VILLAGE OF INDIANTOWN
AGENDA
PLANNING, ZONING, AND APPEALS BOARD

May 1, 2025
6:00 PM
15516 SW Osceola Street, Suite B. Indiantown, Florida 34956

PZAB MEMBERS

CHRISTA MILEY, CHAIR
MILTON WILLIAMS, MEMBER
SCOTT WATSON, MEMBER
MARK SECHRIST, SCHOOL BOARD REPRESENTATIVE
MOLLY DEMARCELLUS, MEMBER
DANIELLE WILLIAMSON, MEMBER
CIRESSA THOMPSON, MEMBER
JANNIE WOODY, MEMBER

ADMINISTRATION

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

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

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

Quasi-Judicial Hearings: Some of the matters on the Agenda may be "quasi-judicial" in nature. Village Council Members are required to disclose all ex-parte communications regarding these items and are subject to voir dire by any affected party regarding those communications. All witnesses testifying will be "sworn" prior to their testimony. However, the public is permitted to comment, without being sworn. Unsworn comment will be given its appropriate weight by the Village Council.

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.

Consent Agenda: Those matters included under the Consent Agenda are typically self-explanatory, non-controversial, and are not expected to require review or discussion. All items will be enacted by a single motion. If discussion on an item is desired, any Village Council Member, without a motion, may "pull" or remove the item to be considered separately. If any item is quasi-judicial, it may be removed from the Consent Agenda to be heard separately, by a Village Council Member, or by any member of the public desiring it to be heard, without a motion.

1. CALL TO ORDER

2. ROLL CALL

3. INVOCATION

4. PLEDGE OF ALLEGIANCE

5. APPROVAL OF AGENDA

6. APPROVAL OF MINUTES

7. REGULAR AGENDA

7.1 **Application No. SE-25-021 Special Exception:** A Request by La Casa De Super Tamales Y Mas, LLC, for Special Exception Approval to allow a Mobile Food Vendor (Food Truck) on property located at 15700 SW Farm Road, Indiantown.
Village Staff recommends approval of application No. SE-25-021, with conditions of approval.

8. DIRECTOR'S REPORT

8.1 Development Activity/Update
Development Activity/Update

9. ADJOURNMENT

VILLAGE OF INDIANTOWN, FLORIDA
AGENDA MEMORANDUM

MEETING DATE:	May 1, 2025
MEETING TYPE:	Planning, Zoning, and Appeals Board
AGENDA ITEM TITLE:	**Application No. SE-25-021 Special Exception:** A Request by La Casa De Super Tamales Y Mas, LLC, for Special Exception Approval to allow a Mobile Food Vendor (Food Truck) on property located at 15700 SW Farm Road, Indiantown.
SUMMARY OF ITEM:	The Applicant is requesting Special Exception Approval to allow a food truck to operate within the parking lot of the existing Addco industrial manufacturing facility located 15700 SW Farm Road, Indiantown.
FISCAL IMAPCT STATEMENT:	N/A
RECOMMENDATION:	Village Staff recommends approval of application No. SE-25-021, with conditions of approval.
PREPARED BY:	Deanna Freeman DATE: 04/23/25

ATTACHMENTS:
Description
1_SE_25_21 Staff Report final.docx
2_Application Materials.pdf
3. Special Exception Ad PZAB.pdf
4_Special_Exception_Final_Order_25-021 rev.docx
5_Presentation PZAB.pdf
Public Notice Affidavit.pdf
Public Sign Notice.pdf
Newspaper Advertisement.pdf

Village of Indiantown
Village Council
Staff Report

Application Number: SE-25-021 (Special Exception for a Mobile Food Vendor)

Public Hearing Date: May 1, 2025

Property Owner: 15700 Farms, Inc.

Applicant: La Casa De Super Tamales Y Mas, LLC.

Village Reviewer: Deanna Freeman
Community & Economic Development Director

Request

The Applicant is seeking approval of a Special Exception Application to allow a Mobile Food Vendor (Food Truck) on a portion of the parking lot serving the existing Addco industrial manufacturing operation land at 15700 SW Farm Road, Indiantown. This property is zoned Light Industrial. A Mobile Food Vendor is allowed as a Special Exception on property designated Light Industrial, subject to the standards in the Village of Indiantown Land Development Regulations Sec. 3-3.1. – Permitted Uses, Sec. 12-14. Special exception and Sec. 3-7.13 – Mobile Food Vendors/Food Trucks.

Property Information

Location: 15700 SW Farm Road
Parcel Number: 06-40-39-001-005-00140-0
Parcel Size: 4.68-acres

Land Use and Zoning

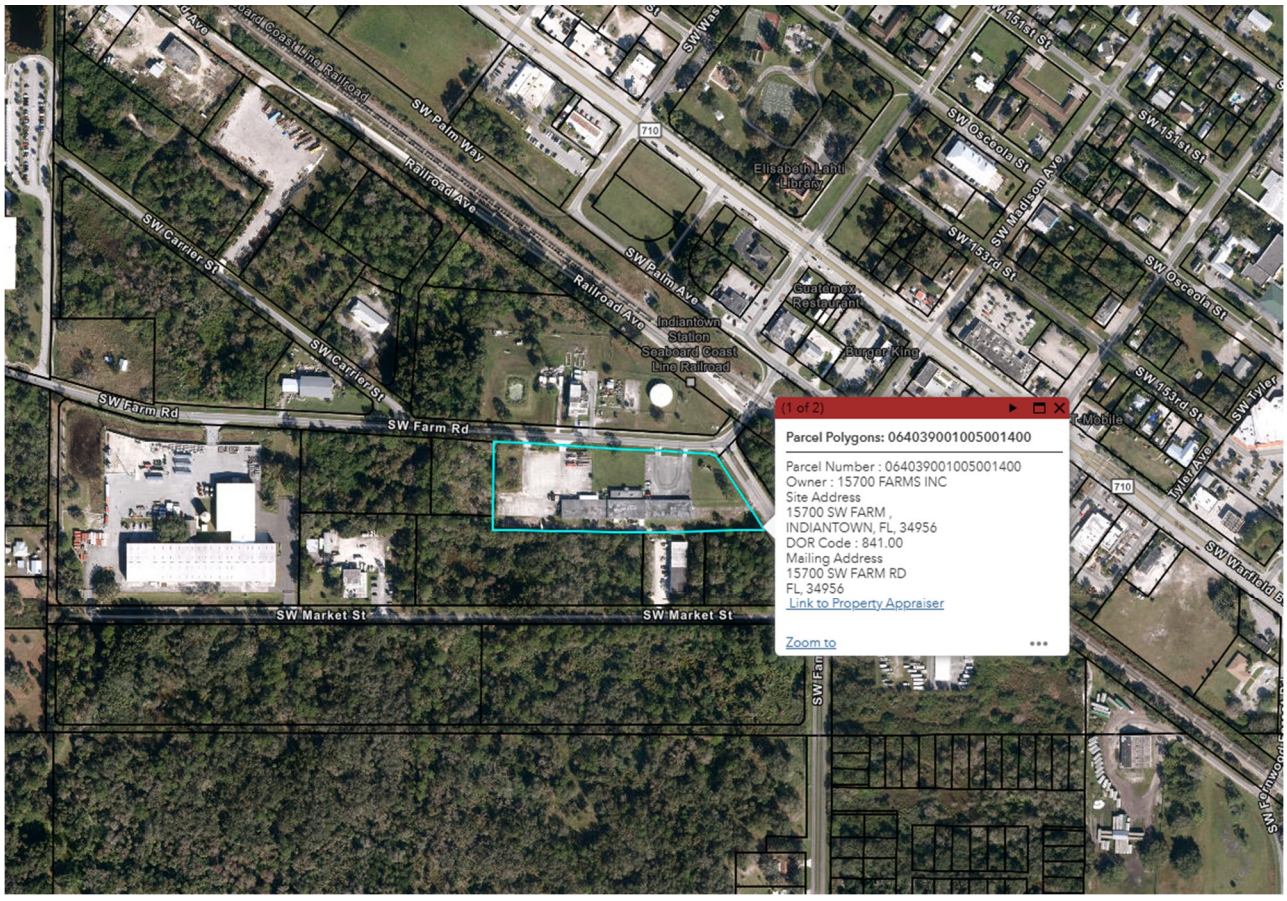
Land Use: Light Industrial
Zoning: Light Industrial

Background

The Applicant is requesting Special Exception approval to allow a mobile food vendor to utilize two parking spaces within the larger 4.68-acre industrial parcel. The existing Addco industrial manufacturing operation has sufficient parking and circulation to accommodate a food truck. There are 59 parking spaces committed to the existing Addco building ad approved 17,500 sf additional manufacturing and storage space on the property, where only 51 are required to accommodate the industrial property. Of those additional 8 spaces, 2 have been committed to accommodate the proposed food truck, which meets the requirements of the Village's Land Development Regulations (LDRs).

The surrounding land uses include the Village of Indiantown utility plant to the north, Stor-A-Way to the east, mainly vacant industrial lots to the south and west, with Florida Power & Light further west. The introduction of a food truck within this part of the Village of Indiantown jurisdiction is considered a suitable location, providing access to food and beverages for existing and future employees within proximity to a multitude of existing industrial businesses.

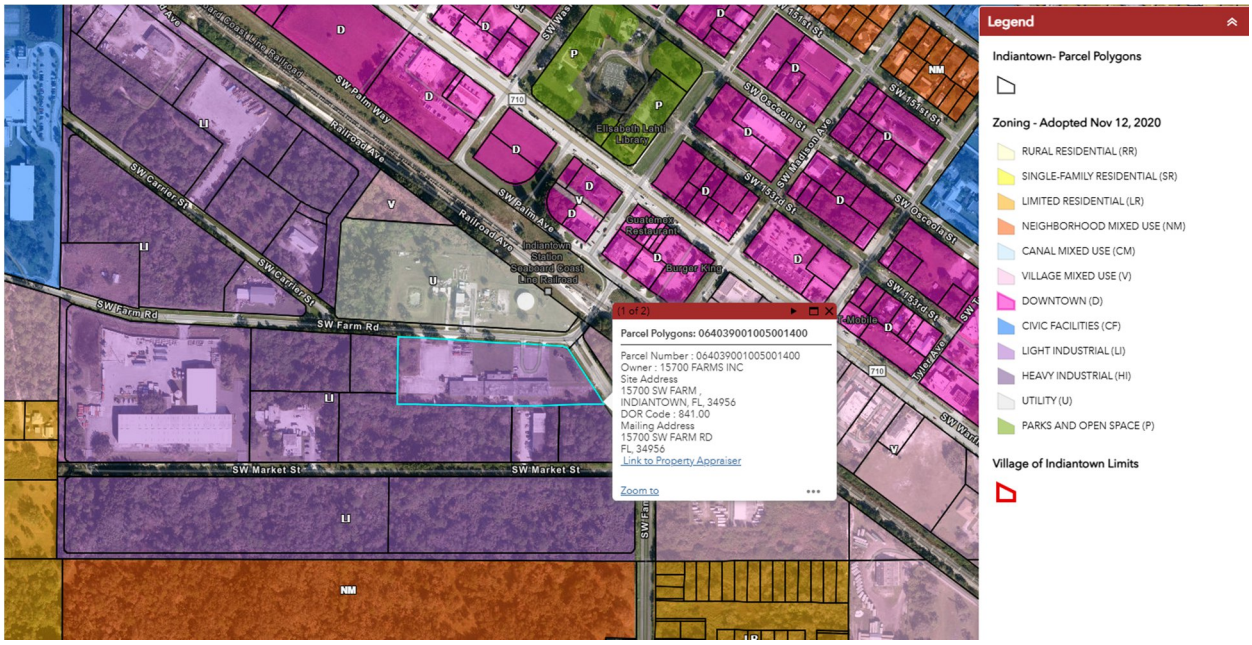
Location Map



Aerial Map:



Future Land Use Map: Light Industrial



Zoning Map: Light Industrial



Special Exception Land Development Regulation Standards:

Sec. 12-14. Special exception.

Owners of property seeking a special exception use may apply to the department for the proposed use. Special exceptions may only be requested in compliance with the Use Table, Chapter 3, Table 3-3. Special exceptions requests shall be submitted in writing through the department, stating the use(s) requested. The PZAB, after a public hearing, may approve, approve with conditions or deny the application. The applicant provided the application materials, including a statement regarding the business and responses to the applicable code provisions. Staff have reviewed the application materials and provides the following responses to the approval standards in relation to the proposed food truck.

(5) Approval Standards. The applicant shall have the burden of proof and provide a written statement describing the manner and degree of compliance with all of the following standards:

a. The proposed use will not be detrimental to the permissible use and enjoyment of adjacent properties.

Staff Review: *The proposed location of the food truck is within existing parking spaces adjacent to SW Farm Road. The subject property consists of a manufacturing business and supporting infrastructure. Locating a food truck along the frontage of the property will not be detrimental to the existing business operations and functionality of the space. The surrounding*

area is predominantly industrial and utility plant operations.

b. The proposed use does not pose a hazard to the health, safety and welfare of the Village and residents.

Staff Review: *The proposed location of the food truck will not obstruct the existing ingress/egress for the established manufacturing/industrial business operation. The site offers sufficient space to accommodate the proposed use without causing any potential hazard to health, safety and welfare of the current operations or wide Village residents and businesses.*

c. The proposed use will not have an undue adverse impact on traffic patterns and volume.

Staff Review: *SW Farm Road is a major collector road, and SW Famel Avenue is a local roadway. Both roads provide sufficient access to the subject property. The proposed location of the food truck will not obstruct the existing ingress/egress for the established manufacturing/industrial business operation. A small food truck business operating from this larger industrial site, within a predominantly industrial area, will not have any undue adverse impact on traffic patterns and volume within this part of the Village.*

d. Whether the proposed use complies with the Comprehensive Plan.

Staff Review: *The proposed food truck does not conflict with the Light Industrial future land use designation. Industrial use on the subject property will remain the principle use. Access to food and beverages within the established industrial area will provide service those existing operations rather than conflict with.*

e. The proposed use will comply with all other requirements of the Land Development Regulations and the Village's Code of Ordinances.

Staff Review: *In addition to the Special Exception submission, review, and approval criteria, the request has been assessed against Sec. 3-7.13. Mobile food vendors/food trucks and conditions included in the final order.*

(1) The mobile food vendor shall not operate within two blocks of a school on weekdays from 7:30 a.m. to 5:00 p.m.

(2) The mobile food vendor shall not be operated later than 10:00 p.m. on weekdays and 11:00 p.m. on weekends. Shorter hours may be approved based on location.

(3) The mobile food vendor shall not be permitted to sell alcoholic beverages.

(4) The mobile food vendor may operate in the same location for no more than eight hours unless it is part of a special event, and may not reside in the assigned location as permanent use.

(5) This approval shall not constitute a vested right, and the mobile food vendor and the associated property shall be subject to all future mobile food vendor requirements, regulations, restrictions, and prohibitions of the Village of Indiantown Land Development Regulations, as they may be amended from time to time.

(6) The name and contact information of the person responsible for the maintenance, placement and operation of the MFV shall be posted in a conspicuous place in a part of the vehicle to which the public has access by sight.

(7) A notarized letter, from property owner of record authorizing the use of the property by the mobile food vendor, shall be posted in a conspicuous place in a part of the vehicle to which the public has access by sight.

(8) Operational requirements. The following requirements shall apply during the operation of the mobile food vendor in the Village:

(a) Vehicles shall comply with all applicable health and sanitary laws of the Village, county and state.
(b) The Mobile food vendor shall be responsible for keeping the operational area clean. The refuse receptacle shall be adjacent to, but not an integral part of, the mobile food service vehicle. Management of food waste, including grease, is required to be handled off-site in accordance with Health and Safety regulations.
(c) License posting. Every license shall be posted in a conspicuous place in a part of the vehicle to which the public has access by sight.
(d) Violation of this section shall result in a daily fine, per violation.

Analysis

In addition to the Special Exception submission, review, and approval criteria, the request has been assessed against Sec. 3-7.13. Mobile food vendors/food trucks and conditions included in the final order. The Applicant provided a response to the criteria as justification for this Conditional Use request.

The Village does not allow Mobile Food Vendors to operate later than 10:00 p.m. on weekdays and 11:00 p.m. on weekends. The operating hours for the food truck are addressed in the conditions of approval.

The Applicant has demonstrated that the food cart will not have adverse impacts to the surrounding area and will not have adverse environmental impacts. Therefore, staff find the Special Exception application is in compliance with Sec. 12-14. Special exception and Sec. 3-7.13. Conditional Use, subject to the conditions of approval below.

Staff Recommendation

Staff recommend approval of Application SE-25-021 with the following conditions of approval:

1. The Applicant shall not operate later than 10:00 p.m. on weekdays and 11:00 p.m. on weekends.
2. The Applicant shall not be permitted to sell alcoholic beverages.
3. The name and contact information of the person responsible for the maintenance, placement and operation of the food truck shall be posted in public view on the food truck.
4. A notarized letter, from property owner of record, authorizing the use of the property by the Applicant shall be posted in public view on the food truck.
5. The following requirements shall apply during the operation of the food truck in the Village:

    a. The food truck shall comply with all applicable health and sanitary laws of the Village, county, and state.

    b. The Applicant shall be responsible for keeping the immediate area around the food truck clean. A refuse receptacle shall be located adjacent to the food truck.

    c. All required licenses shall be posted in public view on the food truck.

    d. Failure to abide by the MFV regulations will result in a daily fine per violation. Fines issued will be subject to the fee schedule in affect at the time of the violation.

Attachments

Attachment A – Special Exception Application
Attachment B – Public Notice Advertisement
Attachment C – Mailing Notice
Attachment D – PZAB Final Order
Attachment E – Staff Presentation

Community & Economic Development Department
15516 SW Osceola Street, Indiantown, FL 34956
Tel: (772) 597-8269
www.IndiantownFL.gov

DEVELOPMENT APPLICATION

UNDER PENALTIES OF PERJURY, I DECLARE THAT I HAVE READ THE FOREGOING APPLICATION AND **ALL ATTACHMENTS TO THE APPLICATION AND THAT THE FACTS STATED IN IT ARE TRUE.**

INITIALS _____

A	INSTRUCTIONS	B	OFFICE USE ONLY
☑	Please print or type all information. The application must be filled out accurately and completely. Answer all questions including criteria where an item might not be applicable, in which case write N/A (Not Applicable).	Main Project Application No.	Application Received Date
☑	Please refer to the appropriate Submittal Checklist for all additional documents, in conjunction with this application, due at time of first submittal.	Escrow No.	

2 APPLICATION TYPE (Check all the applicable development applications)

	Abandonment/Vacation of Right-of-Way or Easement		Land Use Plan Map Amendment
	Administrative Variance		Major Site Plan / Site Plan Amendment
	Alcohol Beverage License		Minor Administrative Site Plan / Site Plan Amendment
	Annexation or Contraction		Minor Site Plan/ Site Plan Amendment
	Appeal		Planned Development
✓	Conditional Use		Plat / Plat Exemption / Plat Waiver
	Comprehensive Plan Text Amendment		Research
	Dedication of Right-of-Way or Easement		Rezoning
	Development Agreement / Amendment	✓	Special Exception
	Dry Run Plan Review		Variance
	Flood Plain Variance		Vested Rights
	Land Development Code Amendment		Zoning Interpretation / Verification Letter

3 PROJECT DESCRIPTION

Project Location — Parcel ID Number(s):

LA CASA DE SUPER TAMALES Y MAS LLC.

Development / Project Name	La Casa De Super Tamales y Mas LLC
Development / Project Address	15700 SW Farm Rd.
Valuation of Proposed Development	
Current Use(s) of Property	Manufacturing building
Proposed Use(s) of Property	Food Truck
Residential Use(s) / Unit Type(s)	N/A
Number of Residential Units	N/A
Non-residential Total Building Gross SF	
Site Area (SF & Acres)	

3 **TEAM MEMBERS CONTACT INFORMATION** (Combination of multiple titles is permitted, e.g. Agent & Architect)	
Select Title: Agent / Planner / Architect / Landscape Architect / Engineer / Land Use Attorney / Other: Applicant	
Name: Juana Miguel Francisco	Company: La Casa De Super Tamales y Mas
Telephone No.: (772) 834-3091	E-mail: juanamiguelf@gmail.com
Select Title: Planner / Architect / Landscape Architect / Engineer / Land Use Attorney / Other:	
Name:	Company:
Telephone No.:	E-mail:
Select Title: Planner / Architect / Landscape Architect / Engineer / Land Use Attorney / Other:	
Name:	Company:
Telephone No.:	E-mail:
Select Title: Planner / Architect / Landscape Architect / Engineer / Land Use Attorney / Other:	
Name:	Company:
Telephone No.:	E-mail:
Select Title: Planner / Architect / Landscape Architect / Engineer / Land Use Attorney / Other:	
Name:	Company:
Telephone No.:	E-mail:
Select Title: Planner / Architect / Landscape Architect / Engineer / Land Use Attorney / Other:	
Name:	Company:
Telephone No.:	E-mail:

4 **PROPERTY OWNER INFORMATION**	
Name:	Signature:
Telephone No.:	E-mail:
Address:	

NOTARIZATION

STATE OF_____/COUNTY OF _____

The foregoing instrument was acknowledged before me by means of ☐ physical presence or ☐ online notarization,

this____day of_____, 20____, by_____(name of person acknowledging)

(Print, Type, or Stamp Commissioned Name of Notary Public)

Personally Known_____OR Produced Identification_____Type of Identification Produced_____

AGENT AUTHORIZATION FORM

Parcel Id(s) _____

Subject Site Address _____

Property Owner _____

The undersigned, registered property owners of the subject site, do hereby authorize

_____,of _____
(Contractor / Agent) (Name of consulting firm)

to act on my behalf and take all actions necessary for the processing, issuance and acceptance of this application and all standard and special conditions associated.

Agent Address _____

Business Phone _____ Mobile_____

E-mail _____

We hereby certify the above information submitted in this application is true and accurate to the best of our knowledge.

_____ _____
Owner Signature Agent Signature (to accept authorization)

STATE OF FLORIDA:
COUNTY OF_____

Sworn and subscribed before me this _____ day of _____, 20_____.__

_____
Signature of Notary Public
Notary Public for the State of Florida

My Commission Expires

_____

_____

APPLICANT'S AFFIDAVIT FORM

The Undersigned, first being duly sworn depose that all answers to the questions in this application, and all supplementary documents made a part of the application are honest and true to the best of (my)(our) knowledge and belief. (I)(We) understand this application must be complete and accurate before the application can be submitted and the hearing advertised.

OWNER OR TENANT AFFIDAVIT

(I/WE) Juana Miguel Francisco being first duly sworn, depose and say that (I am/We are) the ☐ owner ☐ tenant of the property described, and which is the subject matter of the proposed project and any related public hearing.

Signature and Date

Juana Miguel Francisco
Signature and Date

Sworn to and subscribed to before me this 27th day of January, 25

Notary Public

Commission Expires Jan 27, 25

NOTARY PUBLIC STATE OF FLORIDA
ROSALBA CONTRERAS
MY COMMISSION # HH 203397
EXPIRES: March 26, 2026

CORPORATION AFFIDAVIT

(I/WE), _____ , being first duly sworn, depose and say that (I am/We are) the □ President □ Vice-President □ Secretary □ Asst. Secretary of the aforesaid corporation, and as such, have been authorized by the corporation to file this application for public hearing; and that said corporation is the □ owner □ tenant of the property described herein and which is the subject matter of the proposed hearing.

_____
Name of Corporation

Attest: _____ _____
Authorized Signature

_____
Office Held

(Corp. Seal)

Sworn to and subscribed to before me this _____ day of _____, _____

Notary Public _____

Commission Expires _____

PARTNERSHIP AFFIDAVIT

(I/WE),_____, being first duly sworn, depose and say that (I am/We are) partners of the hereinafter named partnership, and as such, have been authorized to file this application for a public hearing; and that said partnership is the □ owner □ tenant of the property described herein which is the subject matter of the proposed hearing.

_____
Name of Partnership

By_____ _____%

By _____ _____%

By _____ _____%

By _____ _____%

_____
Signature

STATE OF FLORIDA:
COUNTY OF_____

Sworn and subscribed before me this _____ day of _____, 20_____.___

_____
Signature of Notary Public
Notary Public, for the State of Florida

My Commission Expires

_____

ATTORNEY AFFIDAVIT

I, _____, being first duly sworn, depose and say that I am a State of Florida Attorney at Law, and I am the Attorney for the Owner of the property described and which is the subject matter of the proposed hearing.

_____
Signature

STATE OF FLORIDA:
COUNTY OF_____

Sworn and subscribed before me this _____ day of _____, 20_____.___

_____
Signature of Notary Public
Notary Public, for the State of Florida

My Commission Expires

_____

DISCLOSURE OF INTEREST FORM

If the property, which is the subject of the Application, is owned or leased by a **CORPORATION**, list the Principal Stockholders and the percentage of stock owned by each. NOTE: Where the Principal Officers or Stockholders consist of another Corporation(s), Trustee(s), Partnership(s) or other similar entities, further disclosure shall be required which discloses the identity of the individual(s) (natural persons) having the ultimate ownership interest in the aforementioned entity.

_____

Corporation Name

Name, Address and Office	Percentage of stock
_____	_____
_____	_____
_____	_____
_____	_____

If the property, which is the subject of the Application, is owned or leased by a **TRUSTEE**, list the Principal Stockholders and the percentage of stock owned by each. NOTE: Where the Principal Officers or Stockholders consist of another Corporation(s), Trustee(s), Partnership(s) or other similar entities, further disclosure shall be required which discloses the identity of the individual(s) (natural persons) having the ultimate ownership interest in the aforementioned entity.

_____

Trust Name

Name, Address and Office	Percentage of stock
_____	_____
_____	_____
_____	_____
_____	_____

If the property, which is the subject of the Application, is owned or leased by a **PARTNERSHIP or LIMITED PARTNERSHIP**, list the Principal Stockholders and the percentage of stock owned by each. NOTE: Where the Principal Officers or Stockholders consist of another Corporation(s), Trustee(s), Partnership(s) or other similar entities, further disclosure shall be required which discloses the identity of the individual(s) (natural persons) having the ultimate ownership interest in the aforementioned entity.

Name, Address and Office	Percentage of stock
_____	_____
_____	_____
_____	_____
_____	_____

_____
Signature

STATE OF FLORIDA:
COUNTY OF_____

Sworn and subscribed before me this _____ day of _____, 20_____.___

_____
Signature of Notary Public
Notary Public, for the State of Florida

My Commission Expires

_____

Sec. 12-2(8) Cost Recovery.

COST RECOVERY AFFIDAVIT

I hereby acknowledge and consent to the payment of **all applicable fees** involved as part of my application process. These fees include but are not limited to application fees, postage, advertising, attorney fees and any outside contractors, agents or consultants **regardless of the outcome of the public hearing**.

Please type or print the following:

Date: Jan 27, 25

Full Name: Juana Miguel Francisco

Current Address: 14906 SW Indianwood Dr. City: Indiantown

State: FL Zip: 34956

Telephone Number (772) 834-3091 Email: —

Juana miguel francisco
Signature

STATE OF FLORIDA:
COUNTY OF MARTIN

Sworn and subscribed before me this 27th day of Jan, 20 25

Signature of Notary Public
Notary Public, for the State of Florida

ROSALBA CONTRERAS
MY COMMISSION # HH 203397
EXPIRES: March 26, 2026

My Commission Expires
03/24/2026

Pursuant to Chapter 12, Sec. 12-2(8) Cost Recovery of the Village of Indiantown Land Development Regulations.

Sec. 12-2 (11). – Withdrawal of Development Applications and Refund of Fees.
Pursuant to Chapter 12(11) of the Village Land Development Code (LDR), an application for development review may be withdrawn at any time. For applications filed in accordance with the LDR and subsequently withdrawn, the applicant may request a fee refund. The refund request must be made on a form provided by the Village. The amount of refund will be based on the point in time of the review process when the application withdrawal is initiated by the applicant. The refund schedule is as follows: a. 75 percent prior to staff review or legal advertisement (whichever comes first). b. 25 percent prior to drafting of the staff report. c. 15 percent 10 business days prior to the village council hearing on the application. d. No refund shall be granted if an applicant withdraws the application at the village council meeting in which the application is scheduled to be heard.

I Joana Miguel Fonseca have read and understand the refund policy related to Land Development Fees in the Village of Indiantown.

APPLICANTS, PLEASE

----------DO NOT WRITE BELOW THIS LINE----------

Received Date: _____

Fee Paid: Yes [ ] No [ ] **Amount Paid:** _____ Cash [ ] Check [ ] # _____

Received by: _____

Application Number: _____

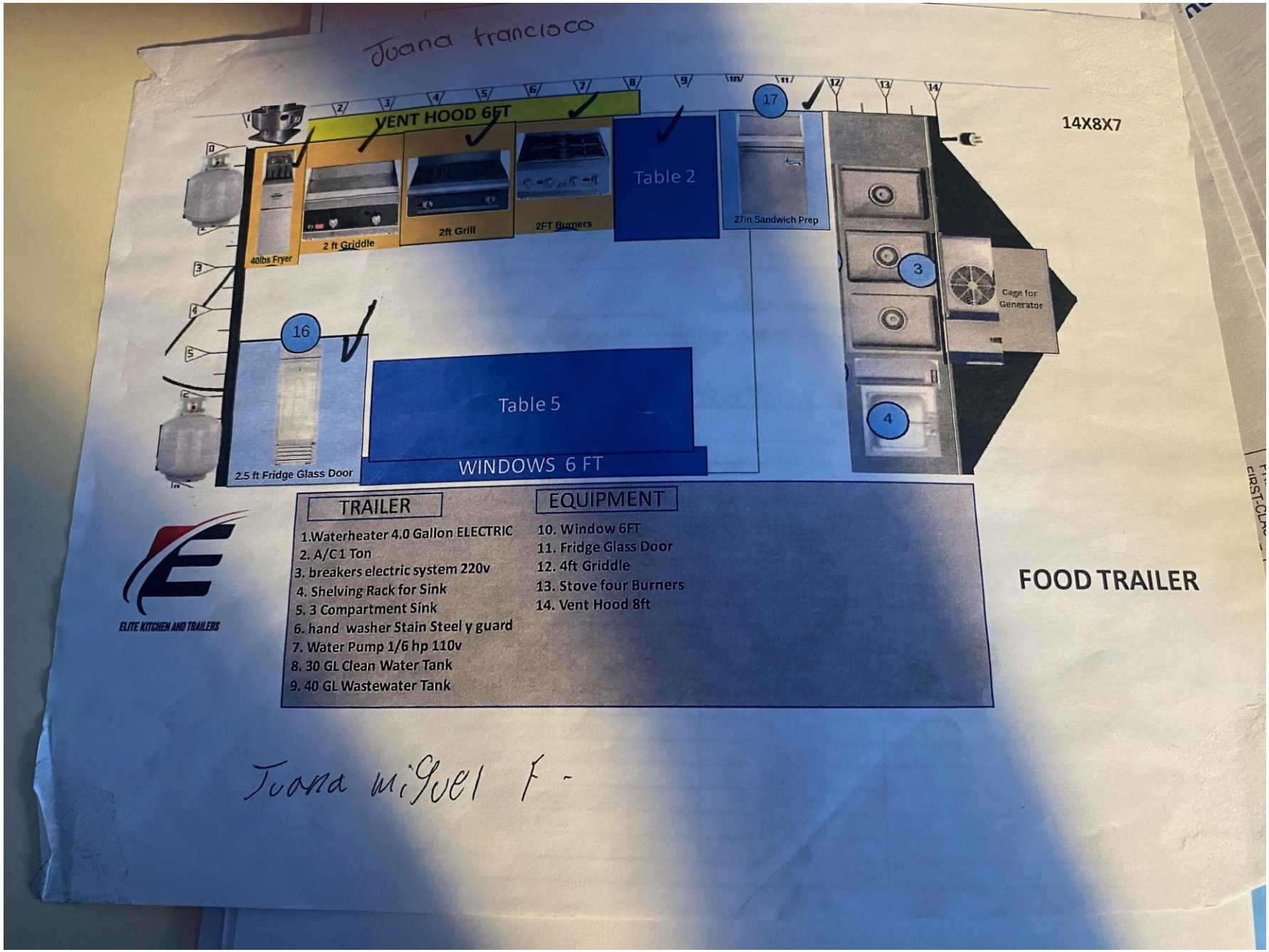
Application Number: _____

Application Number: _____

Application Number: _____




Super Tamales y Más
(561) 718-2284
Rico Tamales super_tamales20
Super Tamales y Más


Juana francisco
VENT HOOD 6FT
40lbs Fryer
2 ft Griddle
2ft Grill
2FT Burners
Table 2
17
27in Sandwich Prep
14X8X7
3
Cage for Generator
4
16
2.5 ft Fridge Glass Door
Table 5
WINDOWS 6 FT
ELITE KITCHEN AND TRAILERS
TRAILER
1.Waterheater 4.0 Gallon ELECTRIC
2. A/C 1 Ton
3. breakers electric system 220v
4. Shelving Rack for Sink
5. 3 Compartment Sink
6. hand washer Stain Steel y guard
7. Water Pump 1/6 hp 110v
8. 30 GL Clean Water Tank
9. 40 GL Wastewater Tank
EQUIPMENT
10. Window 6FT
11. Fridge Glass Door
12. 4ft Griddle
13. Stove four Burners
14. Vent Hood 8ft
FOOD TRAILER
Juana miguel F.

Yo Juana Miguel Francisco presento esta Carta ante ustedes para Contarles mi Historia llevo 17 años viviendo en INDIANTOWN estube trabajando en la agricultura. Despues me embaraze y tube ami bebe pero me nacio enferma por la Cual tube que dejar de trabajar Para Cuidar a mi hija pero por las Sirconstancias de la economia y el dinero de mi esposo ya no nos alcanzaba tube que empezar a vender tamales y atoles en la Calle y despues el Condado me dijo que no podia seguir vendiendo sin permiso asi que Como yo quiero hacer las Cosas Conforme la ley fui ala oficina y gracias a Dios me dieron Un permiso por un año se llego el año se me vencio el permiso y despues Fui a tratarlo de renovarlo pero ya no me lo dieron porque yo estava vendiendo en un Carro sin licencia de permiso de vender y ahora yo tengo la esperanza de que me den autorizacion de poder abrir mi negocio de Comida tipica que se llama. La Casa de tamales y mas Cual yo me pondria en mi traila de Comida que Con tanto esfuerzo y Sacrificio la Compre Para Poder seguir mi negocio y brindarles al pueblo una Comida tipica y sabrosa la cual seria tamales de variedades atoles, Chochitos, pupusas, tostadas enchiladas tortas, Flautas, enpanadas, sopes, quesadillas, aguas Frescas, tacos de Canasta y otras variedades de Comida y espero Contar Con el apollo de ustedes Para Cumplir este Sueño de una nueva emprendedora que Sueña en grande. espero Contar Con el apollo de ustedes y que me brinden la ayuda que nesecito. gracias

(No Subject)

From: Juana (juanamiguelf40@gmail.com)

To: indiantownins1@aol.com

Date: Monday, March 24, 2025 at 04:52 PM EDT

I, Juana Miguel Francisco, present this letter to you to tell you my story. I have been living in Indiantown for 17 years, I was working in agriculture. Then I got pregnant and had my baby but she was born sick so I had to stop working to take care of my daughter but due to economic circumstances and my husband's money was no longer enough I had to start selling tamales and atoles on the street and then the county told me I could not continue selling without a permit so since I want to do things according to the law I went to the office and thank God they gave me a permit for a year when the year came my permit expired and then I went to try to renew it but they did not give it to me because I was selling in a car without a license to sell and now I have the hope that they will give me the authorization to be able to open my typical food business called La Casa de Tamales and more as I would put myself in my food cart that with so much effort and sacrifice I bought it to be able to continue my business and offer the people a typical and tasty food which would be variety of tamales, atoles, chuchitos, pupusas, tostadas, enchiladas, tortas, flautas, empanadas, sopes, quesadillas, agua fresca, tacos de canasta and other varieties of food and I hope to have your support to fulfill this dream of a new entrepreneur so that it dreams big. I hope to have your support and that you give me the help I need. Thank you very much.


image.png
3.1MB


IMG_2199.jpg
418kB

The herein response to section 2—15 Conditional use permit requirements.

(5) Approval standards

a. The description of the inherent nature of the proposed use will be Mobile Food Truck.

b. The method and materials utilized in the operation of the use will be a fryer, Grill, a stove with 4 burners.

c. The scope of the proposed operation will be to make it easier for the community since that's not too many options as far as food.

d. The description of the economic and environmental impact of the surrounding area by permitting the conditional use will be produce something new for the community as a variety of typical and different foods.

e. impact and abutting properties. None am pull parking.

f. the proposed use will not have an undue adverse impact on traffic patterns and volume. No traffic impact enough space.

g. that the land area is sufficient, appropriated and adequate for the use and for any reasonably anticipated expansion of the use. Yes it is small food truck and that's a lot of space.

h. any other conditions as may be stipulated and made a requirement in granting any application for a conditional use, when it is considered necessary to further the intend and general welfare, including but not limited to: on understood and I will accept any additional conditions.

1. the limitation on the hours of business operations my hours will be from 5:00am -9:00 pm I will respect the hours from the village if they required different hours.

2. the limitations on the number of occupants of any building at any one time. N/A

RE: Juana Francisco 3/24/2025

Annual lease agreement for Food truck owned by Mrs. Francisco.

This agreement permits Juana Francisco to place and operate her Food truck on our parking lot at 15700 SW Farm Rd. This agreement is to be renewed each year on April 1 of each year.

Consideration for the leased space is in exchange of food of a minimal amount not to exceed $50 per week.

It is understood that the truck may remain on the property but not inclusive of water or electricity or sewage services.

All waste and trash must be cleaned up and taken offsite daily.

Regards,



Edmond deMarcellus

828-719-8044

Molly deMarcellus

561-351-4653

Fwd:

From: Juana (juanamiguelf40@gmail.com)

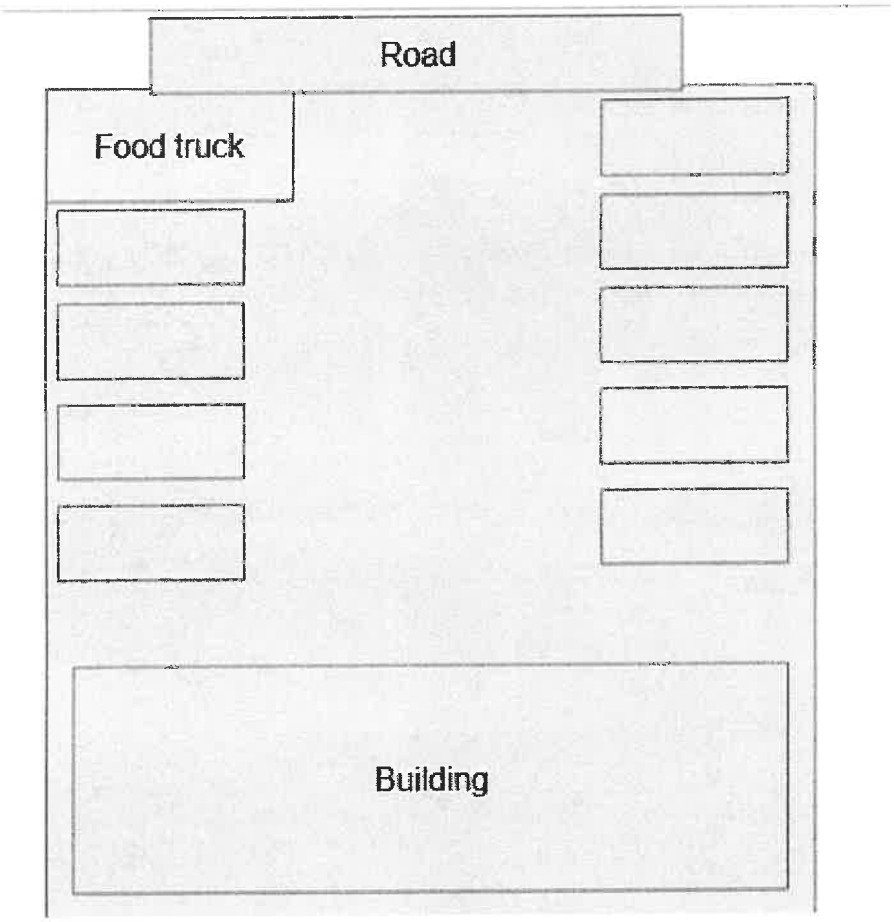
To: indiantownins1@aol.com

Date: Friday, January 24, 2025 at 11:39 AM EST

Enviado desde mi iPhone

Inicio del mensaje reenviado:

De: Gloria Miguel <i7724753634@gmail.com>
Fecha: 24 de enero de 2025, 11:33:05 a.m. EST
Para: juanamiguelf40@gmail.com



York Street
Southwest Farm Road

Sunbiz.org DIVISION of CORPORATIONS
an official State of Florida website

Detail by Street Address

Florida Limited Liability Company
INNOVATRIX SUSPENSION, LLC

Filing Information

Document Number	L13000092572
FEI/EIN Number	46-3067265
Date Filed	06/27/2013
State	FL
Status	ACTIVE
Last Event	REINSTATEMENT
Event Date Filed	11/14/2023

Principal Address

15700 SW Farm Road
Indiantown, FL 34956

Changed: 05/08/2020

Mailing Address

15700 SW Farm Road
Indiantown, FL 34956

Changed: 05/08/2020

Registered Agent Name & Address

DEMARCELLUS, EDMOND
15700 SW Farm Road
Indiantown, FL 34956

Name Changed: 11/14/2023

Address Changed: 05/08/2020

Authorized Person(s) Detail

Name & Address

Title MGRM

MARTIN COUNTY
PROPERTY APPRAISER
Jenny Fields, CFA

Basic Info

PIN	AIN	Situs Address	Website Updated
06-40-39-001-005-00140-0	64803	15700 SW FARM RD INDIANTOWN FL	1/27/25

General Information

CHANGE MAILING ADDRESS SIGN UP FOR PROPERTY FRAUD ALERT

Property Owners
15700 FARMS INC

Mailing Address
15700 SW FARM RD
INDIANTOWN FL 34956

Tax District
VILLAGE OF INDIANTOWN

Parcel ID
06-40-39-001-005-00140-0

Account Number
64803

Property Address
15700 SW FARM RD INDIANTOWN FL

Legal Description
INDIANTOWN INDUSTRIAL PARK UNREC, LOTS 1...

Use Code/Property Class
4100 - 4100 Light Equipment Mfg

Neighborhood
M6 M6-ITOWN

Legal Acres
4.68

Ag Use Size (Acre\Sq Ft)
N/A

Current Value

Year	Land Value	Improvement Value	Market Value	Value Not Taxed	Assessed Value	Total County Exemptions	County Taxable Value
2024	$ 156,260	$ 561,310	$ 717,570	$ 6,442	$ 711,128	$ 0	$ 711,128

Market values shown on the website reflect market conditions as of January 1st, the statutory assessment date. We are prohibited by law from relying on sales that occur after the January 1 assessment date. Therefore, market values shown on the website do not reflect today's market conditions, but rather the market conditions last year. In addition, the statutes require the county Property Appraiser to deduct for typical costs of sale (which include expenses such as commissions, title insurance, appraisals, inspection fees, etc.) when arriving at market value for tax purposes. That is why the market value for tax purposes is different from what a property would sell for today.

Current Sale

Sale Date
5/3/06

Sale Price
$ 800,000

Grantor (Seller)
JOHNSON, RICHARD D

Deed Type
SW

Doc Num
1930144

Book & Page
2139 0148

Legal Description

INDIANTOWN INDUSTRIAL PARK UNREC, LOTS 14 TO 20 INC BLK 5 & 45' STRIP ADJ TO S LINE OF LOTS 14 THRU 20

The legal description is intended for general information only. The Property Appraiser assumes no responsibility for the uses or interpretations of the legal description.

Improvements

PIN	AIN	Situs Address	Website Updated
06-40-39-001-005-00140-0	64803	15700 SW FARM RD INDIANTOWN FL	1/27/25

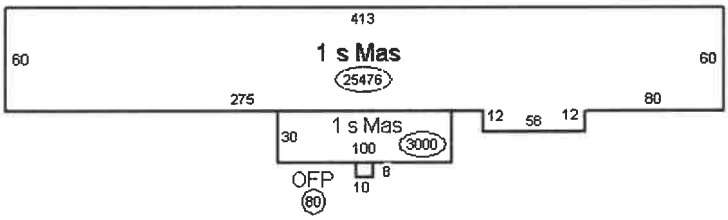
Use Code/Property Class	Total Finished Area	Max Stories
4100 - 4100 Light Equipment Mfg	28,476 SF	1

Building Information (1 of 1)

Building Type	Finished Area	Exterior Cover	Roof Cover
Light Manufacturing	28,476 SF	Concrete Block	N/A
Year Built	**Wall**	**Number of Units**	**Wall Height**
1960	Class C - Fire Resistant	1	14
Bedrooms	**Full Baths**	**Half Baths**	
N/A	4	0	

01 02 03 04

05 06 07



Report a Discrepancy

Sketched Area Legend

Sub Area	Description	Area	Finished Area
LMFG	Light Manufacturing (494)	25,476	25,476
LMFG	Light Manufacturing (494)	3,000	3,000
OFP	Open Frame Porch	80	0

Features/Yard Items

Type	Qty	Size	Unit of Measure	Year Blt
Bumper	1	37	Per Each	1960
Fencing - Chain Link	1	9780	Linear Feet	1960
Gate	6	48	Square Feet	1960
Incadescent Lights	1	5	Per Each	1960
Mercury Lights	1	13	Per Each	1960
PAVING Asphalt	1	16800	Square Feet	1960
PAVING CONCRETE	1	48600	Square Feet	1960

Sales History

PIN	AIN	Situs Address	Website Updated
06-40-39-001-005-00140-0	64803	15700 SW FARM RD INDIANTOWN FL	1/27/25

Sale Date	Sale Price	Grantor (Seller)	Deed Type	Doc Num	Book & Page
5/3/06	$ 800,000	JOHNSON, RICHARD D	SW	1930144	2139 0148
12/19/95	$ 0	POST, ROBERT M JR	Quit Claim Deed		1157 2389
1/30/95	$ 1,800	SELLER - see file for name	Quit Claim Deed		1107 0687
5/9/87	$ 475,000	SELLER - see file for name	Special Warranty Deed		0721 0184
11/1/83	$ 58,000	SELLER - see file for name	Personal Repr Deed		0586 1588

This section is not intended to be a chain of title. Sales do not generally appear until approximately 1 to 3 weeks after the closing date. If a recent sale does not show up in this list, please allow more time for the sale record to be processed.

Value History

PIN	AIN	Situs Address	Website Updated
06-40-39-001-005-00140-0	64803	15700 SW FARM RD INDIANTOWN FL	1/27/25

Year	Land Value	Improvement Value	Market Value	Value Not Taxed	Assessed Value	County Exemptions	County Taxable Value
2024	$ 156,260	$ 561,310	$ 717,570	$ 6,442	$ 711,128	$ 0	$ 711,128
2023	$ 154,830	$ 491,650	$ 646,480	$ 0	$ 646,480	$ 0	$ 646,480
2022	$ 105,500	$ 546,190	$ 651,690	$ 8,769	$ 642,921	$ 0	$ 642,921
2021	$ 136,730	$ 447,744	$ 584,474	$ 0	$ 584,474	$ 0	$ 584,474
2020	$ 124,300	$ 407,040	$ 531,340	$ 0	$ 531,340	$ 0	$ 531,340
2019	$ 124,300	$ 396,620	$ 520,920	$ 0	$ 520,920	$ 0	$ 520,920
2018	$ 175,900	$ 345,020	$ 520,920	$ 0	$ 520,920	$ 0	$ 520,920
2017	$ 175,900	$ 345,020	$ 520,920	$ 0	$ 520,920	$ 0	$ 520,920
2016	$ 94,520	$ 426,400	$ 520,920	$ 0	$ 520,920	$ 0	$ 520,920
2015	$ 66,160	$ 454,760	$ 520,920	$ 0	$ 520,920	$ 0	$ 520,920
2014	$ 66,160	$ 454,760	$ 520,920	$ 0	$ 520,920	$ 0	$ 520,920

WARNING: Significant tax increases often occur when sold. The Taxable Value and Taxes, noted above, may reflect exemptions, classifications and value limitations that will be removed at the time of sale. Homestead exemptions, agricultural classifications, and assessed value limitations are NOT transferable to the new owner. Following a sale, a property's assessed value is reset to the market value & the new owner must reapply for homestead exemption & agricultural classification.

99-2082834

Form: SS-4

Number of this notice: CP 575 G

LA CASA DE SUPER TAMALES Y MAS LLC
JUANA MIGUEL FRANCISCO SOLE MBR
14906 SW INDIAN MOUND DR
INDIANTOWN, FL 34956

For assistance you may call us at:
1-800-829-4933

IF YOU WRITE, ATTACH THE
STUB AT THE END OF THIS NOTICE.

WE ASSIGNED YOU AN EMPLOYER IDENTIFICATION NUMBER

Thank you for applying for an Employer Identification Number (EIN). We assigned you EIN 99-2082834. This EIN will identify you, your business accounts, tax returns, and documents, even if you have no employees. Please keep this notice in your permanent records.

Taxpayers request an EIN for their business. Some taxpayers receive CP575 notices when another person has stolen their identity and are opening a business using their information. If you did not apply for this EIN, please contact us at the phone number or address listed on the top of this notice.

When filing tax documents, making payments, or replying to any related correspondence, it is very important that you use your EIN and complete name and address exactly as shown above. Any variation may cause a delay in processing, result in incorrect information in your account, or even cause you to be assigned more than one EIN. If the information is not correct as shown above, please make the correction using the attached tear-off stub and return it to us.

A limited liability company (LLC) may file Form 8832, *Entity Classification Election*, and elect to be classified as an association taxable as a corporation. If the LLC is eligible to be treated as a corporation that meets certain tests and it will be electing S corporation status, it must timely file Form 2553, *Election by a Small Business Corporation*. The LLC will be treated as a corporation as of the effective date of the S corporation election and does not need to file Form 8832.

To obtain tax forms and publications, including those referenced in this notice, visit our Web site at www.irs.gov. If you do not have access to the Internet, call 1-800-829-3676 (TTY/TDD 1-800-829-4059) or visit your local IRS office.

Ron DeSantis, Governor

Melanie S. Griffin, Secretary

Florida dbpr

STATE OF FLORIDA
DEPARTMENT OF BUSINESS AND PROFESSIONAL REGULATION

DIVISION OF HOTELS AND RESTAURANTS

THE MOBILE FOOD DISP VEHICLE (2014) HEREIN IS LICENSED UNDER THE
PROVISIONS OF CHAPTER 509, FLORIDA STATUTES
VIN NUMBER: 3M9BF1429RM054817 SELF SUFFICIENT

LA CASA DE SUPER TAMALES Y MAS LLC

LA CASA DE SUPER TAMALES Y MAS
174 NW 79 ST
MIAMI FL 33150

LICENSE NUMBER: MFD2361538

EXPIRATION DATE: OCTOBER 1, 2025

Always verify licenses online at MyFloridaLicense.com

ISSUED: 11/21/2024

Do not alter this document in any form.

This is your license. It is unlawful for anyone other than the licensee to use this document.

CERTIFICATE

of

COMPLETION

Juana Miguel Francisco

has successfully passed the exam required to meet the standard set forth for the

Food Protection Manager

which is accredited by the American National Standards Institute (ANSI) - Conference for Food Protection (CFP)

Certificate Number : 4445625

Completed Date :	2024-12-18	**Expired Date :**	2029-12-18
Learner reference :	306346	**Proctor Name :**	Antonio Barajas
Exam Form Number :	99	**Exam Location :**	Indiantown, FL

the Always Food Safe company

The Always Food Safe Company
899 Montreal Circle, St. Paul, 55102
www.alwaysfoodsafe.com

ANAB ACCREDITED PROGRAM #1203

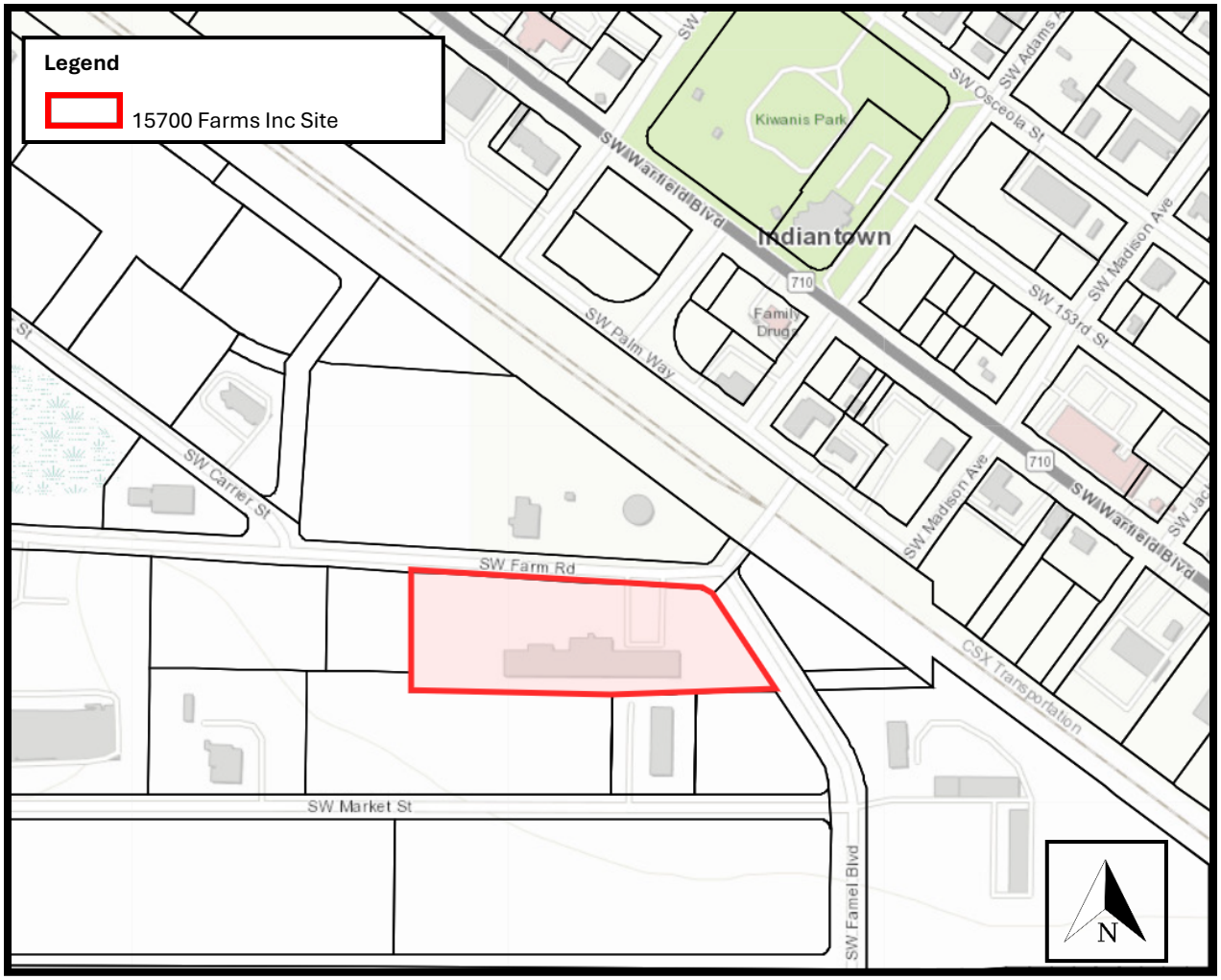
ACF APPROVED PROGRAM

Nick Eastwood
President
The Always Food Safe Company

VILLAGE OF INDIANTOWN
NOTICE OF PUBLIC HEARING

The Village of Indiantown Planning, Zoning, and Appeals Board, meeting as the Local Planning Agency, will hold a Public Hearing on Thursday May 1, 2025, at 6:00 p.m. in the Village Council Chambers, 15516 SW Osceola Street, Suite C. Indiantown, Florida 34956 to consider the following agenda items:

1. **APPLICATION NO. SE-25-021;** for a Special Exception to permit La Casa De Super Tamales y Mas as a Mobile Food Vendor in a Light Industrial Zoning District.



All interested parties are invited to attend and be heard. Written comments may be submitted to Deanna Freeman, CED Director, P.O. Box 398, Indiantown, FL 34956. Copies of all documents pertaining to the proposed request are available in the Community & Economic Development Department, located at Village Hall, 15516 SW Osceola Street, Ste. B, Indiantown, Florida 34956, weekdays between the hours of 8:00 a.m. and 5:00 p.m.

Please be advised that anyone choosing to appeal any decision with respect to any matter discussed by the Village Council or any Board, Committee or Agency thereof will need a record of the proceedings; and may need to ensure that a verbatim record of the proceedings is made which record includes the testimony and evidence upon which the appeal is to be based. All appeals must be filed in accordance with the applicable provisions of the Village of Indiantown Land Development Code.

Pursuant to the provisions of the Americans With Disabilities Act, any person requiring special accommodations to participate in this hearing, because of a disability or physical impairment, should contact the Village Clerk's Office at (772) 597-8294 at least three (3) business days prior to the Hearing. Persons using a TDD device, please call 711 Florida Relay Services for assistance.

LaRhonda McBride,
Village Clerk
Published: April XX, 2025.

Prepared by and Return to:
Deanna Freeman
Village of Indiantown
Community & Economic
Development Department
15516 SW Osceola St
Indiantown, Florida 34956

Space Above This Line for Processing Data

Space Above This Line for Recording

FINAL ORDER FOR SPECIAL EXCEPTION

BEFORE THE
PLANNING, ZONING & APPEALS BOARD
VILLAGE OF INDIANTOWN, FLORIDA

HEARING DATE: May 1, 2025
APPLICATION NO. SE-25-021

The Application of:	La Casa De Super Tamales Y Mas, LLC.
Location:	15700 SW Farm Road
Parcel Number:	06-40-39-001-005-00140-0

ORDER APPROVING SPECIAL EXCEPTION

Order granting Special Exception approval (with conditions) for La Casa De Super Tamales Y Mas, LLC., to locate a mobile food vending business pursuant to Land Development Regulations (LDR) Sec. 3-3.1. – Permitted Uses.

La Casa De Super Tamales Y Mas, LLC., is requesting approval for Special Exception Application No. SE-25-021, pursuant to LDR Sec. 3-3.1. – Permitted Uses, Sec. 12-14. Special exception and Sec. 3-7.13 – Mobile Food Vendors/Food Trucks.

Notice of the public hearing to consider the request for Special Exception approval was mailed to property owners within a 300-foot radius of the proposed project. The Village advertised the Planning Zoning & Appeals Board public hearing on April 18, 2025, and the applicant posted notice on the subject property on April 23, 2025. Pursuant to LDR Table 11-8. – Agency Development Review Responsibilities, it is the Planning, Zoning & Appeals Board's responsibility to hear and approve, approve with conditions, or deny the Special Exception

request. This decision may include conditions of approval to reduce impacts of the proposed use and to ensure cohesion with the surrounding neighborhood. Following the consideration of all testimony and evidence presented at the hearing on May 1, 2025, the Planning, Zoning & Appeals Board finds this use has no adverse impacts to the surrounding area and is cohesive with the surrounding neighborhood.

Pursuant to the authority contained in LDR Sec. 12-14. – Special Exception Permit Requirements, the Applicant's request for Special Exception approval within the Light Industrial Zoning District, in order to allow the mobile food vending legally described herein is hereby APPROVED, subject to the following conditions:

(1) The mobile food vendor shall not operate within two blocks of a school on weekdays from 7:30 a.m. to 5:00 p.m.

(2) The mobile food vendor shall not be operated later than 10:00 p.m. on weekdays and 11:00 p.m. on weekends. Shorter hours may be approved based on location.

(3) The mobile food vendor shall not be permitted to sell alcoholic beverages.

(4) The mobile food vendor may operate in the same location for no more than eight hours unless it is part of a special event and may not reside in the assigned location as permanent use.

(5) This approval shall not constitute a vested right, and the mobile food vendor and the associated property shall be subject to all future mobile food vendor requirements, regulations, restrictions, and prohibitions of the Village of Indiantown Land Development Regulations, as they may be amended from time to time.

(6) The name and contact information of the person responsible for the maintenance, placement and operation of the MFV shall be posted in a conspicuous place in a part of the vehicle to which the public has access by sight.

(7) A notarized letter, from property owner of record authorizing the use of the property by the mobile food vendor, shall be posted in a conspicuous place in a part of the vehicle to which the public has access by sight.

(8) Operational requirements. The following requirements shall apply during the operation of the mobile food vendor in the Village:

(a) Vehicles shall comply with all applicable health and sanitary laws of the Village, county and state.

(b) The Mobile food vendor shall be responsible for keeping the operational area clean. The refuse receptacle shall be adjacent to, but not an integral part of, the mobile food service vehicle. Management of food waste, including grease, is required to be

handled off-site in accordance with Health and Safety regulations.

(c) License posting. Every license shall be posted in a conspicuous place in a part of the vehicle to which the public has access by sight.

(d) Violation of this section shall result in a daily fine, per violation.

This document shall be recorded in the official records of Martin County, Florida.

DONE and ORDERED this_____day of_____ 2025, in Indiantown, Florida.

VILLAGE OF INDIANTOWN, FLORIDA

By:_____
CHRISTA MILEY
CHAIR

ATTEST:

_____
LARHONDA MCBRIDE
VILLAGE CLERK

STATE OF FLORIDA)
) §§
COUNTY OF MARTIN)

I hereby certify that on this day, before me, by means of ☐ **physical presence or** ☐ **online notarization,** appeared Village of Indiantown's _____, to me personally known, who acknowledged that _____ ("Village"), a Florida municipal corporation, and that this instrument was signed for the purposes contained on behalf of the Village and by the authority of the Village, and that she further acknowledges the instrument to be the free act and deed of the Village Council.

Sworn to and subscribed before me this_____day of_____ 2025.

_____
NOTARY PUBLIC, STATE OF FLORIDA

My Commission Expires:

ATTACHMENT 1

Location Map



4/23/2025, 12:22:39 AM

1:2,257

0 0.01 0.03 0.06 mi

0 0.03 0.05 0.1 km

Indiantown- Parcel Polygons

Village of Indiantown Limits

Sources: Esri, TomTom, Garmin, FAO, NOAA, USGS, & OpenStreetMap contributors, and the GIS User Community, State of Florida, Maxar, Microsoft

La Casa De Super Tamales Y Mas, LLC.

SPECIAL EXCEPTION APPLICATION

No. SE-25-021

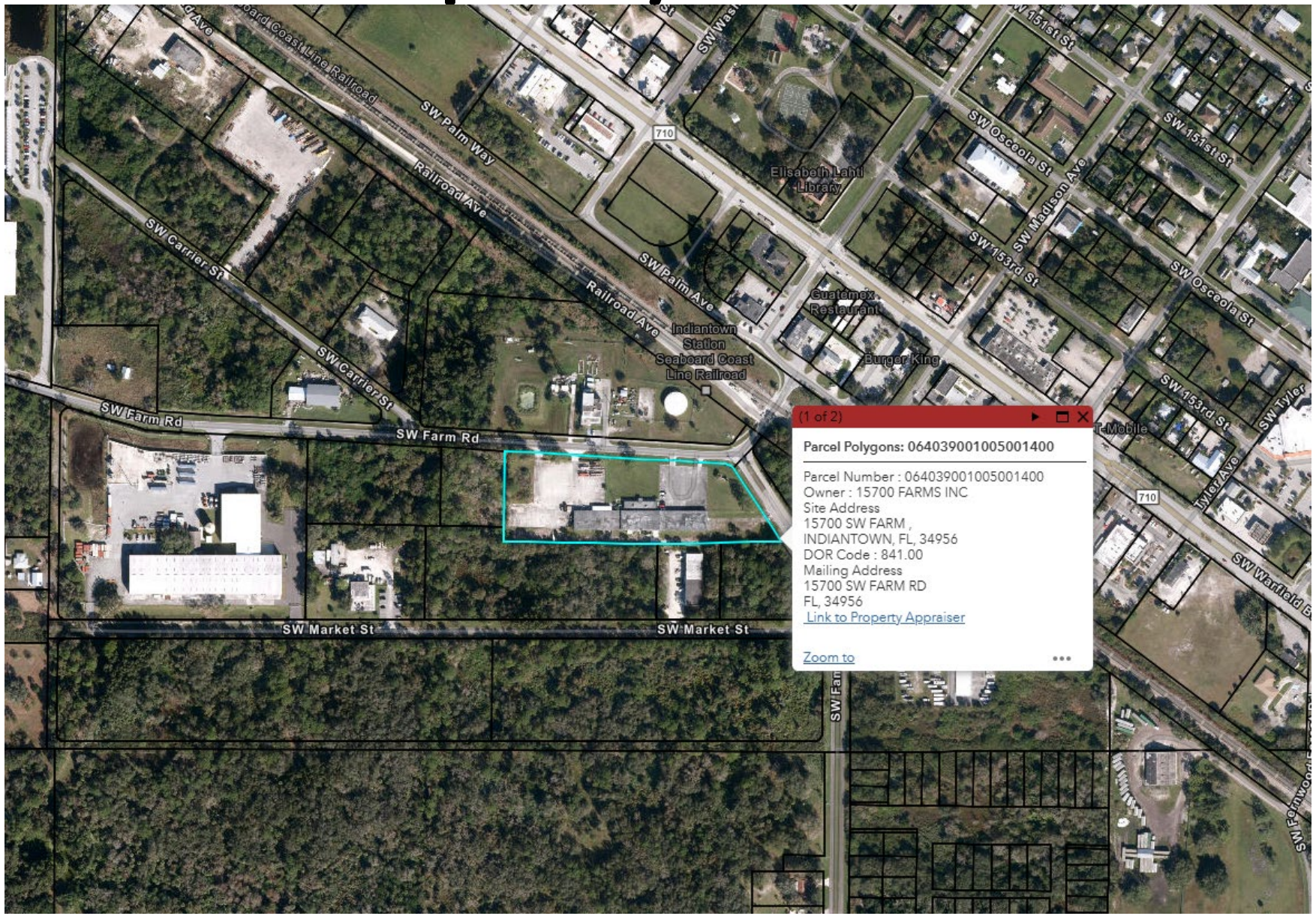
Village of Indiantown, Florida

PZAB Meeting MAY 1, 2025

Applicant Request

A request by La Casa De Super Tamales Y Mas, LLC., for approval of a Special Exception to allow Mobile Food Vending (Food Truck) on land adjacent to an existing industrial building, located at 15700 SW Farms Road.

Property Location



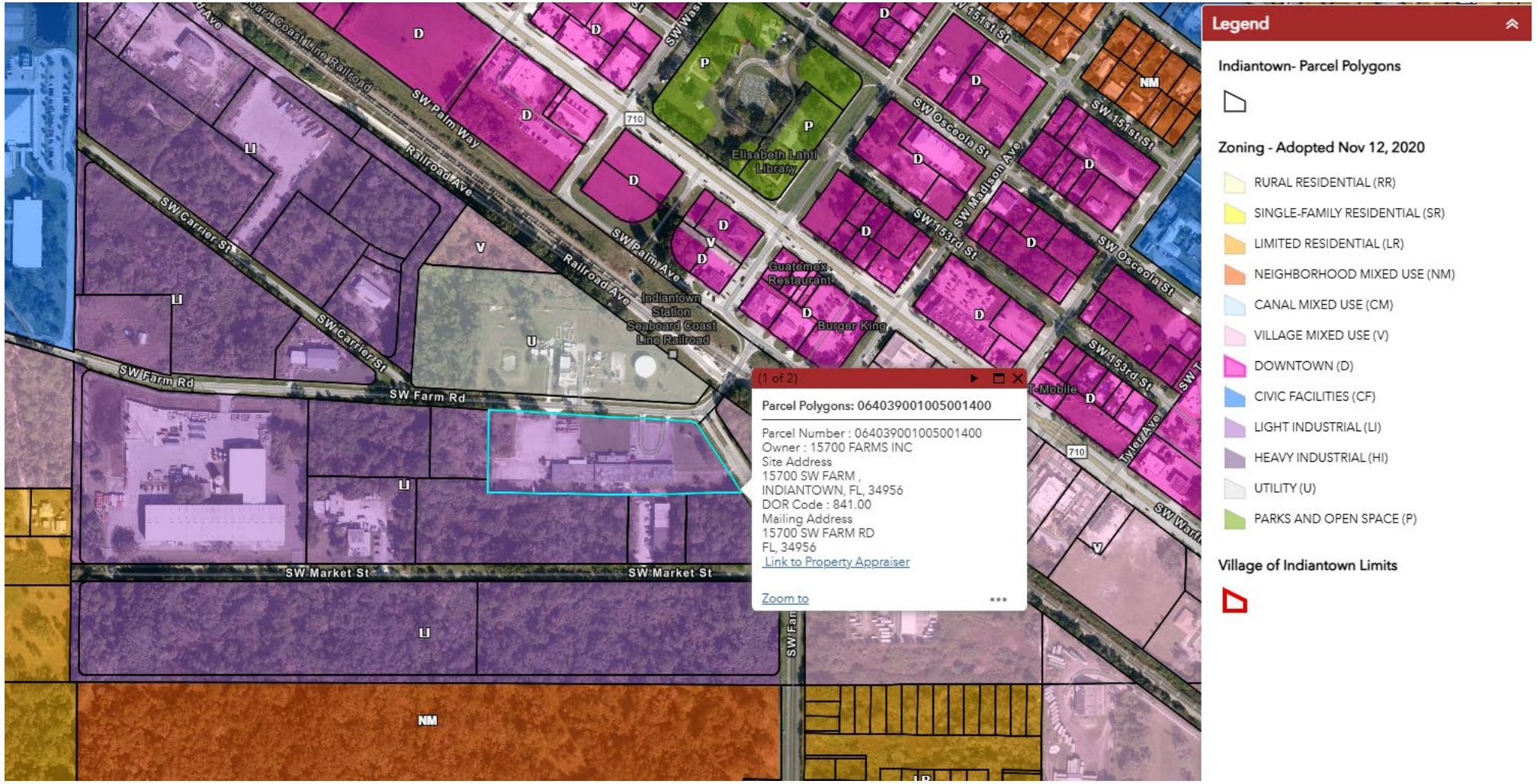
Property Location

Aerial Map:



Location:15700 SW Farm Road

Land Use Map



Light Industrial Future Land Use

Zoning Map



Light Industrial Zoning District Designation

Food Truck Photos



Food Truck Photos



Special Exception Review & Analysis

(5) Approval Standards. The applicant shall have the burden of proof and provide a written statement describing the manner and degree of compliance with all of the following standards:

a. The proposed use will not be detrimental to the permissible use and enjoyment of adjacent properties.

Staff Review: *The proposed location of the food truck is within existing parking spaces adjacent to SW Farm Road. The subject property consists of a manufacturing business and supporting infrastructure. Locating a food truck along the frontage of the property will not be detrimental to the existing business operations and functionality of the space. The surrounding area is predominantly industrial and utility plant operations.*

Special Exception Review & Analysis

b. The proposed use does not pose a hazard to the health, safety and welfare of the Village and residents.

Staff Review: *The proposed location of the food truck will not obstruct the existing ingress/egress for the established manufacturing/industrial business operation. The site offers sufficient space to accommodate the proposed use without causing any potential hazard to health, safety and welfare of the current operations or wide Village residents and businesses.*

c. The proposed use will not have an undue adverse impact on traffic patterns and volume.

Staff Review: *SW Farm Road is a major collector road, and SW Famel Avenue is a local roadway. Both roads provide sufficient access to the subject property. The proposed location of the food truck will not obstruct the existing ingress/egress for the established manufacturing/industrial business operation. A small food truck business operating from this larger industrial site, within a predominantly industrial area, will not have any undue adverse impact on traffic patterns and volume within this part of the Village.*

Special Exception Review & Analysis

d. Whether the proposed use complies with the Comprehensive Plan.

Staff Review: *The proposed food truck does not conflict with the Light Industrial future land use designation. Industrial use on the subject property will remain the principle use. Access to food and beverages within the established industrial area will provide service those existing operations rather than conflict with.*

e. The proposed use will comply with all other requirements of the Land Development Regulations and the Village's Code of Ordinances.

Staff Review: *In addition to the Special Exception submission, review, and approval criteria, the request has been assessed against Sec. 3-7.13. Mobile food vendors/food trucks and conditions included in the final order.*

SE-25-021 Conditions of Approval

Staff recommends approval of Application SE-25-021 with the following conditions of approval:

Staff Recommendation

Staff recommend approval of Application SE-25-021 with the following conditions of approval:

1. The Applicant shall not operate later than 10:00 p.m. on weekdays and 11:00 p.m. on weekends.
2. The Applicant shall not be permitted to sell alcoholic beverages.
3. The name and contact information of the person responsible for the maintenance, placement and operation of the food truck shall be posted in public view on the food truck.
4. A notarized letter, from property owner of record, authorizing the use of the property by the Applicant shall be posted in public view on the food truck.

Conditions of Approval

1. The following requirements shall apply during the operation of the food truck in the Village:
   a. The food truck shall comply with all applicable health and sanitary laws of the Village, county, and state.
   b. The Applicant shall be responsible for keeping the immediate area around the food truck clean. A refuse receptacle shall be located adjacent to the food truck.
   c. All required licenses shall be posted in public view on the food truck.
   d. Failure to abide by the MFV regulations will result in a daily fine per violation. Fines issued will be subject to the fee schedule in affect at the time of the violation.

Recommendations

Village Staff:

Recommends approval of the Special Exception application No. SE-25-021 with conditions subject to a review and final determination by the PZAB.

QUESTIONS?

MAILING/POSTING
PUBLIC NOTICE AFFIDAVIT

Application No. SE-25-021

Date of Planning, Zoning, and Appeals Board / Village Council Meeting: May 1, 2025

Mailing Date: prior to the Public Hearing/Meeting: April 22, 2025

In accordance with the requirements of Section 12-2 – General Requirements for Applications, of the Village of Indiantown, Florida, I Juana Miguel Francisco hereby certify that I have posted or caused to be posted zoning change notification sign(s) on the property subject to zoning change, in accordance with the attached exhibit. Posting of said sign(s) was accomplished on April 23, 20 25.

The sign(s) meet the criteria in Section 12-2 and was placed on 15700 SW Farm Rd.

Posted notice.

1. A sign shall be prepared and posted on the subject property by the Village setting forth a notice of public hearing at least five business days before the Village Council meeting in which the item is scheduled to be heard. This notice shall remain posted on the subject property through the date of the public hearing and shall be removed within five business days following the Village Council's approval or denial of the application, or upon the application's withdrawal.

2. Posted notice shall be in a manner established by the Director.

Courtesy mailed notice.

1. The applicant shall be responsible for mailing notice of hearing to property owners of record within a 300-foot radius of the subject property scheduled for a public hearing before the Village Council. The failure to receive such courtesy notice shall not affect any action or proceedings taken by the Village Council.

2. The current ad valorem tax rolls of Martin County shall be used to mail required notice to owners of neighboring property.

I further certify that this affidavit was filed with the Community and Economic Development Department of the Village of Indiantown on April 23, 20 25.

I understand that I am required to remove said sign(s) within five business days of the public hearing regarding the application.

Executed this the 23 day of April, 20 25.

Juana Miguel Francisco

Signature of Applicant or Authorized Agent

STATE OF FLORIDA:

COUNTY OF:

BEFORE ME, a Notary Public, on this day personally appeared Juana Miguel-Francisco (Print Applicant's/Authorized Agent's name) the above signed, who, under oath, stated the following: "I hereby certify that I am the applicant or authorized agent for the purposes of this affidavit; that all information submitted herein is true and correct."

SUBSCRIBED AND SWORN TO before me, this the 23 day of April, 20 25.

Lucia Mendoza

LUCIA MENDOZA
Notary Public - State of Florida
Commission # HH 281142
My Comm. Expires Jun 27, 2026
Bonded through National Notary Assn.

Notary Public in and for the State of Florida

STAFF USE:

Date/Time submitted: 4/23/25@1:54pm Verified by: Lucia Mendoza/Planning Assistant

PLEASE NOTE: Failure to post the notification sign(s) on the property on or before the 10th day prior to the public hearing will result in the postponement of consideration of the application.

Attachments: 1 Close-up Photo of Posted Notice
1 Distant Photo Showing Location of Notice (i.e. from nearest road)

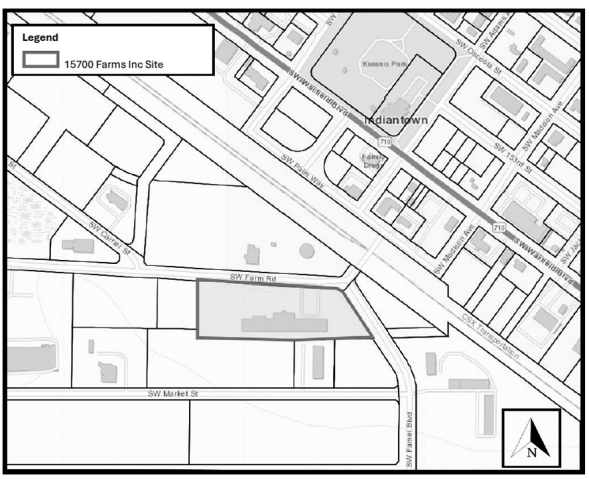

Village of Indiantown
NOTICE OF PUBLIC HEARING
For Applications #SP-25-021
Planning, Zoning and Appeals Board
Date: May 1, 2025 Time: 6:00 PM
at 15516 SW Osceola Street, Suite C
FOR QUESTIONS CONCERNING THIS APPLICATION
Please call Indiantown Community & Economic
Development Department
at 772-597-8269
2025.04.23 10:30


Village of Indiantown
NOTICE OF PUBLIC HEARING
For Applications #SP-25-021
Planning, Zoning and Appeals Board
Date: May 1, 2025 Time: 6:00 PM
at 15516 SW Osceola Street Suite C
FOR QUESTIONS CONCERNING THIS APPLICATION
Please call Indiantown Community & Economic
Development Department
at 772-597-8269
2025.04.23 10:30

VILLAGE OF INDIANTOWN NOTICE OF PUBLIC HEARING

The Village of Indiantown Planning, Zoning, and Appeals Board, meeting as the Local Planning Agency, will hold a Public Hearing on Thursday May 1, 2025, at 6:00 p.m. in the Village Council Chambers, 15516 SW Osceola Street, Suite C. Indiantown, Florida 34956 to consider the following agenda items:

1. **APPLICATION NO. SE-25-021;** for a Special Exception to permit La Casa De Super Tamales y Mas as a Mobile Food Vendor in a Light Industrial Zoning District.



All interested parties are invited to attend and be heard. Written comments may be submitted to Deanna Freeman, CED Director, P.O. Box 398, Indiantown, FL 34956. Copies of all documents pertaining to the proposed request are available in the Community & Economic Development Department, located at Village Hall, 15516 SW Osceola Street, Ste. B, Indiantown, Florida 34956, weekdays between the hours of 8:00 a.m. and 5:00 p.m.

Please be advised that anyone choosing to appeal any decision with respect to any matter discussed by the Village Council or any Board, Committee or Agency thereof will need a record of the proceedings; and may need to ensure that a verbatim record of the proceedings is made which record includes the testimony and evidence upon which the appeal is to be based. All appeals must be filed in accordance with the applicable provisions of the Village of Indiantown Land Development Code.

Pursuant to the provisions of the Americans With Disabilities Act, any person requiring special accommodations to participate in this hearing, because of a disability or physical impairment, should contact the Village Clerk's Office at (772) 597-8294 at least three (3) business days prior to the Hearing. Persons using a TDD device, please call 711 Florida Relay Services for assistance.

LaRhonda McBride,
Village Clerk
Published: April 18, 2025.

TR-41679762

VILLAGE OF INDIANTOWN, FLORIDA
AGENDA MEMORANDUM

MEETING DATE: May 1, 2025

MEETING TYPE: Planning, Zoning, and Appeals Board

AGENDA ITEM TITLE: Development Activity/Update

SUMMARY OF ITEM: Development Activity/Update

FISCAL IMAPCT STATEMENT: N/A

RECOMMENDATION: Development Activity/Update

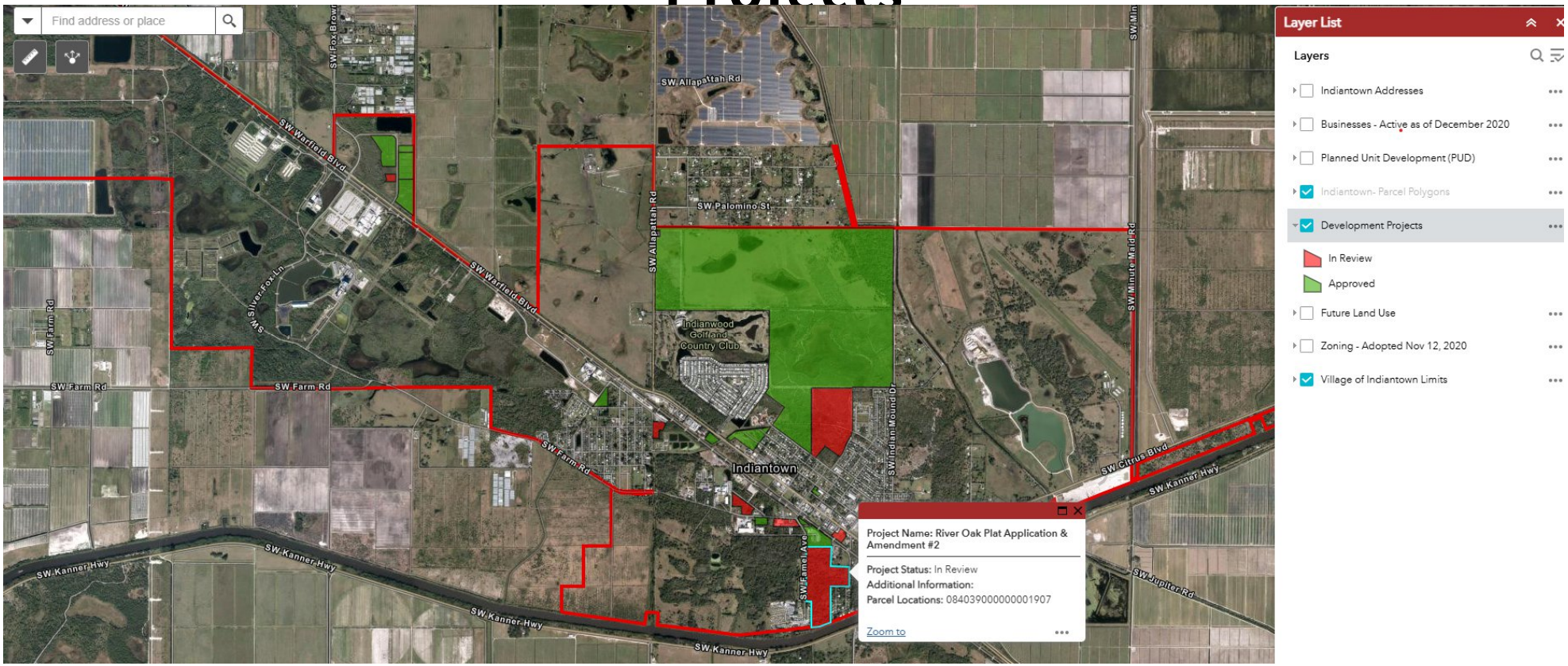
PREPARED BY: Deanna Freeman DATE: 04/23/25

ATTACHMENTS:
Description
VOI Development Activity.pptx

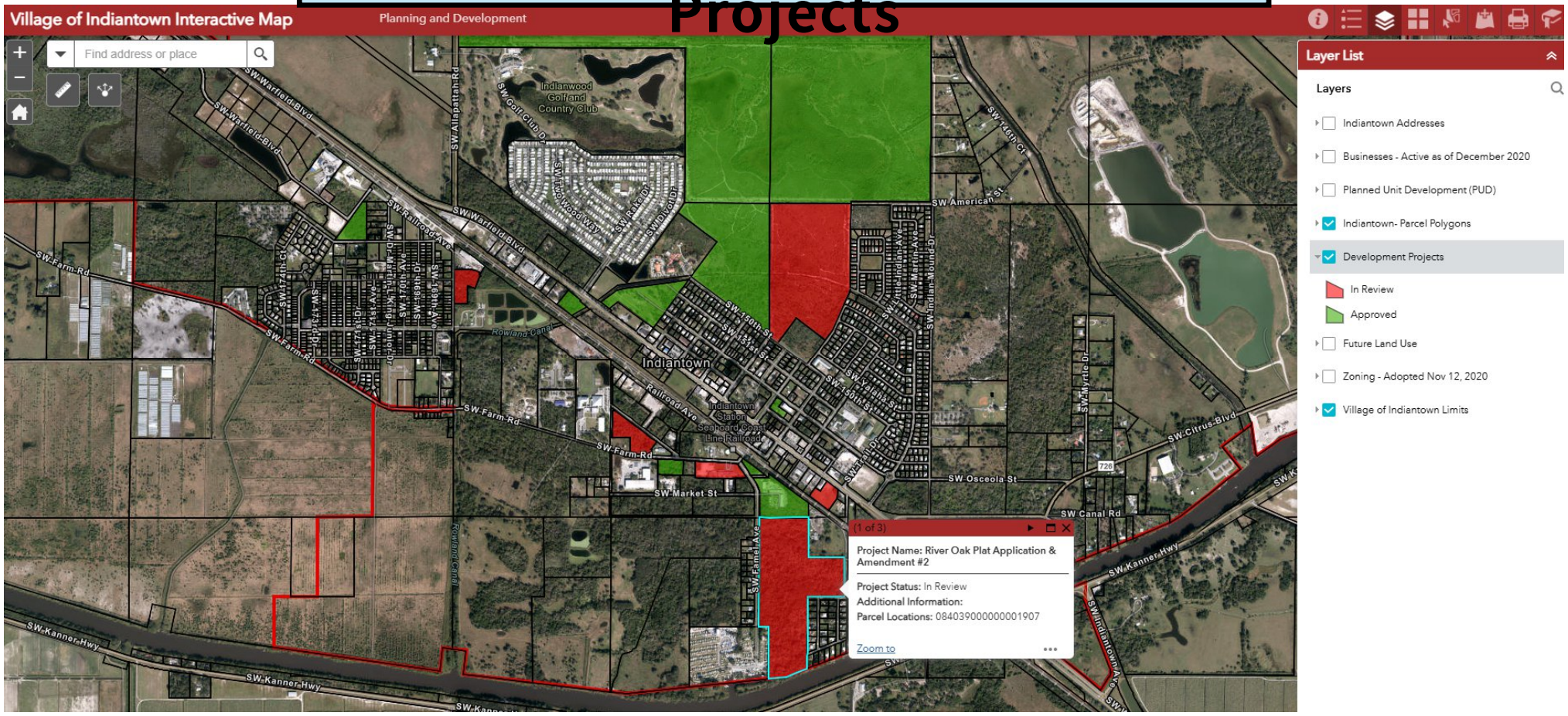


PZAB
May 1, 2025

Village of Indiantown GIS Mapping – Development Projects



Village of Indiantown GIS Mapping – Development Projects



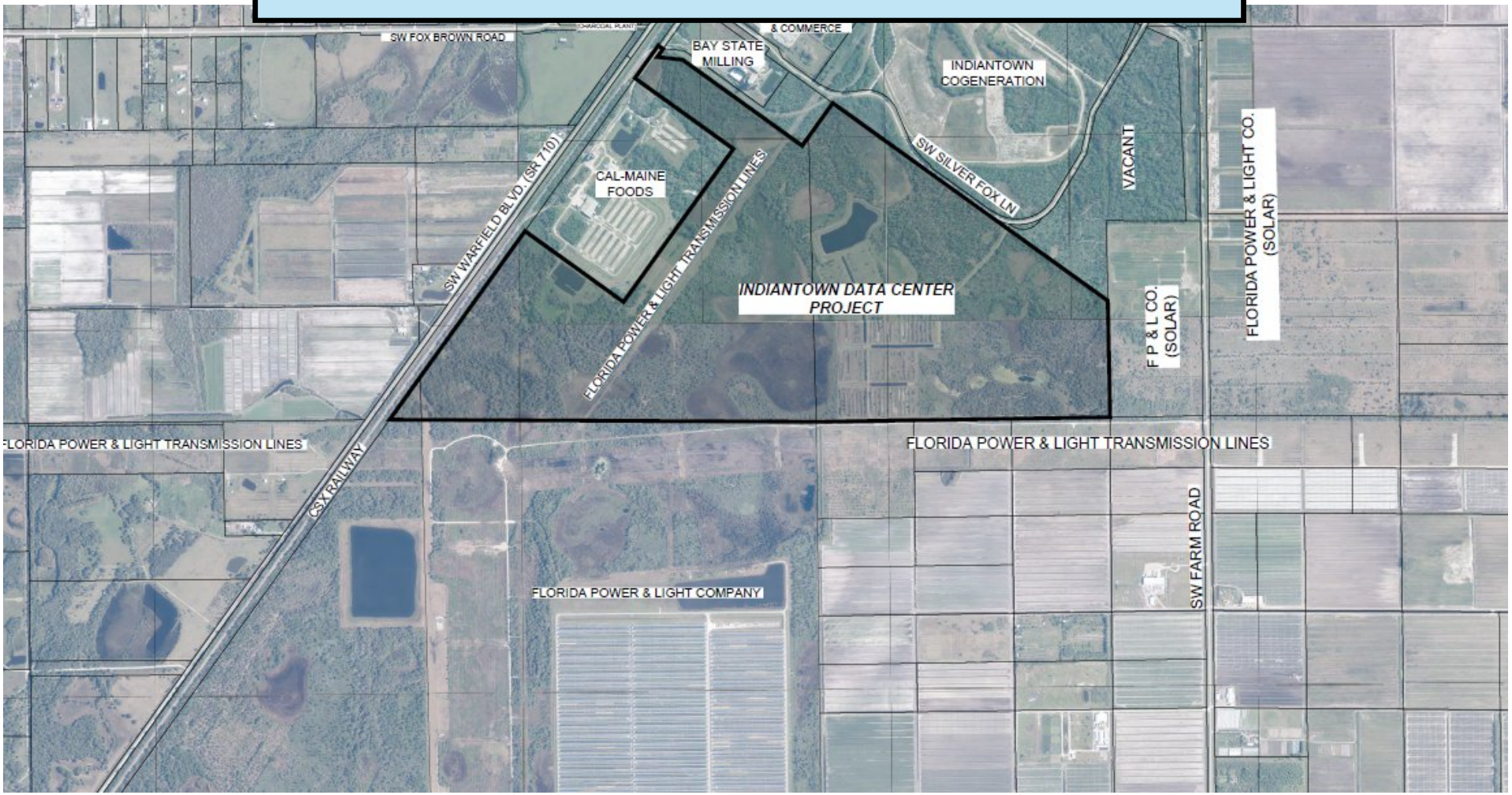
NON-RESIDENTIAL PROJECTS

Project Name	Location	Square footage	Proposal	Project Status
DeMarcellus	15700 SW Farm Rd.	19,500	Building Addition - manufacturing	Approved. Building Permit Stage.
Dollar Tree	15388 SW Warfield Blvd.	10,000	Commercial building	Approved & Under Construction.
Stor-A-Way	15501 SW Famel Ave.	10,421	Addition storage building	Approved. Building Permit Stage.
Performance Power Boats	Lot 8 Venture Park, SW Impact Dr	11,733	Marine manufacturing service & repair	Approved & Under Construction.
T.A. Estates	SW Farm Road	22,600	Office & warehouse buildings	Approved & Under Construction.
Grind Hard	SW Farm Road & Silverfox Lane	25,000	25,000 sf manufacturing building facility	Approved & Under Construction.
RCC Construction	Venture Park PUD, SW Impact Dr, Lots 9-14	25,000	Manufacturing building facility	Approved & Under Construction.

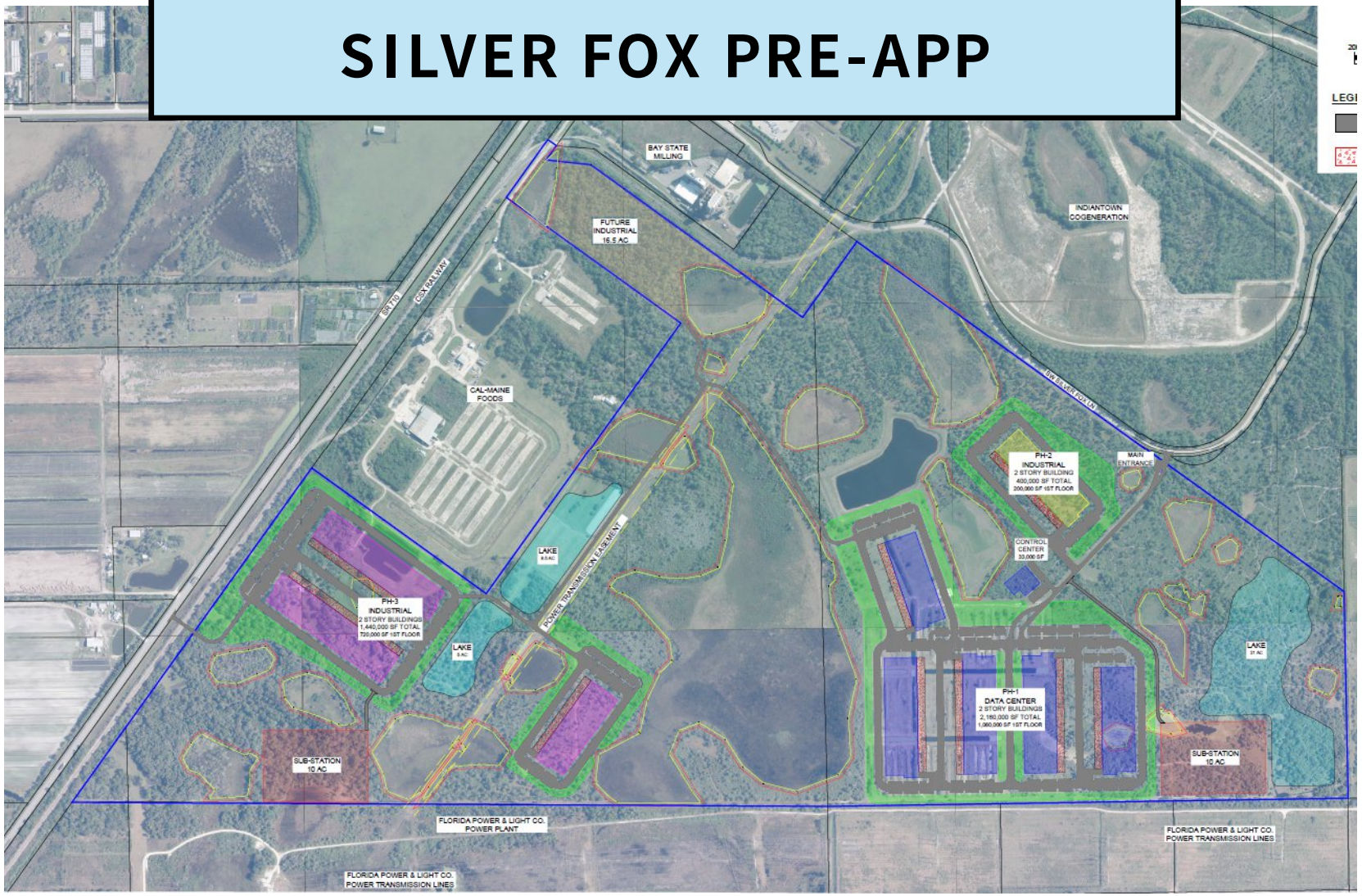
NON-RESIDENTIAL PROJECTS

Green Carbon	Venture Park PUD, SW Impact Drive Lots 20-23	13,800	Industrial Charcoal Plant Production facility	Approved and Constructed Completed. Preparing to submit Phase 2 as a final site plan.
East Coast Metal Structures	Venture Park PUD, SW Impact Drive Lots 4-7	99,500	Steel Manufaturing Facility	Approved & Construction Completed.
Indiantown MVR WWT Sedron Technologies	**SW 168th Ave.**	**63,800**	**Processing Facility**	**Under site plan review DRC.**
Yellowpine Truss Company	SW Silverfox Lane.	62,959	Truss Company Manufacturing Facility	Approved. Under Construction.
P3 Technologies	Venture Park, Lot 9	1,500	Testing Facility	Approved. Under Construction.
Kendall Industries	Venture Park PUD, SW Impact Drive Lots 1-3	24,000	Manufacturing building facility	Approved and Construction Completed.
US Transportation	**Venture Park PUD, SW Impact Drive Lot 15**	**N/A**	**Vehicle storage facility**	**Under review DRC.**
Silver Fox	**13280 SW Silverfox Lane**	**2 million sq ft**	**Digital infrastructure data center**	**Pre-application scheduled for May 22**

SILVER FOX PRE-APP



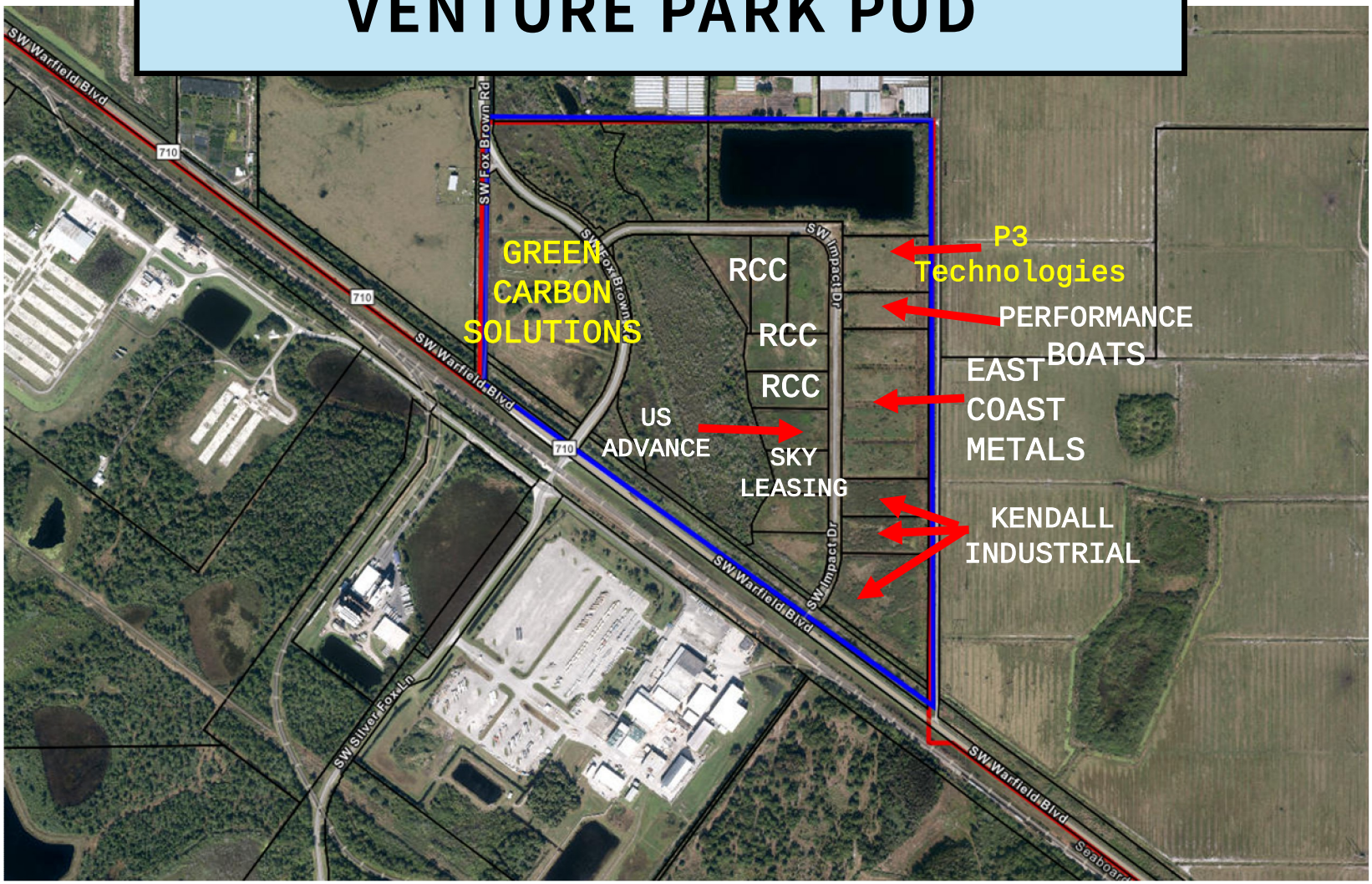
SILVER FOX PRE-APP



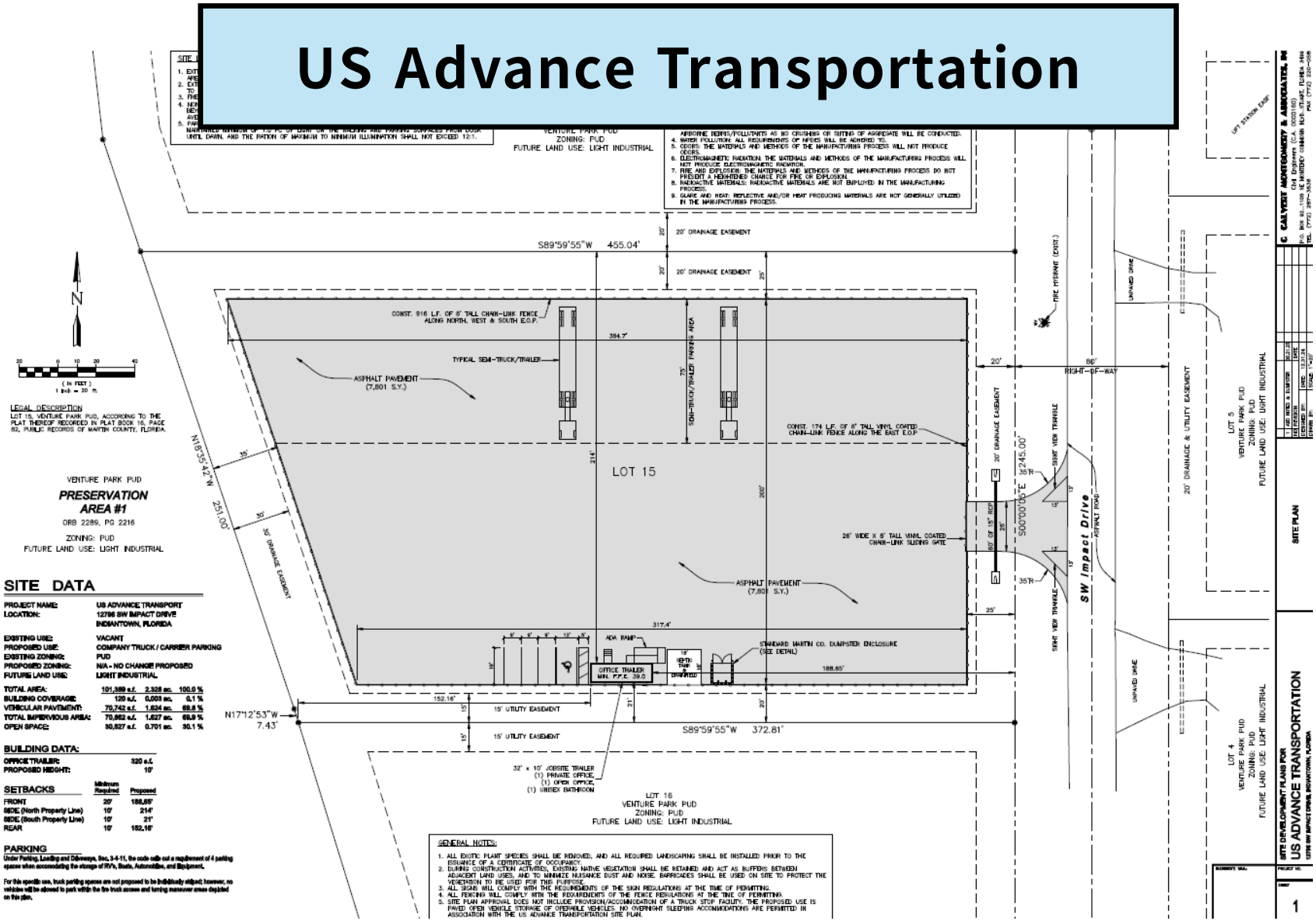
VENTURE PARK PUD



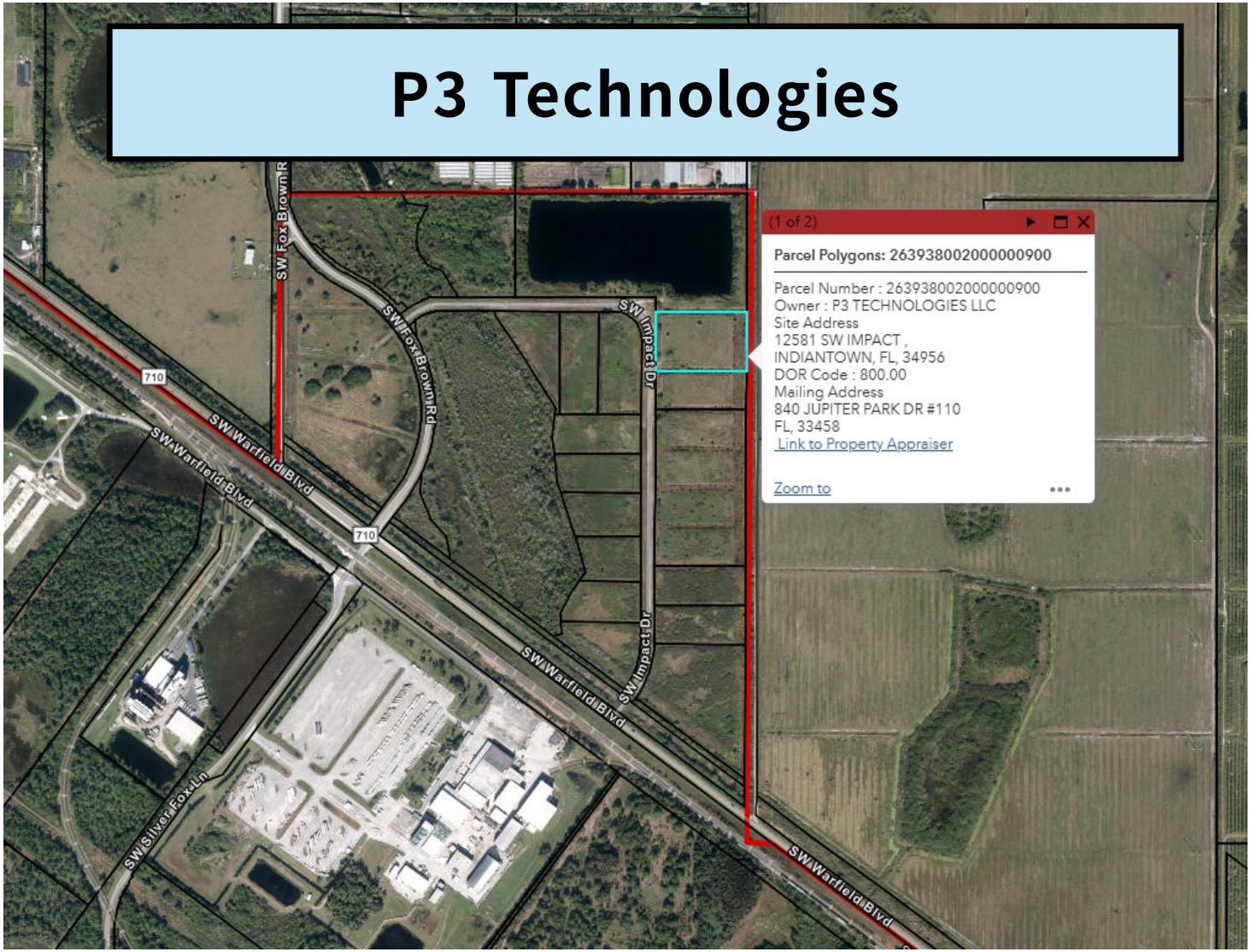
VENTURE PARK PUD



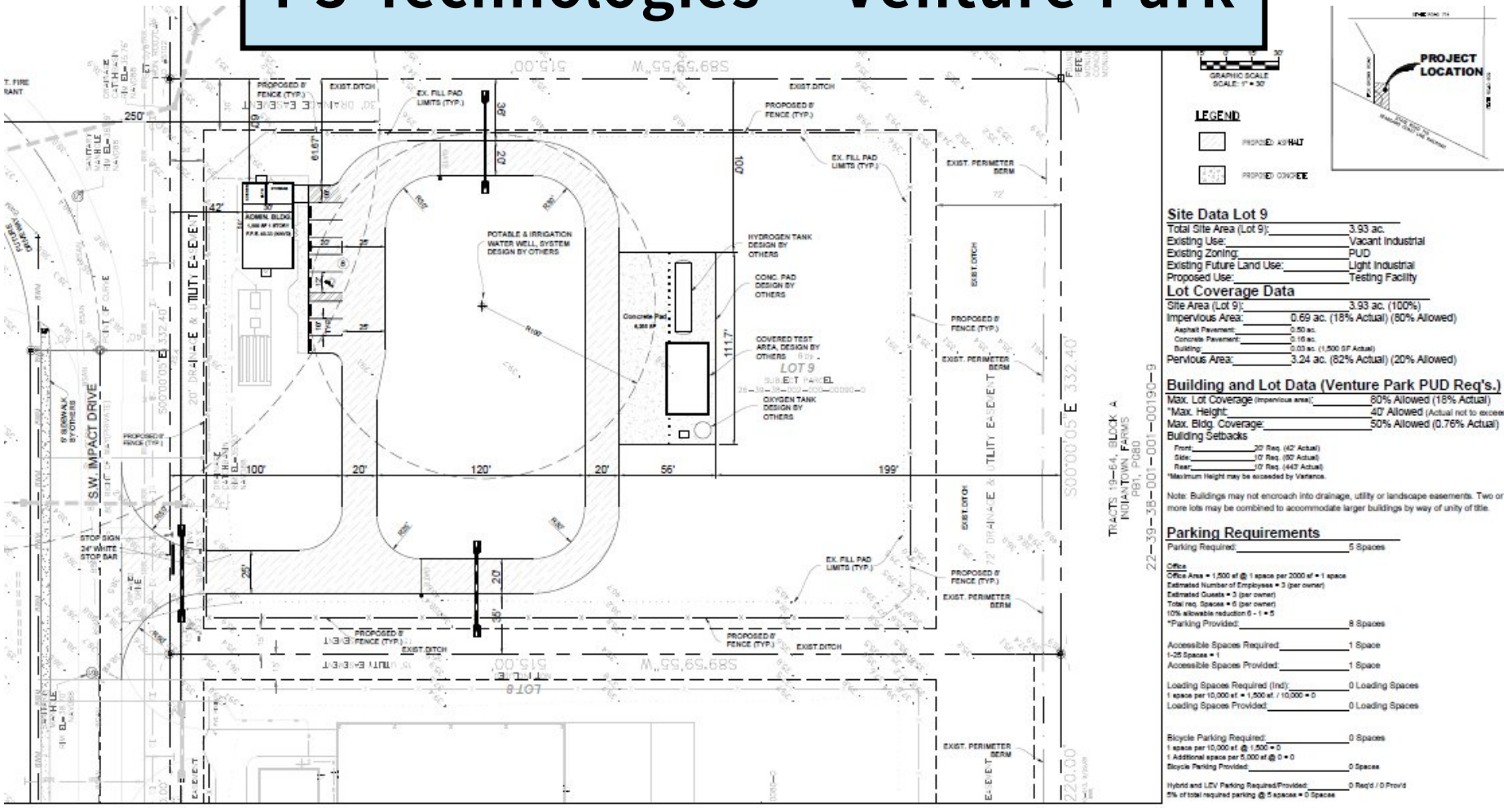
US Advance Transportation



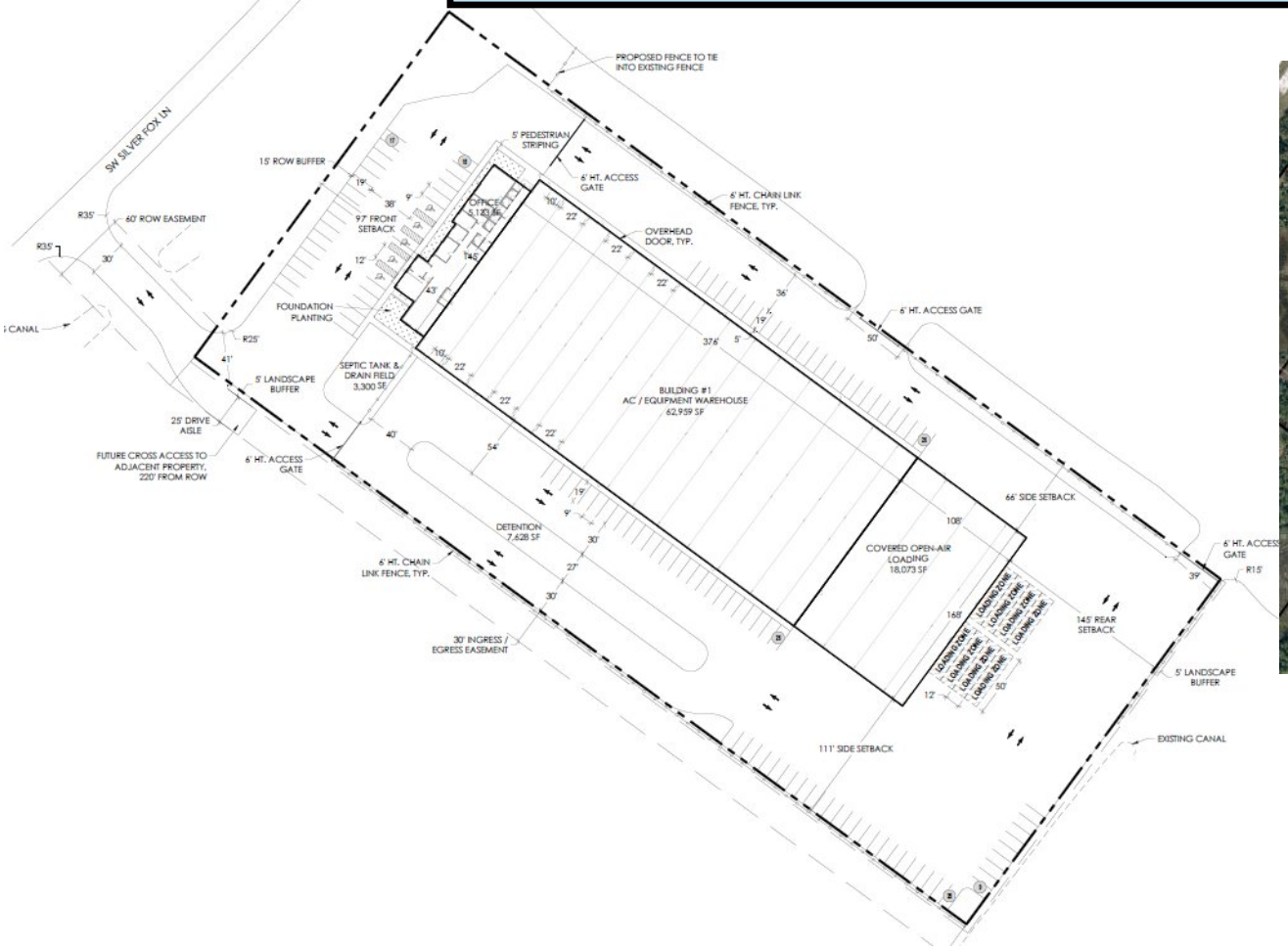
P3 Technologies



P3 Technologies – Venture Park



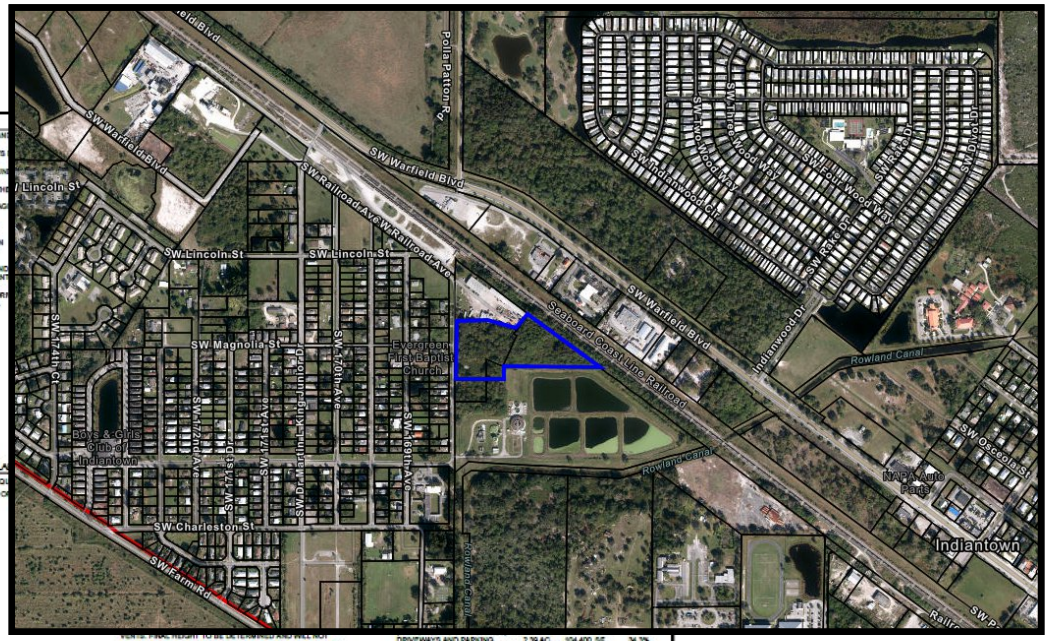
Yellowpine Truss Company





DEVELOPMENT ACTIVITY

INDIANTOWN WWT (SEDRON)



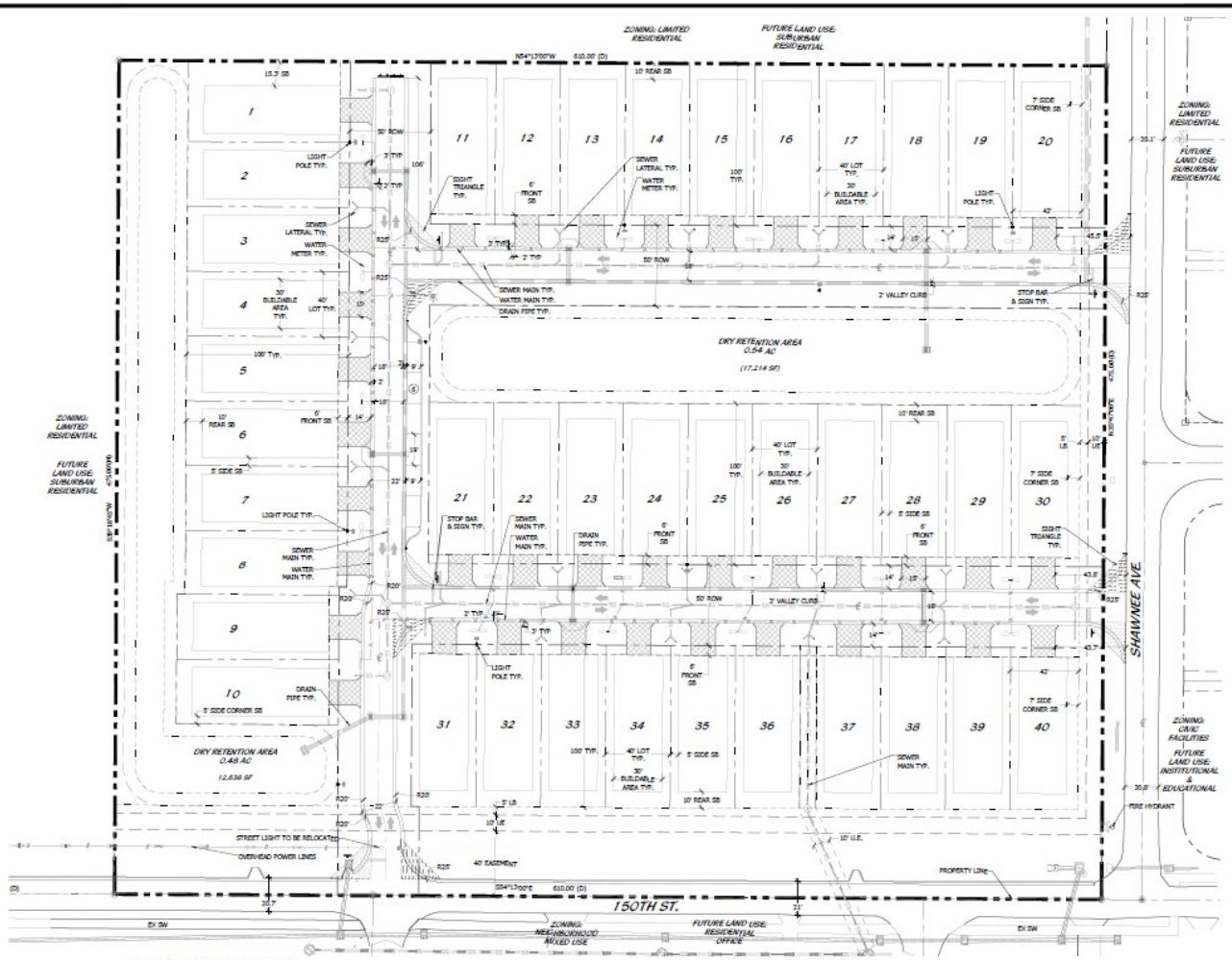
RESIDENTIAL DEVELOPMENT

Project Name	Location	Residential #'s	Residential Type	Project Status
Terra Lago Master Site Plan	SW Warfield Boulevard, SW Allapattah Road SW Indian Mound Drive.	2,488	SF, MF, & TH	5th Amendment to PUD Final Action before Village Council 2-27-2025
Terra Lago Phase 1A	SW Warfield Boulevard, SW Allapattah Road SW Indian Mound Drive.	224	SF	Approved & Building permit stage.
Terra Lago Phase 1B	SW Warfield Boulevard, SW Allapattah Road SW Indian Mound Drive.	584	SF & TH	Approved & Building permit stage.
Terra Lago Phase 1C	SW Warfield Boulevard, SW Allapattah Road SW Indian Mound Drive.	300	MF	Pending Final Site Plan
Terra Lago Phase 2	SW Warfield Boulevard, SW Allapattah Road SW Indian Mound Drive.	262	SF	Pending Final Site Plan
Terra Lago Phase 3	SW Warfield Boulevard, SW Allapattah Road SW Indian Mound Drive.	484	SF	Pending Final Site Plan
Terra Lago Phase 4	SW Warfield Boulevard, SW Allapattah Road SW Indian Mound Drive.	364	SF	Pending Final Site Plan
Terra Lago Phase 5	SW Warfield Boulevard, SW Allapattah Road SW Indian Mound Drive.	280	SF	Pending Final Site Plan
Terra Lago Phases 1A & 1B Plat	SW Warfield Boulevard, SW Allapattah Road SW Indian Mound Drive.	224 & 584	SF & TH	Approved 2-27-2025.
River Oak Major Site Plan	SW Famel Street.	131	SF	Approved & Building Permits Stage.
River Oak Plat	SW Famel Street.	131	SF	Approved & Recorded.
Seminole Crossing Plat	SW Lincoln Street & SW Commerce Park Drive.	24	SF	Plat In Review.
Indianwood Landing	SW Warfield Boulevard and SW Indianwood Drive.	57	TH	Pre-app held. Pending Site Plan Submission.
Osceola Pines PUD Master	SW Shawnee Ave. & SW 150th St.	158	SF	PUD Amendment in review & Site Plan Amendment.

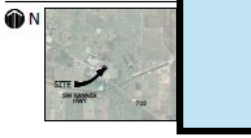
JPI Indiantown
Osceola Pines & Heritage Park



JPI Indiantown Major Site Plan



LOCATION MAP



LEGEND

ADA AMERICAN W/ DISABILITIES
LB LANDSCAPE BUFFER
UE UTILITY EASEMENT
R RADIUS
SB SETBACK
SW SIDEWALK
TYP TYPICAL
VG VALLEY GUTTER
ADA SIGN
STOP SIGN
DO NOT ENTER
PEDESTRIAN CROSSING
STREET LIGHT

SITE DATA

SITE DATA - JPI INDIANTOWN

NAME OF APPLICATION	JPI INDIANTOWN
PARCEL ID NUMBER	05-40-39-000-000-00063-7
FUTURE LAND USE	URBAN RESIDENTIAL OFFICE
ZONING DISTRICT	NEIGHBORHOOD MIXED USE
PROPOSED USE(S)	SINGLE FAMILY RESIDENTIAL
TOWNSHIP - RANGE - SECTION	40 - 39 - 5

LAND USE DATA	SF	AC	% SITE
TOTAL SITE AREA	314,239.63	7.21	100.00%
40' ESMT	24,306.70	0.56	7.74%
LOT COVERAGE	161,655.90	3.71	51.44%
ROW AREA	65,423.70	1.50	20.82%
DRY DETENTION AREA	44,753.00	1.03	14.24%
BUFFERS, LE, OTHER	18,102.33	0.42	5.76%

BUILDING DATA			
UNIT COUNT:	40	LOTS	
DENSITY (MIN 3 - MAX 15):	5.54	DU/AC	
SETBACKS:	FRONT	REAR	SIDE
REQUIRED	0'	10'	5'
PROVIDED	0'	10'	5'

	SF	AC	% SITE
TOTAL LOT COVERAGE (40' X 100')	161,655.90	3.71	51.44%
TOTAL BUILDABLE AREA (30' X 84')	100,800.00	2.31	32.08%

PARKING DATA	
REQUIRED PARKING SPACES:	2 SPACES PER UNIT (80 SPACES)
PROVIDED PARKING SPACES:	86 SPACES TOTAL
*GARAGE SPACES	40 SPACES
*DRIVEWAY SPACES	40 SPACES
*ON-STREET PARALLEL SPACES	6 SPACES

PERVIOUS / IMPERVIOUS CALCS.	SF	AC	% SITE
IMPERVIOUS AREA (MAX 67%)	144,057.60	3.31	45.83%
BUILDABLE LOT COVERAGE	100,800.00	1.31	32.08%
DRIVEWAYS	12,160.00	0.28	3.87%
VIA AREA	31,057.60	0.71	9.88%
PERVIOUS AREA	170,222.03	3.91	54.17%
40' ESMT	24,306.70	0.56	7.74%
NON BUILDABLE LOT COVERAGE	60,855.00	1.40	19.37%
DRY DETENTION AREA	44,753.00	1.03	14.24%
OTHER LANDSCAPE AREA	40,306.43	0.93	12.83%
TOTAL SITE AREA	314,239.63	7.21	100.00%

LEGAL DESCRIPTION

A PARCEL OF LAND LYING IN SECTION 5, TOWNSHIP 40 SOUTH, RANGE 39 EAST, MARTIN COUNTY, FLORIDA, SAID PARCEL BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FROM THE CENTERLINE INTERSECTION OF FOURTH STREET AND SHAWNEE AVENUE AS SHOWN ON THE PLAT OF SECOND ADDITION TO INDIANTOWN PARK, AS RECORDED IN PLAT BOOK 3, PAGE 101, OF THE PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA, BEAR NORTH 54 DEGREES 13 MINUTES 00 SECONDS WEST ALONG THE CENTERLINE OF SAID FOURTH STREET A DISTANCE OF 15.00 FEET TO THE NORTHWESTERLY BOUNDARY OF SAID SECOND ADDITION TO INDIANTOWN PARK AND THE POINT OF BEGINNING OF THE HEREIN DESCRIBED PARCEL OF LAND; THENCE PROCEED NORTH 35 DEGREES 47 MINUTES 00 SECONDS EAST ALONG SAID NORTHWESTERLY BOUNDARY LINE A DISTANCE OF 615.00 FEET; THENCE NORTH 54 DEGREES 13 MINUTES 00 SECONDS WEST A DISTANCE OF 610.00 FEET; THENCE SOUTH 35 DEGREES 47 MINUTES 00 SECONDS WEST A DISTANCE OF 615.00 FEET TO A POINT ON THE NORTHWESTERLY EXTENSION OF THE CENTERLINE OF SAID FOURTH STREET, SAID POINT ALSO BEING THE NORTHERLY LINE OF PLAT "F" AS RECORDED IN PLAT BOOK 1, PAGE 79, OF THE PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA; THENCE SOUTH 54 DEGREES 13 MINUTES 00 SECONDS EAST ALONG SAID CENTERLINE EXTENSION A DISTANCE OF 610.00 FEET TO THE POINT OF BEGINNING OF SAID PARCEL OF LAND.

PROJECT TEAM

OWNER/CLIENT:
JPI INDIANTOWN, INC.
3494 SE FAIRWAY E
STUART, FL 34997
561.756.5948
CONTACT: DONALD BARNES

APPLICANT / PLANNER / LANDSCAPE ARCHITECT:
COTLEUR & HEARING, INC.
1934 COMMERCE LANE, SUITE 1
JUPITER, FL 33458
561.747.6336
CONTACT: GEORGE MISSIMER

ENGINEER:
KIMLEY HORN
1920 WEKIVA WAY SUITE 200
WEST PALM BEACH, FL 33411
561.845.0665
CONTACT: DAVID ARIZABALETA

SURVEYOR:
CRAIG WATSON & ASSOCIATES LLC.
130 S. INDIAN RIVER DRIVE SUITE 202
FORT PIERCE, FL 34950
772.334.0869
CONTACT: CRAIG WATSON

SITE PLAN

0' 15' 30' 60' 90' 120'
Scale: 1" = 30'
North

COTLEUR & HEARING, INC.
561.747.6336 Fax: 561.747.1377
www.cotleurhearing.com
Lic# LC-26000535

JPI Indiantown
Village of Indiantown, FL

DESIGNED: SM
DRAWN: ACE/RNC
APPROVED: DEH
JOB NUMBER: 24-1211
DATE: 03-05-25
REVISIONS:

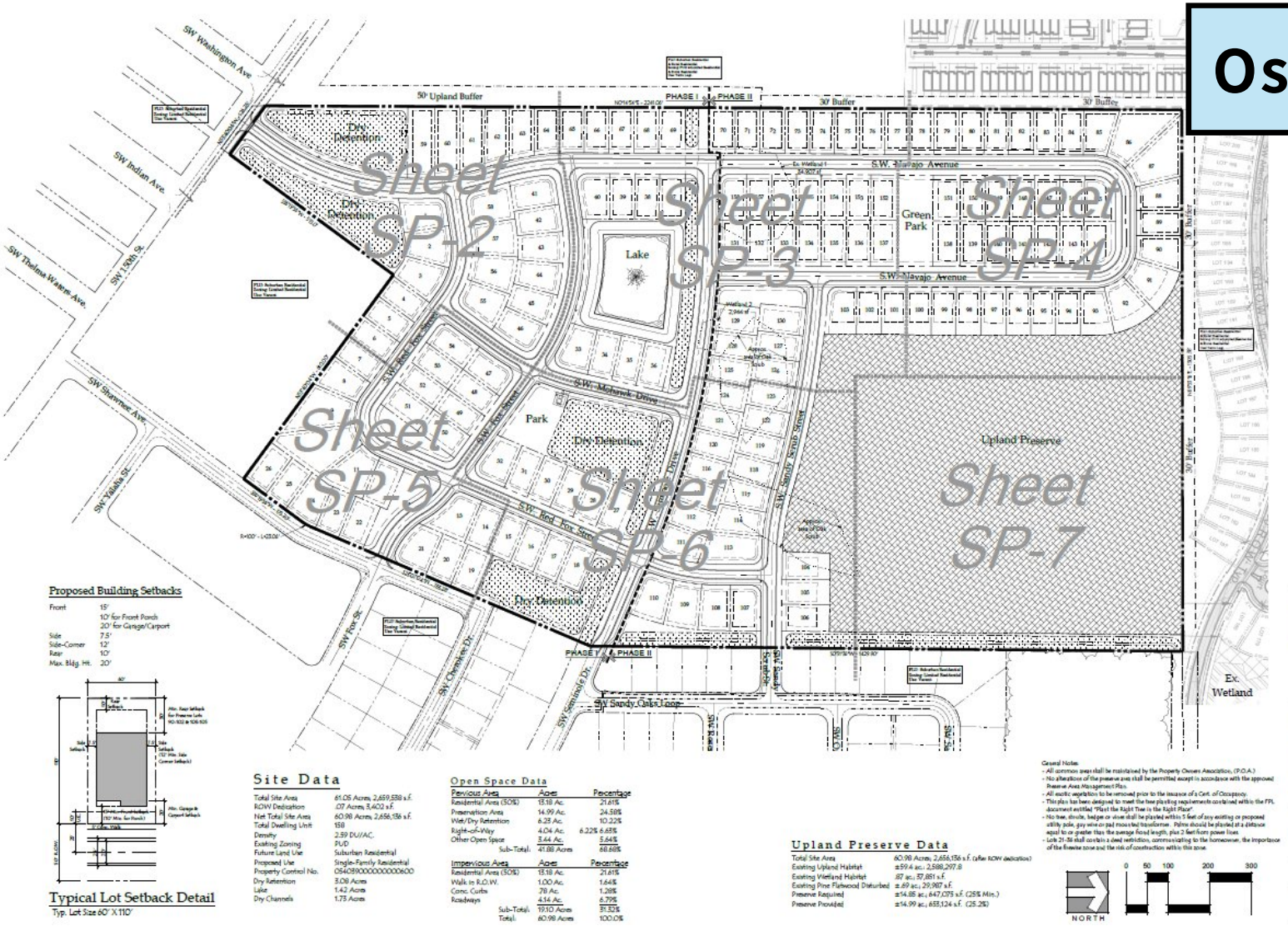
Scale: 1" = 30'

February 22, 2023
Drawing: 24-1211 CSP 1.DWG

SHEET 1 OF 2

© COTLEUR & HEARING, INC.
THESE PLANS ARE THE PROPERTY OF COTLEUR & HEARING, INC. AND ARE NOT TO BE USED IN WHOLE OR IN PART FOR ANY OTHER PROJECT WITHOUT THE EXPRESS WRITTEN CONSENT OF COTLEUR & HEARING, INC. ANY UNAUTHORIZED USE OF THESE PLANS WILL BE AT THE USER'S SOLE RISK AND WITHOUT LIABILITY TO COTLEUR & HEARING, INC. ANY UNAUTHORIZED USE OF THESE PLANS MAY SUBJECT THE USER TO LEGAL ACTION.

Osceola Pines



Proposed Building Setbacks

Front	15' 10' for Front Porch 20' for Garage/Carport
Side	7.5'
Side-Corner	12'
Rear	10'
Max. Bldg. Ht.	20'

Typical Lot Setback Detail

Typ. Lot Size 60' X 110'

Site Data

Total Site Area	61.05 Acres, 2,659,588 s.f.
ROW Dedication	.07 Acres, 3,402 s.f.
Net Total Site Area	60.98 Acres, 2,656,136 s.f.
Total Dwelling Unit	158
Density	2.59 DU/AC.
Existing Zoning	PUD
Future Land Use	Suburban Residential
Proposed Use	Single-Family Residential
Property Control No.	0540390000000000600
Dry Retention	3.08 Acres
Lake	1.42 Acres
Dry Channels	1.73 Acres

Open Space Data

Pervious Area	Acres	Percentage
Residential Area (50%)	13.18 Ac.	21.61%
Preservation Area	14.99 Ac.	24.58%
Wet/Dry Retention	6.25 Ac.	10.22%
Right-of-Way	4.04 Ac.	6.22% 6.65%
Other Open Space	3.44 Ac.	5.64%
Sub-Total:	41.88 Acres	68.68%

Impervious Area	Acres	Percentage
Residential Area (50%)	13.18 Ac.	21.61%
Walk in R.O.W.	1.00 Ac.	1.64%
Conc. Curbs	.78 Ac.	1.28%
Roadways	4.16 Ac.	6.79%
Sub-Total:	19.10 Acres	31.32%
Total:	60.98 Acres	100.0%

Upland Preserve Data

Total Site Area	60.98 Acres, 2,656,136 s.f. (after ROW dedication)
Existing Upland Habitat	±59.4 ac., 2,588,297.8
Existing Wetland Habitat	.87 ac., 37,881 s.f.
Existing Pine Flatwood Disturbed	±.69 ac., 29,987 s.f.
Preserve Required	±54.85 ac., 647,075 s.f. (25% Min.)
Preserve Provided	±14.99 ac., 653,124 s.f. (25.2%)

General Notes:
- All common areas shall be maintained by the Property Owners Association, (P.O.A.)
- No alterations of the preserve area shall be permitted except in accordance with the approved Preserve Area Management Plan.
- All exotic vegetation to be removed prior to the issuance of a Cert. of Occupancy.
- This plan has been designed to meet the tree planting requirements contained within the FPL document entitled "Plant the Right Tree in the Right Place"
- No tree, shrubs, hedges or vines shall be planted within 5 feet of any existing or proposed utility pole, guy wire or pad mounted transformer. Palms should be planted at a distance equal to or greater than the average frond length, plus 2 feet from power lines.
- Lots 21-38 shall contain a deed restriction, communicating to the homeowner, the importance of the firewise zone and the risk of construction within this zone.

Osceola Pines P.U.D.
Village of Indiantown, Florida

Designed: MTH
Drawn: MTH
Approved: MTH
Date: 6/27/24
Job no.:
Revisions: 10/30/24

Seal: M. Troy Hollo way — Digitally signed by M. Troy Holloway, Date: 2024.10.30 10:11:05 -04'00'

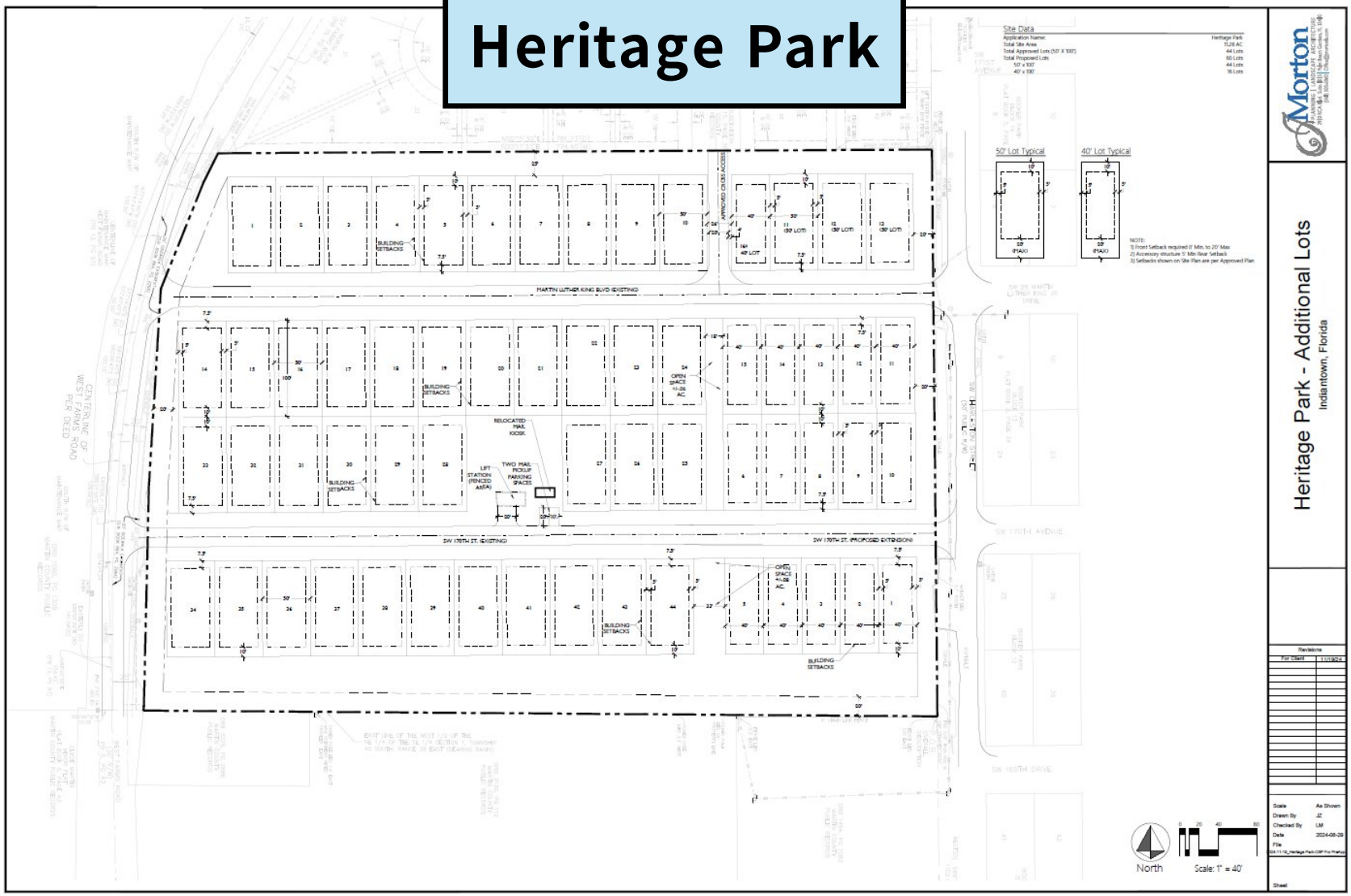
LC C000500

Sheet Title: Site Plan

Scale: 1" = 100'

Sheet No. SP-1

Heritage Park



COMPREHENSIVE PLAN AMENDMENTS

Plan Amendment	Application Location	Acres	Previous FLU	Proposed FLU	Final Action
Beskar Investments, LLC	PCN: 223938001001000107, 223938001001001909, & 223938001001002203	678.96 +/-	Martin County Unincorporated Agricultural	Light Industrial	PENDING APPLICANT RESUBMISSION

COMPREHENSIVE PLAN AMENDMENTS

