177,410	112,955	-	1,290,365
				Totals		112,955		

- ***Increase budget for interfund transfers of cash balances from General Fund to Discretionary Sales Tax Fund for $630,832 and Mobility Fee Fund in amount of $659,531. Fund collected and current yerar and deposited in General Fund. Transfers needed to reclassify cash for creation of new Special Revenue funds in FY26.***

	Total Original Adopted Budget	Total Increase Amount	Total Decrease amount	Total Final Amended Budget
General Fund Revenue Budget	$7,989,710	$1,803,275	($128,500)	$9,664,485
General Fund Unreserved Fund Balance		$881,385		$881,385
Total General Fund Revenues & Other Financing Sources	$7,989,710	$2,684,660	($128,500)	$10,545,870
General Fund Expenditure Budget	$7,989,710	$3,128,315	($572,155)	$10,545,870
Differences - Revenues + Fund Balance - Expenditures				$ -

Indiantown Community Trust Fund

					Revenues			
Descriptions	Fund Description	Fund	Dept	Org Unit	Original Adopted Budget	Increase Amount	Decrease amount	Final Amended Budget
Interest Income	Indiantown Trust Fund	1001	000	361100	35,000	9,800		44,800
				Totals		9,800		

					Expenditures			
Descriptions	Fund Description	Fund	Dept	Org Unit	Original Adopted Budget	Increase Amount	Decrease amount	Final Amended Budget
Transfers Out - General Fund	Indiantown Trust Fund	1001	599	599999-9100	-	22,510	-	22,510
				Totals		22,510		

- ***Increase budget for expenditure of software license (SaaS) fees***
- ***Incease budget for Transfers to General Fund to correct interest income for General Fund allocated in error to the Trust Fund***

	Total Original Adopted Budget	Total Increase Amount	Total Decrease amount	Total Final Amended Budget
Indiantown Trust Fund Revenue Budget	$35,000	$9,800	-	$44,800
Indiantown Trust Fund Expenditure Budget	-	$22,510	-	$22,510

Exhibit A

FY 2025-2026 Final Budget Amendment - Village of Indiantown, FL

American Rescue Plan Fund (ARPA)

Revenues

Descriptions	Fund Description	Fund	Dept	Org Unit	Original Adopted Budget	Increase Amount	Decrease amount	Final Amended Budget
Interest Income	ARPA Fund	1002	000	361100	**10,000**	-	**(4,500)**	**5,500**
Federal Grant - ARPA Funds	ARPA Fund	1002	510	331510	-	71,410	-	**71,410**
				Totals		**71,410**	(4,500)	

Expenditures

Descriptions	Fund Description	Fund	Dept	Org Unit	Original Adopted Budget	Increase Amount	Decrease amount	Final Amended Budget
Software Licensing fees	ARPA Fund	1002	510	510000-5250	-	71,410	-	71,410
Professional Services	ARPA Fund	1002	513	513000-3100	100,000	-	(100,000)	-
Software Licensing fees	ARPA Fund	1002	513	513000-5250	250,000	-	(250,000)	-
				Totals		**71,410**	(350,000)	

- ***Increase budget for expenditure of software license (SaaS) fees***
- ***Reduce budget for interest income.***

	Total Original Adopted Budget	Total Increase Amount	Total Decrease amount	Total Final Amended Budget
ARPA Fund Revenue Budget	**$10,000**	**$71,410**	**($4,500)**	**$76,910**
ARPA Fund Expenditure Budget	**$350,000**	**$71,410**	**($350,000)**	**$71,410**

Mobility Fee Fund

Revenues

Descriptions	Fund Description	Fund	Dept	Org Unit	Original Adopted Budget	Increase Amount	Decrease amount	Final Amended Budget
Impact Fees Residential (Mobility Fees)	Mobility Fee Fund	1003	000	324310	500,000	271,600	-	771,600
Interest Income	Mobility Fee Fund	1003	000	361000	-	11,150	-	11,150
Transfers In	Mobility Fee Fund	1003	000	381000	-	659,530	-	659,530
				Totals		**942,280**	-	

Expenditures

Descriptions	Fund Description	Fund	Dept	Org Unit	Original Adopted Budget	Increase Amount	Decrease amount	Final Amended Budget
					-	-	-	-
				Totals		-	-	

- ***Increase revenue budget for additional mobility fees collected.***
- ***Increase interest income budget, increase Transfers In from General Fund for prior-year Mobility Fee collections***

	Total Original Adopted Budget	Total Increase Amount	Total Decrease amount	Total Final Amended Budget
Mobility Fund Revenue Budget	**$500,000**	**$942,280**	**-**	**$1,442,280**
Mobility Fund Expenditure Budget	**-**	**-**	**-**	**-**

Exhibit A

FY 2025-2026 Final Budget Amendment - Village of Indiantown, FL

Discretionary Sales Tax Fund

Revenues

Descriptions	Fund Description	Fund	Dept	Org Unit	Original Adopted Budget	Increase Amount	Decrease amount	Final Amended Budget
Discretionary Sales Tax	DSC Sales Tax	1004	000	335185	780,000	174,140	-	954,140
Interest Income	DSC Sales Tax	1004	000	361000	-	15,600	-	15,600
Transfers In	DSC Sales Tax	1004	000	381000	-	630,835	-	630,835
				Totals		**820,575**	-	

Expenditures

Descriptions	Fund Description	Fund	Dept	Org Unit	Original Adopted Budget	Increase Amount	Decrease amount	Final Amended Budget
Land	DSC Sales Tax	1004	510	510000-6100	-	375,025	-	375,025
				Totals		**375,025**	0	

- ***Increase revenue budget for Discretionary Sales Tax distributions, Interest Income, and Tranfers In from General Fund.***
- ***Increase budget for land purchase***

	Total Original Adopted Budget	Total Increase Amount	Total Decrease amount	Total Final Amended Budget
Discretionary Sales Tax Fund Revenue Budget	**$780,000**	**$820,575**	**-**	**$1,600,575**
Discretionary Sales Tax Expenditure Budget	**-**	**$375,025**	**-**	**$375,025**

Exhibit A

FY 2025-2026 Final Budget Amendment - Village of Indiantown, FL

Debt Service Fund

Revenues

Descriptions	Fund Description	Fund	Dept	Org Unit	Original Adopted Budget	Increase Amount	Decrease amount	Final Amended Budget
Transfers In	Debt Service Fund	2000	000	381000	202,410	-	(202,410)	-
				Totals			**(202,410)**	

Expenditures

Descriptions	Fund Description	Fund	Dept	Org Unit	Original Adopted Budget	Increase Amount	Decrease amount	Final Amended Budget
Debt Service Principal	Debt Service Fund	2000	510	510000-7100	140,000	-	(140,000)	-
Debt Service Interest	Debt Service Fund	2000	510	510000-7200	62,410	-	(62,410)	-
				Totals			**(202,410)**	

- ***Decrease revenue budget (Transfers) for Debt Service Fund***
- ***Decrease expenditure budget for debt principal and interest***
- ***Debt Service Fund was not used in FY26; payoff of LTD posted in General Fund instead.***

	Total Original Adopted Budget	Total Increase Amount	Total Decrease amount	Total Final Amended Budget
Debt Service Fund Revenue Budget	**$202,410**	**-**	**($202,410)**	**$0**
Debt Service Fund Expenditure Budget	**$202,410**	**-**	**($202,410)**	**$0**

Exhibit A

FY 2025-2026 Final Budget Amendment - Village of Indiantown, FL

Govermental Capital Project Fund

Revenues

Descriptions	Fund Description	Fund	Dept	Org Unit	Original Adopted Budget	Increase Amount	Decrease amount	Final Amended Budget
Fund Balance - Budget Only	Capital Project Fund	3000	000	284000	655,000	-	(655,000)	-
Federal Grant - General Government	Capital Project Fund	3000	000	331100	620,000	-	(620,000)	-
State Grant - FDOT	Capital Project Fund	3000	000	343320	550,000	-	(550,000)	-
Transfers In	Capital Project Fund	3000	000	381000	975,000	-	(975,000)	-
				Totals			**(2,800,000)**	

Expenditures

Descriptions	Fund Description	Fund	Dept	Org Unit	Original Adopted Budget	Increase Amount	Decrease amount	Final Amended Budget
Lincoln Street Improvements	Capital Project Fund	3000	540	538003-6500	850,000	-	(850,000)	-
Seminole Avenue Improvements	Capital Project Fund	3000	540	538004-6500	675,000	-	(675,000)	-
				Totals			**(1,525,000)**	

- ***Decrease revenue budget (Transfers) for Debt Service Fund***
- ***Decrease expenditure budget for debt principal and interest***
- ***Debt Service Fund was not used in FY26; payoff of LTD posted in General Fund.***

	Total Original Adopted Budget	Total Increase Amount	Total Decrease amount	Total Final Amended Budget
Govermental CIP Fund Revenue Budget	**$2,800,000**	**-**	**($2,800,000)**	**$0**
Governmental CIP Fund Expenditure Budget	**$1,525,000**	**-**	**($1,525,000)**	**$0**

Exhibit A

FY 2025-2026 Final Budget Amendment - Village of Indiantown, FL

Water/Wastewater Fund

Revenues

Descriptions	Fund Description	Fund	Dept	Org Unit	Original Adopted Budget	Increase Amount	Decrease Amount	Final Amended Budget
Impact Fees - Water	Water and Sewer Fund	4000	530	324220	-	171,600	-	171,600
Federal Grant - Water System (SRF)	Water and Sewer Fund	4000	530	331310	-	398,500	-	398,500
State Grant (Vunerability) - Sewer/Water	Water and Sewer Fund	4000	530	334350		85,000	-	85,000
Water Sales - Residential	Water and Sewer Fund	4000	530	343301	1,000,340	36,500	-	1,036,840
Water Sales - Commercial	Water and Sewer Fund	4000	530	343302	283,160	242,055	-	525,215
Private Water System Operation	Water and Sewer Fund	4000	530	343303	8,730	-	(5,880)	2,850
Residential Late Fee	Water and Sewer Fund	4000	530	343304	50,000	17,585	-	67,585
Customer Service Charges	Water and Sewer Fund	4000	530	343305	125,000	136,485	-	261,485
Business Late Fee	Water and Sewer Fund	4000	530	343306	1,000		-	1,000
NSF Service Charges	Water and Sewer Fund	4000	530	343310	-	1,230	-	1,230
Water Sales - Public Fire	Water and Sewer Fund	4000	530	343311	11,690	3,515	-	15,205
Water Sales - Private Fire	Water and Sewer Fund	4000	530	343312	5,970		(4,190)	1,780
Wastewater Sales - Residential	Water and Sewer Fund	4000	530	343501	1,276,850	46,110	-	1,322,960
Wastewater Sales - Commercial	Water and Sewer Fund	4000	530	343502	311,650	-	(6,125)	305,525
Liftstation Revenue	Water and Sewer Fund	4000	530	343503	835	-	(835)	-
Miscellaneous Revenues	Water and Sewer Fund	4000	530	360000	10,000	-	(9,490)	510
Interest Income					75,000	-	(2,450)	72,550
Land Lease					6,000	-	(165)	5,835
State Grant (Capital) - Water System	Water and Sewer Fund	4000	533	334310	-	17,251,190		17,251,190
State Grant (Capital) - Sewer System	Water and Sewer Fund	4000	535	334350	-	9,977,505		9,977,505
				Totals		**28,367,275**	**(29,135)**	

Expenditures

Descriptions	Fund Description	Fund	Dept	Org Unit	Original Adopted Budget	Increase Amount	Decrease amount	Final Amended Budget
Water- Professional Services	Water and Sewer Fund	4000	530	533000-3100	80,000	85,400	-	165,400
Water Utility- Operating Supply	Water and Sewer Fund	4000	530	533000-5200	125,000	53,030	-	178,030
Water Utility- Machinery & Equipment	Water and Sewer Fund	4000	530	533000-6400	100,000	41,130	-	141,130
Sewer Utilities- Rental And Leases	Water and Sewer Fund	4000	530	535000-4400	10,000	34,390	-	44,390
Machinery & Equipment - Wastewater (Beaver EcoWorks)	Water and Sewer Fund	4000	530	535000-6400-35	-	470,925	-	470,925
Sewer/Water Utilities- Regular Wages	Water and Sewer Fund	4000	530	536000-1200	642,560	43,270	-	685,830
Sewer/Water Utilities- Overtime	Water and Sewer Fund	4000	530	536000-1400	35,000	28,345	-	63,345
Sewer/Water Utilities- Payroll Taxes	Water and Sewer Fund	4000	530	536000-2100	47,900	2,870	-	50,770
Sewer/Water Utilities- FRS Retirement	Water and Sewer Fund	4000	530	536000-2200	89,000	13,935	-	102,935
Sewer/Water Utilities- Professional Services	Water and Sewer Fund	4000	530	536000-3100	-	50,000	-	50,000
Water/Sewer Utilities- Machinery & Equipment	Water and Sewer Fund	4000	530	536000-6400			(16,200)	(16,200)
Water/Sewer Utilities-Debt Service Principal	Water and Sewer Fund	4000	530	536000-7100	-	3,845	-	3,845
Utility- Other Uses Contingencies	Water and Sewer Fund	4000	599	599999-9900	275,035	-	(100,000)	175,035
Construction in Progress State Grant (Capital) - Water System	Water and Sewer Fund	4000	533	533000-6500	-	17,944,475	-	17,944,475
Construction in Progress State Grant (Capital) - Sewer System	Water and Sewer Fund	4000	535	535000-6500	-	9,879,166	-	9,879,166

Exhibit A

FY 2025-2026 Final Budget Amendment - Village of Indiantown, FL

Totals		**28,650,781**	**(116,200)**	

- ***Increase Machinery & Equipment for wellfield electrical repairs; reallocate funds from water/sewer general operations***
- ***Increase Customer Service Charges for bulk installation of water meter boxes in Terra Lago Phase IA and IB.***
- ***Increase Water-Professional Services for 25NPL50 Vulnerability Assessment Grant; costs were grant funded and reimbursed.***
- ***Increase construction in progress for FDEP and Florida Commerce Grant programs, including raw water main and wellhead design D0272, Reverse Osmosis Plant, UFA and Deep Injection Well L0054, and Wastewater Improvements LPA0307.***

	Total Original Adopted Budget	Total Increase Amount	Total Decrease amount	Total Final Amended Budget
Water/Wastewater Fund Revenue Budget	**$3,335,165**	**$28,367,275**	**($29,135)**	**$31,673,305**
Water/Wastewater Expenditure Budget	**$3,335,165**	**$28,650,781**	**($116,200)**	**$31,869,746**

Water/Wastewater CIP Funds

Revenues

Descriptions	Fund Description	Fund	Dept	Org Unit	Original Adopted Budget	Increase Amount	Decrease amount	Final Amended Budget
Federal Grant - Water System (SRF)	Water Plant - SRF Project	4300	000	331310	1,250,000	-	(1,250,000)	-
State Grant - Water System (ROWTP)	Water Plant - ROWTP	4310	000	334310	10,000,000	-	(10,000,000)	-
State Grant - Wastewater System	Wastewater Improvements	4500	000	334310	15,000,000	-	(15,000,000)	-
				Totals			**(26,250,000)**	

Expenditures

Descriptions	Fund Description	Fund	Dept	Org Unit	Original Adopted Budget	Increase Amount	Decrease amount	Final Amended Budget
Construction in Progress - SRF Project	Water Plant - SRF Project	4300	530	533000-6500	3,500,000	-	(3,500,000)	-
Construction in Progress - Revrse Osmosis Water Treatment Plant (ROWTP)	Water Plant - ROWTP	4310	530	533000-6500	10,000,000	-	(10,000,000)	-
Constructoion in Progress - Wastewater Improvements	Wastewater Improvements	4500	530	535000-6500	15,000,000		(15,000,000)	-
				Totals			**(28,500,000)**	

- ***Decrease revenue and expenditure budgets for Utility CIP Funds. All revenues and expenditures posted to Utility Operating Fund 4000.***

	Total Original Adopted Budget	Total Increase Amount	Total Decrease amount	Total Final Amended Budget
Water/Wastewater CIP Fund Revenue Budget	**$26,250,000**	**-**	**($26,250,000)**	**-**
Water/Wastewater CIP Fund Expenditure Budget	**$28,500,000**	**-**	**($28,500,000)**	**-**

VILLAGE OF INDIANTOWN, FLORIDA
AGENDA MEMORANDUM

MEETING DATE: November 19, 2026

MEETING TYPE: Regular Village Council Meeting

AGENDA ITEM TITLE: Audit Selection Committee

SUMMARY OF ITEM: The Village of Indiantown has been under contract with an external CPA firm for the past 5 years for Fiscal Year 2021 through Fiscal Year 2025 to conduct the annual financial audits as required by Chapter 218.391 Florida Statutes and the Rules of the Auditor General, Chapter 10.550. The original audit contract was for a term of three years and two one-year renewals. Subsequent to the completion of the final one-year renewal term for the Fiscal Year 2025 audit engagement, the Village has elected to seek new requests for proposal for audit services. Much has changed in the Village's financial operations since the prior audit contract was awarded, including significant changes in operations and the implementation of new accounting information systems with Tyler Technologies, Inc. Updates and changes in the audit scope are also needed, which can best be served by developing and awarding a new audit contract.

The selection of an external audit firm is initially coordinated by an Audit Selection Committee. The functions of the Audit Selection Committee is to review, edit, and approve the scope of work for inclusion in the written Request for Proposal (RFP). This includes establishing the scoring rubric on how points will be weighted and assigned to each bid respondent deemed to have submitted a complete bid proposal and meeting all required qualifications. Once the Audit Selection Committee has approved the audit RFP for advertisement, the solicitation will remain open for a period of 30 to 45 days, at which time there will be a scheduled bid opening. Subsequent to the bid opening, the Audit Selection Committee will convene to evaluate responses, rank and assign points according to the scoring rubric, and agree on a recommendation for which respondent best meets the requirements of the Village in maintaining its statutory requirements under Florida Law. The committee's recommendation will then come before the Village Council,

where the Council will then award the audit contract as they deem necessary and in the best interests of the Village.

The Government Finance Officer's Association (GFOA) Best Practices recommends the Committee be composed of members of the governing body, i.e., the Village Council, but may not be members of municipal management (Finance Director or Village Manager). All members of the Committee should possess a basic understanding of governmental accounting and financial reporting. Preferably, at least one or more members of the Committee should have a strong knowledge of Generally Accepted Accounting Principles (GAAP), some exposure to municipal accounting and governmental auditing, and possess a more thorough understanding of internal controls.

The recommendation for the composition of the Audit Selection Committee is to consist of three members in total: The Mayor should serve as the chairperson, with a second councilmember of the Village Council also serving. A third member of the Committee is typically a resident member of the business community, or private citizen resident. The third member of the committee should also have basic knowledge and understanding of accounting, auditing, financial reporting, and internal controls.

The Audit Committee is typically assisted throughout the selection process by an advisor to provide background and technical support, and to the extent necessary, training on technical matters involving governmental accounting, auditing, and financial reporting and the scope of work to be included in the audit services request for proposal. Typically, the presiding Finance Director is permitted to serve in an advisory capacity to the Committee which is not currently an option for the Village. An expert from another municipality, such as a Finance Director from a neighboring jurisdiction may be chosen if that individual would be willing and available to assist. Also, a qualified and independent CPA experienced in governmental accounting, auditing, and financial reporting may also be chosen. It should be noted the Village does have an existing contract with Ward and Company, P.A., an independent CPA firm based in Riviera Beach. Principal Zenora Ward, CPA, would be willing to serve in the capacity as advisor to the Committee if the Village Council so chooses to appoint her to this role. It should be noted that if Ms. Zenora Ward were selected to

serve as advisor to the Committee, Ward and Company, P.A. would not also submit a proposal in response to the audit RFP solicitation for obvious reasons of conflict of interest.

The selection of the Village's next external auditors is a time sensitive matter for which ideally the committee should be appointed and formed under the cover is this agenda item, with a plan to schedule its first meeting sometime in December. The final approved RFP document should be advertised for the aforementioned solicitation period of 30 - 45 days, at which time subsequent to the bid award the Committee will reconvene in late January to rank bid responses and make a recommendation for approval by the full Village Council. Award of the new audit contract should be no later than the middle or end of February.

Subsequent to contract award, field work with the newly selected auditors should begin in late February or early March. The typical timeline for the annual audit from start to finish is usually 60 to 90 days. This timeline should therefore be sufficient for the Fiscal Year 2026 Audit Report for the Auditor General and the Annual Financial Report for the Department of Financial Services to be issued and submitted before the statutory due date of June 30.

FISCAL IMAPCT STATEMENT: N/A

RECOMMENDATION: Staff recommends formation and appointment of the Audit Selection Committee and appointment of Zenora Ward of Ward and Company, P.A. as advisor to the Committee.

PREPARED BY: Michael Florio DATE: 11/12/26

ATTACHMENTS:
Description

VILLAGE OF INDIANTOWN, FLORIDA
AGENDA MEMORANDUM

MEETING DATE: November 19, 2026

MEETING TYPE: Regular Village Council Meeting

AGENDA ITEM TITLE: Logistics and Planning for Village of Indiantown 2027 Strategic Planning Session

SUMMARY OF ITEM:

The Village Council, directs the Interim Village Manager to prepare for, schedule, publicly notice, distribute surveys and questionnaire materials, facilitate Village Council, Village Staff and Village Resident preparatory participation, and conduct the 2027 Strategic Planning Session on Saturday February 6, 2027, and; authorizes the Interim Village Manger to execute the Consultation Proposal for Strategic Planning Services (the “PROPOSAL”) from Synaesthesis, LLC dba Community Marine & Water Resource Planning, Tasks 1 through 6 dated November 5, 2026 as briefed on November 12, 2026, subject to legal approval with additional work product output that clearly identifies the attributions and qualifications of the next permanent Village Manager.

FISCAL IMAPCT STATEMENT: $14,485.00

RECOMMENDATION:

PREPARED BY: LaRhonda McBride DATE: 11/13/26

ATTACHMENTS:
Description
Indiantown_Scope_of_Services__-Nov_2026_sent_to_VIT.pdf

CONSULTING PROPOSAL FOR FACILITATED STRATEGIC PLANNING SERVICES
FOR THE VILLAGE OF INDIANTOWN, FL
FROM SYNAESTHESIS, LLC dba COMMUNITY MARINE & WATER RESOURCE PLANNING
James E. Karas – November 2026

Scope of Work, Tasks and Fees

Summary Scope of Work and Qualifications

Strategic planning is a time-tested, valued management tool for municipalities, recognized by the International City/County Management Association and others.[1] Amid many competing priorities and challenges which far outpace resources, choosing the most pressing action strategies tests the capacity of local government leadership- especially for a small municipality like Indiantown.

The Consultant (Karas) and client, Village of Indiantown (VIT), enter into this agreement for professional strategic planning and facilitation services further described below. They are summarized as:

1. Discovery
2. Planning/Plan Synthesis
3. Plan Production and Adoption

The project tasks and deliverables are designed for completion by end of March 2027, which is useful for next year's budget-writing cycle. Continuing or additional services may be arranged through addenda.

A strategic plan should concisely present a shared vision and mission, narrowly selected goals, prioritized action strategies, and performance measures to pursue the vision. Priorities unique to VIT, a western Martin County historic community, may include such issues as: urban growth pressure and management (including Data Centers), utility services, multi-modal transportation/road design, urban design, operational efficiencies and professionalism, civility, land and water resource use and preservation, intergovernmental relations.

To lead the process, Karas draws upon strategic planning expertise recognized by the Florida League of Cities, Group Facilitator certification, a master's degree in city and regional planning (thesis included survey research), and other qualifications at: www.linkedin.com/in/jeakaras. His employment experience includes: Florida Legislature staff and local government lobbyist (12 years), South Florida Water Management District (8 years), marine planning and management (15 years); Adjunct Professor of Environmental Planning (3 years).

Mr. Karas also brings local knowledge as a 15-year plus Treasure Coast resident, and a repeat consultant to VIT and Martin County spanning more than five years to produce strategic plans, economic development/ enterprise zone strategies, and re-branding/slogan/outreach tools. His intimate knowledge of the Indiantown community is complemented by years of past work for area land and marina owners, attending the annual Rodeo, and interfacing with the Chamber of Commerce; as well, "off-hours" experiences such as traversing Florida via the Okeechobee Waterway, hiking Dupuis, touring High Horse Ranch, and volunteer work at the Boys and Girls Club of Indiantown.

[1] See #FLCitiesStrong Monthly Webinar Series September 2022 Edition (Webinar explaining applicability of strategic planning, Jim Karas, guest presenter.)

Professional facilitators are ethically bound to be a "neutral third party". Karas earned certification as a facilitator through the Broward Facilitators Network, and periodically participates or trains through the Society for Emerging and Advanced Facilitators. He certifies no conflicts of interest, treats work for the Village with confidentiality, adheres to Florida's open records (Sunshine) laws, and is guided by the Code of Ethics of the American Institute of Certified Planners.

Task 1 - **Discovery: Current Conditions and Desires**

Karas will research and assemble key challenges and opportunities (strengths, weaknesses, opportunities and threats) from select sources such as public input, interviews, adopted plans, financial outlook (including a budget and CIP forecast; and Amendment 3 impacts), and other key data (readily available or provided by VIT). If there are relevant or timely perspectives from partner or coordinating agencies or organizations, VIT shall inform Karas of those potential impacts on strategic action priorities. With such input received, he will recommend agendas/approaches for the workshops which entertain the various ideas, criticisms, constraints and aspirations obtained from the various sources.

With VIT staff assistance, Karas will compile a summary list of various projects and programs, from past, present and future, to discern desires and priorities of the community and village leadership. Ideally this list will be scored to discover the collective priority ranking, and presented in the ensuing workshops with Council and public.

Data and plans to consider may include sources such as:

- Councilmember stated goals and priorities
- Census or other demographic, tax and land valuation, or market trends
- Priorities from annual budgets or Capital Improvements Plans, and a budget/financial outlook for at least 5 years (including revenue and debt)
- Intergovernmental relations issues or agreements (SFWMD, School Board of Martin County, IRSC, or other?)
- Comprehensive Plan, Evaluation and Appraisal Review, Land Development Regulations, and development trends

Interviews will be structured using a pre-approved outline, however can be freewheeling depending on interviewee desires. Karas will interview:

- Each Council member (one-on-one, in-person and scheduled on the same day). Before the interview and during project duration, Council members are encouraged to bring constituent and/or staff perspectives on potential strategic plan components ranging from priority opportunities and challenges to vision and action strategies.
- Leadership staff in up to three interview sessions with key departments as agreed by the Village Manager and scheduled for the same day. The Village Manager session will include kickoff project guidance, including specifying the desired format and use of the final plan, current and future projects list, scheduling of deliverables, survey resources (if a survey is used), etc.

Public Outreach, as may be desired, is outlined in optional services (Task 6 below).

As also enumerated in the Fees and Services section below, deliverables will include:

- Interview outlines for Council members and staff.
- Based on research and interview results, recommended workshop approach including a detailed

working agenda.

- Succinct statements of opportunities and challenges distilled and synthesized from plan documents and other research as well as interviews, to derive the strategic plan vision, mission, goals, or action strategies.
- In concert with VIT staff, decide on logistical arrangements for the workshops and hearings which must accommodate Karas's desired format including room layout, "magic blue working wall", audio/visual, etc.

Task 2 - Workshop 1: Council (Vision Emphasis)

Karas will design and facilitate a retreat-style workshop for the VIT Council using a facilitation method known as "Nominal Group" to stimulate a collaborative, consensus-building, creative environment. The emphasis will be to redefine or validate VIT's shared strategic vision and mission, though will likely delve into action strategies (programs, projects, funding, etc.)

The method will include a version of the popular "Strengths, Weaknesses, Opportunities and Threats" process, and may also include future scenario planning in which key opportunities and challenges are reimagined. The workshop may also include team building and/or conflict resolution techniques as may be desired by VIT, which if desired will include a free basic version of DISC personality test to compare leadership styles and "getting to yes."

Logistics – The event will be conducted on one day following a detailed working agenda and working lunch if desired. The draft working agenda/itinerary will be provided for VIT's prior approval. The retreat-style workshop will be conducted at a suitable location mutually selected by VIT and Karas, which must have certain minimum accommodations for Karas's desired format. VIT will execute meeting announcement logistics including public notice. VIT may assist Karas with conduct of the meeting, meeting room set up and breakdown and other administrative details. VIT or retreat facility will provide a projector and presentation screen/area. Karas will supply a draft and final workshop agenda and schedule, meeting room desired layout sketch, workshop materials including handouts, ground rules, facilitation cards and supplies, "magic blue working wall". Some workshop materials may be provided by VIT staff (handouts, office supplies, etc.), and VIT may provide printing or photocopying, graphics such as large-scale mounted maps, other meeting materials as agreed upon by VIT and Karas. In the event additional presentation items (i.e., large scale graphics, etc.) are deemed necessary and authorized by VIT; Karas may produce such items and be reimbursed for expenses.

As also enumerated in the Fees and Services section below, deliverables will include:

- A retreat-style workshop, not anticipated to last more than 5 hours. The venue and refreshments/working lunch if desired will be supplied by VIT.
- Small group visual presentation(s) as needed (i.e. PowerPoint summaries of desired items), exercise props such as idea cards, etc. VIT may provide briefing documents or presentation-ready graphics for issues or topics desired.
- Karas will produce a meeting summary with follow-up action items and recommendations folded into an emerging plan draft, however, will not supply meeting minutes. Therefore, (depending on complexity of final agenda and needs), VIT may assign VIT staff to serve as recorder to produce VIT-compliant meeting summary or minutes. Depending on agenda, VIT 's staff person may also be asked to assist Karas during the workshop if rank scoring of goals, objectives, or strategies is conducted using a desired scoring method by tallying results using appropriate spreadsheet software and template supplied by Karas.

Task 3 - Workshop 2: Staff "Stand-up" Planning

Senior staff (Department Managers) will assemble to consider the results of the Council visioning workshop, and other desired inputs, with an emphasis on HOW to achieve the Council's desired vision and goals through action strategies.

Karas will facilitate this approximately 4-hour session using a modified version of "Stand-up" action planning, thereby analyzing factors such as compliance with law and policy, cost estimates, financing methods and funding sources, ranking with timeline of completion, and staffing or partnerships. Critical analyses should include possible unintended consequences, potential outcomes, timelines, and performance measures (Key Performance Indicators or other desired).

As also enumerated in the Fees and Services section below, deliverables will include:

- Working session meeting agenda, and other necessary meeting materials.
- Facilitate working session, including set up, recording results, and breakdown.
- Synthesize results into emerging draft plan, with details including lead responsibility, adequate description of the action strategy adequate to draft a staff work plan, reasonable estimate of cost and if possible, resource/funding source, and schedule of completion.

Task 4 - Compose and Present Recommended Strategic Plan at Council Public Hearing

Karas will assemble and synthesize all inputs including the two workshops to compose a recommended Strategic Plan document (electronic format) and present such plan at a public hearing before the Council. The emerging plan will include research on the various action strategies seeking sufficient background such as staffing needs, cost estimates/funding sources, partnerships, legality, etc. The Public Hearing logistics, such as announcements and public notice, will be performed by VIT.

The format of such end product document desired by VIT must be conveyed to Karas as soon as possible, and which may affect the estimated project budget, since desktop publishing, enhanced graphics, mapping, etc. are not included in this Proposal unless optional services are desired. An example of a basic format adapting a Gaant-style chart for a useful deliverable is provided in Appendix A, which provides action strategies by goal, and strives to answers the "who, how, how much, and when" of each action. This deliverable is a guide for detailed budgeting and work planning, however does not replace those tools which are in-turn performed by professional staff. While this format is time-tested, a simplified style may suffice so long as sufficient detail is presented to derive work plans (schedule, cost estimate, assigned staff or responsible party). The VIT should convey its intent to use the plan as a stand-alone policy document, or whether it would be subsumed within the budget, or Comprehensive Plan, or other mechanisms for implementation and periodic evaluation of progress.

As also enumerated in the Fees and Services section below, deliverables will include:

- Draft recommended Strategic Plan (electronic document); one round of edits which may result from public hearing
- Correspondence with staff, partner agencies, or other interested parties as needed to refine draft
- Presentation summary (PowerPoint format)

Task 5 - Council Adoption of Strategic Plan

Karas will attend the Council meeting to serve as a resource for questions, clarifications, error/omissions, etc., however the plan presentation and adoption should be composed and led by staff to achieve the express goal of "owning the plan" and therefore promoting its successful adherence and implementation.

Task 6 - Additional Services (Optional)

6.1. Outreach: To better discern the perspectives and ideas from residents and other interested parties, VIT will convey its desire to conduct either an electronic survey or public workshop. The input will parallel the strategic plan building blocks sought from Council members and Staff (vision, mission, opportunities and challenges, goals, strategic actions, performance measures).

As also enumerated in the Fees and Services section below, deliverables will include:

6.1.a. Survey: If an opinion survey is conducted, Karas will supply a draft questionnaire to be approved by VIT, and will assist with deciding a preferred population/respondent sampling method considering cost and available constituent contact methods/lists. The survey will be administered by VIT using its subscription software, including summarizing/ tallying results. (for example, Survey Monkey or Constant Contact).

6.1.b. Workshop: If an in-person workshop is desired, Karas will lead the facilitation of a public workshop employing the same "nominal group" technique as described above for other workshops.

6.2. Publishing: If a plan document is desired with explanatory graphics and key data, and other enhancements, Karas will collaborate with staff to enhance the final plan document using desktop publishing software (which may need to be acquired at cost).

As also enumerated in the Fees and Services section below, deliverables will include:

- Strategic Plan document enhanced with graphics and data, in electronic format using desktop publishing software.

6.3. Plan Progress/Evaluation: As desired, progress toward plan objectives should be measured, most likely on a bi-annual basis September and March, for example, to best coincide with VIT annual budget writing. This exercise has been done in past years, using a simple method of letter grading, and percent complete for the Strategic Plan elements. A more elaborate scoring system used by some municipalities is not recommended for VIT, with complexity and cost in mind. The fee for such services is to be determined through an addendum.

Fees and Services, Expenses, Payment and Additional Services

The services and deliverables described in this agreement are limited to the deliverables described. Karas will remain as flexible as possible if services requested well exceed those described; additional services can be performed on an hourly rate basis through an addendum.

Fees are all inclusive of overhead and travel. Minimal standard expenses such as limited copying and printing, and phone, are included in Professional Fees. Not included in fees are additional or exceptional expenses which are outside of this scope of work or additions to work schedule, such as duplication or printing in

quantity, production of graphics (including large scale mapping or displays/mounting for large group viewing). In the event of such additional expenses, reimbursement from VIT is requested.

Professional fees for services are estimated not to exceed the task totals. “Not to exceed” means an estimate of maximum budget based on hours necessary. Karas will make every effort to complete the tasks in less hours to reduce the billed fee.

The following table presents fees by task, and a rough proposed schedule which is subject to refinement and approval by VIT. Based on market research for senior level strategic planning expertise, the hourly rate of $140-$165 is below market thus offering a discount as a professional courtesy to a repeat client.

	Table 1. Strategic Plan Project Fees by Task		Hours	Fee Budget
Proposed Schedule		**Description**		
	Task 1	**Discovery: Public and interested party input, research, interviews, logistics**		
Nov week 2-4		Research various sources such as adopted plans, financial, debt forecast, other key data, compose list of possible programs, projects	10	$1,400
Dec week 2		3 Staff group interviews (including outline preparation and summary results)	7	$1,155
Dec week 2		One-on-one interviews with five Council members (including outline preparation and summary results)	8	$1,320
Dec week 3		Research and assemble key challenges, opportunities, possible strategies from various inputs received	4	$600
Dec week 4		Coordinate with VIT and finalize workshop meeting logistics	3	$390
		subtotal	32	$3,875
	Task 2	**Council Workshop- Vision and Goal Focus**		
Jan week 1		Prepare workshop meeting materials in the form of idea cards for possible posting/discussion, detailed working agenda, PowerPoint meeting guide, possible handouts, graphics and/or maps, etc.	8	$1,120
1/9/2027 Saturday		Facilitate 1 workshop meeting, including set-up of "working blue wall" & materials, photo recording results, break down	7	$1,155
Jan week 2		Synthesize workshop results for partial plan drafting and preparation for subsequent staff workshop	6	$870
		subtotal	21	$3,145
Jan - week 4	**Task 3**	**Action Strategies "Stand Up" Working Session with Staff**		
Jan week 2		Prepare working session meeting materials in the form of idea cards for possible posting/discussion, detailed working agenda, PowerPoint meeting guide, possible handouts, graphics and/or maps, etc.	8	$1,120
Jan week 4		Facilitate one working session using "stand up action plan" flipcharts/ table top plan layout & materials, photo recording results, & break down	7	$1,155
Feb week 1		Synthesize results into emerging plan draft with detail as enumerated	8	$1,320
		subtotal	23	$3,595
	Task 4	**Compose Recommended Strategic Plan and Present at Council Public Hearing**		
Feb week 2		Compose recommended strategic plan document, collaborating with staff for research of action strategies, and compose presentation for a council-hosted workshop-style public hearing	**11**	$1,815
Feb week 1		Public Notice of Public Hearing by VIA - adequate advance notice		$0
Feb week 3		Present the Plan at public hearing	**4**	$660
Feb week 4		Complete one round of relatively minor edits which may result from public hearing (major changes may trigger additional services)	**6**	$900
		subtotal	21	$3,375
	Task 5	**Council Adoption of Revised Strategic Plan**		
March week 3		Attend Council meeting for possible questions (Presentation by staff)	3	$495
		subtotal	3	$495
		PROJECT TOTAL	**100**	**$14,485**
	Task 6	**Additional Services (optional)**		
	6.1.a.	Compose/design a survey questionnaire, assist with sampling strategy; evaluate results.	12	$1,980
	6.1.b.	Organize and facilitate one public workshop seeking plan input; summarize results	17	$2,295
	6.2.	Final Plan Document production enhancements (graphics/desktop publishing with key data/insets)	12	$1,500
	6.3.	Continuing service - Evaluation of Plan progress at 6 month intervals		TBD

Contractor Information

		Vendor # / Purchase Order #
James E. Karas, Synaesthesis, LLC (Florida) dba Community Marine & Water Resource Planning Federal Tax ID (FEIN) - 542155703		If applicable.
Business Address 5033 SE Bollard Ave. Stuart, FL 34997	Mailing Address P.O. Box 592 Port Salerno, FL 34992	Telephone # 772 341 0524
Contract (Amendment) Start Date: Upon Execution, anticipated before Dec. 1, 2026	Contract End Date: April 1, 2027. Continuing services by addenda. Termination by either party with 1 week notice.	E-mail Address: Strategicplan2008@gmail.com
Fee Budget (not to exceed, excluding expenses)	Per project task	Account #: If applicable
Task and Fee 1. $3,875 2. $3,145 3. $3,595 4. $3,375 5. $ 495 **TOTAL $14,485** Optional Task 6 6.1a. $1,980 6.1b. $2,295 6.2. $1,500	Timely invoices (electronic only) according to percentage satisfactory completion of each task, and conveyance of deliverables. Please advise if VIT requires particular invoice format or other billing procedures.	

Signed Authorization by Client

Client must convey authorization to proceed with the additional items above as soon as possible to allow for timely completion. Authorization to Proceed is granted by the undersigned and authorized VIT representative:

_____ _____

Signature and Printed Name (Village of Indiantown) Date

DRAFT pending possible revisions before signature

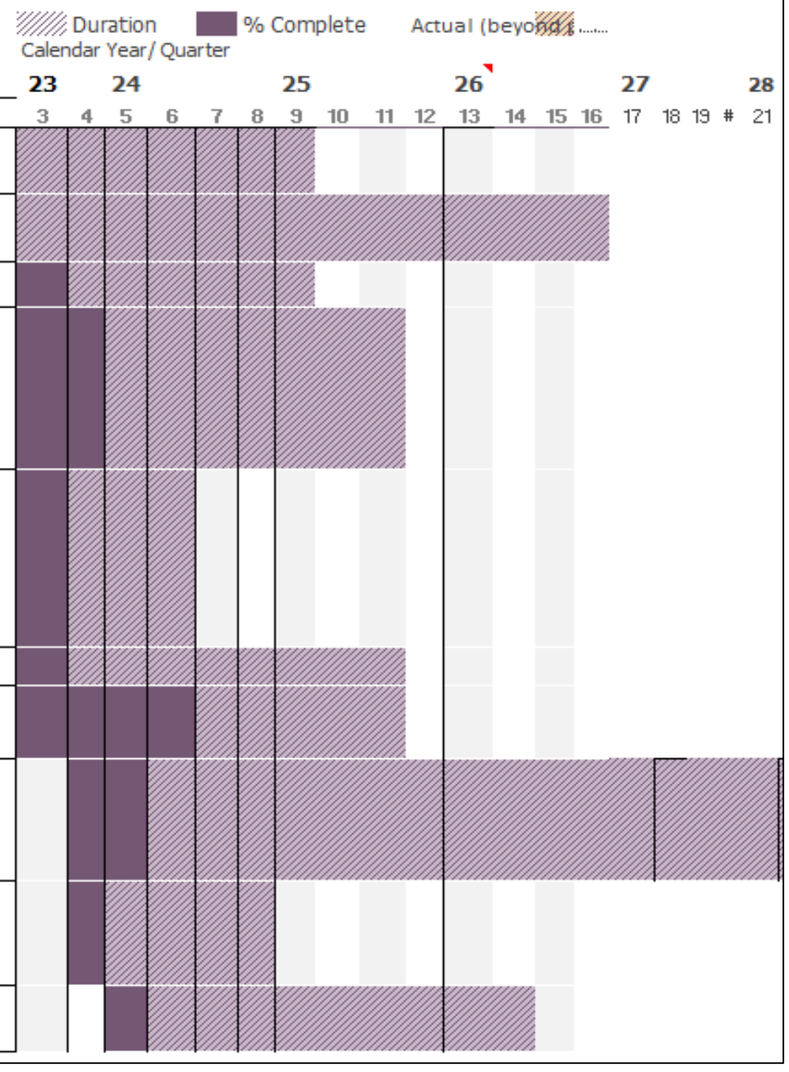
_____ _____

James Karas, Community Marine & Water Resource Planning Date

Appendix A- Example of Strategic Plan Deliverable **(Includes estimates of: who, what, when, how much)**

Goal: Safe, Healthy, Resilient Riverfront Environment

Who	How - Ranked Action Strategy with anticipated cost and schedule.	When YR/QTR START	DURATION	PERCENT COMPLETE
PS	**Expand Police Traffic Unit** to meet growing demand, especially around hot spots like Roosevelt Bridge and East Ocean. $300K annual, increasing to $500K by Q2 2025	3	7	0%
PS	Add **9 personnel to Fire Rescue Units** to meet fast-growing demand, meet top level of service and ISO rating. $750K over 4 years. 2023 thru 2026	3	14	0%
PS	**Complete Fire Station** 3. $4.5 M. Q2 2025 opening.	3	7	25%
UTL, FIN	While finishing the reverse osmosis **water plant** (Q1 2024), **forecast the overall potable water system needs** (with costs) through buildout by updating – as required by the SFWMD and comprehensive plan - the required Water Supply Facilities Work Plan; includes injection well and distribution (piping) system reliability. Capital needs discovered by this plan process, plus the demand modeling, design engineering, and capital improvements can be funded through impact fees paid by new development, and a revenue bond (amount to be determined), with, costs recovered through water rate payers (refer to prior bonds for precedent). Cost estimates in house. Water plant funded though awarded Federal grant. By Q4 2025	3	9	25%
UTL, COM, FIN	**Finish the Vulnerability Assessment** (Q1 2024 - $100K received) to formulate Adaptation Strategies (resulting program changes or other infrastructure projects) simultaneous with the Buildout Vision Charrette (Q2 2024- If done separately, outsource at $30K); and identify failing or antiquated infrastructure and replacement or retrofit needs (stormwater, water and sewer; lift and pump stations, electric racks and lids). Capital needs discovered by this plan process, plus the demand modeling, design engineering, and capital improvements can be funded through additional grants, impact fees paid by new development, and/or revenue bond (amount to be determined), with, costs recovered through water rate payers (refer to prior bonds for precedent).	3	4	20%
UTL	**Finish undergrounding utilities** in downtown- Seminole and Osceola. CRA -$3.5 M, Q3 2023 thru Q3 2025.	3	9	20%
UTL	**Finish "Sign up and Save"** second half of septic to sewer conversion in remaining neighborhoods, however voluntary so uncertain attainment of objective. Cost estimatte $14 M paid back through user fees over multiple years. Q3 2023 - Q4 2025.	3	9	50%
All	Implement **Capital Fleet Improvement/Maintenance Plan**, with police and fire highest priority, to keep the City's vehicle fleet performing efficiently and meet fast-growing demand. Timely replace a range of outdated, worn equipment including fire apparatus and trucks. $700K annual Q4 2023 and continuing. PM Maintain top level of service, especially Insurance Services Office (ISO) rating for fire services.	4	25	10%
UTL	Update and **Implement the Stormwater Master Plan** – to design and build infrastructure to mitigate three priority flooding challenges at NW Dixie, Mango Place, and Flamingo Pond; also retrofitting 30 baffle boxes in existing stormwater system. Q4 2023 thru Q 2025 Costs, respectively are $600K, $700K, $400K, + _____??? = $1.5 M ++ (funding source: ?)	4	5	25%
UTL	**Connect reclaimed water** to serve historic downtown irrigation (Colorado Ave. to Osceola/ Delaware Commons) or other affordable connections. Cost and schedule TBD.	5	10	10%



Jim Karas, Principal for Community Marine & Water Resource Planning
Strategicplan2008@gmail.com 772.341.0524

VILLAGE OF INDIANTOWN, FLORIDA
AGENDA MEMORANDUM

MEETING DATE: November 19, 2026

MEETING TYPE: Regular Village Council Meeting

AGENDA ITEM TITLE:

Large Scale Data Centers Temporary Moratorium Ordinance

ORDINANCE 05-2026- AN ORDINANCE OF THE VILLAGE COUNCIL OF THE VILLAGE OF INDIANTOWN, FLORIDA, ESTABLISHING A TEMPORARY MORATORIUM, WITHIN THE VILLAGE, ON THE ACCEPTANCE, REVIEW, PROCESSING, AND APPROVAL OF DEVELOPMENT APPLICATIONS FOR, AND ON THE COMMENCEMENT OR CONSTRUCTION OF, LARGE-SCALE DATA CENTER PROJECTS; PROVIDING FOR LEGISLATIVE INTENT; PROVIDING DEFINITIONS; PROVIDING FOR EXEMPTIONS; RECOGNIZING AND RATIFYING THE INITIATION OF THE MORATORIUM PROCESS BY VILLAGE COUNCIL VOTE; DIRECTING A STAFF STUDY; PROVIDING FOR A SAVINGS PROVISION; PROVIDING FOR A 365-DAY DURATION; PROVIDING FOR PROCEDURES RELATED TO VESTED RIGHTS AND JUDICIAL REVIEW; PROVIDING FOR NONCODIFICATION, SEVERABILITY, CONFLICTS, AND AN EFFECTIVE DATE.

SUMMARY OF ITEM: Establishing a one-year temporary moratorium on acceptance, review, process or approval of development applications for large-scale data centers.

FISCAL IMAPCT STATEMENT: Fiscal Impacts for this ordinance include legal review and costs associated with advertising.

RECOMMENDATION: Staff recommends Adopting the Proposed Ordinance 05-2026 on second reading.

PREPARED BY: LaRhonda McBride DATE: 11/14/26

ATTACHMENTS:
Description
Indiantown_Data_Center_Moratorium.doc

11-19 LEGAL AD.pdf
VOI- Business Impact Estimate Form- Ord. 05-2026 Data Center Temporary Moratorium.pdf

VILLAGE OF INDIANTOWN, FLORIDA
ORDINANCE NO. 05-2026

AN ORDINANCE OF THE VILLAGE COUNCIL OF THE VILLAGE OF INDIANTOWN, FLORIDA, ESTABLISHING A TEMPORARY MORATORIUM, WITHIN THE VILLAGE, ON THE ACCEPTANCE, REVIEW, PROCESSING, AND APPROVAL OF DEVELOPMENT APPLICATIONS FOR, AND ON THE COMMENCEMENT OR CONSTRUCTION OF, LARGE-SCALE DATA CENTER PROJECTS; PROVIDING FOR LEGISLATIVE INTENT; PROVIDING DEFINITIONS; PROVIDING FOR EXEMPTIONS; RECOGNIZING AND RATIFYING THE INITIATION OF THE MORATORIUM PROCESS BY VILLAGE COUNCIL VOTE; DIRECTING A STAFF STUDY; PROVIDING FOR A SAVINGS PROVISION; PROVIDING FOR A 365-DAY DURATION; PROVIDING FOR PROCEDURES RELATED TO VESTED RIGHTS AND JUDICIAL REVIEW; PROVIDING FOR NONCODIFICATION, SEVERABILITY, CONFLICTS, AND AN EFFECTIVE DATE.

WHEREAS, Article VIII, section 2(b) of the Florida Constitution and section 166.021, Florida Statutes, grant municipalities broad home-rule authority to conduct municipal government, perform municipal functions, render municipal services, and exercise powers for municipal purposes except as otherwise provided by law; and

WHEREAS, section 163.3202, Florida Statutes, requires each municipality to adopt or amend and enforce land development regulations that are consistent with and implement its adopted comprehensive plan; and

WHEREAS, in November 2020, the Village Council of the Village of Indiantown (the "Village") adopted Ordinance No. 07-2020 adopting the Village's Land Development Regulations (the "LDRs"); and

WHEREAS, the LDRs identify "Computer and Data Processing" as an industrial use in the Village's permitted-use schedule, but do not presently establish comprehensive definitions or development standards specifically addressing large-scale data centers based on electrical load, campus scale, water demand, cooling technology, backup generation, fuel storage, or other operational characteristics; and

WHEREAS, section 12-8 of the LDRs requires Village Council approval, after a public hearing, of major site plans and classifies industrial development of more than 100,000 square feet as major development; and

WHEREAS, on September 10, 2026, the Village Council voted to direct the Village Manager, Village Attorney, and staff to promptly prepare and process a moratorium ordinance concerning Large-Scale Data Center Projects and Large Load Customers (the "Council Moratorium Direction"), and directed a study of the land-use, infrastructure, utility, water, public-safety, compatibility, and other impacts associated with such facilities; and

WHEREAS, the Council Moratorium Direction placed property owners, applicants, prospective purchasers, developers, and other interested persons on public notice that the temporary moratorium ordinance was actively pending and that any application submitted after September 10, 2026, was submitted with notice of the pending ordinance and could be affected by the ordinance ultimately adopted, to the fullest extent permitted by Florida law; and

WHEREAS, during the 2026 Legislative Session, the Florida Legislature enacted Chapter 2026-65, Laws of Florida (Senate Bill 484), relating to data centers and large load customers; and

WHEREAS, section 163.326, Florida Statutes, created by Chapter 2026-65, recognizes that facilities with substantial electric or other utility demands, including data centers and other large load customers, may present unique planning, infrastructure, and compatibility considerations, including infrastructure capacity, land-use compatibility, environmental impacts, and the efficient provision of public facilities and services; and

WHEREAS, section 163.326, Florida Statutes, further provides that local governments shall maintain the authority to exercise the powers and responsibilities for comprehensive planning and land development regulation granted by law with respect to large load customers; and

WHEREAS, Chapter 2026-65 also created or amended state-law provisions governing large load tariffs and service requirements, the definition of a "large-scale data center," consumptive-use permitting, reclaimed-water considerations, water conservation planning, and related matters; and

WHEREAS, section 373.203(4), Florida Statutes, defines a "large-scale data center" by reference to a single location with a data center on site having an anticipated monthly peak load of 50 megawatts or more, calculated as the highest average load over a 15-minute interval; and

WHEREAS, Chapter 2026-65 directs the Office of Program Policy Analysis and Government Accountability ("OPPAGA") to contract for an independent interdisciplinary study of policy considerations relating to construction and operation of large-scale data centers, including economic and tax impacts; use of land, water, and natural resources; energy use and related cost and rate impacts;

public health and safety; issues unique to large-scale data centers in Florida; and recommendations concerning facility siting and mitigation measures, with the study due by July 1, 2027; and

WHEREAS, the Village Council finds that large-scale data centers may present land-use and infrastructure issues materially different in kind or degree from conventional computer and data-processing uses, including extraordinary electrical demand; transmission and substation needs; water and cooling requirements; wastewater and reclaimed-water demand; backup generation and fuel storage; noise; lighting; stormwater; fire and emergency-response requirements; construction traffic; building and campus scale; compatibility with nearby uses; and fiscal and economic impacts; and

WHEREAS, the Village Council finds that the Village should have a reasonable, defined period in which to evaluate these issues, coordinate with electric utility, water, wastewater, emergency-response, transportation, and other affected agencies and providers, receive public input, review best practices and technical information, consider the OPPAGA study when available, and determine whether permanent amendments to the Comprehensive Plan or LDRs should thereafter be proposed; and

WHEREAS, in order to promote effective development regulation of Large-Scale Data Center Projects, which are among the large load customers addressed by Chapter 2026-65, Laws of Florida, the Village Council wishes to preserve the status quo while researching, studying, and analyzing the potential impact of Large-Scale Data Center Projects upon adjacent uses, the surrounding area, the environment, surrounding property values, demand for Village services, and other aspects of the general welfare; and

WHEREAS, temporary moratoria are recognized as legitimate land-use planning tools when reasonably related to preserving the status quo while a local government studies and formulates appropriate development regulations. *See WCI Communities, Inc. v. City of Coral Springs*, 885 So. 2d 912 (Fla. 4th DCA 2004); *Tahoe-Sierra Preservation Council, Inc. v. Tahoe Regional Planning Agency,* 535 U.S. 302 (2002); and

WHEREAS, Florida law also recognizes that, when a zoning or land development regulation change is actively and formally in progress, an applicant's knowledge of the pending change may affect whether the applicant may rely upon continuation of existing regulations or establish vested rights. *See Smith v. City of Clearwater,* 383 So. 2d 681 (Fla. 2d DCA 1980); and

WHEREAS, the Village Council intends this Ordinance to be a temporary, stand-alone planning measure and not a permanent amendment to the Village Comprehensive Plan or LDRs; and

WHEREAS, Section 28 of Chapter 2025-190, Laws of Florida (Senate Bill 180), contains restrictions applicable to Martin County and municipalities within Martin County, including a prohibition, until October 1, 2027, on proposing or adopting more restrictive or burdensome amendments to comprehensive plans or land development regulations, or more restrictive or burdensome procedures concerning the review, approval, or issuance of a site plan, development permit, or development order, and a prohibition on moratoria on the construction, reconstruction, or redevelopment of property damaged by Hurricane Debby, Hurricane Helene, or Hurricane Milton; and

WHEREAS, the Village does not believe that the provisions of Chapter 2025-190, Laws of Florida, apply to this Ordinance because, among other things, (1) the later-enacted and more specific Chapter 2026-65 and section 163.326,

Florida Statutes, permit the Village to use otherwise lawful planning tools, including a temporary moratorium, for large-scale data centers and large load customers; (2) Section 28 is unenforceable against the Village to the extent it violates the unfunded-mandate requirements of Article VII, section 18(a) of the Florida Constitution, including the absence of the required legislative determination of an important state interest; (3) section 163.3211, Florida Statutes, causes Chapter 163 to control over conflicting land-development law; (4) Chapter 2025-190 is subject to challenge under the single-subject and title requirements of Article III, section 6 of the Florida Constitution; and (5) Section 28's classification of affected municipalities is subject to challenge under Article III, section 11(b) of the Florida Constitution; and

WHEREAS, without conceding the validity or applicability of Chapter 2025-190, as a policy decision, the Village Council has determined that the temporary moratorium established by this Ordinance will not apply to the construction, reconstruction, or redevelopment of any property that is determined to have been damaged by Hurricane Debby, Hurricane Helene, or Hurricane Milton, as established through the procedure set forth below in Section 5(a); and

WHEREAS, the Village Council further finds that the moratorium should be limited to the state-defined category of large-scale data centers, including phased or campus-style projects at a single location that are designed or reasonably anticipated to meet the statutory electrical-load threshold, rather than applying generally to ordinary computer and data-processing uses; and

WHEREAS, the Village Council finds that the temporary moratorium should apply only to Large-Scale Data Center Projects as defined herein, while

the Village may continue to study other large load customers as part of its broader planning work; and

WHEREAS, the Village Council has determined, as a matter of legislative policy, that the temporary moratorium established by this Ordinance shall not apply to the properties identified in Section 5(e), subject to the terms and conditions set forth in that subsection; and

WHEREAS, the Village Council finds that a period of up to 365 days is reasonable in light of the scope of the necessary technical and legal review and the Legislature's direction that the OPPAGA study concerning large-scale data centers be completed by July 1, 2027; and

WHEREAS, the Village Council does not intend to impede the vested rights of any existing property owners and applicants, and therefore this Ordinance shall not apply to any property owner or applicant that establishes vested rights pursuant to the procedure set forth in section 12-19 of the LDRs; and

WHEREAS, the Planning, Zoning and Appeals Board sitting as the Local Planning Agency held a duly noticed public hearing on November 5, 2026, recommended that the Village Council adopt this Ordinance, and made a specific finding that the Ordinance is consistent with the adopted Comprehensive Plan; and

WHEREAS, the Village Council finds that adoption of this temporary moratorium, subject to the limitations and exemptions set forth herein, is in the best interests of the Village and promotes the public health, safety, and welfare.

NOW, THEREFORE, BE IT ORDAINED BY THE VILLAGE COUNCIL OF THE VILLAGE OF INDIANTOWN, FLORIDA, AS FOLLOWS[1]:

Section 1. Findings. 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. Legislative Intent. The purpose of this Ordinance is as follows:

a. To establish a temporary planning moratorium for Large-Scale Data Center Projects while the Village evaluates the planning, infrastructure, utility, environmental, public-safety, compatibility, and fiscal issues associated with such projects and determines whether permanent Comprehensive Plan or LDR amendments should thereafter be proposed;

b. To preserve existing conditions during a defined planning period. This Ordinance is temporary and self-expiring and shall not be construed as establishing permanent development regulations or amending the text or map of the Village Comprehensive Plan or LDRs; and

c. To preserve vested rights and ensure that this Ordinance is interpreted and applied in compliance with controlling state and federal law.

Section 3. Definitions. For purposes of this Ordinance, the following words and phrases have the meanings set forth below. Terms not defined herein shall have the meanings assigned by applicable Florida law or the Village LDRs, as appropriate:

a. *Data Center* means a facility that meets the definition of "data center" in section 373.203(3), Florida Statutes, as amended from time to time.

[1] Strikethrough words are deletions to the existing words. Underlined words are additions to the existing words.

b. *Large-Scale Data Center* means a Data Center that meets the definition of "large-scale data center" in section 373.203(4), Florida Statutes, as amended from time to time.

c. *Large-Scale Data Center Project* means proposed development at a single location that includes one or more Data Centers and that:

(1) constitutes a Large-Scale Data Center;

(2) is proposed, designed, phased, marketed, or reasonably anticipated to be developed so that the single location will constitute a Large-Scale Data Center upon completion of one or more phases; or

(3) is a campus-style, colocation, or functionally integrated Data Center development at a single location that otherwise meets or is reasonably anticipated to meet the electrical-load threshold in section 373.203(4), Florida Statutes.

For purposes of this definition, separate buildings, phases, lots, parcels, customers, or entities at the same single location may be considered together only to the extent consistent with section 373.203(4), Florida Statutes. Electrical load may not be aggregated across multiple locations contrary to that statute.

d. *Development Application* means any application, request, petition, or submittal seeking a Village approval necessary to establish, construct, expand, or materially modify a Large-Scale Data Center Project, including, as applicable, a Comprehensive Plan amendment, rezoning, planned unit development or amendment, development agreement or amendment, plat, site plan of any type (including, but not limited to, major site plans, minor site plans, and site-plan modifications), conditional use, special exception, development permit, development order, or building permit.

e. *Hurricane-Damaged Property* means property that is determined to have been damaged by Hurricane Debby, Hurricane Helene, or Hurricane Milton, pursuant to the procedure set forth in Section 5(a) below.

Section 4. Temporary Moratorium Established. Except as provided in Section 5, a temporary moratorium is hereby established, within the Village, on the acceptance, processing, review, or approval of any Development Application, and on the commencement, construction, or operation of any development activity, for the establishment, construction, expansion, or operation of a Large-Scale Data Center Project during the effective period of this Ordinance. The moratorium applies only to Large-Scale Data Center Projects and does not affect Data Centers or other lawful uses that do not constitute, and are not reasonably anticipated to constitute, a Large-Scale Data Center Project. A Large-Scale Data Center Project may not be divided into separate phases, buildings, applications, lots, parcels, customers, or entities at the same single location to avoid this Ordinance, consistent with the nonaggregation provisions of section 373.203(4), Florida Statutes.

Section 5. Exemptions. This Ordinance shall not apply to, and shall not prohibit the acceptance, processing, review, or approval of applications, or the commencement, construction, or operation of development on the following properties:

a. *Hurricane-Damaged Property.* This Ordinance shall not apply to construction, reconstruction, or redevelopment of Hurricane-Damaged Property. Any applicant or property owner that believes its application relates to property damaged by Hurricane Debby, Hurricane Helene or Hurricane Milton, shall submit an application for a determination of hurricane property damage to the Village, which application shall be reviewed and considered the same as an application for a Major Site Plan, including appellate procedures.

b. *Existing Lawful Facilities.* This Ordinance does not prohibit the continued lawful operation of a Data Center existing on the effective date of this Ordinance, or routine maintenance, repair, replacement in kind, interior renovation, emergency work, or utility maintenance that does not establish a new Large-Scale Data Center Project or materially expand an existing facility so that it becomes a Large-Scale Data Center Project.

c. *Vested Rights.* Nothing in this Ordinance shall impair a vested right established pursuant to section 12-19 of the Village LDRs. A person asserting vested rights may seek a vested-rights determination through the existing procedure in section 12-19. Nothing in this Ordinance creates a vested right, and the mere filing, pendency, or completeness of a Development Application shall not, by virtue of this Ordinance, be deemed to establish a vested right or equitable estoppel.

d. *Non-Data-Center Large Load Customers.* This Ordinance does not apply solely because a proposed use is a "large load customer" under section 366.043, Florida Statutes. The moratorium applies only to a Large-Scale Data Center Project as defined herein.

e. *Specifically Exempt Properties*. This Ordinance shall not apply to the following identified properties, and shall not prohibit or delay the acceptance, processing, review, or approval of any implementing Development Application for data center development on such land, regardless of scale, nor shall it prohibit or delay the commencement, construction, or operation of such projects:

i. Those parcels included in the Plat of Silver Fox, as recorded in Plat Book 24, Page 19, of the Public Records of Martin County, Florida, as same may be modified or amended;

ii. The land located at 18300 SW Warfield Boulevard and known as "Project Growler," which is subject to applications for Major Site

Plan (SP-26-0015, deemed complete on August 21, 2026), Plat (PLT-26-0018, deemed complete on August 21, 2026), Minor Site Plan (SP-26-0018, deemed complete on August 26, 2026), and Minor Site Plan (SP-26-0019, deemed complete on August 26, 2026), all as may be amended or modified; and

iii. The land described in, or land development allowed under, Village Ordinance No. 03-2026, as recorded in Official Records Book 3564, Page 559, of the Public Records of Martin County, Florida, which had no size limitation on data centers, and this exemption shall include implementing applications or permits.

Section 6. Pending Applications; Effect of the Council Moratorium Direction. For purposes of this Ordinance, the Council Moratorium Direction is hereby recognized as follows:

a. *Prior Initiation and Notice.* Through the Council Moratorium Direction, the Village Council formally initiated consideration of this temporary moratorium and provided public notice that the moratorium ordinance was actively pending. The Council Moratorium Direction did not itself impose a moratorium or suspend development-review processing before the effective date of this Ordinance.

b. *Applications Submitted on or After the Council Moratorium Direction*. To the fullest extent permitted by law, and subject to the exemptions in Section 5. above, the moratorium applies to any Development Application for a Large-Scale Data Center Project submitted on or after the Council Moratorium Direction on September 10, 2026, that is pending and has not received final approval before the effective date of this Ordinance. Such an application is not automatically grandfathered solely because it was filed, accepted, deemed complete, or

processed before the effective date of this Ordinance. The Village Council finds that such applicants submitted their applications with public notice that this moratorium ordinance had been formally initiated and was actively pending.

c. *Applications Submitted Before the* Council Moratorium Direction. To the fullest extent permitted by law, and subject to the exemptions in Section 5. above, the moratorium also applies to any Development Application for a Large-Scale Data Center Project submitted before the Council Moratorium Direction that remains pending and has not received final approval before the effective date of this Ordinance.

Section 7. Staff Study. During the course of this Ordinance, the staff study and work program initiated and directed by the Council Moratorium Direction shall continue, and the Village Manager, Community and Economic Development Department, Village Attorney, and other appropriate staff and consultants shall evaluate the need for, and, if appropriate, develop recommendations concerning, permanent planning policies and development standards for Large-Scale Data Center Projects and related large-load planning issues, including, as appropriate, the following:

a. future land use and zoning compatibility, including the appropriate zoning districts and whether scale or intensity thresholds should apply;

b. campus size, floor-area ratio, building height, massing, setbacks, buffering, landscaping, and visual compatibility;

c. electrical transmission and distribution infrastructure, substations, interconnection facilities, redundancy, and anticipated peak load;

d. backup generation, battery energy storage, fuel storage, hazardous materials, fire suppression, emergency response, and public safety;

e. potable water demand, consumptive use, reclaimed water, wastewater, cooling technologies, water conservation, and drought conditions;

f. stormwater, flooding, wetlands, natural resources, heat, air emissions, and other environmental considerations;

g. noise, vibration, lighting, hours of testing and operation of generators and other equipment, and compatibility with residential and other sensitive uses;

h. transportation, construction traffic, road impacts, access, staging, and phased development;

i. telecommunications and related infrastructure;

j. construction employment, permanent employment, tax-base and fiscal impacts, public-service costs, and economic-development considerations;

k. decommissioning, adaptive reuse, restoration, financial assurance, and treatment of obsolete facilities;

l. best practices and regulations adopted or under consideration by other Florida jurisdictions and other comparable jurisdictions; applicable state and federal requirements, including Chapter 2026-65, Laws of Florida, and rules or tariffs adopted pursuant thereto; and

m. findings and recommendations in the OPPAGA large-scale data center study when available.

During the course of this Ordinance, Village staff shall coordinate, as appropriate, with electric utility providers, water and wastewater providers, Martin County and regional emergency-response agencies, transportation agencies, water management and environmental agencies, affected property owners, residents, businesses, and other stakeholders, and the Village Manager shall endeavor to present one or more interim reports or regulatory options to the Planning, Zoning and Appeals Board and Village Council during the moratorium and shall seek to present final recommendations sufficiently in advance of the moratorium's expiration to allow the Village Council to determine whether permanent regulations should be proposed and processed in accordance

with then-applicable law. This Section directs study, coordination, and preparation of recommendations only, and does not itself propose or adopt any permanent Comprehensive Plan amendment or LDR amendment.

Section 8. Savings. This Ordinance shall be interpreted and applied so that it does not operate in a manner prohibited by Section 28 of Chapter 2025-190, Laws of Florida, section 252.422, Florida Statutes, or other controlling law, without conceding any legal positions. If a provision cannot lawfully be applied to particular property, an application, an approval, or an activity, it shall be inapplicable only to the minimum extent necessary, and the remainder of this Ordinance shall continue in effect.

Section 9. Duration. The moratorium established by this Ordinance is temporary and shall be effective for a period of 365 days from the effective date of this Ordinance, unless dissolved earlier by the Village Council or superseded by permanent regulations governing Large-Scale Data Center Projects. The moratorium may be reasonably extended, if necessary, by ordinance of the Village Council, and may not be extended by any administrative officer or employee.

Section 10. Judicial Review. Judicial review of final decisions by the Village Council under Section 5 of this Ordinance shall be by the filing of a Petition for Writ of Certiorari in the Circuit Court of the Nineteenth Judicial Circuit in and for Martin County, Florida, in accordance with the Florida Rules of Appellate Procedure for the review of quasi-judicial decisions of municipalities.

Section 11. Exhaustion of Administrative Remedies. No property owner claiming that this Ordinance should not be applied to its property because the property is Hurricane Damaged Property or has vested rights may pursue such claim in court, unless he or she has first exhausted the applicable administrative remedies provided in this Ordinance.

Section 12. Non-Codification. The provisions of this Ordinance shall not be included or incorporated into the Code of Ordinances of the Village of Indiantown.

Section 13. Severability. The provisions of this Ordinance are declared to be severable, and if any section, sentence, clause or phrase of this Ordinance shall for any reason be held to be invalid or unconstitutional, such decision shall not affect the validity of the remaining sections, sentences, clauses, and phrases of this Ordinance but they shall remain in effect, it being the legislative intent that this Ordinance shall stand notwithstanding the invalidity of any part. Notwithstanding the foregoing, the exemptions in Section 5 are integral to this Ordinance and are not severable from Section 4. If any exemption in Section 5 is held invalid in whole or in part, Section 4 shall not apply to the Specifically Exempt Properties listed in Section 5, or their associated Development Applications or development described therein.

Section 14. Conflicts. All ordinances or parts of ordinances, resolutions or parts of resolutions, in conflict herewith, are repealed to the extent of such conflict. The notice and direction provided by the Council Moratorium Direction expires upon the effective date of this Ordinance. Such expiration does not negate the prior formal initiation of this moratorium process, the public notice provided by the Council Moratorium Direction, or administrative actions lawfully taken pursuant thereto. Those matters are ratified and remain part of the legislative record supporting this Ordinance.

Section 15. Effective Date. This Ordinance shall become effective immediately upon adoption on second reading.

PASSED on first reading this 5th day of November, 2026.

PASSED AND ADOPTED on second reading this ____day of_____, 2026.

_____

Phyllis Waters Brown, Mayor

Attest:

_____

LaRhonda McBride

Village Clerk

APPROVED AS TO FORM AND LEGAL SUFFICIENCY

FOR THE USE AND BENEFIT OF THE VILLAGE ONLY:

_____

WEISS SEROTA HELFMAN COLE & BIERMAN, P.L.

Village Attorney

Motion to adopt by _____seconded by _____.

FINAL VOTE AT ADOPTION

Mayor Phyllis Waters Brown _____

Vice Mayor Christa Miley _____

Council Member Anthony Dowling _____

Council Member Janet Hernandez _____

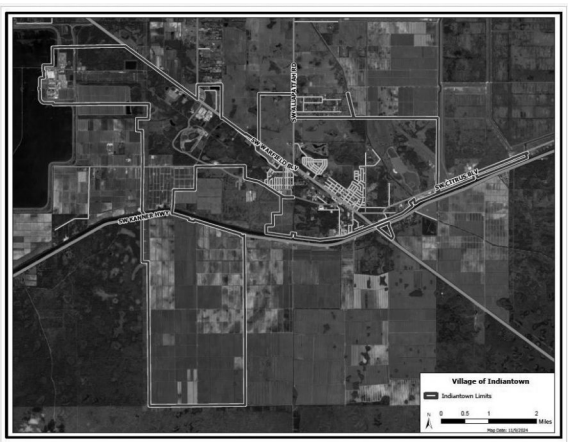
Council Member Vernestine Williams-Palmer _____

VILLAGE OF INDIANTOWN

NOTICE OF ADOPTION OF AN ORDINANCE ESTABLISHING A TEMPORARY MORATORIUM ON LARGE-SCALE DATA CENTER PROJECTS

NOTICE IS HEREBY GIVEN that the Village Council of the Village of Indiantown, Florida will hold a public hearing for a second reading of the ordinance provided below by the Village Council on **November 19, 2026, at 6:00 p.m.,** or as soon thereafter as possible, at Indiantown Village Hall, 15516 SW Osceola Street, Indiantown, Florida 34956. Interested parties may appear and be heard with respect to the proposed Ordinance.

AN ORDINANCE OF THE VILLAGE COUNCIL OF THE VILLAGE OF INDIANTOWN, FLORIDA, ESTABLISHING A TEMPORARY MORATORIUM, WITHIN THE VILLAGE, ON THE ACCEPTANCE, REVIEW, PROCESSING, AND APPROVAL OF DEVELOPMENT APPLICATIONS FOR, AND ON THE COMMENCEMENT OR CONSTRUCTION OF, LARGE-SCALE DATA CENTER PROJECTS; PROVIDING FOR LEGISLATIVE INTENT; PROVIDING DEFINITIONS; PROVIDING FOR EXEMPTIONS; RECOGNIZING AND RATIFYING THE INITIATION OF THE MORATORIUM PROCESS BY VILLAGE COUNCIL VOTE; DIRECTING A STAFF STUDY; PROVIDING FOR A SAVINGS PROVISION; PROVIDING FOR A 365-DAY DURATION; PROVIDING FOR PROCEDURES RELATED TO VESTED RIGHTS AND JUDICIAL REVIEW; PROVIDING FOR NONCODIFICATION, SEVERABILITY, CONFLICTS, AND AN EFFECTIVE DATE.



The Village Council may continue or defer the hearing to a new date and time certain without further notice provided the date and time of the continuance or deferral is announced at the hearing. The Ordinance in its entirety may be inspected at the Office of the Village Clerk during regular business hours.

Persons wishing to appeal any decision made by the Village Council with respect to any matter considered at such hearing will need a record of the proceedings and for such purpose may need to ensure that a verbatim record of the proceedings is made, which includes the testimony and evidence upon which the appeal is to be based (F.S. 286.0105).

Any and all interested parties may appear at the above meeting and be heard with respect to the proposed items.

In accordance with the Americans with Disabilities Act of 1990 (ADA), persons needing special accommodations to participate in these proceedings should contact the Village Clerk's Office for assistance at (772) 597-8294, no later than four (4) business days prior to such proce[illegible]g.

LaRhonda McBride
Village Clerk

Business Impact Estimate

Pursuant to Section 166.041, Florida Statutes

ORDINANCE NO. 05-2026 – AN ORDINANCE OF THE VILLAGE COUNCIL OF THE VILLAGE OF INDIANTOWN, FLORIDA, ESTABLISHING A TEMPORARY MORATORIUM, WITHIN THE VILLAGE, ON THE ACCEPTANCE, REVIEW, PROCESSING, AND APPROVAL OF DEVELOPMENT APPLICATIONS FOR, AND ON THE COMMENCEMENT OR CONSTRUCTION OF, LARGE-SCALE DATA CENTER PROJECTS; PROVIDING FOR LEGISLATIVE INTENT; PROVIDING DEFINITIONS; PROVIDING FOR EXEMPTIONS; RECOGNIZING AND RATIFYING THE INITIATION OF THE MORATORIUM PROCESS BY VILLAGE COUNCIL VOTE; DIRECTING A STAFF STUDY; PROVIDING FOR A SAVINGS PROVISION; PROVIDING FOR A 365-DAY DURATION; PROVIDING FOR PROCEDURES RELATED TO VESTED RIGHTS AND JUDICIAL REVIEW; PROVIDING FOR NONCODIFICATION, SEVERABILITY, CONFLICTS, AND AN EFFECTIVE DATE.

Business Impact Estimate:

The Village of Indiantown hereby publishes the following information:

1. A summary of the proposed ordinance (must include a statement of the public purpose, such as serving the public health, safety, morals and welfare):

The proposed ordinance establishes a one-year temporary moratorium on the submission and acceptance, review, processing, and approval of development applications for, and on the commencement or construction of, large-scale data center projects. The ordinance provides exemptions for hurricane-damaged properties, existing lawful facilities, properties with vested rights, and three specifically identified properties. The moratorium serves the public interest by providing the Utilities, Solid Waste Department, and other affected Village departments with sufficient time to research, study, and determine the appropriate treatment of large-scale data centers within the Village.

2. An estimate of the direct economic impact of the proposed ordinance on private, for-profit businesses in the municipality, including the following, if any:

The ordinance does not impose new operational requirements, standards, or obligations on any existing business in the Village, and properties specifically identified in the ordinance are excluded from its application.

(a) An estimate of direct compliance costs that businesses may reasonably incur if the ordinance is enacted:

This ordinance does not establish a direct compliance cost.

(b) Identification of any new charge or fee on businesses subject to the proposed ordinance, or for which businesses will be financially responsible:

The ordinance does not impose any new charge or fee.

(c) An estimate of the municipality's regulatory costs, including an estimate of revenues from any new charges or fees that will be imposed on businesses to cover such costs:

The Village anticipates no new regulatory costs beyond existing staff time and consultant resources to study the use and prepare permanent land development regulations during the moratorium, which will be absorbed within the Village's existing adopted budget.

3. A good faith estimate of the number of businesses likely to be impacted by the ordinance:

No businesses would be directly affected, except for prospective applicants whose development applications may be deferred as a result of the moratorium. At this time, the Village is unable to determine the number of such applicants.

4. Additional information the governing body determines may be useful (if any):

None.

Dated: November 10, 2026