



**VILLAGE OF INDIANTOWN  
AGENDA  
PLANNING, ZONING, AND APPEALS BOARD MEETING**

March 7, 2024  
6:00 PM  
at the 15516 SW Osceola St Suite C, Indiantown, Florida 34956  
Indiantown, FL 34956

**PZAB MEMBERS**

VERNESTINE PALMER, CHAIR  
CHRISTA MILEY, VICE CHAIR  
RENITA PRESLER  
DANIEL SEHAYIK  
MILTON WILLIAMS  
SCOTT WATSON  
KAREN ONSAGER  
MARK SECHRIST

**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](mailto: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.

## **CALL TO ORDER**

## **ROLL CALL**

## **INVOCATION**

## **PLEDGE OF ALLEGIANCE**

## **APPROVAL OF AGENDA**

## **APPROVAL OF MINUTES**

1. APPROVAL OF MINUTES December 7, 2023

## **REGULAR AGENDA**

2. Election of Chair
3. Election of Vice Chair

n/a

4. Application No. ANX-24-008 Order granting a request for approval of annexing by voluntary petition certain real property totaling 116.16-acres in size, south of SW Citrus Boulevard, north of SW Kanner Highway, and immediately east of the existing boundary of the Village of Indiantown.
5. Application No. CPA-24-009 Order granting a request for approval of a large-scale comprehensive plan amendment concerning real property totaling 116-16-acres in size, located south of SW Citrus Boulevard, north of SW Kanner Highway, from Rural Density land use designation to Commercial Waterfront for Joseph W. Walsh & Indiantown Property Holdings, LLC.
6. Application No. RZ-24-010 Order granting a request to Rezone real property totaling 116-16-acres in size, south of SW Citrus Boulevard, north of SW Kanner Highway, from A-2 Agricultural zoning district to the Canal Mixed Use zoning district for Joseph W. Walsh & Indiantown Property Holdings, LLC.
7. Application No. CPA-24-018 Order granting a request for approval of a small-scale comprehensive plan amendment concerning real property totaling 4.14-acres in size, located east of SW 168th Avenue, and northeast of the existing Village Wastewater Treatment Plant (WWTP) and CSX railroad, from Light Industrial to Utility land use designation for the Village of Indiantown.
8. Application No. RZ-24-019 Order granting a request Rezone real property totaling 4.14-acres in size, located east of SW 168th Avenue, and northeast of the existing Village Wastewater Treatment Plant (WWTP) and CSX railroad, from Light Industrial (LI) to Utility (U) zoning district for the Village of Indiantown.

## **DIRECTOR'S REPORT**

9. Monthly Director's Report

## **ADJOURN**

**VILLAGE OF INDIANTOWN, FLORIDA  
AGENDA MEMORANDUM**

MEETING DATE: March 7, 2024

MEETING TYPE: Regular Meeting

AGENDA ITEM TITLE: APPROVAL OF MINUTES December 7, 2023

SUMMARY OF ITEM: APPROVAL OF MINUTES December 7, 2023

FISCAL IMPACT NA  
STATEMENT:

RECOMMENDATION: APPROVAL OF MINUTES December 7, 2023

PREPARED BY: LaRhonda McBride, Village Clerk

DATE: 3/1/2024

ATTACHMENTS:

Description

12072023 PZAB MEETING MINUTES



**VILLAGE OF INDIANTOWN  
PLANNING, ZONING, AND APPEALS BOARD MEETING MINUTES  
December 7, 2023  
6:00 PM**

**15516 SW Osceola Street, Suite C  
Indiantown, FL 34956**

**CALL TO ORDER:** 6:01 PM

**ROLL CALL:** LaRhonda McBride, Village Clerk

**PRESENT:** *PZAB Members:* Vice Chair Christa Miley and Board Members Renita Presler, Daniel Sehayik, Milton Williams, Scott Watson, and Karen Onsager. Chair Vernestine Palmer ***was not present***. *Staff:* Village Manager Taryn Kryzda, Board Attorney Wade C. Vose, and Village Clerk LaRhonda McBride.

**INVOCATION:** Milton Williams

**PLEDGE OF ALLEGIANCE:** Vice Chair Miley led the Pledge of Allegiance.

**APPROVAL OF AGENDA:**

**Motion was made to approve the agenda by Board Member Onsager. Motion was duly seconded by Board Member Watson and approved 6-0, with Chair Palmer absent.**

**APPROVAL OF MINUTES:**

**Motion was made to approve the minutes by Board Member Watson. Motion was duly seconded by Board Member Onsager and approved 6-0, with Chair Palmer absent.**

1. Minutes of the PZAB Meeting of September 21, 2023
2. Minutes of the PZAB Meeting of November 2, 2023

**REGULAR AGENDA/ACTION ITEMS:**

3. **Ordinance No. 01-2024:** AN ORDINANCE OF THE VILLAGE OF INDIANTOWN, FLORIDA, AMENDING CHAPTER 40, "UTILITIES," ARTICLE VII, "WATER

AND WASTEWATER CAPITAL CONNECTION FEES,” OF THE VILLAGE OF INDIANTOWN CODE OF ORDINANCES; ADOPTING EQUIVALENT RESIDENTIAL CONNECTION FACTORS FOR MULTI-FAMILY RESIDENTIAL DWELLING UNITS; AND PROVIDING FOR FINDINGS, CODIFICATION, CONFLICTS, SEVERABILITY, AND AN EFFECTIVE DATE.

4. Board Attorney Vose provided an overview of the item.

Board Member Presler requested the recusal of two members of the Board who work as developers.

Board Member Onsager stated that neither of those Board members build homes. She asked whether this ordinance would be based on a minimum number of units.

Board Attorney Vose explained that the guideline would be tied to the size of the unit and whether it meets the definition of “multifamily” under the Land Development Regulations.

Board Member Onsager suggested that impact fees should be proportionate to the unit size, and Board Attorney Vose confirmed they would be.

Discussion ensued regarding whether certain members of the Board are developers.

Board Member Presler requested that conflict of interest forms be filed and presented in advance of meetings.

Village Manager Kryzda stated that the Board would need to make a formal request to this effect.

Board Member Onsager opposed Board Member Presler’s request.

Board Attorney Vose requested a three-minute recess to meet with Board Member Sehayik individually.

Vice Chair Miley called a recess.

Vice Chair Miley reconvened the meeting.

Board Member Sehayik recused himself from voting on this item.

**Motion was made to approve Ordinance No. 01-2024 by Board Member Watson. Motion was duly seconded by Board Member Onsager and approved 4-1-0, with Board Member Presler dissenting, Board Member Sehayik abstaining, and Chair Palmer absent.**

## **DIRECTOR'S REPORT**

### **5. Recent Development Activity**

Village Manager Kryzda provided a brief summary of active development projects in the Village.

Board Member Onsager requested that Board Attorney Vose provide more information about the requirements of recusal.

Board Attorney Vose explained the voting conflicts law.

**NEXT REGULAR MEETING:** January 4, 2024

**ADJOURNMENT:** 6:34 p.m.

**ATTEST:**

**VILLAGE OF INDIANTOWN, FLORIDA**

\_\_\_\_\_  
LaRhonda McBride  
Village Clerk

\_\_\_\_\_  
Vernestine Palmer,  
Chair

\_\_\_\_\_  
Date

**VILLAGE OF INDIANTOWN, FLORIDA  
AGENDA MEMORANDUM**

MEETING DATE: March 7, 2024

MEETING TYPE: Regular Meeting

AGENDA ITEM TITLE: Election of Chair

SUMMARY OF ITEM: Nominations shall be made from amongst the Board Members for the election of a Chair. Pursuant to Ordinance No. 13-2022, the Chair must be a resident of the Village of Indiantown.

FISCAL IMPACT STATEMENT: n/a

RECOMMENDATION: n/a

PREPARED BY: LaRhonda McBride, Village Clerk

DATE: 12/29/2023

**VILLAGE OF INDIANTOWN, FLORIDA  
AGENDA MEMORANDUM**

MEETING DATE: March 7, 2024

MEETING TYPE: Regular Meeting

AGENDA ITEM TITLE: Election of Vice Chair

SUMMARY OF ITEM: Nominations shall be made from amongst the Board Members for the election of a Vice Chair. Pursuant to Ordinance No. 13-2022, the Vice Chair must be a resident of the Village of Indiantown.

FISCAL IMPACT STATEMENT: n/a

RECOMMENDATION:

PREPARED BY: LaRhonda McBride, Village Clerk

DATE: 12/29/2023

**VILLAGE OF INDIANTOWN, FLORIDA  
AGENDA MEMORANDUM**

MEETING DATE: March 7, 2024

MEETING TYPE: Regular Meeting

AGENDA ITEM TITLE: Application No. ANX-24-008 Order granting a request for approval of annexing by voluntary petition certain real property totaling 116.16-acres in size, south of SW Citrus Boulevard, north of SW Kanner Highway, and immediately east of the existing boundary of the Village of Indiantown.

SUMMARY OF ITEM: Joseph W. Walsh & Indiantown Property Holdings, LLC. ("Applicant") are seeking a recommendation of approval from the Planning, Zoning and Appeals Board ("PZAB") for a Voluntary Annexation pursuant to Land Development Regulation Sec. 12-3. Annexation Contraction applications and the 2023 Florida Statutes Chapter 171.044.

FISCAL IMPACT STATEMENT: N/A

RECOMMENDATION: Village Staff recommend approval of the Voluntary Annexation Application No. ANX 24-008.

PREPARED BY: Deanna Freeman, Community & Economic Development Director

DATE:  
2/20/2024

**ATTACHMENTS:**

Description

PZAB Staff Report

Ordinance NO. XX-2024

Public Notice Advertisement

Mailing/ Posting Public Notice Affidavit

Presentation



## Village of Indiantown Planning, Zoning & Appeals Board Staff Report

<b><u>Application Number</u></b>	ANX 24-008 (Joseph W. Walsh & Indiantown Property Holdings, LLC Annexation Application)
<b><u>Hearing Date</u></b>	March 2024
<b><u>Property Owner/ Applicant</u></b>	Joseph W. Walsh & Indiantown Property Holdings, LLC
<b><u>Applicant Representative</u></b>	Tyson Waters, Esq. Fox McCluskey, 3461 SE Willoughby Blvd. Stuart, FL 34994
<b><u>Village Coordinator</u></b>	Deanna Freeman, Community & Economic Development Director
<b><u>Village Reviewers</u></b>	Deanna Freeman, Community & Economic Development Director Tom Jensen, P.E., Kimley-Horn, Inc. Patrick Nolan, Public Works & Utilities Director Wade Vose, Village Attorney
<b><u>Applicant Request</u></b>	

APPLICATION NO: ANX 24-008, REQUEST FOR APPROVAL OF ANNEXING BY VOLUNTARY PETITION CERTAIN REAL PROPERTY TOTALING 116.16 ACRES IN SIZE, LOCATED SOUTH OF SW CITRUS BOULEVARD, NORTH OF SW KANNER HIGHWAY, AND IMMEDIATELY EAST OF THE EXISTING BOUNDARIES OF THE VILLAGE OF INDIANTOWN.

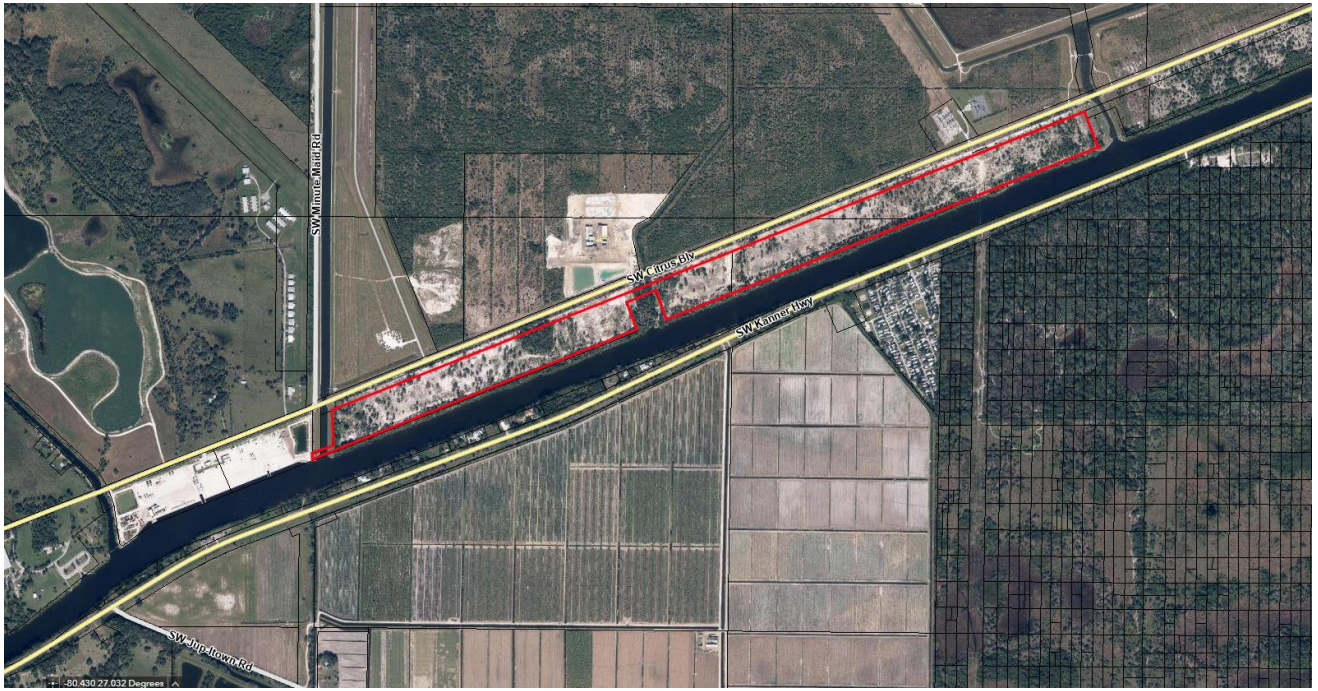
Joseph w. Walsh & Indiantown Property Holdings, LLC, ("Applicant") are seeking a recommendation of approval from the Planning, Zoning and Appeals Board ("PZAB")

for a Voluntary Annexation pursuant to Land Development Regulation Sec. 12-3. Annexation/contraction applications and the 2023 Florida Statutes Chapter 171.044.

### **Property Information**

**Location:** The approximately 116.16-acre subject property is located south of SW Citrus Boulevard, north of SW Kanner Highway, and immediate east of the existing boundaries of the Village of Indiantown.

### **Location Map:**



**Parcel ID Numbers:**

03-40-39-000-000-00030-2

02-40-39-000-000-00050-9

35-39-39-000-000-00040-4

### **Legal Description:**

PARCEL 1:

A PARCEL OF LAND LYING IN SECTION 2 AND 3, TOWNSHIP 40 SOUTH, RANGE 39 EAST, AND LYING IN SECTION 35, TOWNSHIP 39 SOUTH, RANGE 39 EAST, MARTIN COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE NORTHERLY RIGHT OF WAY LINE OF ST. LUCIE CANAL AS SHOWN ON RIGHT OF WAY MAP RECORDED IN PLAT BOOK 10, PAGE 84, PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA, SAID POINT LYING 60.00 FEET EAST OF THE

WEST LINE OF SECTION 3, TOWNSHIP 40 SOUTH, RANGE 39 EAST, AS MEASURED AT RIGHT ANGLES; THENCE NORTH 00°39'38" WEST ALONG A LINE 60.00 FEET EAST OF AND PARALLEL WITH SAID WEST LINE OF SECTION 3, AS MEASURED AT RIGHT ANGLES, A DISTANCE OF 80.44 FEET TO THE SOUTHERLY LINE OF A PARCEL HAVING IDENTIFICATION NUMBER 03-40-39-000-000-00031-0 AS RECORDED IN OFFICIAL RECORDS BOOK 3379, PAGE 2923, SAID SOUTHERLY LINE BEING 75.00 FEET NORTHERLY OF AND PARALLEL WITH THE NORTH LINE OF SAID ST. LUCIE CANAL; THENCE NORTH 68°08'53" EAST ALONG SAID SOUTHERLY LINE OF SAID PARCEL, A DISTANCE OF 160.88 FEET TO A POINT ON THE EAST LINE OF A 150 FOOT EASEMENT RECORDED IN OFFICIAL RECORDS BOOK 170, PAGE 33, ALSO SAID LINE BEING 210.00 FEET EAST OF AND PARALLEL WITH THE WEST LINE OF SAID SECTION 3, AS MEASURED AT RIGHT ANGLES, ALSO SAID LINE BEING THE EASTERLY LINE OF SAID PARCEL 03-40-39-000-000-00031-0; THENCE NORTH 00°39'38" WEST ALONG SAID LINE, A DISTANCE OF 325.88 FEET TO A POINT; THENCE CONTINUE ALONG SAID LINE NORTH 00°17'57" EAST, A DISTANCE OF 130.86 FEET TO A POINT ON THE SOUTHERLY RIGHT OF WAY LINE OF COUNTY ROAD 726, ALSO KNOWN AS SW CITRUS BOULEVARD, (A VARIABLE WIDTH RIGHT OF WAY), AS SHOWN IN PLAT BOOK 9, PAGE 6, PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA, SAID LINE LYING 500.00 FEET NORTHERLY OF THE NORTH RIGHT OF WAY OF SAID ST. LUCIE CANAL, AS MEASURED AT RIGHT ANGLES; THENCE NORTH 68°08'53" EAST ALONG SAID SOUTHERLY RIGHT OF WAY LINE OF SW CITRUS BOULEVARD, A DISTANCE OF 8783.02 FEET TO A POINT ON THE WESTERLY LINE OF A 185 FOOT WIDE FLORIDA POWER AND LIGHT EASEMENT RECORDED IN DEED BOOK 97, PAGE 180; THENCE NORTH 34°24'47" WEST ALONG THE WESTERLY LINE OF SAID EASEMENT A DISTANCE OF 30.74 FEET TO A POINT, SAID POINT LYING 70.00 FEET SOUTHERLY OF THE BASELINE OF SURVEY OF SECTION 890503-2601, CITRUS BOULEVARD, AS SHOWN ON THE STATE OF FLORIDA RIGHT OF WAY MAP RECORDED IN PLAT BOOK 9, PAGE 6; THENCE NORTH 68°08'53" EAST ALONG A LINE PARALLEL WITH AND 70.00 FEET SOUTHERLY OF SAID BASELINE OF SURVEY, A DISTANCE OF 189.54 FEET TO A POINT ON THE EASTERLY LINE OF SAID FLORIDA POWER AND LIGHT EASEMENT; THENCE SOUTH 34°24'47" EAST ALONG SAID FLORIDA POWER AND LIGHT EASEMENT, A DISTANCE OF 30.74 FEET TO A POINT ON THE SOUTHERLY RIGHT OF WAY LINE OF SAID SW CITRUS BOULEVARD; THENCE NORTH 68°08'53" EAST ALONG THE SOUTHERLY RIGHT OF WAY LINE OF SAID SW CITRUS BOULEVARD, A DISTANCE OF 1417.15 FEET TO A POINT, SAID POINT BEING ON THE WESTERLY LINE OF EASEMENT "NO. 4" RECORDED IN OFFICIAL RECORDS BOOK 170, PAGE 33; THENCE SOUTH 27°58'17" EAST ALONG SAID EASEMENT "NO.4", A DISTANCE OF 103.05 FEET TO A POINT, SAID POINT BEING THE INTERSECTION OF THE NORTHERLY LINE OF PARCEL "NO.833" RECORDED IN PLAT BOOK 10, PAGE 84, AND THE WESTERLY LINE OF SAID EASEMENT "NO.4"; THENCE SOUTH 68°09'54" WEST ALONG THE NORTHERLY LINE OF SAID PARCEL "NO.833", A DISTANCE OF 120.80 FEET TO A POINT ON THE WESTERLY LINE OF SAID PARCEL "NO.833"; THENCE SOUTH 21°51'07" EAST ALONG THE WESTERLY LINE OF SAID PARCEL "NO.833", A DISTANCE OF 397.57 FEET TO A POINT ON THE NORTHERLY RIGHT OF WAY LINE OF SAID ST. LUCIE CANAL; THENCE SOUTH 68°08'53" WEST ALONG SAID NORTHERLY RIGHT OF WAY LINE OF ST. LUCIE CANAL, A DISTANCE OF 5898.67 FEET TO A POINT ON THE EASTERLY LINE OF PARCEL "NO.826" AS SHOWN ON SAID ST. LUCIE CANAL RIGHT OF WAY MAP; THENCE NORTH 21°50'57" WEST A DISTANCE OF 398.43 FEET TO A POINT ON THE NORTHERLY LINE OF

SAID PARCEL "NO.826"; THENCE SOUTH 68°09'03" WEST, A DISTANCE OF 399.62 FEET TO A POINT ON THE WESTERLY LINE OF SAID PARCEL "NO.826"; THENCE SOUTH 21°50'57" EAST, A DISTANCE OF 398.45 FEET TO A POINT ON THE NORTHERLY RIGHT OF WAY LINE SAID ST. LUCIE CANAL; THENCE SOUTH 68°08'53" WEST ALONG SAID RIGHT OF WAY LINE, A DISTANCE OF 4338.67 FEET TO THE POINT OF BEGINNING.

CONTAINING 5,059,780 +/- SQ.FT. (116.16 +/- ACRES)

**Background:** The application was received for completeness review determination by the Village November 16, 2023, deemed complete November 20, 2023. This request requires review and recommendation by the Development Review Colleagues (DRC), a recommendation by the PZAB as a public hearing, and the review and decision making by the Village Council at two separate public hearings ahead of the draft Ordinance being signed and recorded.

The application has been noticed in accordance with the provisions and requirements of 2023 Florida Statutes Chapter 171.044., including correctly noticing Martin County at least 10 days prior to the required newspaper advertisements, and two consecutive weeks in the newspaper ahead of the first Village Council public hearing.

**Application Materials Submittals Include:**

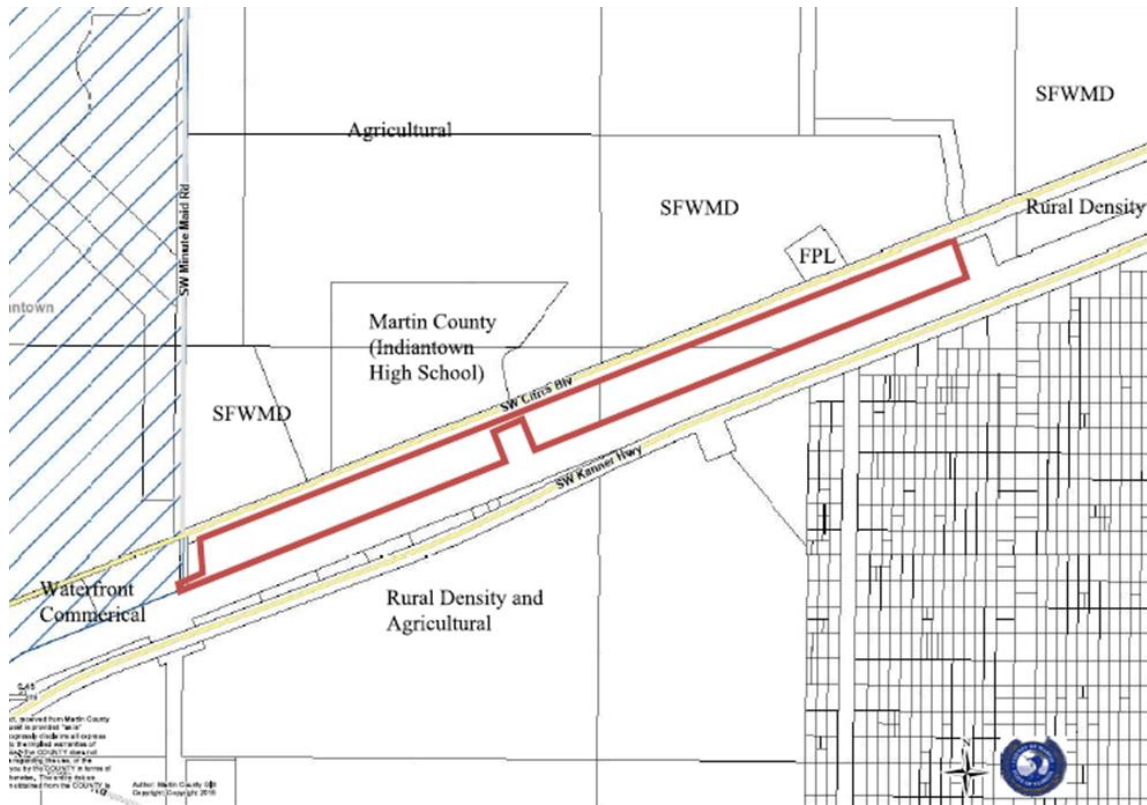
1. Annexation Application.
2. Development application.
3. Survey of Property to be Annexed.
4. Narrative & Justification Statement.
5. Description of Surrounding Properties & Uses.
6. Maps.
7. Deeds.
8. Legal Description.
9. Narrative.
10. Boundary Surveys.
11. Map Exhibits.

**Subject Property Parcel Size:** 116.16-acres +/-

**Parcel Ownership:** The property is owned by Joseph W. Walsh & Indiantown Property Holdings, LLC as joint applicants for the voluntary annexation of three contiguous parcels of land into the Village of Indiantown.

**Current Use:** The property is vacant, with no building structures, improved roads or other developed features located on the site. The property lies within Martin County jurisdiction, contiguous and abutting the existing boundary of the Village of Indiantown to the west.

## Municipal Boundary Map

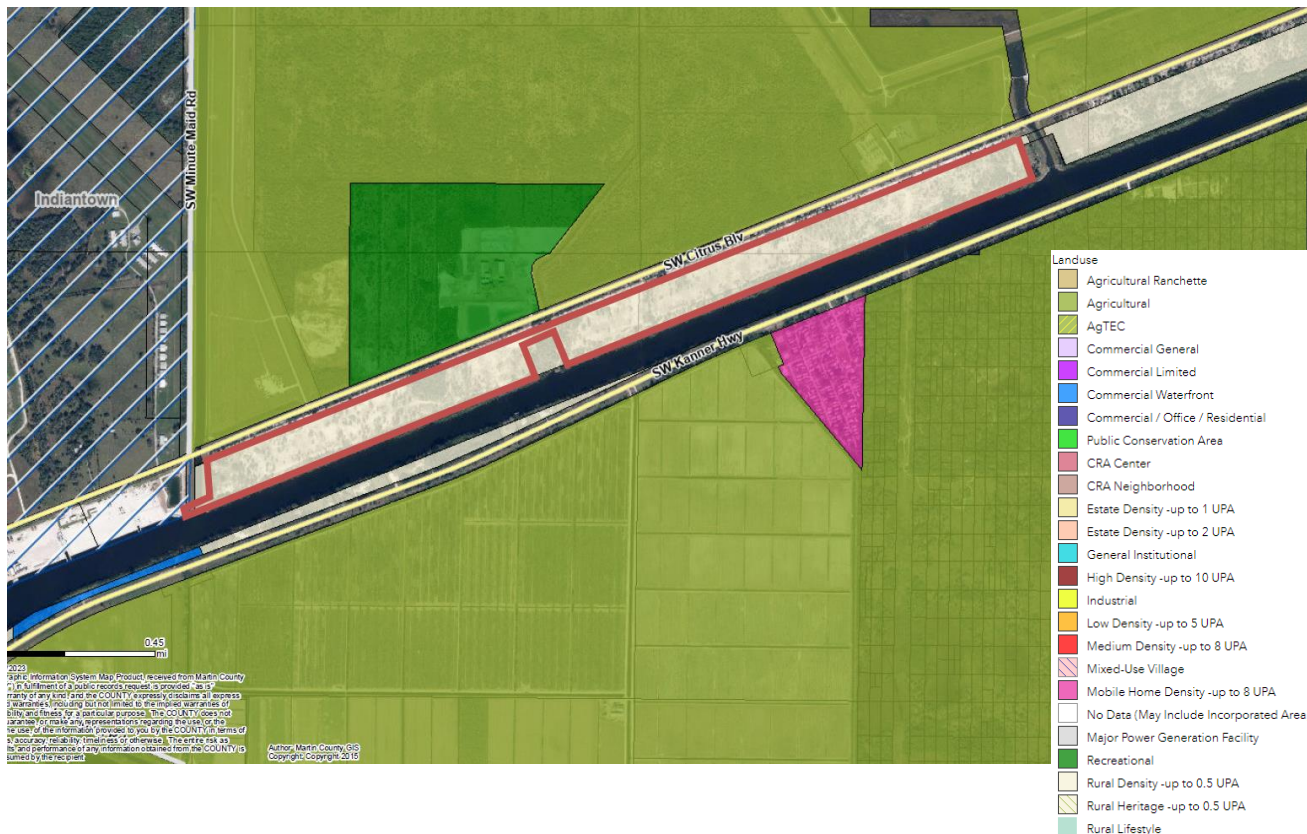


## Future Land Use & Zoning

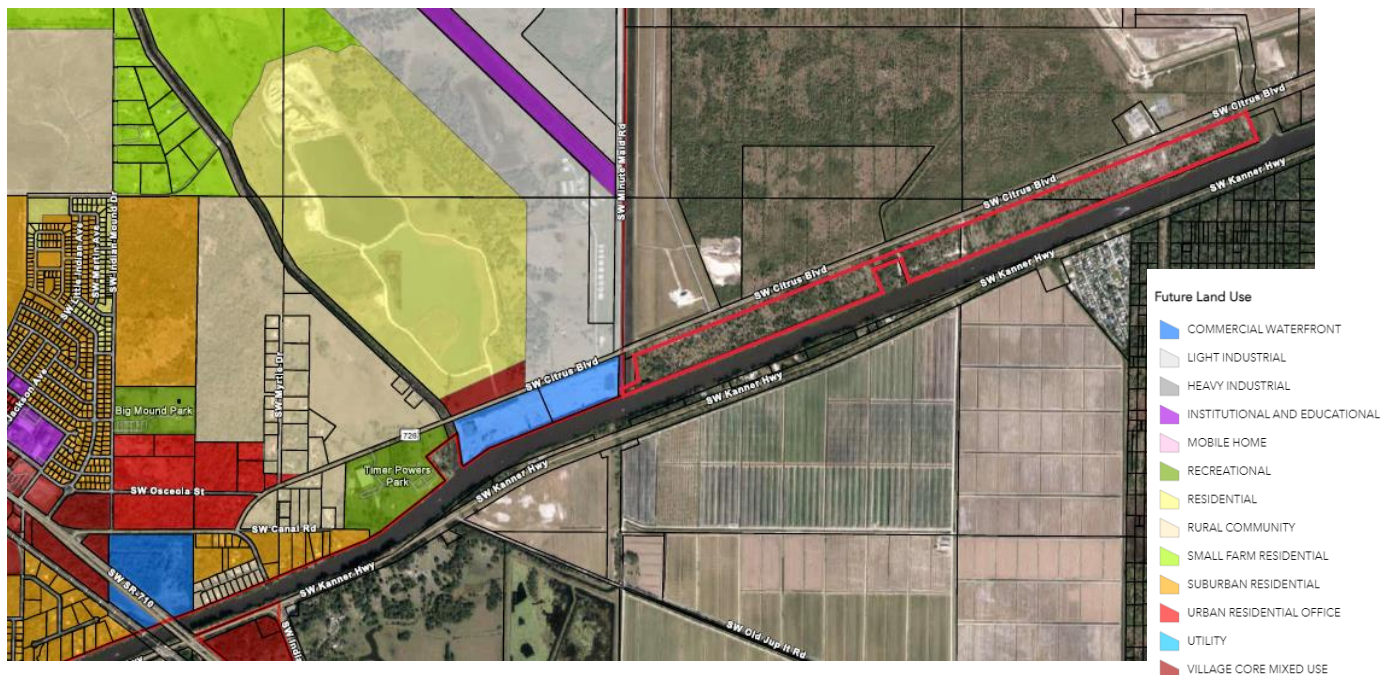
The subject property has a Martin County Future Land Use designation of Rural Density and a zoning district designation of A-2, Agriculture. The current land use and zoning district designation are inconsistent. Any development on the vacant subject property triggering a development application would require a mandatory rezoning from A-2, Agriculture to RE-2A, Rural Estate District, consistent with the Rural Density Future Land Use designation.

The applicant has concurrent applications filed with the Village of Indiantown for a Large-Scale future land use amendment to Commercial Waterfront, consistent with property to the east of the subject property. A request to change the zoning from A-2, Agriculture to Canal Mixed Use zoning district is consistent with the proposed future land use map amendment.

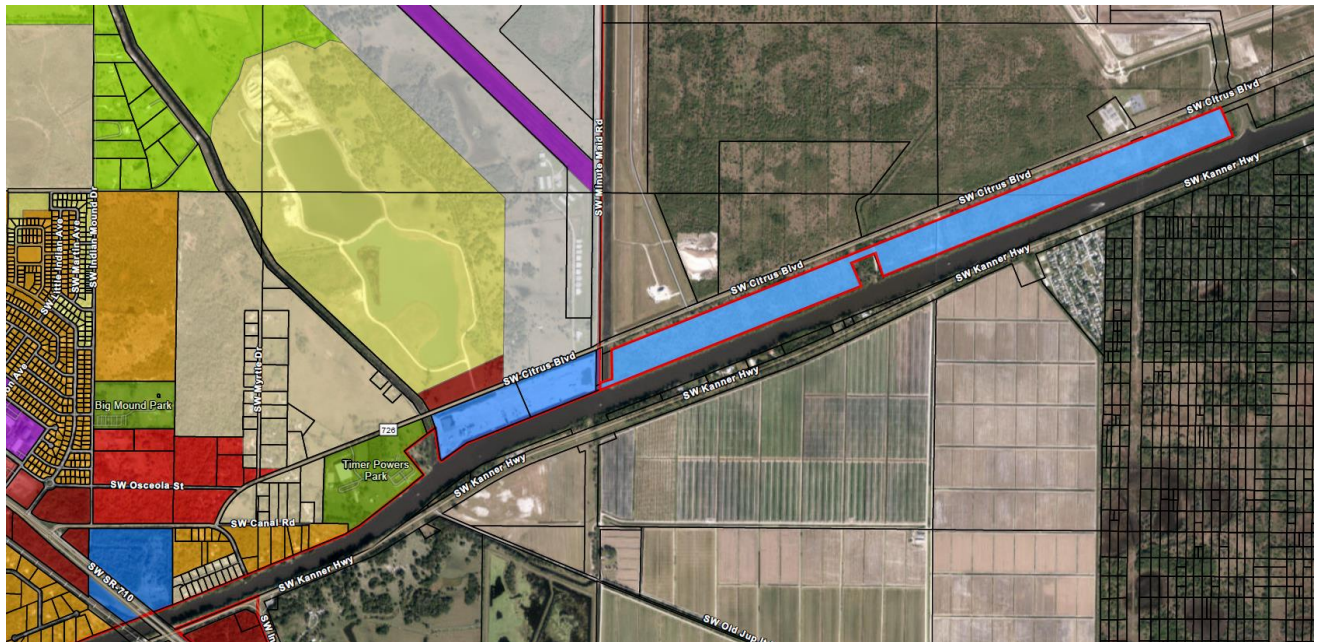
## Current Future Land Use Martin County: Rural Density



## Current Future Land Use Map Village of Indiantown



## Proposed Future Land Use: Commercial Waterfront



### Staff Analysis

#### **Surrounding Land Use, Zoning & Existing Use:**

The property the subject of the request for Voluntary Annexation is contiguous to the Village of Indiantown's municipal boundaries, is compact, with no enclaves being created because of the annexation request.

An overview of established development patterns within proximity to the subject property includes lands immediately south having been developed to accommodate the newly constructed Indiantown High School, located on the south side of SW Citrus Boulevard.

To the west is the Village of Indiantown municipal boundary with property contiguous and abutting the subject property. Lands to the immediate west consist of the established Indiantown Marine Services facility, located on a 38 +/- acre property offering servicing and storage of vessels, daily dockage, workspace, and storage space at the existing facility.

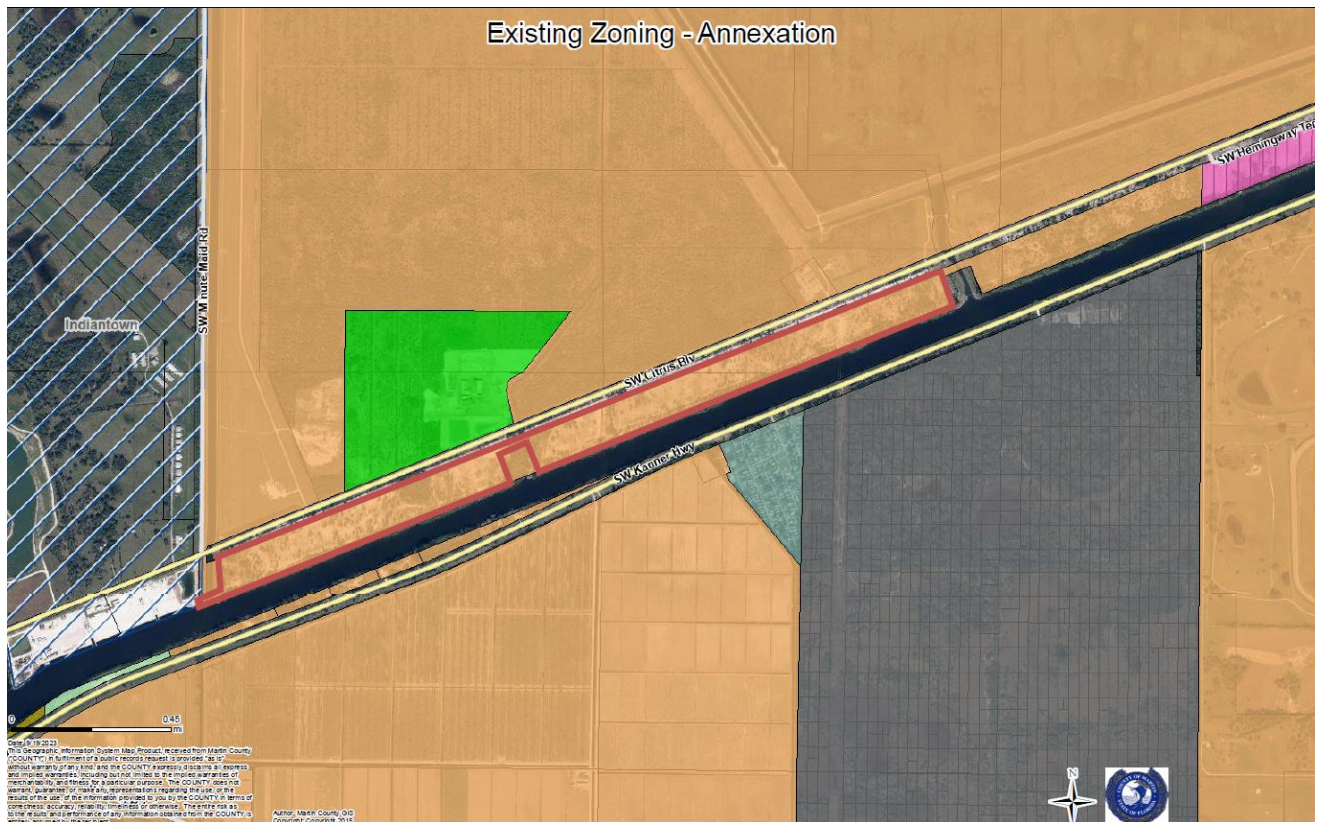
Northwest of the Indiantown Marine Center property includes the Indiantown Airport, property with multiple storage hangars associated with the airport, and vacant lands with a Village Mixed Use land use and zoning district. Further north, on the opposite side of SW Citrus Boulevard, lands are owned by South Florida Water Management District and recreational lands owned by Martin County.

South of the subject property is the St. Lucie Canal with residential and agricultural lots on the opposite side of the canal as unincorporated Martin County lands. East of the subject property there are several vacant lots within unincorporated Martin County. While southeast of the subject property, across the St. Lucie Canal is the existing 30-acre +/- St Lucie Village Mobile Home Park.

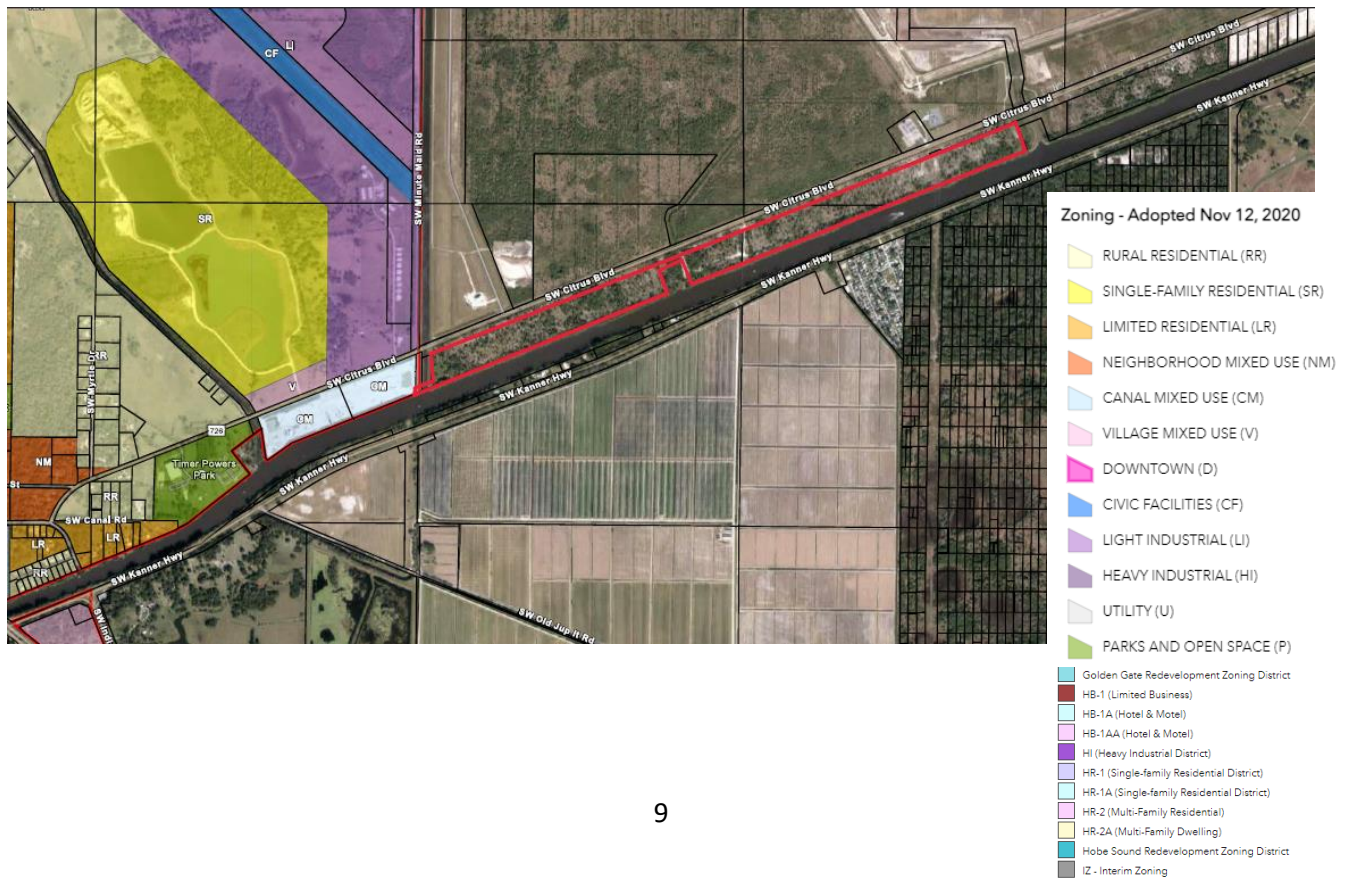
The following table provides a more detailed breakdown of existing use, land use and zoning of properties within proximity to the subject property.

<b>Direction</b>	<b>Future Land Use</b>	<b>Zoning</b>	<b>Existing Use</b>
Site:	Rural Density	A-2	Vacant
North:	Agricultural Recreational Agricultural	A-2 PR A-2	SFWMD lands – Agricultural Indiantown Highschool FP&L
East:	Rural Density	RE-2A	Vacant lands
South:	St. Lucie Canal Commercial Waterfront Rural Density Mobile Home Agricultural	St. Lucie Canal WGC A-2 TP A-2	St. Lucie Canal St. Lucie Canal Corp, Warehouse Distribution Terminal Single family homes St Lucie Village Mobile Homes Vacant/cropland
West:	Rural Density Commercial Waterfront	A-2 Canal Mixed Use	SFWMD - Water Indiantown Marine Services

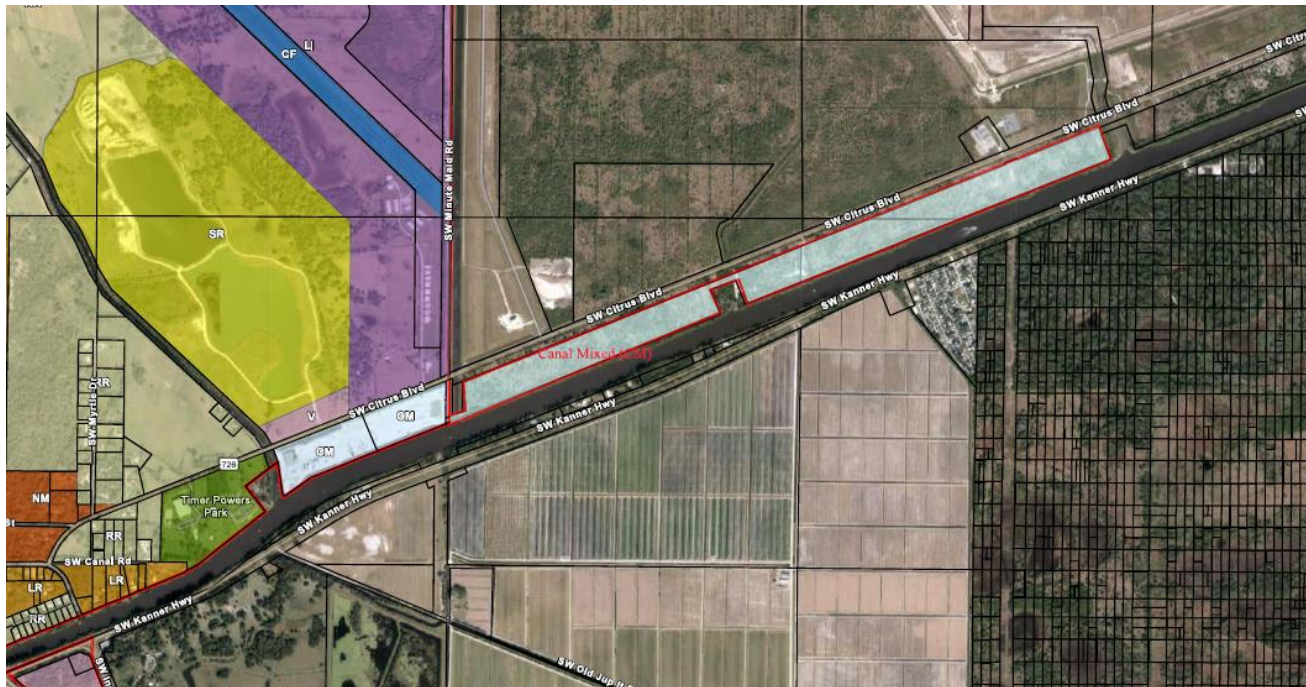
## Current Zoning Martin County: A-2, Agricultural



## Current Zoning Map Village of Indiantown



## Proposed Zoning: Canal Mixed Use



Public services and facilities will be available to serve the needs of the subject properties. Any future development application for site plan approval may likely initially include well and septic service provisions. However, water and wastewater services are anticipated to be available to serve the subject property within the next few years. SW Citrus Boulevard abuts the property, as a minor arterial road while SW Kanner Highway, a major arterial roadway, is further south of the St. Lucie Canal.

### **Approval Evaluation Criteria**

This application was reviewed by staff for compliance with the Village Comprehensive Plan Policy IC1.1.25 regarding noticing Martin County in accordance with Florida State Chapter 171.044. The request for Voluntary Annexation into the Village of Indiantown also satisfies the requirements of Policy IC1.1.26 – as a property contiguous to the Village's boundaries. The proposed annexation offers the Village of Indiantown the opportunity to unify the community and improve the quality of life for new and existing residents.

Land Development Regulations (LDRs), and Sec. 12-3. Annexation/contraction applications and the 2023 Florida Statutes Chapter 171.044. The Applicant has satisfied the requirements of the LDR provisions and Florida State Statute Chapter 171.044.

### **Staff Recommendation**

Village Staff recommends approval of the Voluntary Annexation subject to a review and recommendation by the PZAB, ahead of consideration before the Village Council as two separate public hearings.

### **Attachments**

Attachment A – Application Materials.

Attachment B – Draft Ordinance.

Attachment C – Public Notice Ad.

Attachment D – Copy of Certified Notice to Martin County Board of County Commissioners.

**VILLAGE OF INDIANTOWN, FLORIDA**

**ORDINANCE NO. 02-2024**

**AN ORDINANCE OF THE VILLAGE OF INDIANTOWN, FLORIDA, ANNEXING BY VOLUNTARY PETITION CERTAIN REAL PROPERTY TOTALING 116.16 ACRES IN SIZE, LOCATED AT SOUTH OF SW CITRUS BOULEVARD, NORTH OF SW KANNER HIGHWAY, AND IMMEDIATELY EAST OF THE EXISTING BOUNDARIES OF THE VILLAGE OF INDIANTOWN, PARCEL ID 03-40-39-000-00030-2, 02-40-39-000-00050-9, AND 35-39-39-000-00040-4, WHICH PROPERTY IS CONTIGUOUS TO THE VILLAGE OF INDIANTOWN IN ACCORDANCE WITH THE VOLUNTARY ANNEXATION PROVISIONS OF SECTION 171.044, FLORIDA STATUTES, AND OTHER CONTROLLING LAW; REDEFINING THE BOUNDARIES OF THE VILLAGE OF INDIANTOWN TO INCLUDE SAID PROPERTY; PROVIDING FOR LEGAL DESCRIPTION AND A MAP; PROVIDING FOR IMPLEMENTATION AND NOTICE TO APPROPRIATE AGENCIES; AND PROVIDING FOR FINDINGS, CONFLICTS, NON-CODIFICATION, SEVERABILITY AND AN EFFECTIVE DATE.**

**WHEREAS**, Joseph W. Walsh and Indiantown Property Holdings, LLC, owners of the property described and depicted in Exhibit "A" and Exhibit "B" attached hereto ("Subject Property") have petitioned the Village of Indiantown, pursuant to Section 171.044, Florida Statutes, for voluntary annexation of the Subject Property into the municipal limits of the Village of Indiantown; and

**WHEREAS**, Village staff have reviewed and recommended approval of the annexation of the Subject Property to the Village Council of the Village of Indiantown, and has accomplished all actions required under applicable Florida law; and

**WHEREAS**, the Village Council, upon the recommendation of Village staff and the Village Attorney, has determined that all of the Subject Property proposed to be annexed into the Village of Indiantown is within an unincorporated area of Martin County, is reasonably compact and contiguous to the corporate boundaries of the Village

of Indiantown, and has further determined that the annexation of the Subject Property will not result in the creation of any enclave, and that the annexation of the Subject Property otherwise fully complies with the requirements of applicable Florida law; and

**WHEREAS**, the Village Council has taken all actions in accordance with the requirements and procedures mandated by Florida law with respect to the annexation of the Subject Property; and

**WHEREAS**, the Village Council, in the exercise of its legislative discretion, hereby determines that it is to the advantage of the Village of Indiantown and in the best interests of the health, peace, safety, and general welfare of the residents, businesses, and property owners of the Village to annex the Subject Property; and

**WHEREAS**, the provisions of Section 166.031(3), Florida Statutes, provide that a municipality may, by ordinance and without referendum, redefine its boundaries to include only those lands previously annexed and shall file said redefinition with the Florida Department of State; and

**WHEREAS**, the provisions of Section 171.091, Florida Statutes, provide as follows:

Recording.— Any change in the municipal boundaries through annexation or contraction shall revise the charter boundary article and shall be filed as a revision of the charter with the Department of State within 30 days. A copy of such revision must be submitted to the Office of Economic and Demographic Research along with a statement specifying the population census effect and the affected land area.

and

**WHEREAS**, the metes and bounds legal description and the map attached hereto as Exhibits “A” and “B”, respectively, show, describe, and depict the Subject Property which is hereby annexed into the Village of Indiantown.

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

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

**SECTION 2. ANNEXATION OF SUBJECT PROPERTY AND CHANGE OF VILLAGE BOUNDARIES.** The Subject Property, as defined herein, is hereby annexed into and made a part of the Village of Indiantown pursuant to the voluntary annexation provisions of Section 171.044, Florida Statutes, and other controlling law. The Village boundaries are hereby changed and redefined to include the Subject Property.

**SECTION 3. EFFECT OF ANNEXATION.** Upon this Ordinance becoming effective, the property owners of the Subject Property shall be entitled to all the rights and privileges and immunities as are from time-to-time granted to property owners of the Village of Indiantown as further provided in Chapter 171, Florida Statutes, and shall further be subject to the responsibilities of ownership as may from time-to-time be determined by the governing authority of the Village of Indiantown and the provisions of said Chapter 171, Florida Statutes.

**SECTION 4. IMPLEMENTATION.** The Village Manager, or designees, shall ensure that the Subject Property annexed by this Ordinance is incorporated into the Village of Indiantown Comprehensive Plan, the Official Zoning Map of the Village of Indiantown, and the map of the Village Limits of the Village of Indiantown in an expeditious manner. The Village Manager, or designees, are hereby authorized and directed to legally describe and map the revised Village Limits of the Village of Indiantown and to take any and all appropriate actions or propose actions to the Village Council as may be authorized in accordance with controlling law.

**SECTION 5. NOTICE TO APPROPRIATE AGENCIES.** Within seven (7) days after the adoption of this Ordinance, the Village Clerk shall file a copy of said Ordinance with the Clerk of the Circuit Court (Land Records/Recording), with the Chief Administrative Officer of Martin County (the County Administrator), with the Florida Department of State, with the Office of Economic and Demographic Research (along with a statement specifying the population census effect and the affected land area), and with such other agencies and entities as may be required by law or otherwise desirable.

**SECTION 6. SEVERABILITY.** The provisions of this Ordinance are deemed severable. In the event that any word(s), phrase(s), portion(s), sub-sub-section(s), sub-section(s), or section(s) of this Ordinance is for any reason whatsoever held to be invalid, illegal, unconstitutional, contrary to law, or against public policy, by any court, administrative agency, or other body with competent jurisdiction, such word(s), phrase(s), portion(s), sub-sub-section(s), sub-section(s), or section(s) of this Ordinance shall be null and void, and shall be deemed severed, and a separate, distinct, and independent provision from the remaining provisions of this Ordinance, and such holding shall in no manner affect the validity of the remaining words, phrases, portions,

sub-sub-sections, sub-sections, or sections of this Ordinance, which shall remain in full force and effect. This Ordinance shall be construed in a manner to accomplish, to the greatest extent legally possible, the purposes of this Ordinance as expressed herein.

**SECTION 7. NON-CODIFICATION.** The provisions of this Ordinance shall not be codified, but the annexed Subject Property shall be incorporated and included in all appropriate maps of the Village Limits of the Village of Indiantown by the Village Manager, or designee, and the Village Manager, or designee, is hereby directed to take any and all appropriate actions relative to the land use planning documents of the Village pertaining to the Subject Property annexed pursuant to this Ordinance.

**SECTION 8. CONFLICTS.** All ordinances and parts of ordinances and all resolutions and parts of resolutions in conflict herewith, are hereby repealed.

**SECTION 9. EFFECTIVE DATE.** This Ordinance shall take effect immediately upon adoption.

**PASSED** on first reading on the \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

**ADOPTED** on second reading on the \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

ATTEST:

Village of Indiantown, Florida

\_\_\_\_\_  
LaRhonda McBride  
Village Clerk

\_\_\_\_\_  
Susan Gibbs Thomas  
Mayor

REVIEWED FOR FORM  
AND CORRECTNESS:

\_\_\_\_\_  
Wade C. Vose, Esq.  
Village Attorney

## Exhibit "A"

### **Legal Description**

#### PARCEL 1:

A PARCEL OF LAND LYING IN SECTION 2 AND 3, TOWNSHIP 40 SOUTH, RANGE 39 EAST, AND LYING IN SECTION 35, TOWNSHIP 39 SOUTH, RANGE 39 EAST, MARTIN COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE NORTHERLY RIGHT OF WAY LINE OF ST. LUCIE CANAL AS SHOWN ON RIGHT OF WAY MAP RECORDED IN PLAT BOOK 10, PAGE 84, PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA, SAID POINT LYING 60.00 FEET EAST OF THE WEST LINE OF SECTION 3, TOWNSHIP 40 SOUTH, RANGE 39 EAST, AS MEASURED AT RIGHT ANGLES; THENCE NORTH 00°39'38" WEST ALONG A LINE 60.00 FEET EAST OF AND PARALLEL WITH SAID WEST LINE OF SECTION 3, AS MEASURED AT RIGHT ANGLES, A DISTANCE OF 80.44 FEET TO THE SOUTHERLY LINE OF A PARCEL HAVING IDENTIFICATION NUMBER 03-40-39-000-000-00031-0 AS RECORDED IN OFFICIAL RECORDS BOOK 3379, PAGE 2923, SAID SOUTHERLY LINE BEING 75.00 FEET NORTHERLY OF AND PARALLEL WITH THE NORTH LINE OF SAID ST. LUCIE CANAL; THENCE NORTH 68°08'53" EAST ALONG SAID SOUTHERLY LINE OF SAID PARCEL, A DISTANCE OF 160.88 FEET TO A POINT ON THE EAST LINE OF A 150 FOOT EASEMENT RECORDED IN OFFICIAL RECORDS BOOK 170, PAGE 33, ALSO SAID LINE BEING 210.00 FEET EAST OF AND PARALLEL WITH THE WEST LINE OF SAID SECTION 3, AS MEASURED AT RIGHT ANGLES, ALSO SAID LINE BEING THE EASTERLY LINE OF SAID PARCEL 03-40-39-000-000-00031-0; THENCE NORTH 00°39'38" WEST ALONG SAID LINE, A DISTANCE OF 325.88 FEET TO A POINT; THENCE CONTINUE ALONG SAID LINE NORTH 00°17'57" EAST, A DISTANCE OF 130.86 FEET TO A POINT ON THE SOUTHERLY RIGHT OF WAY LINE OF COUNTY ROAD 726, ALSO KNOWN AS SW CITRUS BOULEVARD, (A VARIABLE WIDTH RIGHT OF WAY), AS SHOWN IN PLAT BOOK 9, PAGE 6, PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA, SAID LINE LYING 500.00 FEET NORTHERLY OF THE NORTH RIGHT OF WAY OF SAID ST. LUCIE CANAL, AS MEASURED AT RIGHT ANGLES; THENCE NORTH 68°08'53" EAST ALONG SAID SOUTHERLY RIGHT OF WAY LINE OF SW CITRUS BOULEVARD, A DISTANCE OF 8783.02 FEET TO A POINT ON THE WESTERLY LINE OF A 185 FOOT WIDE FLORIDA POWER AND LIGHT EASEMENT RECORDED IN DEED BOOK 97, PAGE 180; THENCE NORTH 34°24'47" WEST ALONG THE WESTERLY LINE OF SAID EASEMENT A DISTANCE OF 30.74 FEET TO A POINT, SAID POINT LYING 70.00 FEET

SOUTHERLY OF THE BASELINE OF SURVEY OF SECTION 890503-2601, CITRUS BOULEVARD, AS SHOWN ON THE STATE OF FLORIDA RIGHT OF WAY MAP RECORDED IN PLAT BOOK 9, PAGE 6; THENCE NORTH 68°08'53" EAST ALONG A LINE PARALLEL WITH AND 70.00 FEET SOUTHERLY OF SAID BASELINE OF SURVEY, A DISTANCE OF 189.54 FEET TO A POINT ON THE EASTERLY LINE OF SAID FLORIDA POWER AND LIGHT EASEMENT; THENCE SOUTH 34°24'47" EAST ALONG SAID FLORIDA POWER AND LIGHT EASEMENT, A DISTANCE OF 30.74 FEET TO A POINT ON THE SOUTHERLY RIGHT OF WAY LINE OF SAID SW CITRUS BOULEVARD; THENCE NORTH 68°08'53" EAST ALONG THE SOUTHERLY RIGHT OF WAY LINE OF SAID SW CITRUS BOULEVARD, A DISTANCE OF 1417.15 FEET TO A POINT, SAID POINT BEING ON THE WESTERLY LINE OF EASEMENT "NO. 4" RECORDED IN OFFICIAL RECORDS BOOK 170, PAGE 33; THENCE SOUTH 27°58'17" EAST ALONG SAID EASEMENT "NO.4", A DISTANCE OF 103.05 FEET TO A POINT, SAID POINT BEING THE INTERSECTION OF THE NORTHERLY LINE OF PARCEL "NO.833" RECORDED IN PLAT BOOK 10, PAGE 84, AND THE WESTERLY LINE OF SAID EASEMENT "NO.4"; THENCE SOUTH 68°09'54" WEST ALONG THE NORTHERLY LINE OF SAID PARCEL "NO.833", A DISTANCE OF 120.80 FEET TO A POINT ON THE WESTERLY LINE OF SAID PARCEL "NO.833"; THENCE SOUTH 21°51'07" EAST ALONG THE WESTERLY LINE OF SAID PARCEL "NO.833", A DISTANCE OF 397.57 FEET TO A POINT ON THE NORTHERLY RIGHT OF WAY LINE OF SAID ST. LUCIE CANAL; THENCE SOUTH 68°08'53" WEST ALONG SAID NORTHERLY RIGHT OF WAY LINE OF ST. LUCIE CANAL, A DISTANCE OF 5898.67 FEET TO A POINT ON THE EASTERLY LINE OF PARCEL "NO.826" AS SHOWN ON SAID ST. LUCIE CANAL RIGHT OF WAY MAP; THENCE NORTH 21°50'57" WEST A DISTANCE OF 398.43 FEET TO A POINT ON THE NORTHERLY LINE OF SAID PARCEL "NO.826"; THENCE SOUTH 68°09'03" WEST, A DISTANCE OF 399.62 FEET TO A POINT ON THE WESTERLY LINE OF SAID PARCEL "NO.826"; THENCE SOUTH 21°50'57" EAST. A DISTANCE OF 398.45 FEET TO A POINT ON THE NORTHERLY RIGHT OF WAY LINE SAID ST. LUCIE CANAL; THENCE SOUTH 68°08'53" WEST ALONG SAID RIGHT OF WAY LINE, A DISTANCE OF 4338.67 FEET TO THE POINT OF BEGINNING.

CONTAINING 5,059,780 +/- SQ.FT. (116.16 +/- ACRES)

Exhibit "B"

Subject Property



# Ad Preview

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,  
March 7, 2024, at 5:00 p.m. in the  
Village Council Chambers, 15516 SW  
Osceola Street, Suite C, Indiantown,  
Florida 34956 to consider the follow-  
ing agenda items:

1. ORDINANCE NO. 02-2024: AN  
ORDINANCE OF THE VILLAGE  
OF INDIANTOWN, FLORIDA,  
ANNEXING BY VOLUNTARY  
PETITION CERTAIN REAL PROP-  
ERTY TOTALING 116.16 ACRES IN  
SIZE, LOCATED AT SOUTH OF SW  
CITRUS BOULEVARD, NORTH OF  
SW KANNER HIGHWAY, AND  
IMMEDIATELY EAST OF THE  
EXISTING BOUNDARIES OF THE  
VILLAGE OF INDIANTOWN,  
PARCEL ID 03-40-39-000-00030-2,  
02-40-39-000-00050-9, AND 35-39-39-  
000-000-00040-4, WHICH PROPERTY  
IS CONTIGUOUS TO THE  
VILLAGE OF INDIANTOWN IN  
ACCORDANCE WITH THE VOLUN-  
TARY ANNEXATION PROVISIONS  
OF SECTION 171.04, FLORIDA  
STATUTES, AND OTHER  
CONTROLLING LAW; REDEFIN-  
ING THE BOUNDARIES OF THE  
VILLAGE OF INDIANTOWN TO  
INCLUDE SAID PROPERTY;  
PROVIDING FOR A LEGAL  
DESCRIPTION AND A MAP;  
PROVIDING FOR IMPLEMENTA-  
TION AND NOTICE TO APPRO-  
PRIATE AGENCIES; AND  
PROVIDING FOR FINDINGS,  
CONFLICTS, NON-CODIFICATION,  
SEVERABILITY AND AN EFFECTIVE  
DATE.

2. ORDINANCE NO. 03-2024: AN  
ORDINANCE OF THE VILLAGE  
OF INDIANTOWN, FLORIDA,  
PROVIDING FOR A LARGE-  
SCALE COINDIANTOWN  
PARCELTURE LAND USE MAP  
AMENDMENT CONCERNING  
REAL PROPERTY TOTALING  
116.16 ACRES IN SIZE, LOCATED  
SOUTH OF SW CITRUS BOULE-  
VARD, NORTH OF SW KANNER  
HIGHWAY, AND IMMEDIATELY  
EAST OF THE EXISTING BOUND-  
ARIES OF THE VILLAGE OF  
INDIANTOWN, PARCEL ID 03-40-  
39-000-00030-2, 02-40-39-000-000-  
00050-9, AND 35-39-39-000-000-00040-4  
FROM COUNTY RURAL DENSITY  
LAND USE DESIGNATION TO  
VILLAGE COMMERCIAL WATER-  
FRONT LAND USE DESIGNA-  
TION; AND PROVIDING FOR  
FINDINGS, SEVERABILITY,  
CONFLICTS, CODIFICATION, AND  
AN EFFECTIVE DATE.

3. ORDINANCE NO. 04-2024: AN  
ORDINANCE OF THE VILLAGE  
OF INDIANTOWN, FLORIDA,  
PROVIDING FOR THE REZONING  
OF CONCERNING REAL PROP-  
ERTY 116.16 ACRES IN SIZE,  
LOCATED SOUTH OF SW CITRUS  
BOULEVARD, NORTH OF SW  
KANNER HIGHWAY, AND IMMEDIATELY  
EAST OF THE EXISTING  
BOUNDARIES OF THE  
VILLAGE OF INDIANTOWN,  
PARCEL ID 03-40-39-000-00030-2,  
02-40-39-000-00050-9, AND 35-39-39-  
000-000-00040-4, FROM COUNTY A-2  
AGRICULTURAL ZONING  
DISTRICTS TO VILLAGE CANAL  
MIXED USE (CMU) ZONING  
DISTRICT; AND PROVIDING FOR  
FINDINGS, SEVERABILITY,  
CONFLICTS, CODIFICATION, AND  
AN EFFECTIVE DATE.

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 avail-  
able 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 Develop-  
ment Code.

Pursuant to the provisions of the  
Americans With Disabilities Act,  
any person requiring special accom-  
modations 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 assis-  
tance.

LaRhonda McBride,  
Village Clerk  
Published: February 26, 2024.  
TCN9861473



## MAILING/POSTING PUBLIC NOTICE AFFIDAVIT

Application No. 6) CPA-24-018 and RZ-24-019

Date of Planning, Zoning, and Appeals Board / Village Council Meeting: March 7, 2024.

Mailing Date: No less than 10 Days prior to the Public Hearing/Meeting: February 27, 2024.

In accordance with the requirements of Section 12-2 – General Requirements for Applications, of the Village of Indiantown, Florida, I Lucia Mendoza 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 February 26, 2024.

The sign(s) meet the criteria in Section 12-2 and was placed on SW 168<sup>th</sup> Ave.  
(2 signs, one North and one South of site)  
**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 February 28, 20 24, a date no later than the 7th day before the Public Hearing/Meeting.

15516 SW Osceola St. Indiantown, FL 34956  
772-597-9900 • [www.indiantownfl.gov](http://www.indiantownfl.gov)

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 28<sup>th</sup> day of February, 20 24.

Lucia Mendoza / Planning Assistant  
Signature of Applicant or Authorized Agent

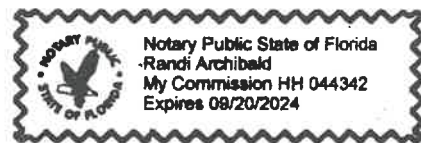
STATE OF FLORIDA:

COUNTY OF:

BEFORE ME, a Notary Public, on this day personally appeared Lucia Mendoza (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 28 day of Feb, 2024.

Notary Public in and for the State of Florida



STAFF USE:

RECEIVED

Date/Time submitted: FEB 28 2024 Verified by: R Archibald

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)

15516 SW Osceola St. Indiantown, FL 34956  
772-597-9900 • [www.indiantownfl.gov](http://www.indiantownfl.gov)



# NOTICE

## PUBLIC MEETING OF THE VILLAGE OF INDIANTOWN

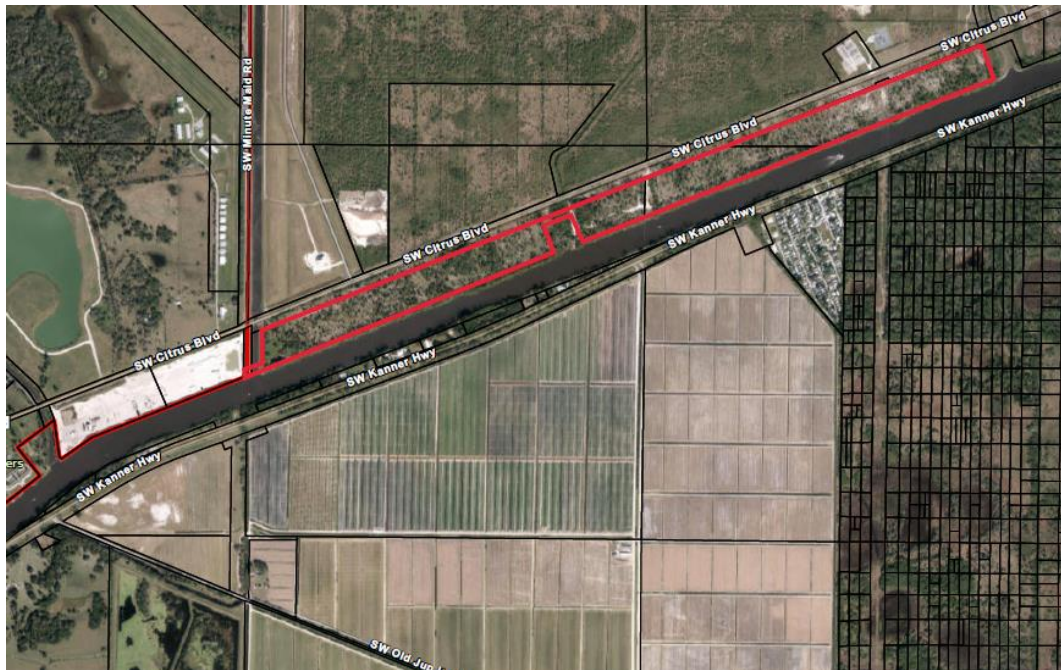
**PLANNING ZONING & APPEALS BOARD/LPA PUBLIC HEARING: MARCH 7, 2024 – 6:00 PM**

**VILLAGE COUNCIL PUBLIC HEARING: March 14, 2024 – 6:30 PM**

**LOCATION: COUNCIL CHAMBER, 15516 SW Osceola Street, Suite C, Indiantown, FL 34956**

CASE #'s:	ANX-24-008, CPA-24-009, RZ-24-010
CASE NAME:	Joseph W. Walsh Annexation
CASE TYPE:	Voluntary Annexation, Assign Village Land Use and Zoning Designations
APPLICANT:	Village of Indiantown
PROPERTY LOCATION:	Generally located South of SW Citrus Boulevard, North of SW Kanner Highway Parcels: 03-40-39-000-00-00030-2, 02-40-39-000-000-00050-9, and 35-39-39-000-000-00040-4.
REQUEST:	Applicant is requesting approval of Voluntary Annexation of three contiguous parcels of lands approximately 116.16+/- acres into the municipal boundaries of the Village of Indiantown, amending the official boundary map of the Village of Indiantown. Additionally, a Large- Scale Comprehensive Plan Amendment to the Future Land Use to Village Commercial Waterfront, and Village Canal Mixed Use Zoning District Designations.

**THIS NOTICE HAS BEEN SENT AS A COURTESY TO THE OWNERS/RESIDENTS OF PROPERTY LOCATED WITHIN 300 FEET OF THE PROPERTY IDENTIFIED IN THIS NOTICE.**



Interested parties may appear and be heard at the meeting regarding this public hearing. Information regarding the proposed request may be inspected by the public at: Village of Indiantown Community & Economic Development Department, 15516 SW Osceola Street, Suite B, Indiantown, FL 34956.

.....

**FOR QUESTIONS CONCERNING THIS PETITION, PLEASE CONTACT:  
Deanna Freeman 772-597-8269, COMMUNITY DEVELOPMENT DEPARTMENT**

IF A PERSON DECIDES TO APPEAL ANY DECISION MADE BY THE COUNCIL/BOARD, WITH RESPECT TO ANY MATTER CONSIDERED AT SUCH HEARING/MEETING, SUCH PERSON WILL NEED A RECORD OF THE PROCEEDINGS AND THAT, FOR THIS PURPOSE, SUCH PERSON 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, AND WHICH RECORD IS NOT PROVIDED BY THE VILLAGE OF INDIANTOWN. (FS 286.0105)

IN ACCORDANCE WITH THE "AMERICANS WITH DISABILITIES ACT", PERSONS NEEDING ASSISTANCE TO PARTICIPATE IN ANY OF THESE PROCEEDINGS MAY CONTACT THE CLERK OF THE COUNCIL/BOARD (LISTED BELOW) THREE (3) DAYS PRIOR TO THE MEETING. (FS 286.26)  
**LaRhonda McBride/Phone: 772-597- 8294**  
**Village of Indiantown/City Clerk/15516 SW Osceola Street, Suite B, Indiantown, FL 34956**



# Walsh & Indiantown Property Holdings, LLC

Voluntary Annexation

No. ANX 24-008

Village of Indiantown, Florida

PZAB Meeting 3-7-2024

# Applicant Request

A request by Joseph W. Walsh & Indiantown Property Holdings, LLC for approval of annexing by voluntary petition the 116.16-acre vacant subject property from Martin County to within the Village of Indiantown.





# Property Location

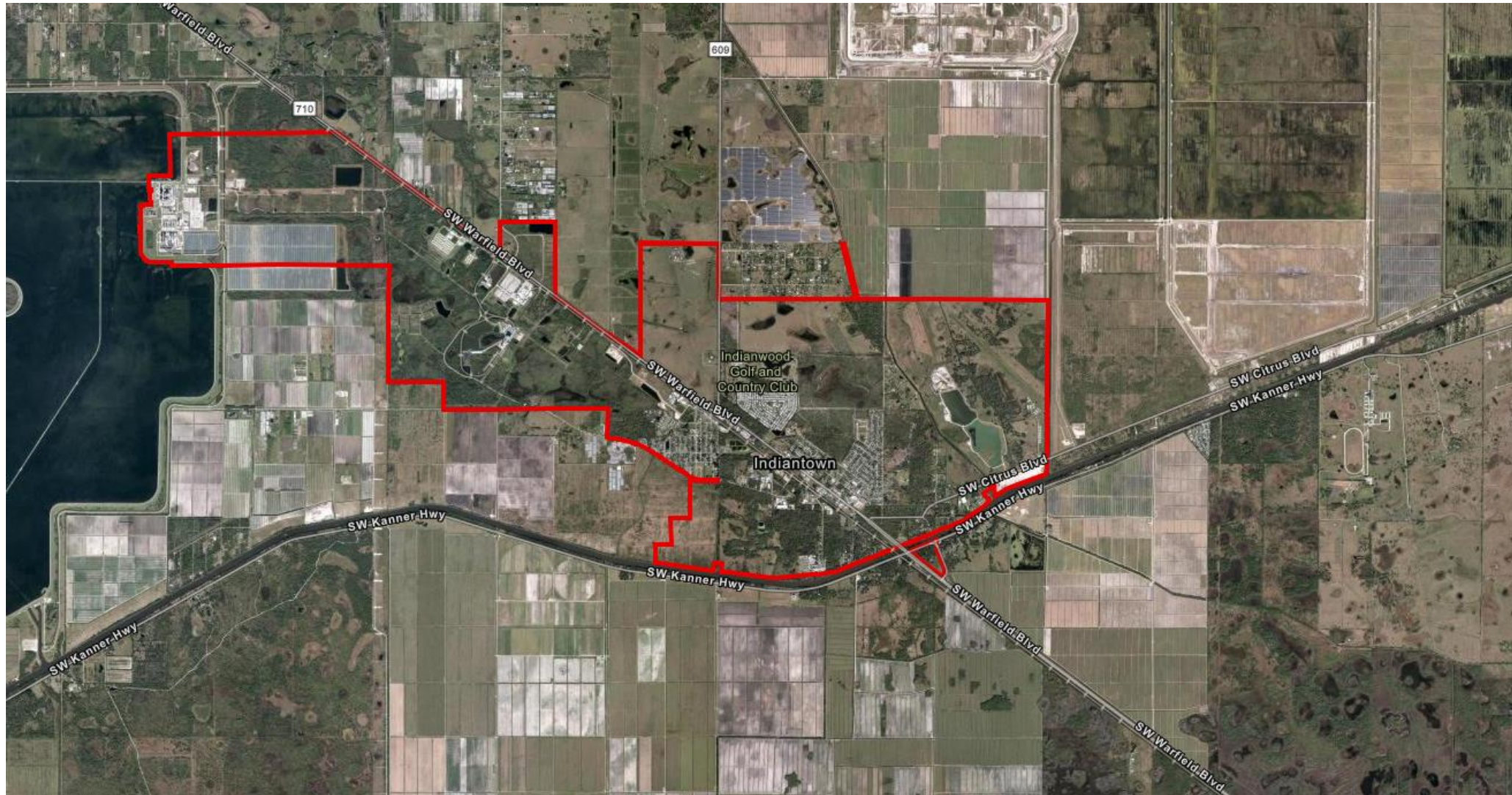
Location: south of SW Citrus Blvd.  
north of SW Kanner Highway and  
east of the existing Village of  
Indiantown municipal boundary.

PCN: 03-40-39-000-000-00030-2  
02-40-39-000-000-00050-9  
35-39-39-000-000-00040-4

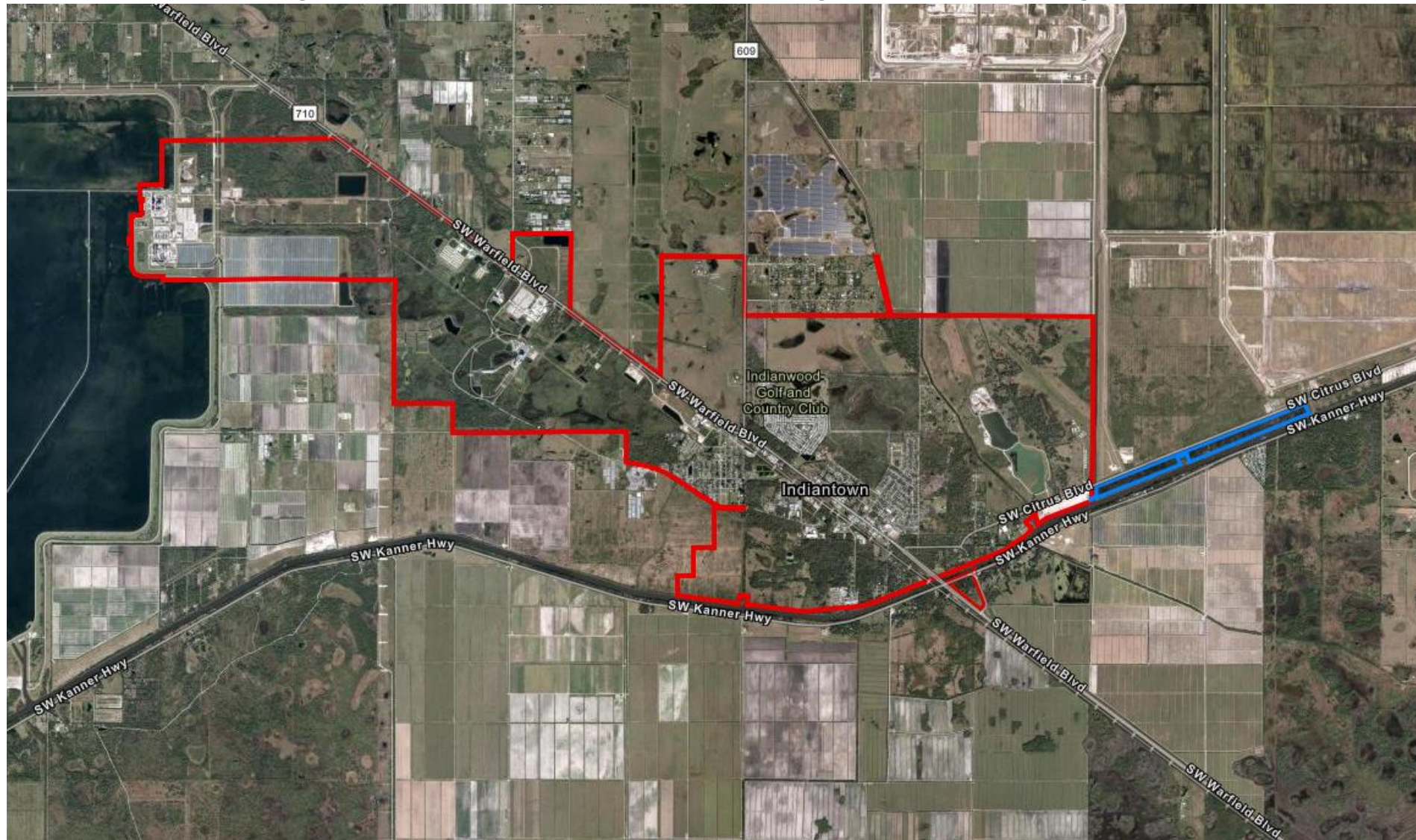
Acreage: 116.16-acres



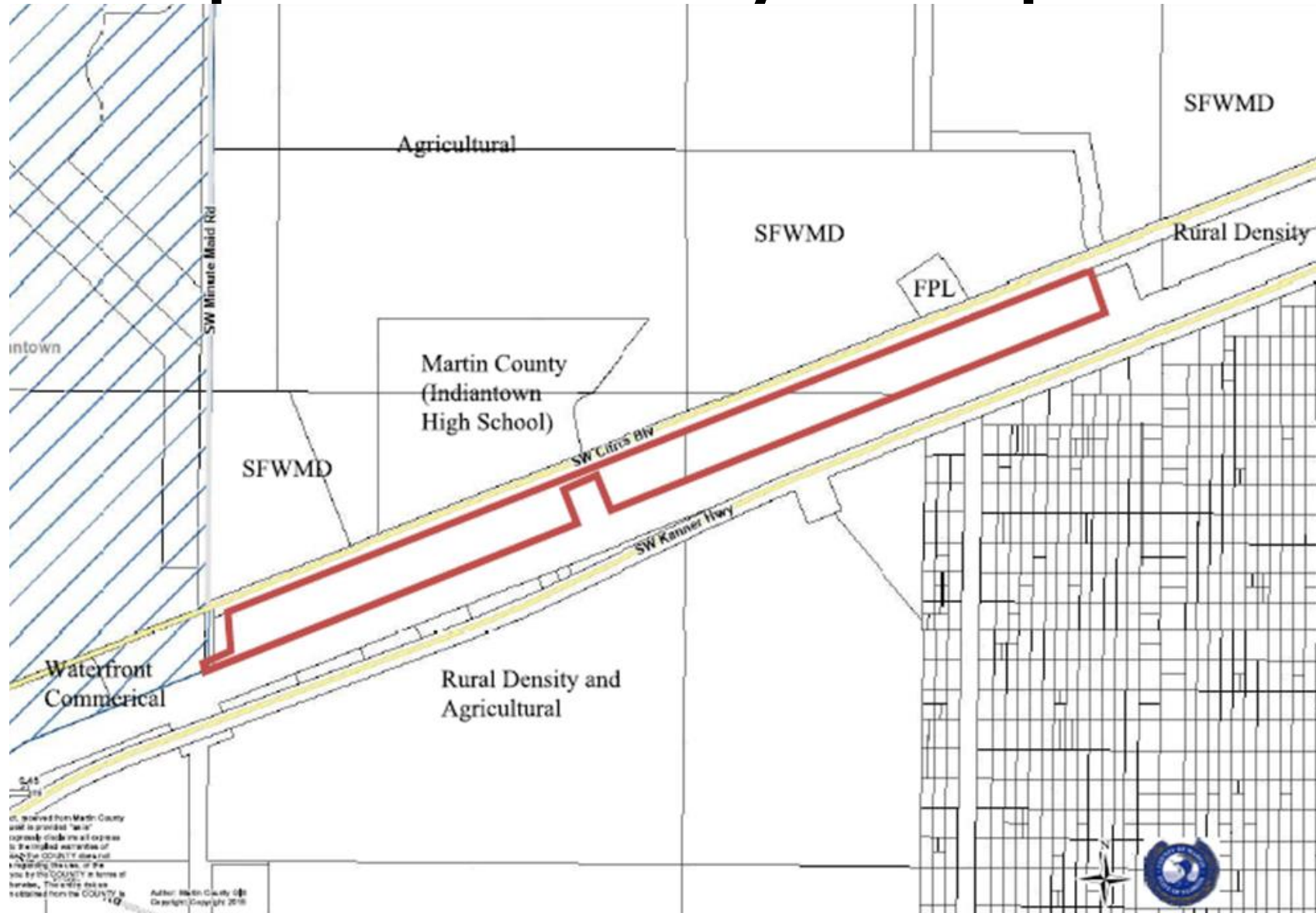
# Municipal Boundary - Existing



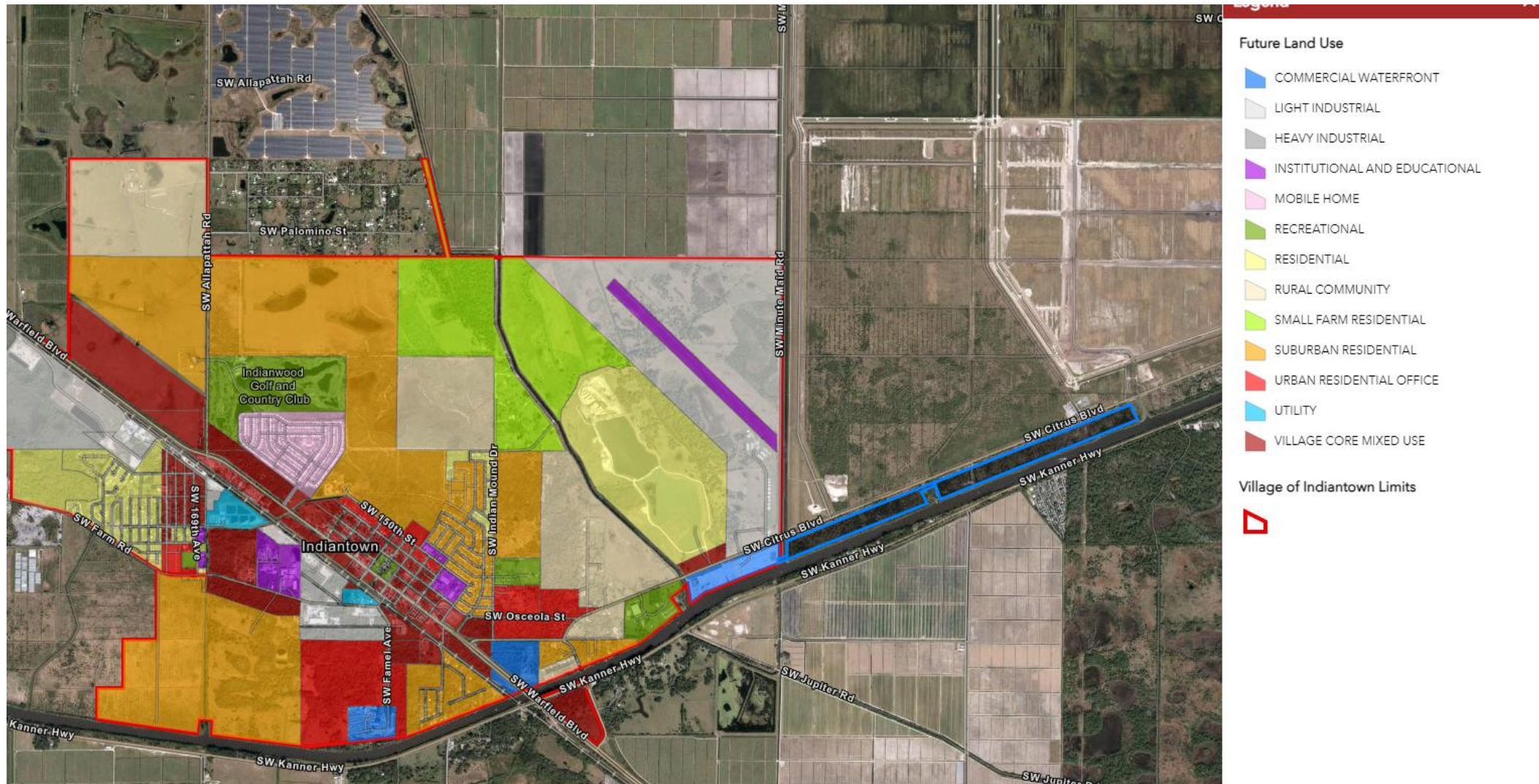
# Municipal Boundary - Proposed



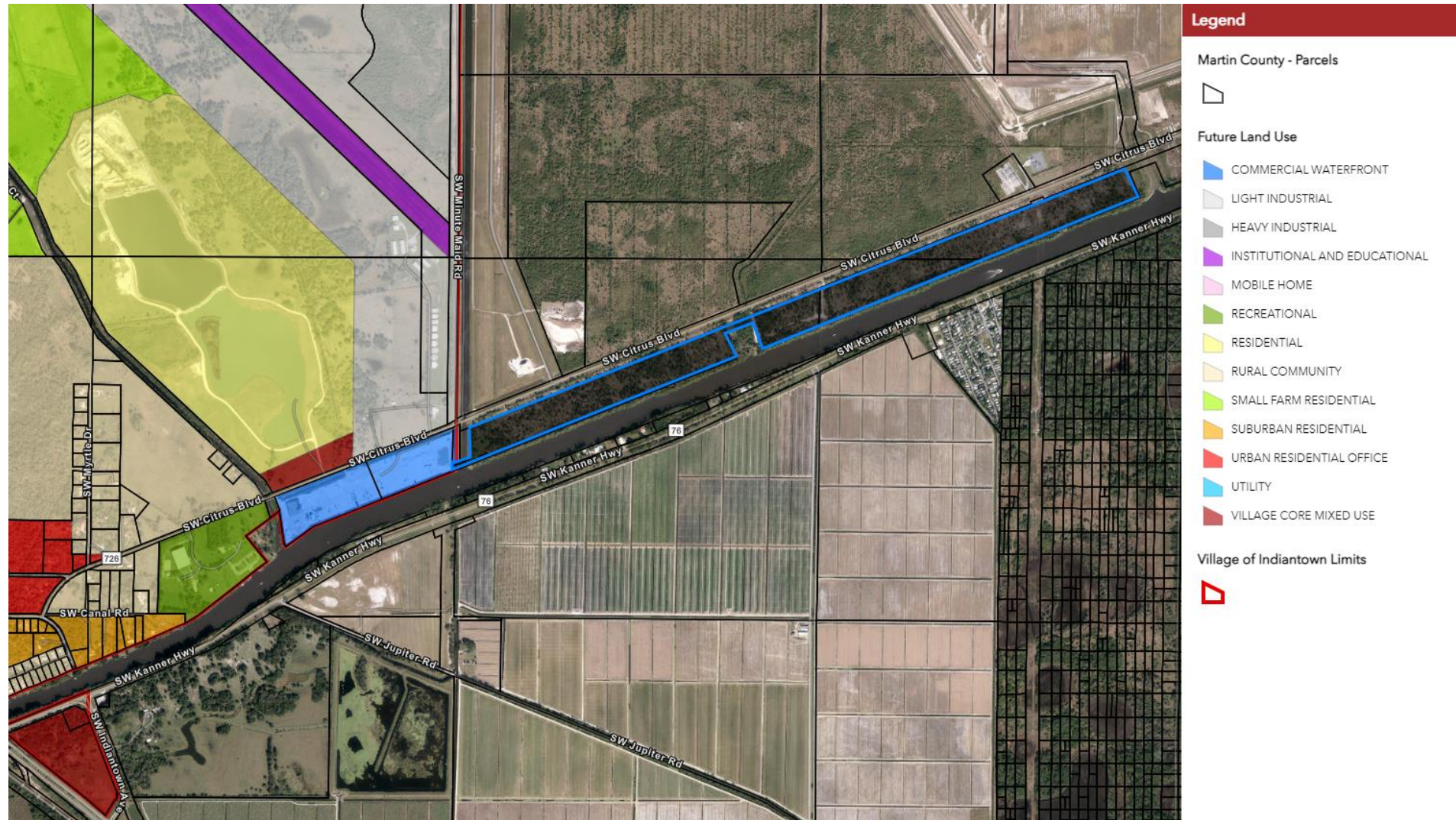
# Municipal Boundary - Proposed



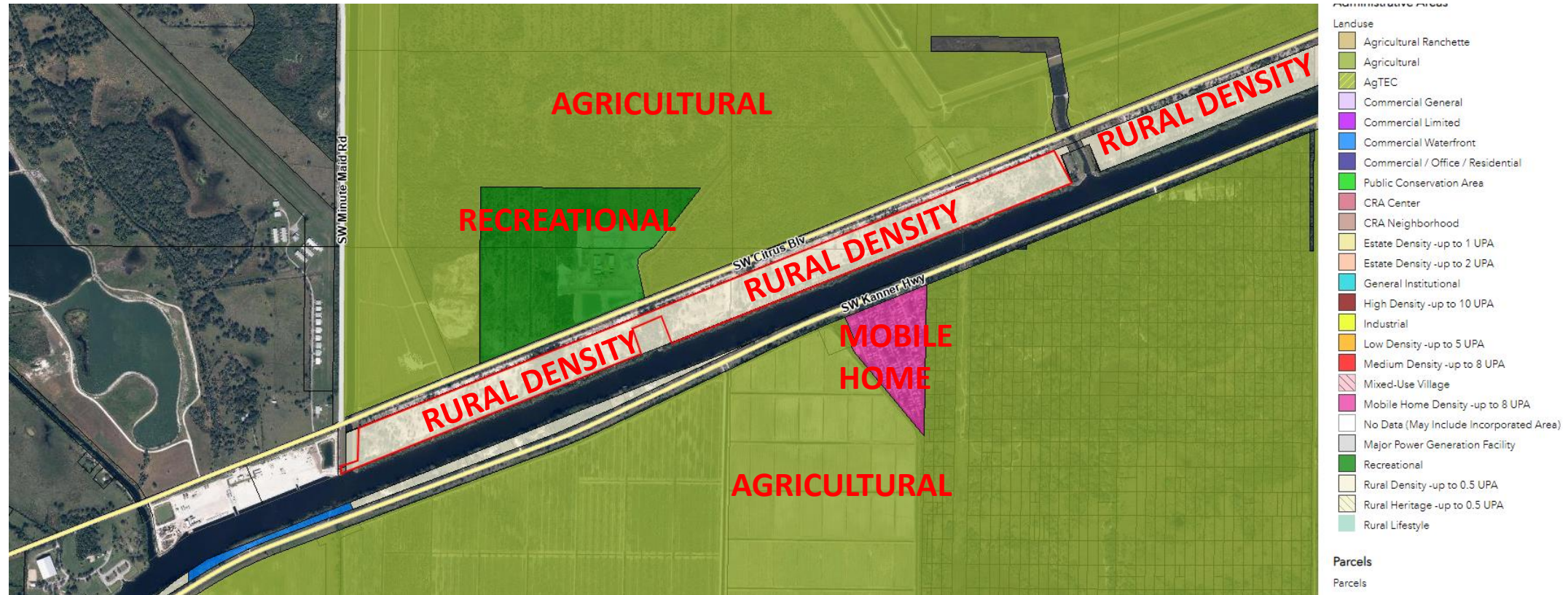
# Existing Land Use - Village



# Existing Land Use - Village



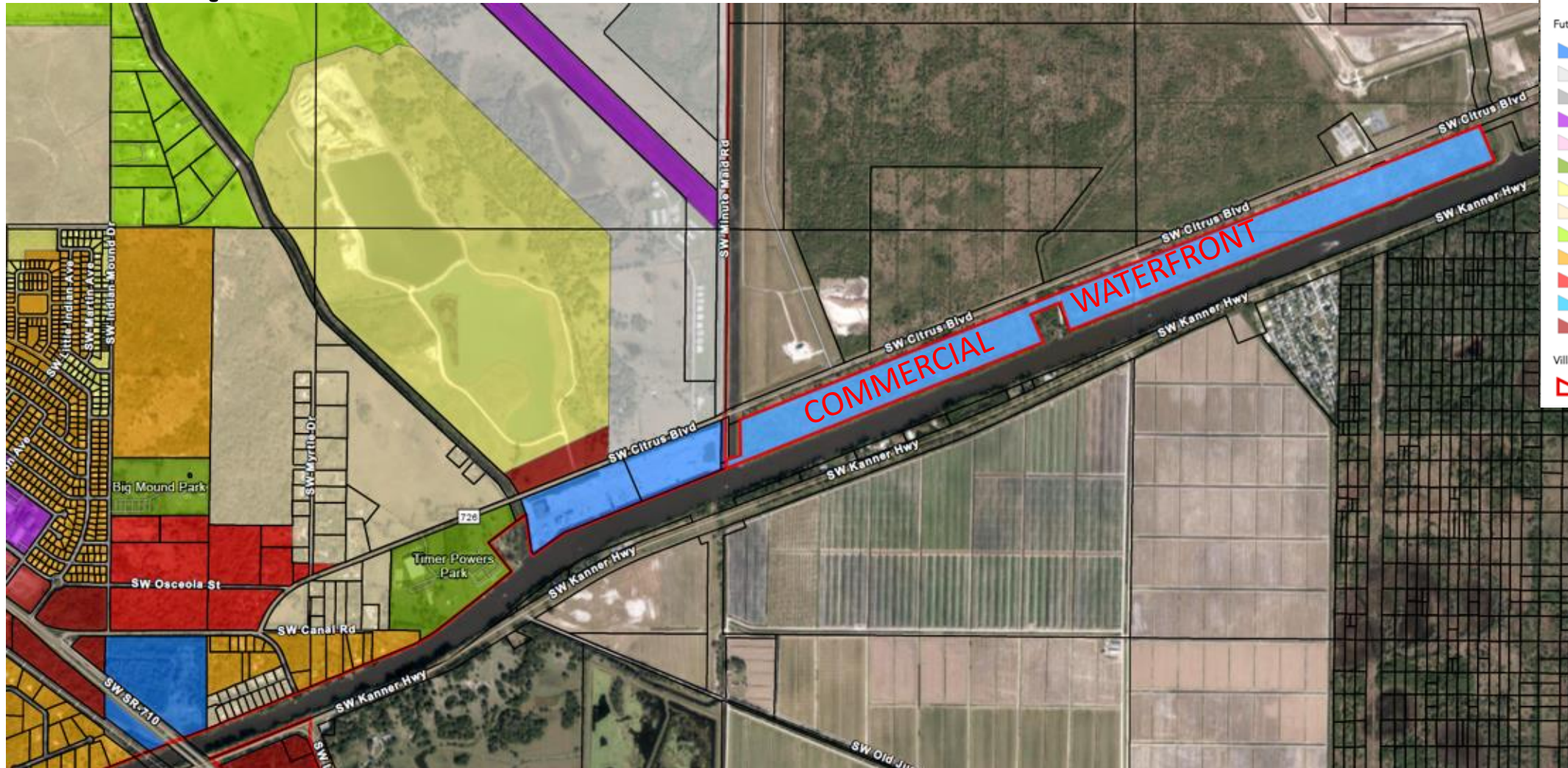
# Existing Land Use – Martin County



## Rural Density



# Proposed Land Use



**Legend**

Martin County - Parcels

Future Land Use

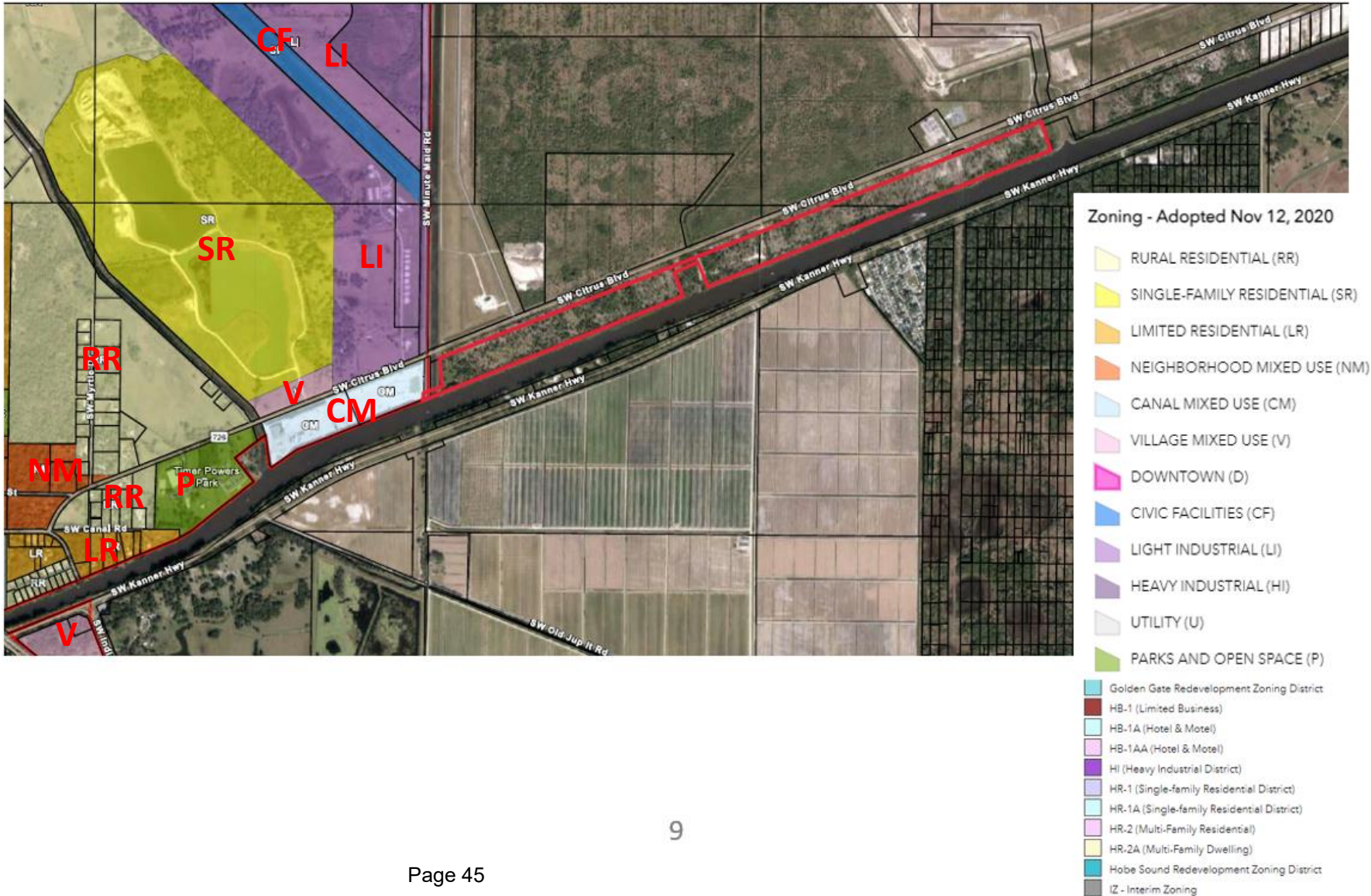
- COMMERCIAL WATERFRONT
- LIGHT INDUSTRIAL
- HEAVY INDUSTRIAL
- INSTITUTIONAL AND EDUCATIONAL
- MOBILE HOME
- RECREATIONAL
- RESIDENTIAL
- RURAL COMMUNITY
- SMALL FARM RESIDENTIAL
- SUBURBAN RESIDENTIAL
- URBAN RESIDENTIAL OFFICE
- UTILITY
- VILLAGE CORE MIXED USE

Village of Indiantown Limits

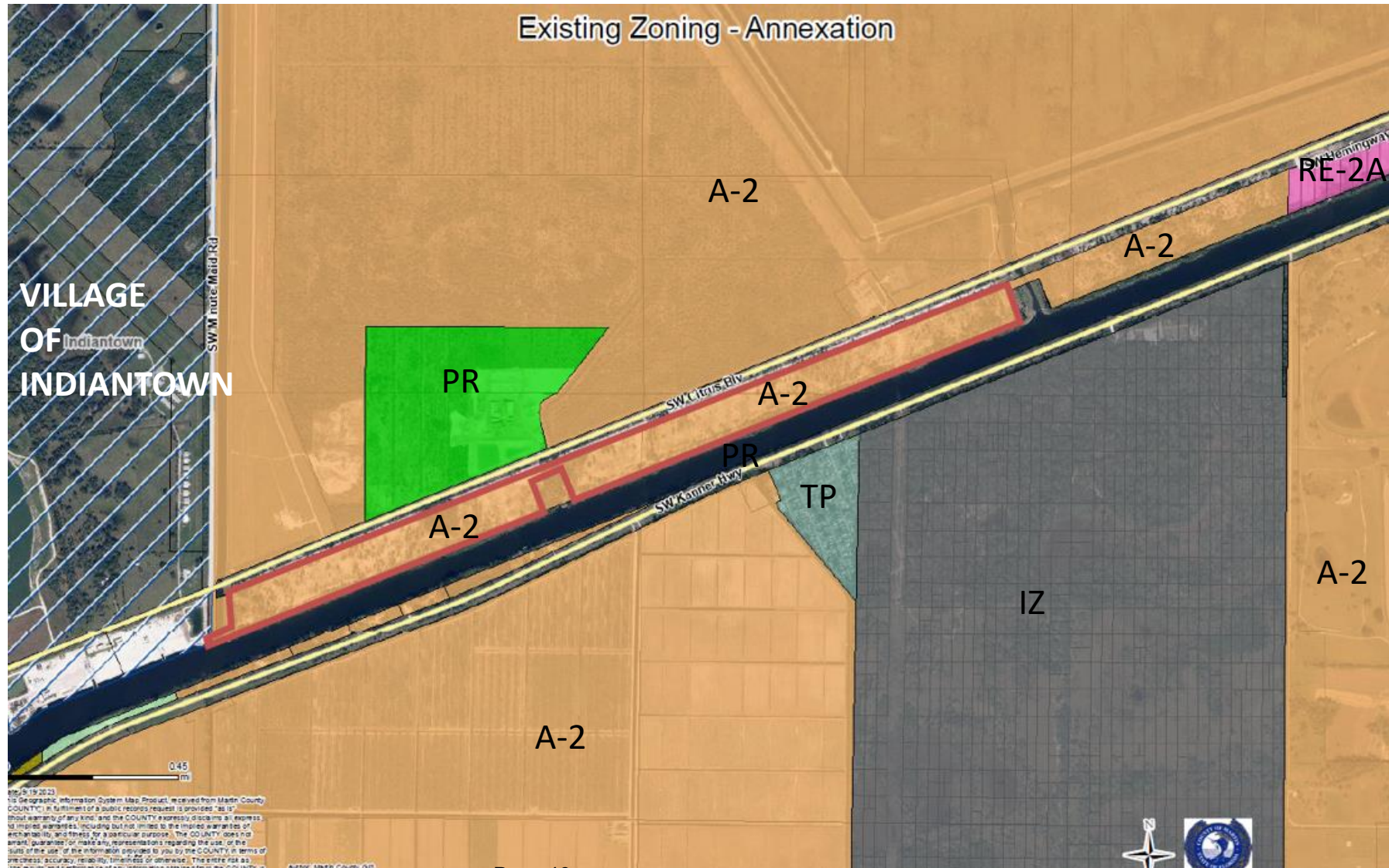
## Commercial Waterfront



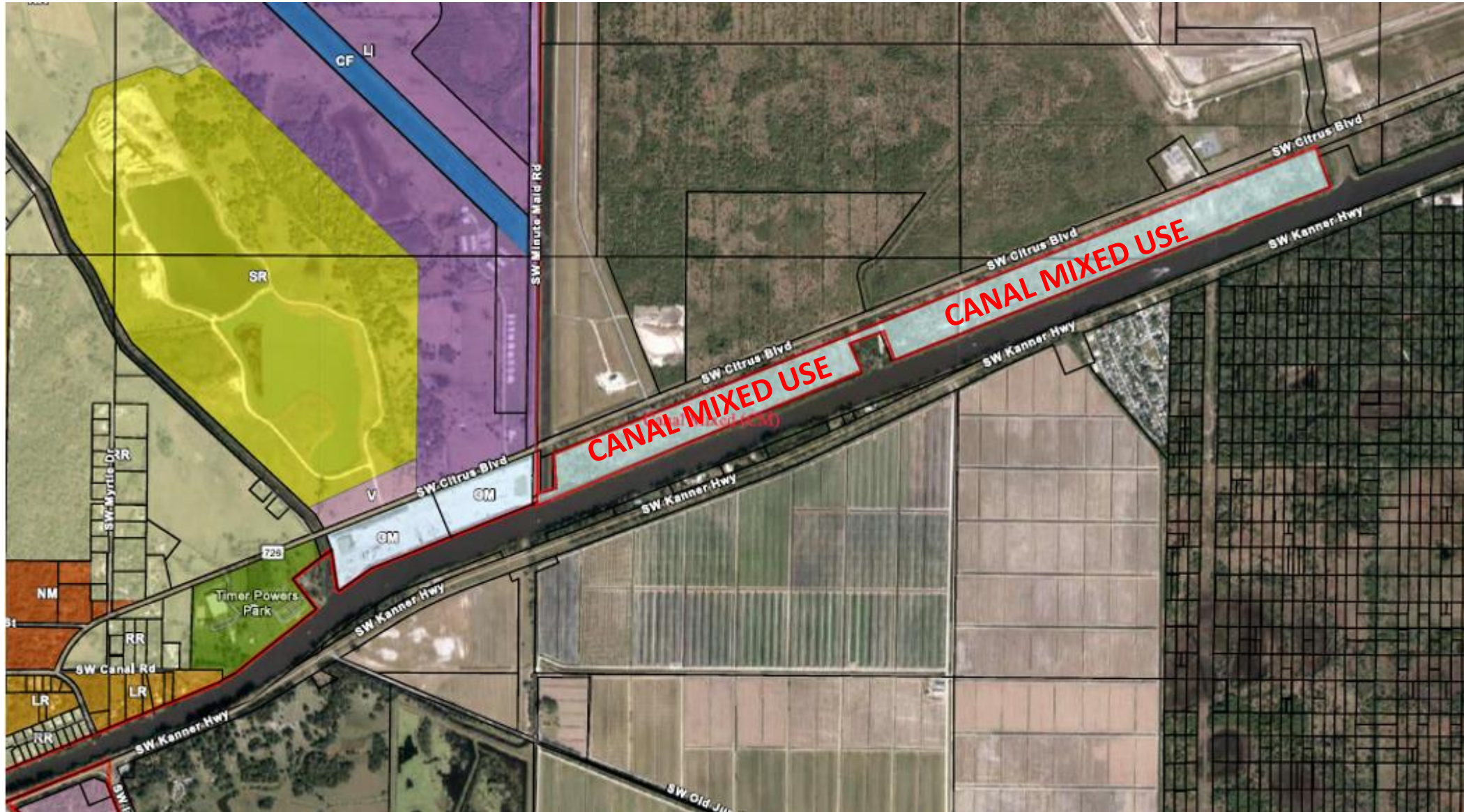
# Existing Zoning – Village of Indiantown



# Existing Zoning – Martin County



# Proposed Zoning

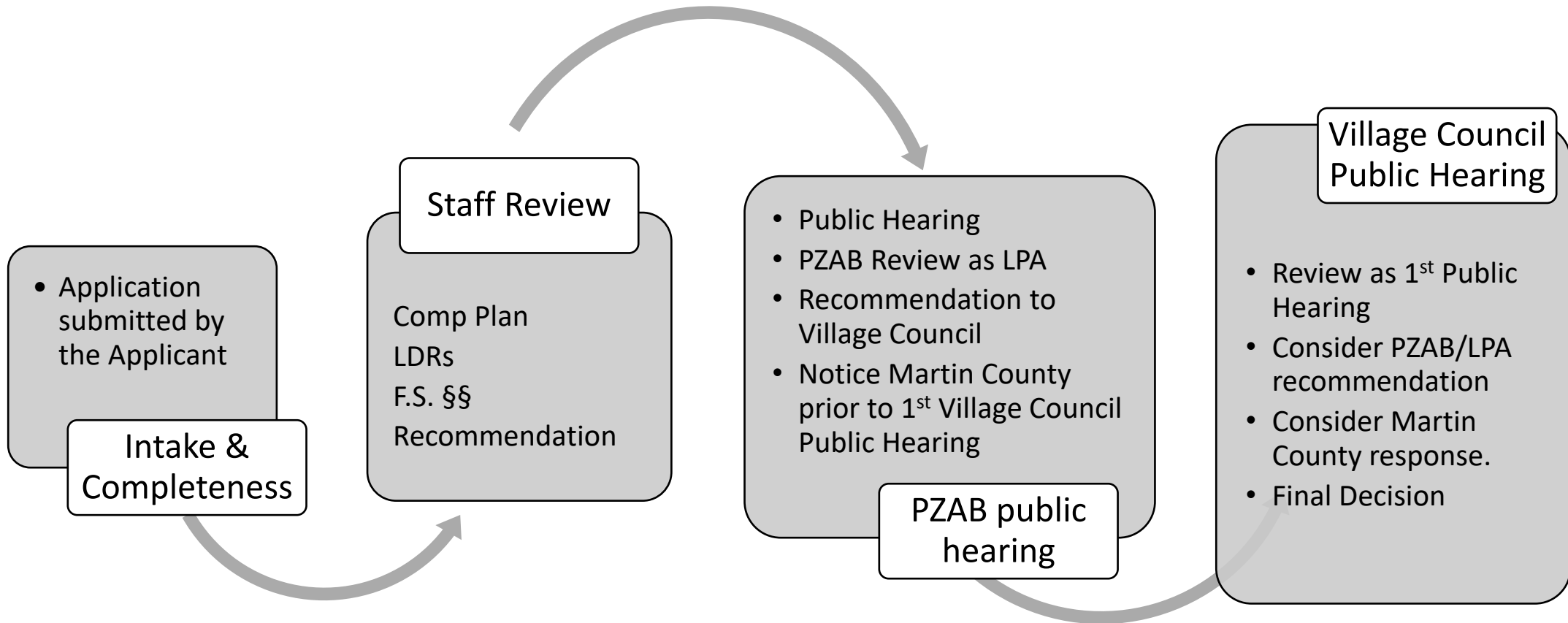




Direction	Future Land Use	Zoning	Existing Use
Site:	Rural Density	A-2	Vacant
North:	Agricultural Recreational Agricultural	A-2 PR A-2	SFWMD lands – Agricultural Indiantown Highschool FP&L
East:	Rural Density	RE-2A	Vacant lands
South:	St. Lucie Canal Commercial Waterfront Rural Density Mobile Home Agricultural	St. Lucie Canal WGC A-2 TP A-2	St. Lucie Canal St. Lucie Canal Corp, Warehouse Distribution Terminal Single family homes St Lucie Village Mobile Homes Vacant/cropland
West:	Rural Density Commercial Waterfront	A-2 Canal Mixed Use	SFWMD - Water Indiantown Marine Services



# Annexation Review Process





# Annexation Review & Analysis

## **Village Comprehensive Plan Policy IC1.1.25 & Florida State Statutes Chapter 171.044.**

The request for Voluntary Annexation into the Village of Indiantown satisfies the requirements of Policy IC1.1.26 – as a property contiguous to the Village’s boundaries.

The proposed annexation offers the Village of Indiantown the opportunity to unify the community and improve the quality of life for new and existing residents.

Land Development Regulations (LDRs), and Sec. 12-3. Annexation/contraction applications and the 2023 Florida Statutes Chapter 171.044. The Applicant has satisfied the requirements of the LDR provisions and Florida State Statute Chapter 171.044.



# Annexation Recommendations

Village Staff recommends approval of the Voluntary Annexation application no. ANX-24-008 subject to a review and recommendation by the PZAB as the LPA, ahead of consideration before the Village Council as two separate public hearings.



# QUESTIONS?

**VILLAGE OF INDIANTOWN, FLORIDA  
AGENDA MEMORANDUM**

MEETING DATE: March 7, 2024

MEETING TYPE: Regular Meeting

AGENDA ITEM TITLE: Application No. CPA-24-009 Order granting a request for approval of a large-scale comprehensive plan amendment concerning real property totaling 116-16-acres in size, located south of SW Citrus Boulevard, north of SW Kanner Highway, from Rural Density land use designation to Commercial Waterfront for Joseph W. Walsh & Indiantown Property Holdings, LLC.

SUMMARY OF ITEM: Joseph W. Walsh & Indiantown Property Holdings, LLC, (“Applicants”) are seeking a recommendation of approval from the Planning, Zoning and Appeals Board (“PZAB”) for a large-scale comprehensive plan amendment from Rural Density to Commercial Waterfront pursuant to Land Development Regulation Sec. 12-4. – Comprehensive Plan text and map amendment applications and F.S. §§ 163.3184.

FISCAL IMPACT  
STATEMENT: N/A

RECOMMENDATION: Village Staff recommend approval of the large-scale comprehensive plan amendment Application CPA 24-009

PREPARED BY: Deanna Freeman, Community & Economic Development  
Director

DATE:  
2/27/2024

**ATTACHMENTS:**

**Description**

PZAB Staff Report

Ordinance No. XX-2024

Public Notice Advertisement

Mailing/ Posting Public Notice Affidavit

Presentation



## Village of Indiantown Planning, Zoning & Appeals Board Staff Report

<b><u>Application Number</u></b>	ANX 24-008 (Joseph W. Walsh & Indiantown Property Holdings, LLC Annexation Application)
<b><u>Hearing Date</u></b>	March 2024
<b><u>Property Owner/ Applicant</u></b>	Joseph W. Walsh & Indiantown Property Holdings, LLC
<b><u>Applicant Representative</u></b>	Tyson Waters, Esq. Fox McCluskey, 3461 SE Willoughby Blvd. Stuart, FL 34994
<b><u>Village Coordinator</u></b>	Deanna Freeman, Community & Economic Development Director
<b><u>Village Reviewers</u></b>	Deanna Freeman, Community & Economic Development Director Tom Jensen, P.E., Kimley-Horn, Inc. Patrick Nolan, Public Works & Utilities Director Wade Vose, Village Attorney
<b><u>Applicant Request</u></b>	

APPLICATION NO: ANX 24-008, REQUEST FOR APPROVAL OF ANNEXING BY VOLUNTARY PETITION CERTAIN REAL PROPERTY TOTALING 116.16 ACRES IN SIZE, LOCATED SOUTH OF SW CITRUS BOULEVARD, NORTH OF SW KANNER HIGHWAY, AND IMMEDIATELY EAST OF THE EXISTING BOUNDARIES OF THE VILLAGE OF INDIANTOWN.

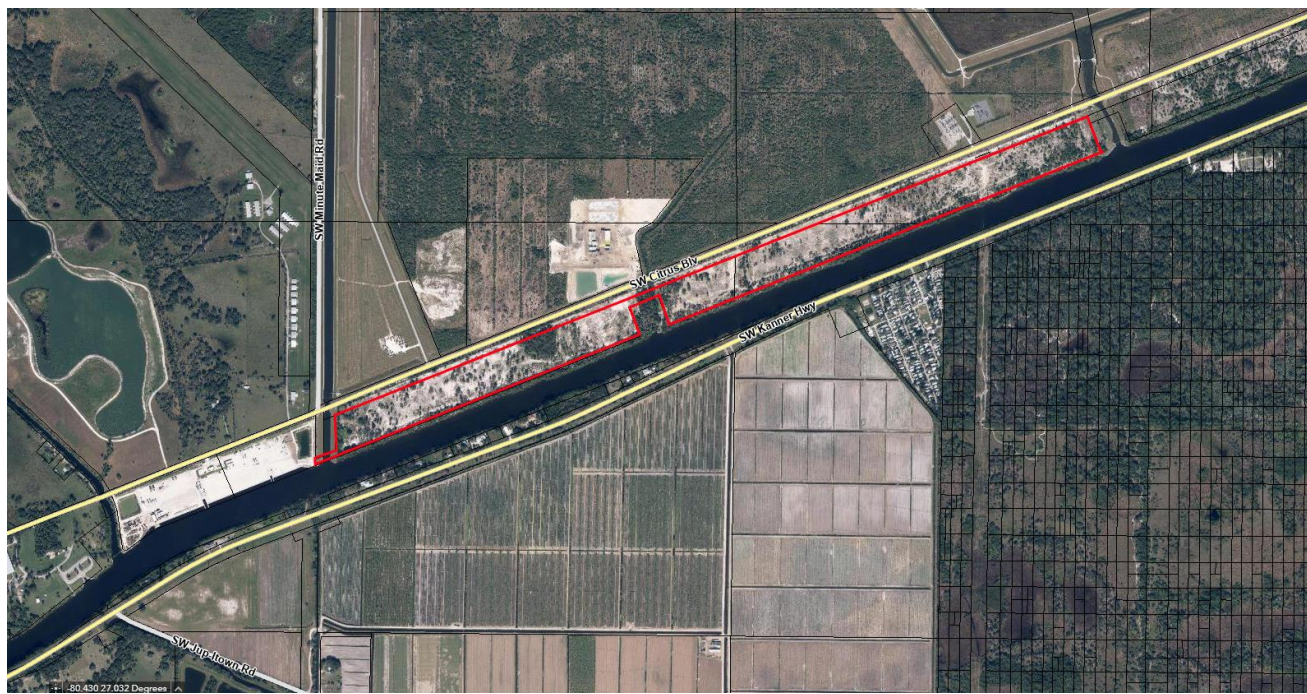
Joseph w. Walsh & Indiantown Property Holdings, LLC, ("Applicant") are seeking a recommendation of approval from the Planning, Zoning and Appeals Board ("PZAB")

for a Voluntary Annexation pursuant to Land Development Regulation Sec. 12-3. Annexation/contraction applications and the 2023 Florida Statutes Chapter 171.044.

### **Property Information**

**Location:** The approximately 116.16-acre subject property is located south of SW Citrus Boulevard, north of SW Kanner Highway, and immediate east of the existing boundaries of the Village of Indiantown.

### **Location Map:**



**Parcel ID Numbers:** 03-40-39-000-000-00030-2  
02-40-39-000-000-00050-9  
35-39-39-000-000-00040-4

### **Legal Description:**

PARCEL 1:

A PARCEL OF LAND LYING IN SECTION 2 AND 3, TOWNSHIP 40 SOUTH, RANGE 39 EAST, AND LYING IN SECTION 35, TOWNSHIP 39 SOUTH, RANGE 39 EAST, MARTIN COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE NORTHERLY RIGHT OF WAY LINE OF ST. LUCIE CANAL AS SHOWN ON RIGHT OF WAY MAP RECORDED IN PLAT BOOK 10, PAGE 84, PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA, SAID POINT LYING 60.00 FEET EAST OF THE

WEST LINE OF SECTION 3, TOWNSHIP 40 SOUTH, RANGE 39 EAST, AS MEASURED AT RIGHT ANGLES; THENCE NORTH 00°39'38" WEST ALONG A LINE 60.00 FEET EAST OF AND PARALLEL WITH SAID WEST LINE OF SECTION 3, AS MEASURED AT RIGHT ANGLES, A DISTANCE OF 80.44 FEET TO THE SOUTHERLY LINE OF A PARCEL HAVING IDENTIFICATION NUMBER 03-40-39-000-000-00031-0 AS RECORDED IN OFFICIAL RECORDS BOOK 3379, PAGE 2923, SAID SOUTHERLY LINE BEING 75.00 FEET NORTHERLY OF AND PARALLEL WITH THE NORTH LINE OF SAID ST. LUCIE CANAL; THENCE NORTH 68°08'53" EAST ALONG SAID SOUTHERLY LINE OF SAID PARCEL, A DISTANCE OF 160.88 FEET TO A POINT ON THE EAST LINE OF A 150 FOOT EASEMENT RECORDED IN OFFICIAL RECORDS BOOK 170, PAGE 33, ALSO SAID LINE BEING 210.00 FEET EAST OF AND PARALLEL WITH THE WEST LINE OF SAID SECTION 3, AS MEASURED AT RIGHT ANGLES, ALSO SAID LINE BEING THE EASTERLY LINE OF SAID PARCEL 03-40-39-000-000-00031-0; THENCE NORTH 00°39'38" WEST ALONG SAID LINE, A DISTANCE OF 325.88 FEET TO A POINT; THENCE CONTINUE ALONG SAID LINE NORTH 00°17'57" EAST, A DISTANCE OF 130.86 FEET TO A POINT ON THE SOUTHERLY RIGHT OF WAY LINE OF COUNTY ROAD 726, ALSO KNOWN AS SW CITRUS BOULEVARD, (A VARIABLE WIDTH RIGHT OF WAY), AS SHOWN IN PLAT BOOK 9, PAGE 6, PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA, SAID LINE LYING 500.00 FEET NORTHERLY OF THE NORTH RIGHT OF WAY OF SAID ST. LUCIE CANAL, AS MEASURED AT RIGHT ANGLES; THENCE NORTH 68°08'53" EAST ALONG SAID SOUTHERLY RIGHT OF WAY LINE OF SW CITRUS BOULEVARD, A DISTANCE OF 8783.02 FEET TO A POINT ON THE WESTERLY LINE OF A 185 FOOT WIDE FLORIDA POWER AND LIGHT EASEMENT RECORDED IN DEED BOOK 97, PAGE 180; THENCE NORTH 34°24'47" WEST ALONG THE WESTERLY LINE OF SAID EASEMENT A DISTANCE OF 30.74 FEET TO A POINT, SAID POINT LYING 70.00 FEET SOUTHERLY OF THE BASELINE OF SURVEY OF SECTION 890503-2601, CITRUS BOULEVARD, AS SHOWN ON THE STATE OF FLORIDA RIGHT OF WAY MAP RECORDED IN PLAT BOOK 9, PAGE 6; THENCE NORTH 68°08'53" EAST ALONG A LINE PARALLEL WITH AND 70.00 FEET SOUTHERLY OF SAID BASELINE OF SURVEY, A DISTANCE OF 189.54 FEET TO A POINT ON THE EASTERLY LINE OF SAID FLORIDA POWER AND LIGHT EASEMENT; THENCE SOUTH 34°24'47" EAST ALONG SAID FLORIDA POWER AND LIGHT EASEMENT, A DISTANCE OF 30.74 FEET TO A POINT ON THE SOUTHERLY RIGHT OF WAY LINE OF SAID SW CITRUS BOULEVARD; THENCE NORTH 68°08'53" EAST ALONG THE SOUTHERLY RIGHT OF WAY LINE OF SAID SW CITRUS BOULEVARD, A DISTANCE OF 1417.15 FEET TO A POINT, SAID POINT BEING ON THE WESTERLY LINE OF EASEMENT "NO. 4" RECORDED IN OFFICIAL RECORDS BOOK 170, PAGE 33; THENCE SOUTH 27°58'17" EAST ALONG SAID EASEMENT "NO.4", A DISTANCE OF 103.05 FEET TO A POINT, SAID POINT BEING THE INTERSECTION OF THE NORTHERLY LINE OF PARCEL "NO.833" RECORDED IN PLAT BOOK 10, PAGE 84, AND THE WESTERLY LINE OF SAID EASEMENT "NO.4"; THENCE SOUTH 68°09'54" WEST ALONG THE NORTHERLY LINE OF SAID PARCEL "NO.833", A DISTANCE OF 120.80 FEET TO A POINT ON THE WESTERLY LINE OF SAID PARCEL "NO.833"; THENCE SOUTH 21°51'07" EAST ALONG THE WESTERLY LINE OF SAID PARCEL "NO.833", A DISTANCE OF 397.57 FEET TO A POINT ON THE NORTHERLY RIGHT OF WAY LINE OF SAID ST. LUCIE CANAL; THENCE SOUTH 68°08'53" WEST ALONG SAID NORTHERLY RIGHT OF WAY LINE OF ST. LUCIE CANAL, A DISTANCE OF 5898.67 FEET TO A POINT ON THE EASTERLY LINE OF PARCEL "NO.826" AS SHOWN ON SAID ST. LUCIE CANAL RIGHT OF WAY MAP; THENCE NORTH 21°50'57" WEST A DISTANCE OF 398.43 FEET TO A POINT ON THE NORTHERLY LINE OF

SAID PARCEL "NO.826"; THENCE SOUTH 68°09'03" WEST, A DISTANCE OF 399.62 FEET TO A POINT ON THE WESTERLY LINE OF SAID PARCEL "NO.826"; THENCE SOUTH 21°50'57" EAST, A DISTANCE OF 398.45 FEET TO A POINT ON THE NORTHERLY RIGHT OF WAY LINE SAID ST. LUCIE CANAL; THENCE SOUTH 68°08'53" WEST ALONG SAID RIGHT OF WAY LINE, A DISTANCE OF 4338.67 FEET TO THE POINT OF BEGINNING.

CONTAINING 5,059,780 +/- SQ.FT. (116.16 +/- ACRES)

**Background:** The application was received for completeness review determination by the Village November 16, 2023, deemed complete November 20, 2023. This request requires review and recommendation by the Development Review Colleagues (DRC), a recommendation by the PZAB as a public hearing, and the review and decision making by the Village Council at two separate public hearings ahead of the draft Ordinance being signed and recorded.

The application has been noticed in accordance with the provisions and requirements of 2023 Florida Statutes Chapter 171.044., including correctly noticing Martin County at least 10 days prior to the required newspaper advertisements, and two consecutive weeks in the newspaper ahead of the first Village Council public hearing.

**Application Materials Submittals Include:**

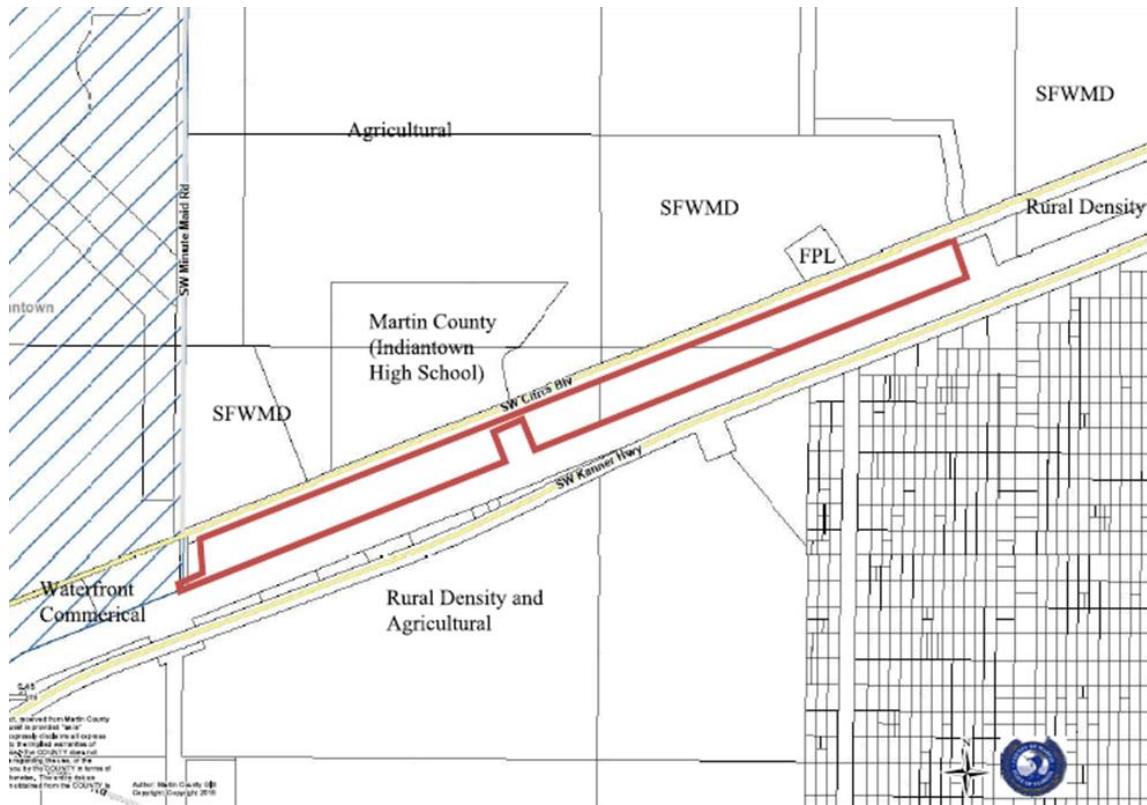
1. Annexation Application.
2. Development application.
3. Survey of Property to be Annexed.
4. Narrative & Justification Statement.
5. Description of Surrounding Properties & Uses.
6. Maps.
7. Deeds.
8. Legal Description.
9. Narrative.
10. Boundary Surveys.
11. Map Exhibits.

**Subject Property Parcel Size:** 116.16-acres +/-

**Parcel Ownership:** The property is owned by Joseph W. Walsh & Indiantown Property Holdings, LLC as joint applicants for the voluntary annexation of three contiguous parcels of land into the Village of Indiantown.

**Current Use:** The property is vacant, with no building structures, improved roads or other developed features located on the site. The property lies within Martin County jurisdiction, contiguous and abutting the existing boundary of the Village of Indiantown to the west.

## Municipal Boundary Map

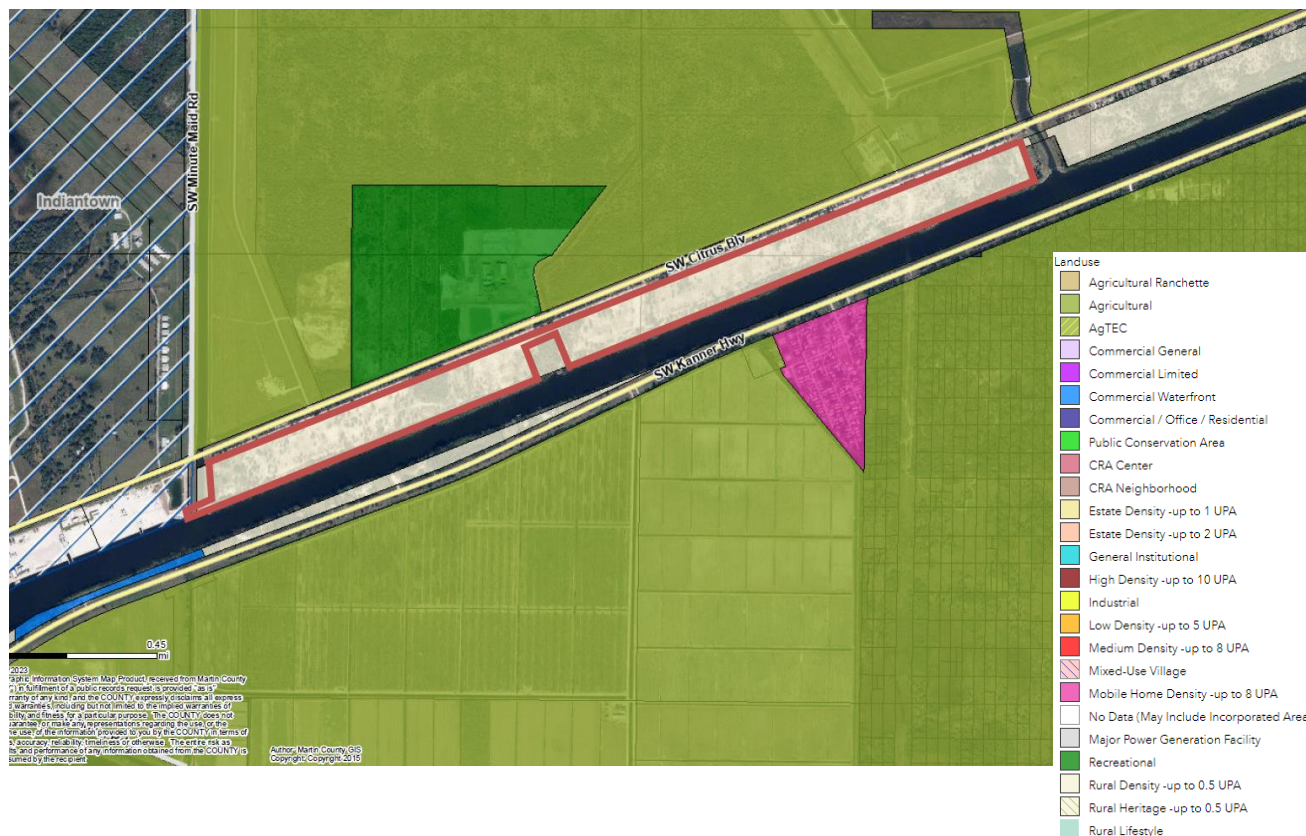


## Future Land Use & Zoning

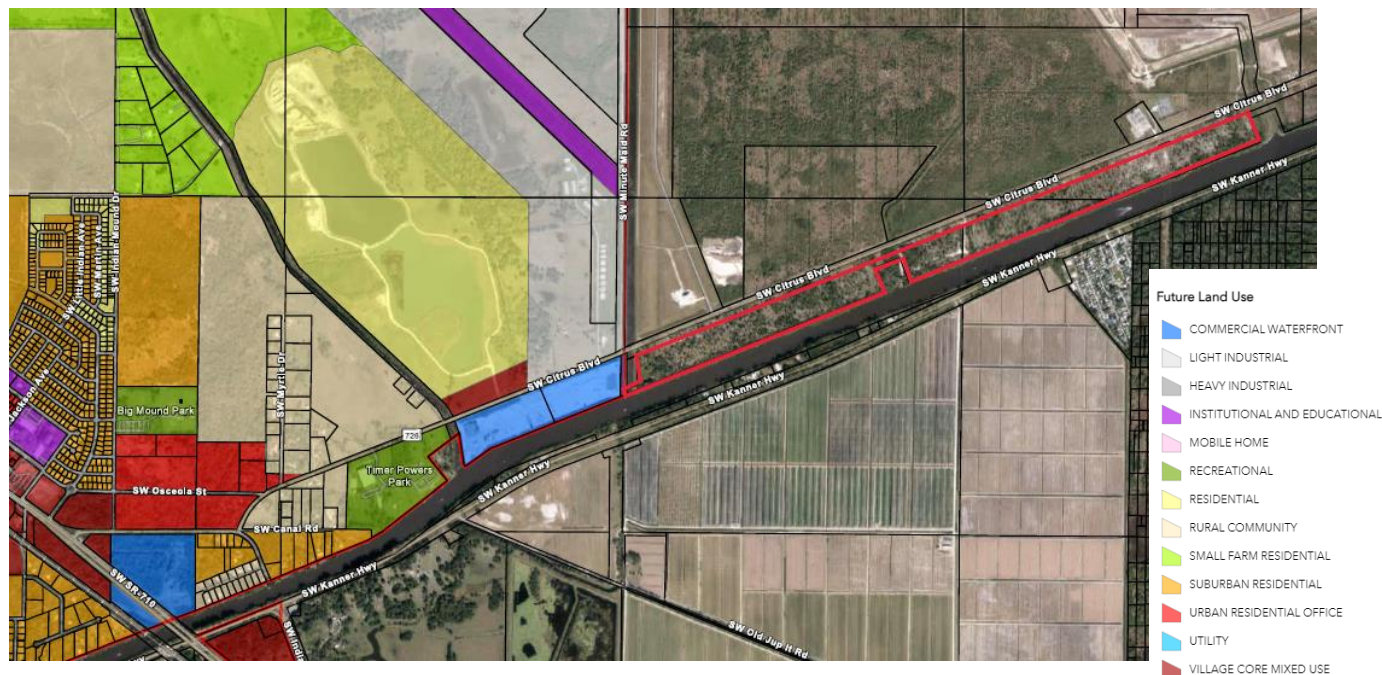
The subject property has a Martin County Future Land Use designation of Rural Density and a zoning district designation of A-2, Agriculture. The current land use and zoning district designation are inconsistent. Any development on the vacant subject property triggering a development application would require a mandatory rezoning from A-2, Agriculture to RE-2A, Rural Estate District, consistent with the Rural Density Future Land Use designation.

The applicant has concurrent applications filed with the Village of Indiantown for a Large-Scale future land use amendment to Commercial Waterfront, consistent with property to the east of the subject property. A request to change the zoning from A-2, Agriculture to Canal Mixed Use zoning district is consistent with the proposed future land use map amendment.

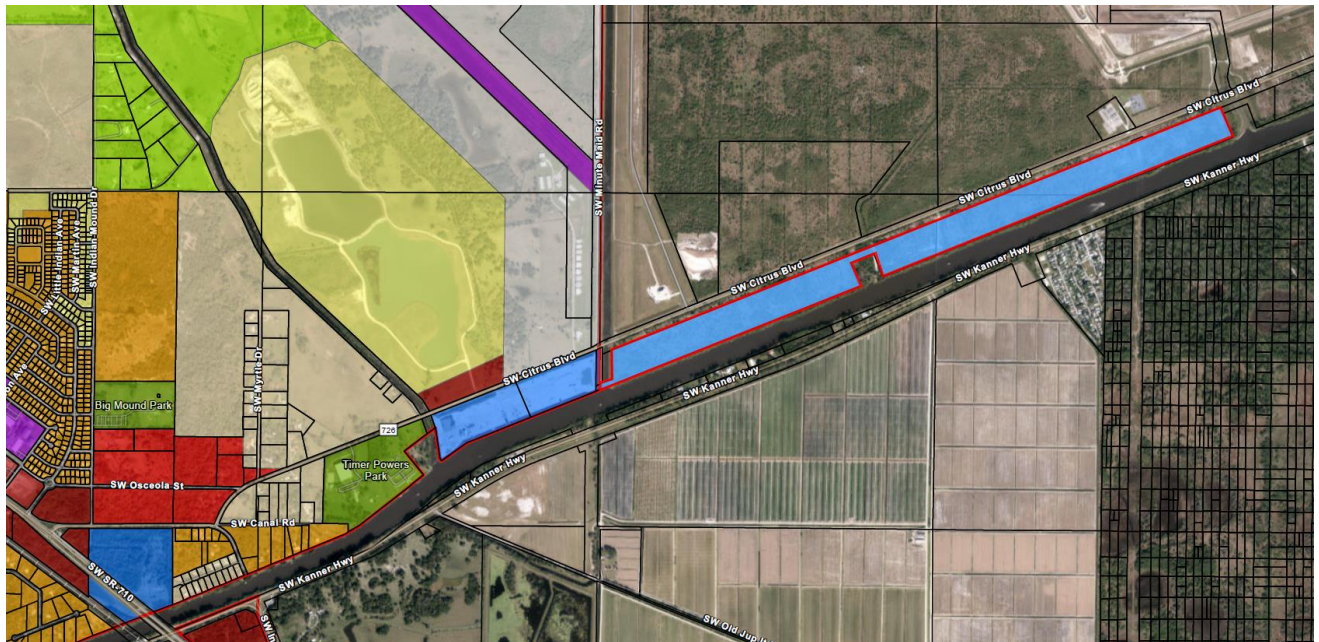
## Current Future Land Use Martin County: Rural Density



## Current Future Land Use Map Village of Indiantown



## Proposed Future Land Use: Commercial Waterfront



### Staff Analysis

#### **Surrounding Land Use, Zoning & Existing Use:**

The property the subject of the request for Voluntary Annexation is contiguous to the Village of Indiantown's municipal boundaries, is compact, with no enclaves being created because of the annexation request.

An overview of established development patterns within proximity to the subject property includes lands immediately south having been developed to accommodate the newly constructed Indiantown High School, located on the south side of SW Citrus Boulevard.

To the west is the Village of Indiantown municipal boundary with property contiguous and abutting the subject property. Lands to the immediate west consist of the established Indiantown Marine Services facility, located on a 38 +/- acre property offering servicing and storage of vessels, daily dockage, workspace, and storage space at the existing facility.

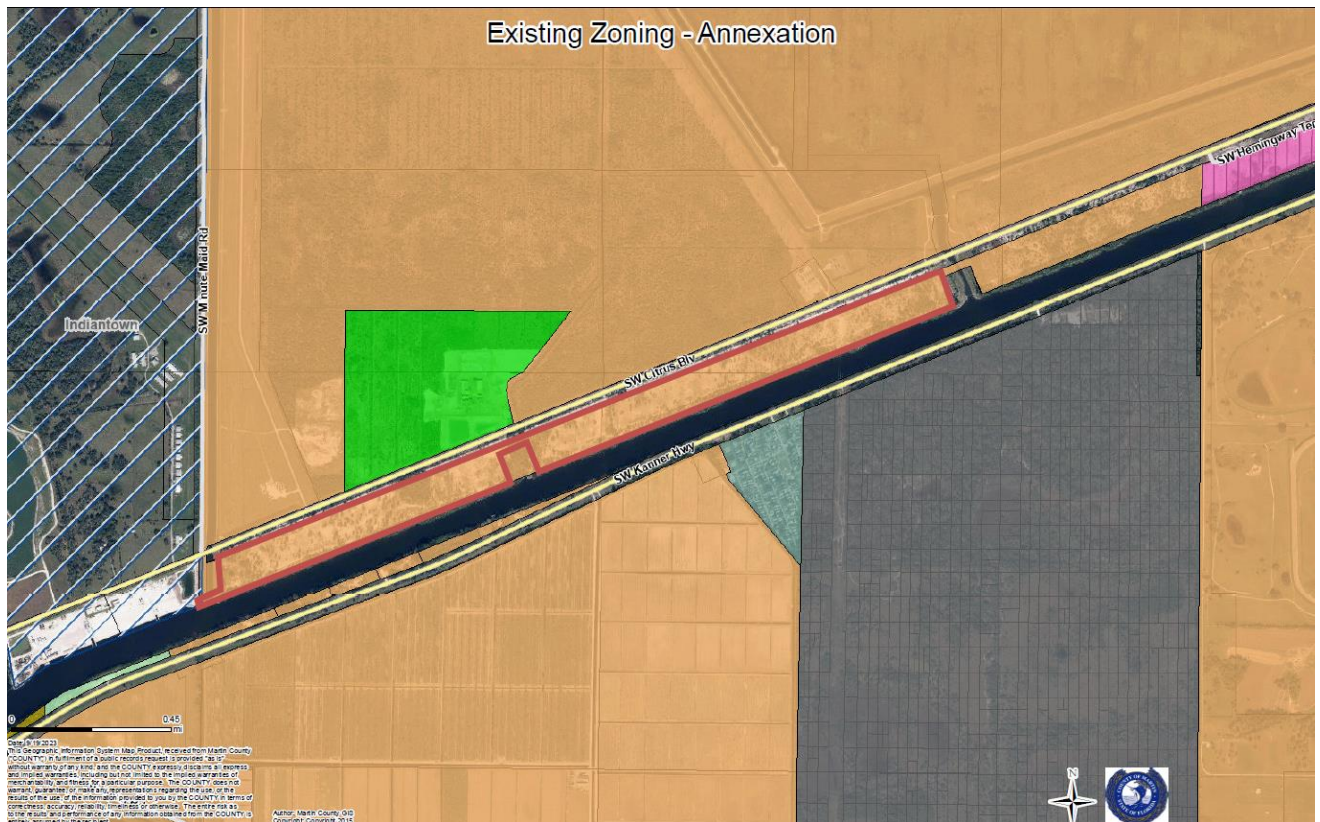
Northwest of the Indiantown Marine Center property includes the Indiantown Airport, property with multiple storage hangars associated with the airport, and vacant lands with a Village Mixed Use land use and zoning district. Further north, on the opposite side of SW Citrus Boulevard, lands are owned by South Florida Water Management District and recreational lands owned by Martin County.

South of the subject property is the St. Lucie Canal with residential and agricultural lots on the opposite side of the canal as unincorporated Martin County lands. East of the subject property there are several vacant lots within unincorporated Martin County. While southeast of the subject property, across the St. Lucie Canal is the existing 30-acre +/- St Lucie Village Mobile Home Park.

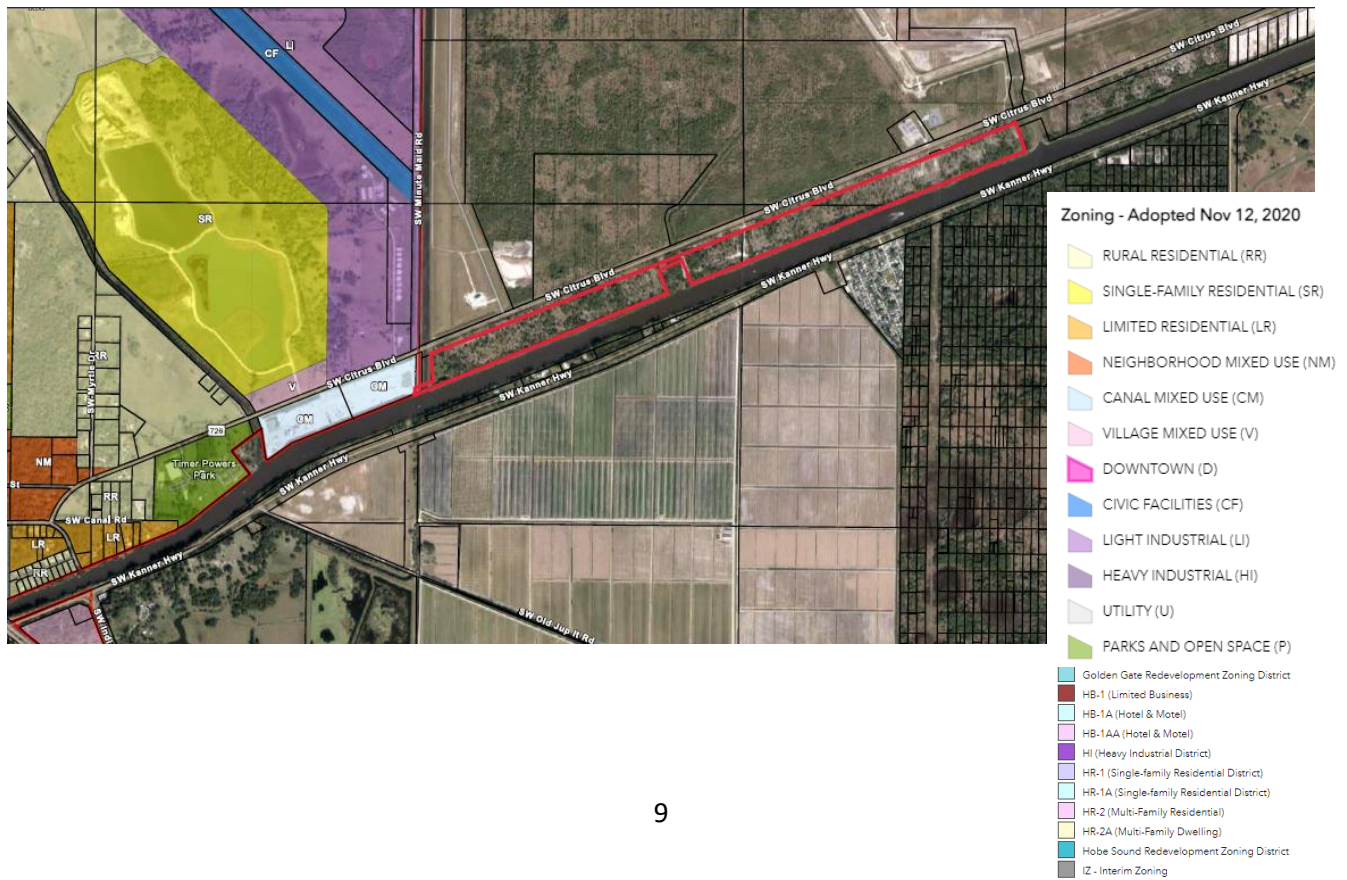
The following table provides a more detailed breakdown of existing use, land use and zoning of properties within proximity to the subject property.

<b>Direction</b>	<b>Future Land Use</b>	<b>Zoning</b>	<b>Existing Use</b>
Site:	Rural Density	A-2	Vacant
North:	Agricultural Recreational Agricultural	A-2 PR A-2	SFWMD lands – Agricultural Indiantown Highschool FP&L
East:	Rural Density	RE-2A	Vacant lands
South:	St. Lucie Canal Commercial Waterfront Rural Density Mobile Home Agricultural	St. Lucie Canal WGC A-2 TP A-2	St. Lucie Canal St. Lucie Canal Corp, Warehouse Distribution Terminal Single family homes St Lucie Village Mobile Homes Vacant/cropland
West:	Rural Density Commercial Waterfront	A-2 Canal Mixed Use	SFWMD - Water Indiantown Marine Services

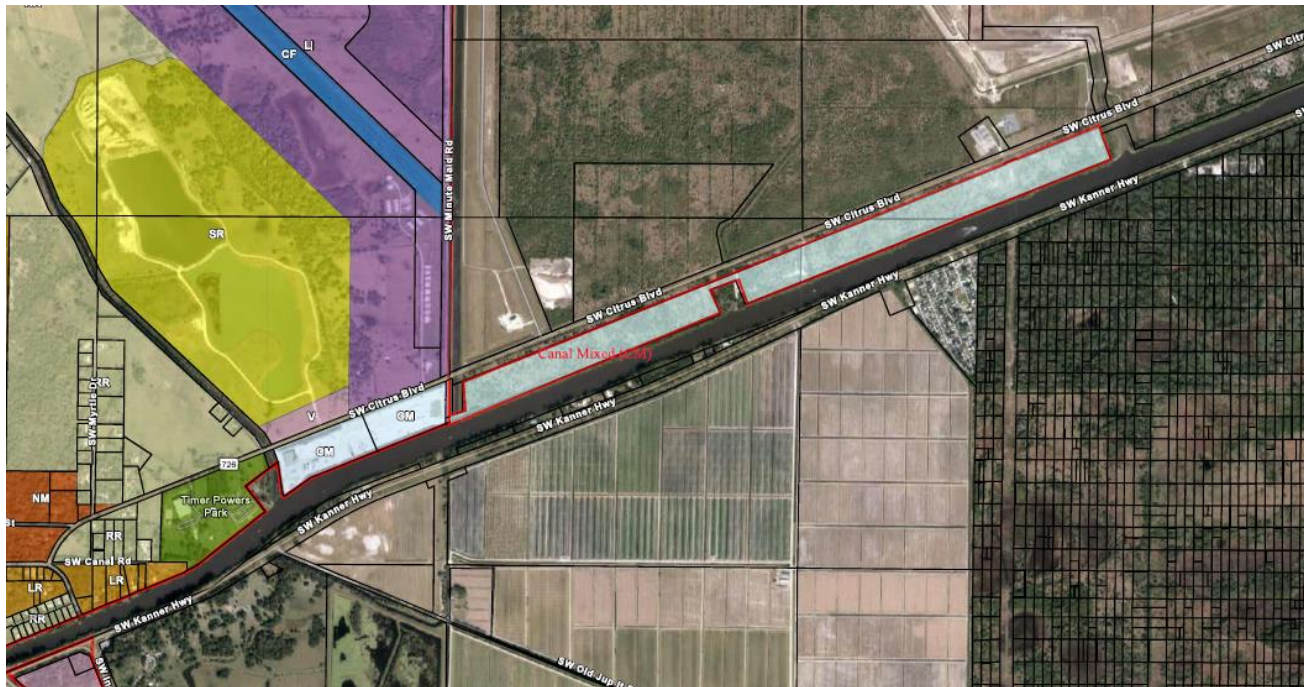
## Current Zoning Martin County: A-2, Agricultural



## Current Zoning Map Village of Indiantown



## Proposed Zoning: Canal Mixed Use



Public services and facilities will be available to serve the needs of the subject properties. Any future development application for site plan approval may likely initially include well and septic service provisions. However, water and wastewater services are anticipated to be available to serve the subject property within the next few years. SW Citrus Boulevard abuts the property, as a minor arterial road while SW Kanner Highway, a major arterial roadway, is further south of the St. Lucie Canal.

### **Approval Evaluation Criteria**

This application was reviewed by staff for compliance with the Village Comprehensive Plan Policy IC1.1.25 regarding noticing Martin County in accordance with Florida State Chapter 171.044. The request for Voluntary Annexation into the Village of Indiantown also satisfies the requirements of Policy IC1.1.26 – as a property contiguous to the Village's boundaries. The proposed annexation offers the Village of Indiantown the opportunity to unify the community and improve the quality of life for new and existing residents.

Land Development Regulations (LDRs), and Sec. 12-3. Annexation/contraction applications and the 2023 Florida Statutes Chapter 171.044. The Applicant has satisfied the requirements of the LDR provisions and Florida State Statute Chapter 171.044.

### **Staff Recommendation**

Village Staff recommends approval of the Voluntary Annexation subject to a review and recommendation by the PZAB, ahead of consideration before the Village Council as two separate public hearings.

### **Attachments**

Attachment A – Application Materials.

Attachment B – Draft Ordinance.

Attachment C – Public Notice Ad.

Attachment D – Copy of Certified Notice to Martin County Board of County Commissioners.

**VILLAGE OF INDIANTOWN, FLORIDA**

**ORDINANCE NO. 03-2024**

**AN ORDINANCE OF THE VILLAGE OF INDIANTOWN, FLORIDA, PROVIDING FOR A LARGE-SCALE COMPREHENSIVE PLAN FUTURE LAND USE MAP AMENDMENT CONCERNING REAL PROPERTY TOTALING 116.16 ACRES IN SIZE, LOCATED SOUTH OF SW CITRUS BOULEVARD, NORTH OF SW KANNER HIGHWAY, AND IMMEDIATELY EAST OF THE EXISTING BOUNDARIES OF THE VILLAGE OF INDIANTOWN, PARCEL ID, 03-40-39-000-00030-2, 02-40-39-000-000-00050-9, AND 35-39-39-000-000-00040-4 FROM COUNTY RURAL DENSITY LAND USE DESIGNATION TO VILLAGE COMMERCIAL WATERFRONT LAND USE DESIGNATION; AND PROVIDING FOR FINDINGS, SEVERABILITY, CONFLICTS, CODIFICATION, AND AN EFFECTIVE DATE.**

**WHEREAS**, Joseph W. Walsh and Indiantown Property Holdings, LLC, owners of the property described and depicted in Exhibit “A” and Exhibit “B” attached hereto (“Subject Property”), have petitioned the Village of Indiantown for a comprehensive plan future land use map amendment pursuant to Section 163.3184, Florida Statutes, concerning the Subject Property from the current County Rural Density land use designation to the Village Commercial Waterfront land use designation; and

**WHEREAS**, Village planning staff has reviewed and recommended approval of the proposed comprehensive plan amendment to the Planning, Zoning & Appeals Board and Village Council; and

**WHEREAS**, Village planning staff’s report concerning the proposed comprehensive plan amendment, related agenda memoranda and materials, and the application for the proposed comprehensive plan amendment, are hereby adopted and incorporated herein; and

**WHEREAS**, the Planning, Zoning & Appeals Board held a duly advertised public hearing on March 7, 2024, to consider the proposed comprehensive plan amendment, and

thereafter recommended approval of the proposed comprehensive plan amendment to the Village Council; and

**WHEREAS**, the Village Council has conducted duly advertised public hearings concerning the proposed comprehensive plan amendment relating to the Subject Property; and

**WHEREAS**, the Village Council finds that the Village has complied with all the requirements of applicable law, including the Village Land Development Regulations and the Village Comprehensive Plan, and that the adoption of the proposed comprehensive plan amendment is in the best interests of the health, peace, safety, and general welfare of the residents, businesses, and property owners of the Village of Indiantown.

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

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

**SECTION 2. AMENDMENT OF OFFICIAL FUTURE LAND USE MAP.** The Subject Property is hereby redesignated from the County Rural Density land use designation to the Village Commercial Waterfront land use designation, and the Future Land Use Map of the Village of Indiantown Comprehensive Plan is hereby amended to reflect such redesignation.

**SECTION 3. SEVERABILITY.** The provisions of this Ordinance are deemed severable. In the event that any word(s), phrase(s), portion(s), sub-sub-section(s), sub-section(s), or section(s) of this Ordinance is for any reason whatsoever held to be invalid, illegal, unconstitutional, contrary to law, or against public policy, by any court, administrative agency, or other body with competent jurisdiction, such word(s), phrase(s), portion(s), sub-sub-section(s), sub-section(s), or section(s) of this Ordinance shall be null and void, and shall be deemed severed, and a separate, distinct, and independent provision from the remaining provisions of this Ordinance, and such holding shall in no manner affect the validity of the remaining words, phrases, portions, sub-sub-sections, sub-sections, or sections of this Ordinance, which shall remain in full force and effect. This Ordinance shall be construed in a manner to accomplish, to the greatest extent legally possible, the purposes of this Ordinance as expressed herein.

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

**SECTION 5. CODIFICATION.** This Ordinance shall not be codified in the Village of Indiantown Code of Ordinances or Land Development Regulations, but the comprehensive plan amendment effectuated herein shall be depicted and memorialized on the Future Land Use Map of the Village of Indiantown Comprehensive Plan.

**SECTION 6. EFFECTIVE DATE.** In accordance with Section 163.3184(3)(c)(4), Florida Statutes, the comprehensive plan amendment set forth herein shall not become effective until 31 days after the state land planning agency notifies the City that the plan amendment package is complete. If timely challenged, the comprehensive plan amendment set forth in this Ordinance shall not become effective until the state land planning agency or the Administration Commission enters a final order determining the adopted comprehensive plan amendment to be in compliance with controlling state law.

**PASSED** on first reading on the \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

**ADOPTED** on second reading on the \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

ATTEST:

Village of Indiantown, Florida

\_\_\_\_\_  
LaRhonda McBride  
Village Clerk

\_\_\_\_\_  
Susan Gibbs Thomas  
Mayor

REVIEWED FOR FORM  
AND CORRECTNESS:

\_\_\_\_\_  
Wade C. Vose, Esq.  
Village Attorney

## Exhibit "A"

### **Legal Description**

#### PARCEL 1:

A PARCEL OF LAND LYING IN SECTION 2 AND 3, TOWNSHIP 40 SOUTH, RANGE 39 EAST, AND LYING IN SECTION 35, TOWNSHIP 39 SOUTH, RANGE 39 EAST, MARTIN COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE NORTHERLY RIGHT OF WAY LINE OF ST. LUCIE CANAL AS SHOWN ON RIGHT OF WAY MAP RECORDED IN PLAT BOOK 10, PAGE 84, PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA, SAID POINT LYING 60.00 FEET EAST OF THE WEST LINE OF SECTION 3, TOWNSHIP 40 SOUTH, RANGE 39 EAST, AS MEASURED AT RIGHT ANGLES; THENCE NORTH 00°39'38" WEST ALONG A LINE 60.00 FEET EAST OF AND PARALLEL WITH SAID WEST LINE OF SECTION 3, AS MEASURED AT RIGHT ANGLES, A DISTANCE OF 80.44 FEET TO THE SOUTHERLY LINE OF A PARCEL HAVING IDENTIFICATION NUMBER 03-40-39-000-000-00031-0 AS RECORDED IN OFFICIAL RECORDS BOOK 3379, PAGE 2923, SAID SOUTHERLY LINE BEING 75.00 FEET NORTHERLY OF AND PARALLEL WITH THE NORTH LINE OF SAID ST. LUCIE CANAL; THENCE NORTH 68°08'53" EAST ALONG SAID SOUTHERLY LINE OF SAID PARCEL, A DISTANCE OF 160.88 FEET TO A POINT ON THE EAST LINE OF A 150 FOOT EASEMENT RECORDED IN OFFICIAL RECORDS BOOK 170, PAGE 33, ALSO SAID LINE BEING 210.00 FEET EAST OF AND PARALLEL WITH THE WEST LINE OF SAID SECTION 3, AS MEASURED AT RIGHT ANGLES, ALSO SAID LINE BEING THE EASTERLY LINE OF SAID PARCEL 03-40-39-000-000-00031-0; THENCE NORTH 00°39'38" WEST ALONG SAID LINE, A DISTANCE OF 325.88 FEET TO A POINT; THENCE CONTINUE ALONG SAID LINE NORTH 00°17'57" EAST, A DISTANCE OF 130.86 FEET TO A POINT ON THE SOUTHERLY RIGHT OF WAY LINE OF COUNTY ROAD 726, ALSO KNOWN AS SW CITRUS BOULEVARD, (A VARIABLE WIDTH RIGHT OF WAY), AS SHOWN IN PLAT BOOK 9, PAGE 6, PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA, SAID LINE LYING 500.00 FEET NORTHERLY OF THE NORTH RIGHT OF WAY OF SAID ST. LUCIE CANAL, AS MEASURED AT RIGHT ANGLES; THENCE NORTH 68°08'53" EAST ALONG SAID SOUTHERLY RIGHT OF WAY LINE OF SW CITRUS BOULEVARD, A DISTANCE OF 8783.02 FEET TO A POINT ON THE WESTERLY LINE OF A 185 FOOT WIDE FLORIDA POWER AND LIGHT EASEMENT RECORDED IN DEED BOOK 97, PAGE 180; THENCE NORTH 34°24'47" WEST ALONG THE WESTERLY LINE OF SAID EASEMENT A DISTANCE OF 30.74 FEET TO A POINT, SAID POINT LYING 70.00 FEET

SOUTHERLY OF THE BASELINE OF SURVEY OF SECTION 890503-2601, CITRUS BOULEVARD, AS SHOWN ON THE STATE OF FLORIDA RIGHT OF WAY MAP RECORDED IN PLAT BOOK 9, PAGE 6; THENCE NORTH 68°08'53" EAST ALONG A LINE PARALLEL WITH AND 70.00 FEET SOUTHERLY OF SAID BASELINE OF SURVEY, A DISTANCE OF 189.54 FEET TO A POINT ON THE EASTERLY LINE OF SAID FLORIDA POWER AND LIGHT EASEMENT; THENCE SOUTH 34°24'47" EAST ALONG SAID FLORIDA POWER AND LIGHT EASEMENT, A DISTANCE OF 30.74 FEET TO A POINT ON THE SOUTHERLY RIGHT OF WAY LINE OF SAID SW CITRUS BOULEVARD; THENCE NORTH 68°08'53" EAST ALONG THE SOUTHERLY RIGHT OF WAY LINE OF SAID SW CITRUS BOULEVARD, A DISTANCE OF 1417.15 FEET TO A POINT, SAID POINT BEING ON THE WESTERLY LINE OF EASEMENT "NO. 4" RECORDED IN OFFICIAL RECORDS BOOK 170, PAGE 33; THENCE SOUTH 27°58'17" EAST ALONG SAID EASEMENT "NO.4", A DISTANCE OF 103.05 FEET TO A POINT, SAID POINT BEING THE INTERSECTION OF THE NORTHERLY LINE OF PARCEL "NO.833" RECORDED IN PLAT BOOK 10, PAGE 84, AND THE WESTERLY LINE OF SAID EASEMENT "NO.4"; THENCE SOUTH 68°09'54" WEST ALONG THE NORTHERLY LINE OF SAID PARCEL "NO.833", A DISTANCE OF 120.80 FEET TO A POINT ON THE WESTERLY LINE OF SAID PARCEL "NO.833"; THENCE SOUTH 21°51'07" EAST ALONG THE WESTERLY LINE OF SAID PARCEL "NO.833", A DISTANCE OF 397.57 FEET TO A POINT ON THE NORTHERLY RIGHT OF WAY LINE OF SAID ST. LUCIE CANAL; THENCE SOUTH 68°08'53" WEST ALONG SAID NORTHERLY RIGHT OF WAY LINE OF ST. LUCIE CANAL, A DISTANCE OF 5898.67 FEET TO A POINT ON THE EASTERLY LINE OF PARCEL "NO.826" AS SHOWN ON SAID ST. LUCIE CANAL RIGHT OF WAY MAP; THENCE NORTH 21°50'57" WEST A DISTANCE OF 398.43 FEET TO A POINT ON THE NORTHERLY LINE OF SAID PARCEL "NO.826"; THENCE SOUTH 68°09'03" WEST, A DISTANCE OF 399.62 FEET TO A POINT ON THE WESTERLY LINE OF SAID PARCEL "NO.826"; THENCE SOUTH 21°50'57" EAST. A DISTANCE OF 398.45 FEET TO A POINT ON THE NORTHERLY RIGHT OF WAY LINE SAID ST. LUCIE CANAL; THENCE SOUTH 68°08'53" WEST ALONG SAID RIGHT OF WAY LINE, A DISTANCE OF 4338.67 FEET TO THE POINT OF BEGINNING.

CONTAINING 5,059,780 +/- SQ.FT. (116.16 +/- ACRES)

Exhibit "B"

Subject Property



# Ad Preview

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,  
March 7, 2024, at 5:00 p.m. in the  
Village Council Chambers, 15516 SW  
Osceola Street, Suite C, Indiantown,  
Florida 34956 to consider the follow-  
ing agenda items:

1. ORDINANCE NO. 02-2024: AN  
ORDINANCE OF THE VILLAGE  
OF INDIANTOWN, FLORIDA,  
ANNEXING BY VOLUNTARY  
PETITION CERTAIN REAL PROP-  
ERTY TOTALING 116.16 ACRES IN  
SIZE, LOCATED AT SOUTH OF SW  
CITRUS BOULEVARD, NORTH OF  
SW KANNER HIGHWAY, AND  
IMMEDIATELY EAST OF THE  
EXISTING BOUNDARIES OF THE  
VILLAGE OF INDIANTOWN,  
PARCEL ID 03-40-39-000-00030-2,  
02-40-39-000-00050-9, AND 35-39-39-  
000-000-00040-4, WHICH PROPERTY  
IS CONTIGUOUS TO THE  
VILLAGE OF INDIANTOWN IN  
ACCORDANCE WITH THE VOLUN-  
TARY ANNEXATION PROVISIONS  
OF SECTION 171.04, FLORIDA  
STATUTES, AND OTHER  
CONTROLLING LAW; REDEFIN-  
ING THE BOUNDARIES OF THE  
VILLAGE OF INDIANTOWN TO  
INCLUDE SAID PROPERTY;  
PROVIDING FOR A LEGAL  
DESCRIPTION AND A MAP;  
PROVIDING FOR IMPLEMENTA-  
TION AND NOTICE TO APPRO-  
PRIATE AGENCIES; AND  
PROVIDING FOR FINDINGS,  
CONFLICTS, NON-CODIFICATION,  
SEVERABILITY AND AN EFFECTIVE  
DATE.

2. ORDINANCE NO. 03-2024: AN  
ORDINANCE OF THE VILLAGE  
OF INDIANTOWN, FLORIDA,  
PROVIDING FOR A LARGE-  
SCALE COINDIANTOWN  
PARCELTURE LAND USE MAP  
AMENDMENT CONCERNING  
REAL PROPERTY TOTALING  
116.16 ACRES IN SIZE, LOCATED  
SOUTH OF SW CITRUS BOULE-  
VARD, NORTH OF SW KANNER  
HIGHWAY, AND IMMEDIATELY  
EAST OF THE EXISTING BOUND-  
ARIES OF THE VILLAGE OF  
INDIANTOWN, PARCEL ID 03-40-  
39-000-00030-2, 02-40-39-000-000-  
00050-9, AND 35-39-39-000-000-00040-4  
FROM COUNTY RURAL DENSITY  
LAND USE DESIGNATION TO  
VILLAGE COMMERCIAL WATER-  
FRONT LAND USE DESIGNA-  
TION; AND PROVIDING FOR  
FINDINGS, SEVERABILITY,  
CONFLICTS, CODIFICATION, AND  
AN EFFECTIVE DATE.

3. ORDINANCE NO. 04-2024: AN  
ORDINANCE OF THE VILLAGE  
OF INDIANTOWN, FLORIDA,  
PROVIDING FOR THE REZONING  
OF CONCERNING REAL PROP-  
ERTY 116.16 ACRES IN SIZE,  
LOCATED SOUTH OF SW CITRUS  
BOULEVARD, NORTH OF SW  
KANNER HIGHWAY, AND IMME-  
DIATELY EAST OF THE EXIST-  
ING BOUNDARIES OF THE  
VILLAGE OF INDIANTOWN,  
PARCEL ID 03-40-39-000-00030-2,  
02-40-39-000-00050-9, AND 35-39-39-  
000-000-00040-4, FROM COUNTY A-2  
AGRICULTURAL ZONING  
DISTRICTS TO VILLAGE CANAL  
MIXED USE (CMU) ZONING  
DISTRICT; AND PROVIDING FOR  
FINDINGS, SEVERABILITY,  
CONFLICTS, CODIFICATION, AND  
AN EFFECTIVE DATE.

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 avail-  
able 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 Develop-  
ment Code.

Pursuant to the provisions of the  
Americans With Disabilities Act,  
any person requiring special accom-  
modations 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 assis-  
tance.

LaRhonda McBride,  
Village Clerk  
Published: February 26, 2024.  
TCN9861473



## MAILING/POSTING PUBLIC NOTICE AFFIDAVIT

Application No. 65 CPA-24-018 and RZ-24-019

Date of Planning, Zoning, and Appeals Board / Village Council Meeting: March 7, 2024.

Mailing Date: No less than 10 Days prior to the Public Hearing/Meeting: February 27, 2024.

In accordance with the requirements of Section 12-2 – General Requirements for Applications, of the Village of Indiantown, Florida, I Lucia Mendoza 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 February 26, 2024.

The sign(s) meet the criteria in Section 12-2 and was placed on SW 168<sup>th</sup> Ave.  
(2 signs, one North and one South of site)  
**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 February 28, 20 24, a date no later than the 7th day before the Public Hearing/Meeting.

15516 SW Osceola St. Indiantown, FL 34956  
772-597-9900 • [www.indiantownfl.gov](http://www.indiantownfl.gov)

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 28<sup>th</sup> day of February, 20 24.

Lucia Mendoza / Planning Assistant  
Signature of Applicant or Authorized Agent

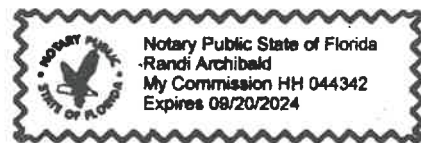
STATE OF FLORIDA:

COUNTY OF:

BEFORE ME, a Notary Public, on this day personally appeared Lucia Mendoza (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 28 day of Feb, 2024.

Notary Public in and for the State of Florida



STAFF USE:

RECEIVED

Date/Time submitted: FEB 28 2024 Verified by: R Archibald

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)

15516 SW Osceola St. Indiantown, FL 34956  
772-597-9900 • [www.indiantownfl.gov](http://www.indiantownfl.gov)



# NOTICE

## PUBLIC MEETING OF THE VILLAGE OF INDIANTOWN

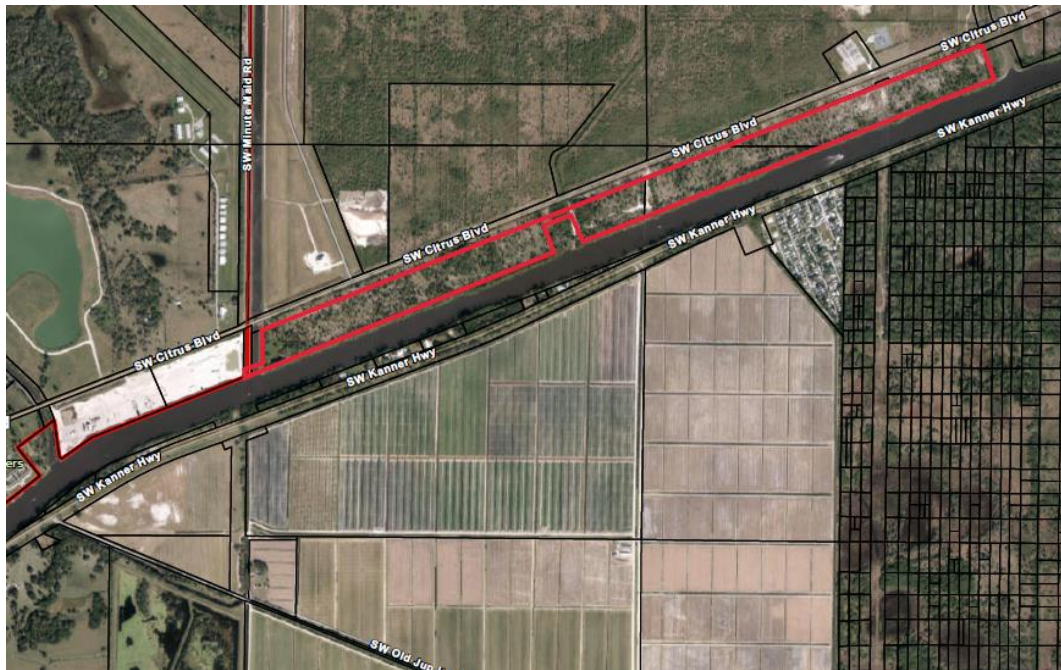
**PLANNING ZONING & APPEALS BOARD/LPA PUBLIC HEARING: MARCH 7, 2024 – 6:00 PM**

**VILLAGE COUNCIL PUBLIC HEARING: March 14, 2024 – 6:30 PM**

**LOCATION: COUNCIL CHAMBER, 15516 SW Osceola Street, Suite C, Indiantown, FL 34956**

CASE #'s:	ANX-24-008, CPA-24-009, RZ-24-010
CASE NAME:	Joseph W. Walsh Annexation
CASE TYPE:	Voluntary Annexation, Assign Village Land Use and Zoning Designations
APPLICANT:	Village of Indiantown
PROPERTY LOCATION:	Generally located South of SW Citrus Boulevard, North of SW Kanner Highway Parcels: 03-40-39-000-00-00030-2, 02-40-39-000-000-00050-9, and 35-39-39-000-000-00040-4.
REQUEST:	Applicant is requesting approval of Voluntary Annexation of three contiguous parcels of lands approximately 116.16+/- acres into the municipal boundaries of the Village of Indiantown, amending the official boundary map of the Village of Indiantown. Additionally, a Large- Scale Comprehensive Plan Amendment to the Future Land Use to Village Commercial Waterfront, and Village Canal Mixed Use Zoning District Designations.

**THIS NOTICE HAS BEEN SENT AS A COURTESY TO THE OWNERS/RESIDENTS OF PROPERTY LOCATED WITHIN 300 FEET OF THE PROPERTY IDENTIFIED IN THIS NOTICE.**



Interested parties may appear and be heard at the meeting regarding this public hearing. Information regarding the proposed request may be inspected by the public at: Village of Indiantown Community & Economic Development Department, 15516 SW Osceola Street, Suite B, Indiantown, FL 34956.

.....

**FOR QUESTIONS CONCERNING THIS PETITION, PLEASE CONTACT:  
Deanna Freeman 772-597-8269, COMMUNITY DEVELOPMENT DEPARTMENT**

IF A PERSON DECIDES TO APPEAL ANY DECISION MADE BY THE COUNCIL/BOARD, WITH RESPECT TO ANY MATTER CONSIDERED AT SUCH HEARING/MEETING, SUCH PERSON WILL NEED A RECORD OF THE PROCEEDINGS AND THAT, FOR THIS PURPOSE, SUCH PERSON 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, AND WHICH RECORD IS NOT PROVIDED BY THE VILLAGE OF INDIANTOWN. (FS 286.0105)

IN ACCORDANCE WITH THE "AMERICANS WITH DISABILITIES ACT", PERSONS NEEDING ASSISTANCE TO PARTICIPATE IN ANY OF THESE PROCEEDINGS MAY CONTACT THE CLERK OF THE COUNCIL/BOARD (LISTED BELOW) THREE (3) DAYS PRIOR TO THE MEETING. (FS 286.26)  
**LaRhonda McBride/Phone: 772-597- 8294**  
**Village of Indiantown/City Clerk/15516 SW Osceola Street, Suite B, Indiantown, FL 34956**



# Walsh & Indiantown Property Holdings, LLC

Large-Scale Comprehensive Plan Amendment

No. CPA 24-009

Village of Indiantown, Florida

PZAB Meeting 3-7-2024

# Applicant Request

Applicant request by Joseph W. Walsh & Indiantown Property Holdings, LLC for approval of approval of a large-scale comprehensive plan amendment for the 116.16-acre subject property from Rural Density future land use designation to Commercial Waterfront future land use designation.





# Property Location

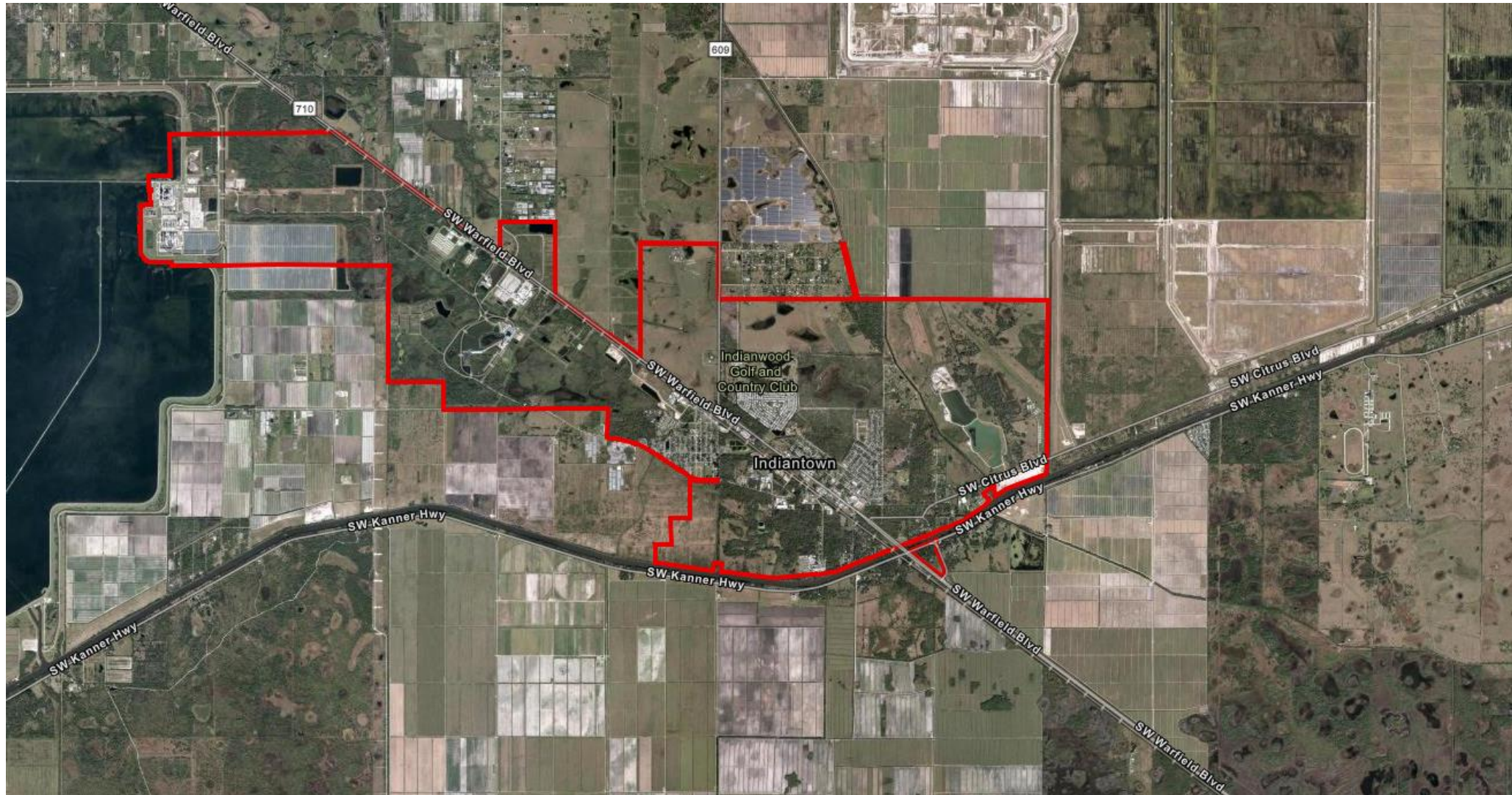
Location: south of SW Citrus Blvd.  
north of SW Kanner Highway and  
east of the existing Village of  
Indiantown municipal boundary.

PCN: 03-40-39-000-000-00030-2  
02-40-39-000-000-00050-9  
35-39-39-000-000-00040-4

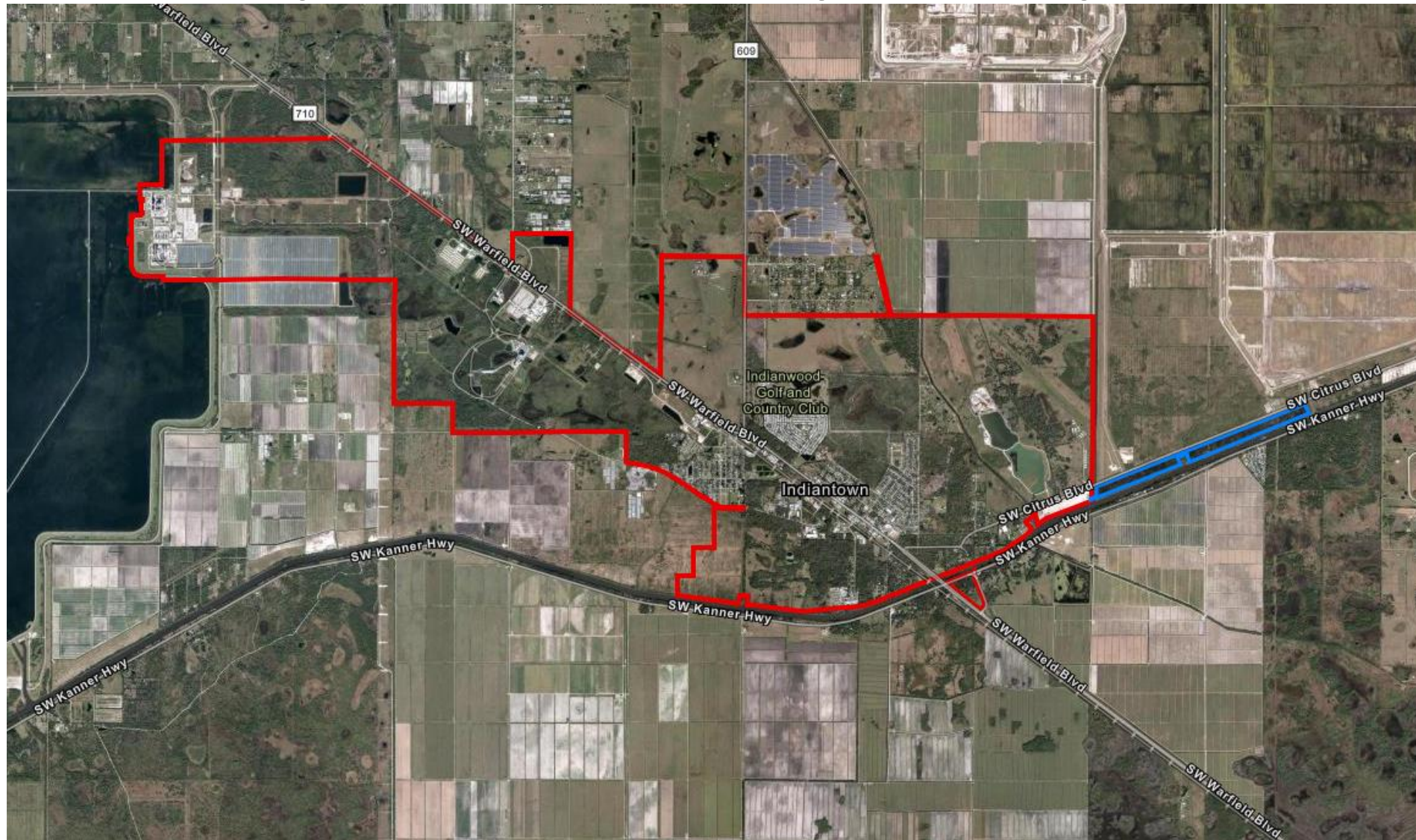
Acreage: 116.16-acres



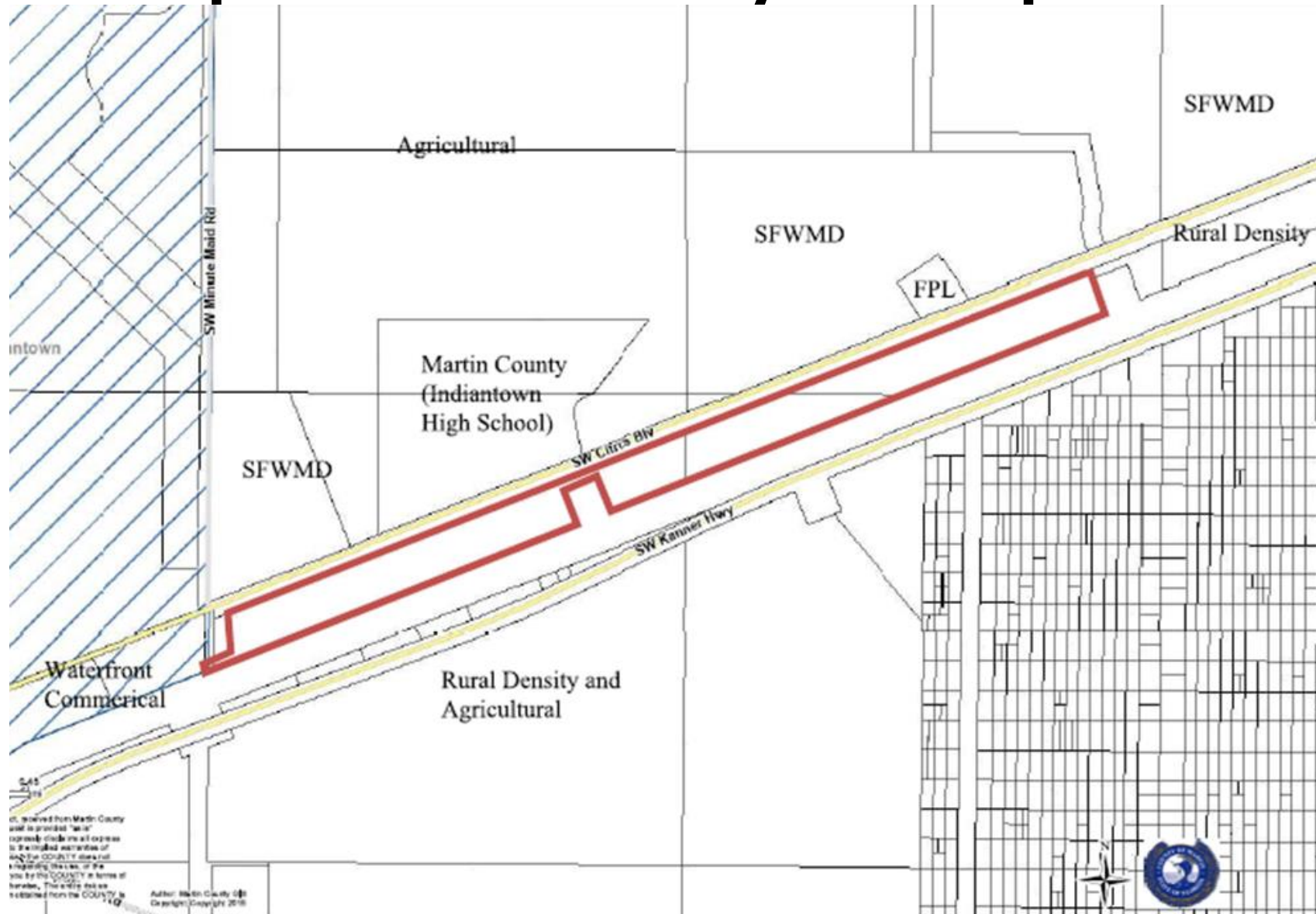
# Municipal Boundary - Existing



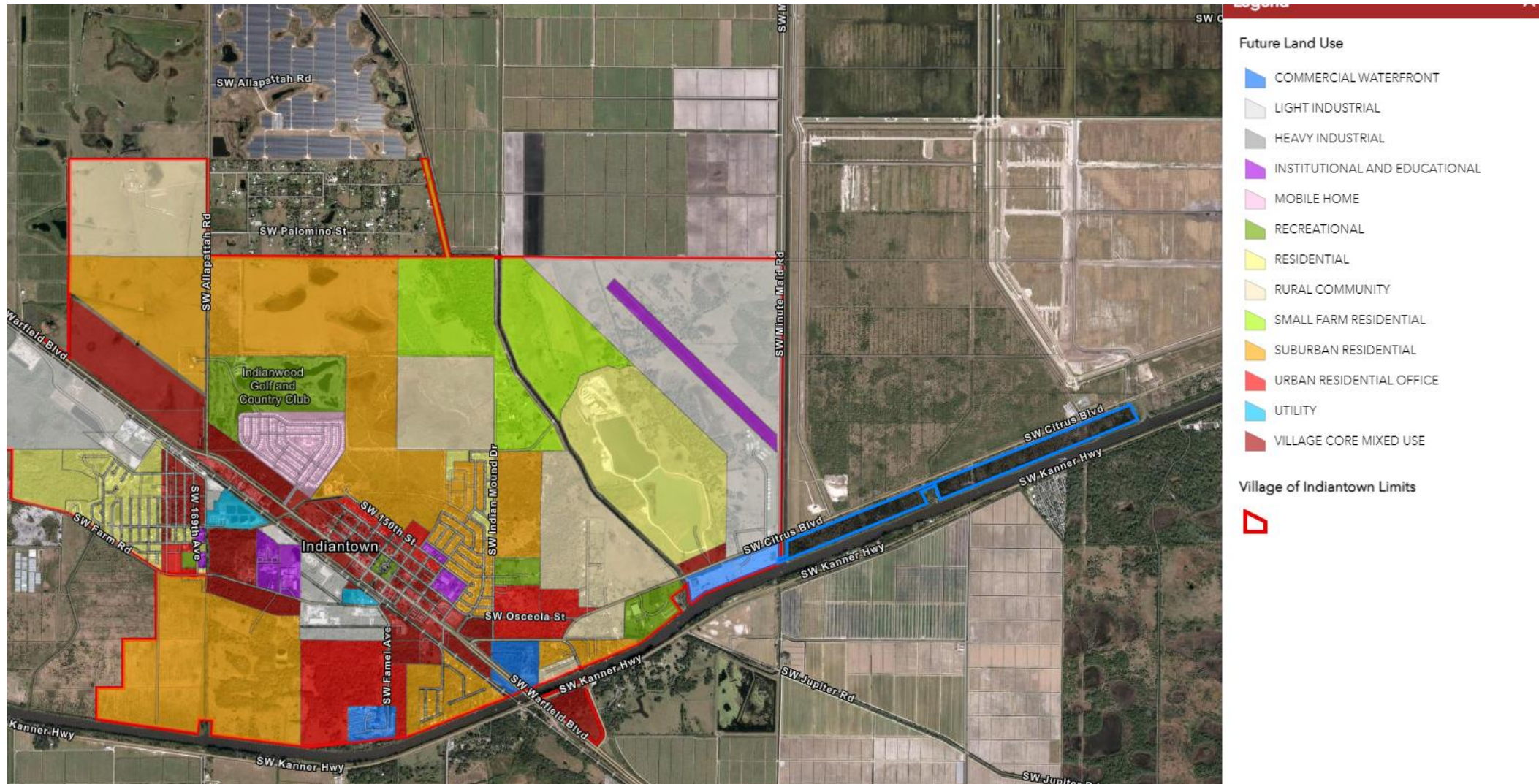
# Municipal Boundary - Proposed



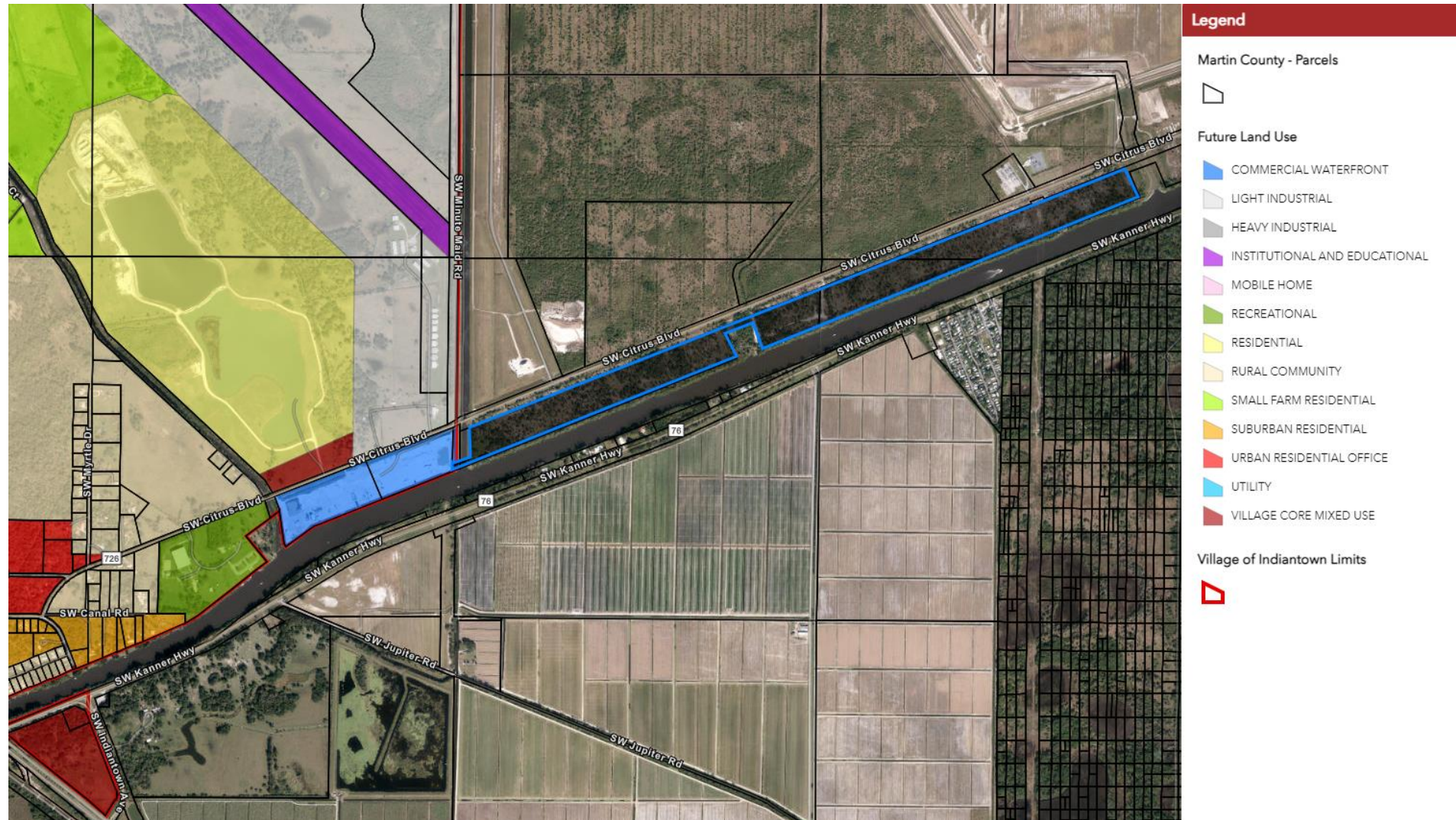
# Municipal Boundary - Proposed



# Existing Land Use - Village



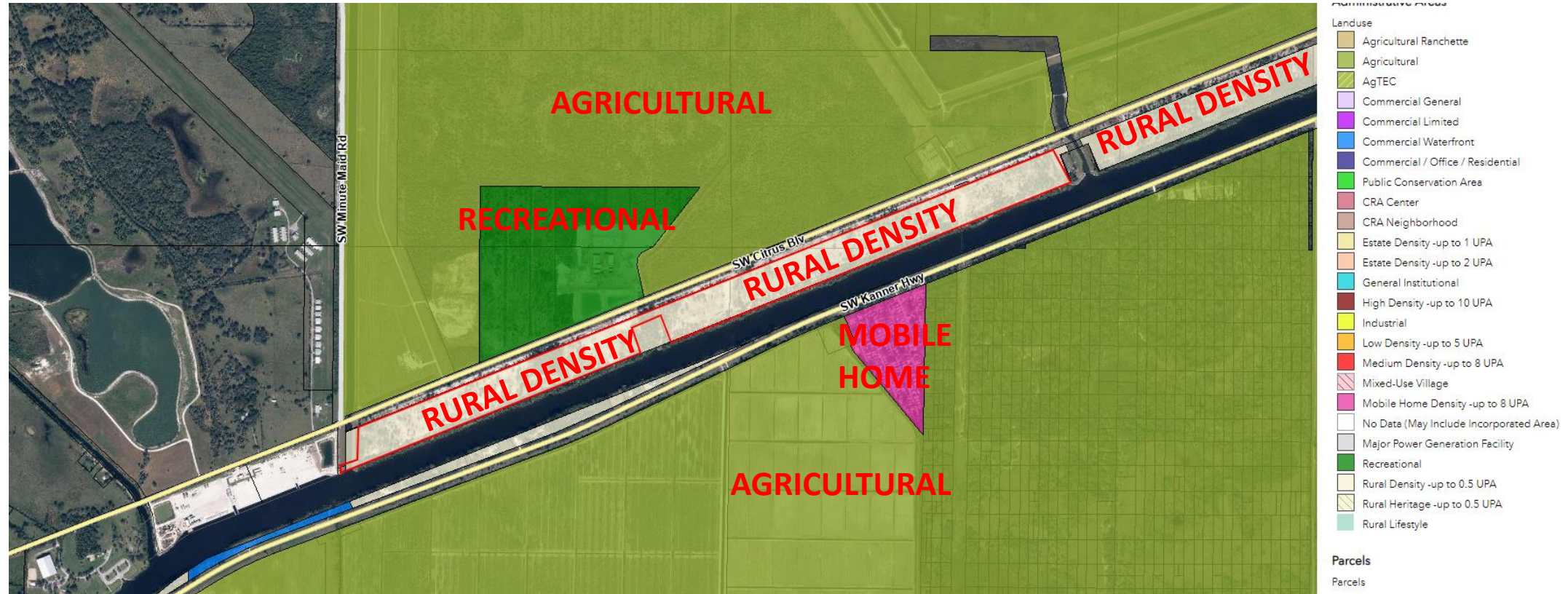
# Existing Land Use – Village



# Existing Land Use – Martin County



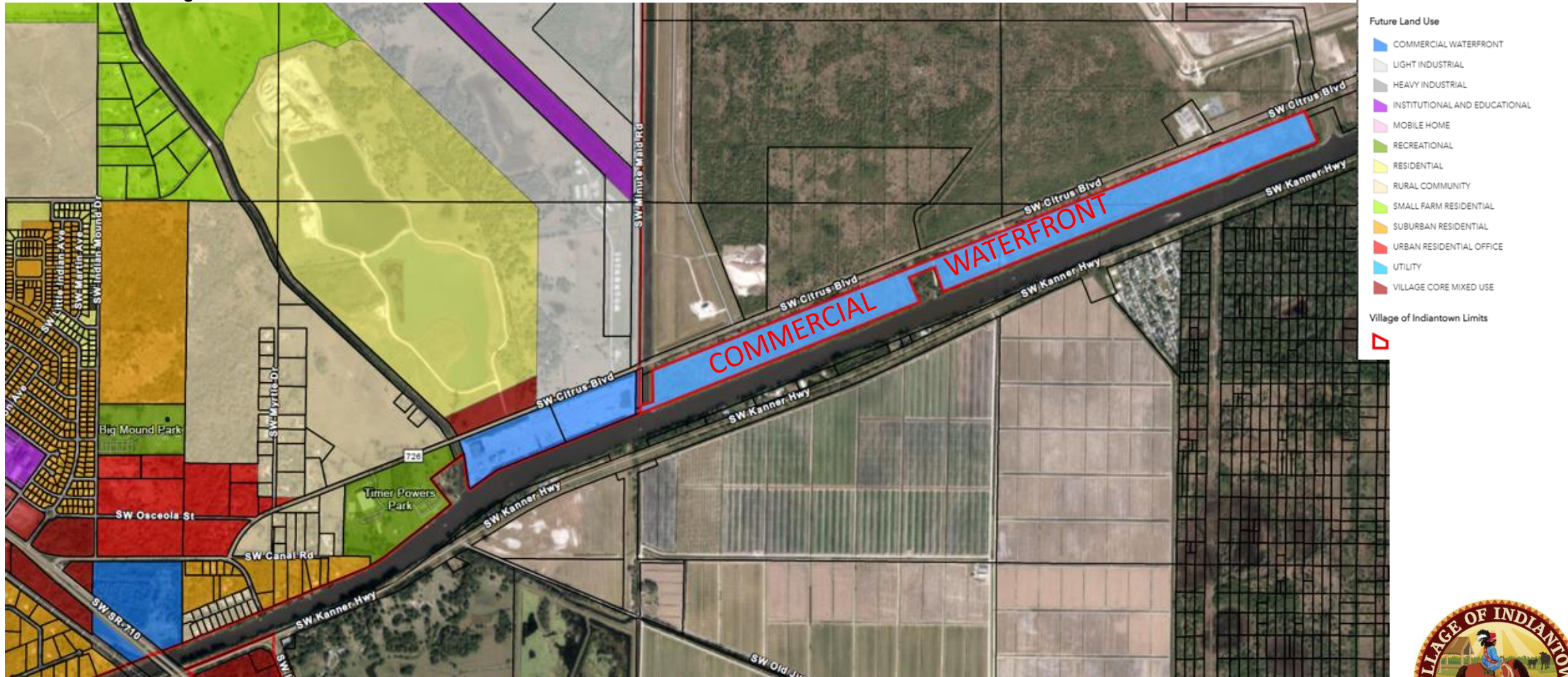
# Existing Land Use – Martin County



## Rural Density



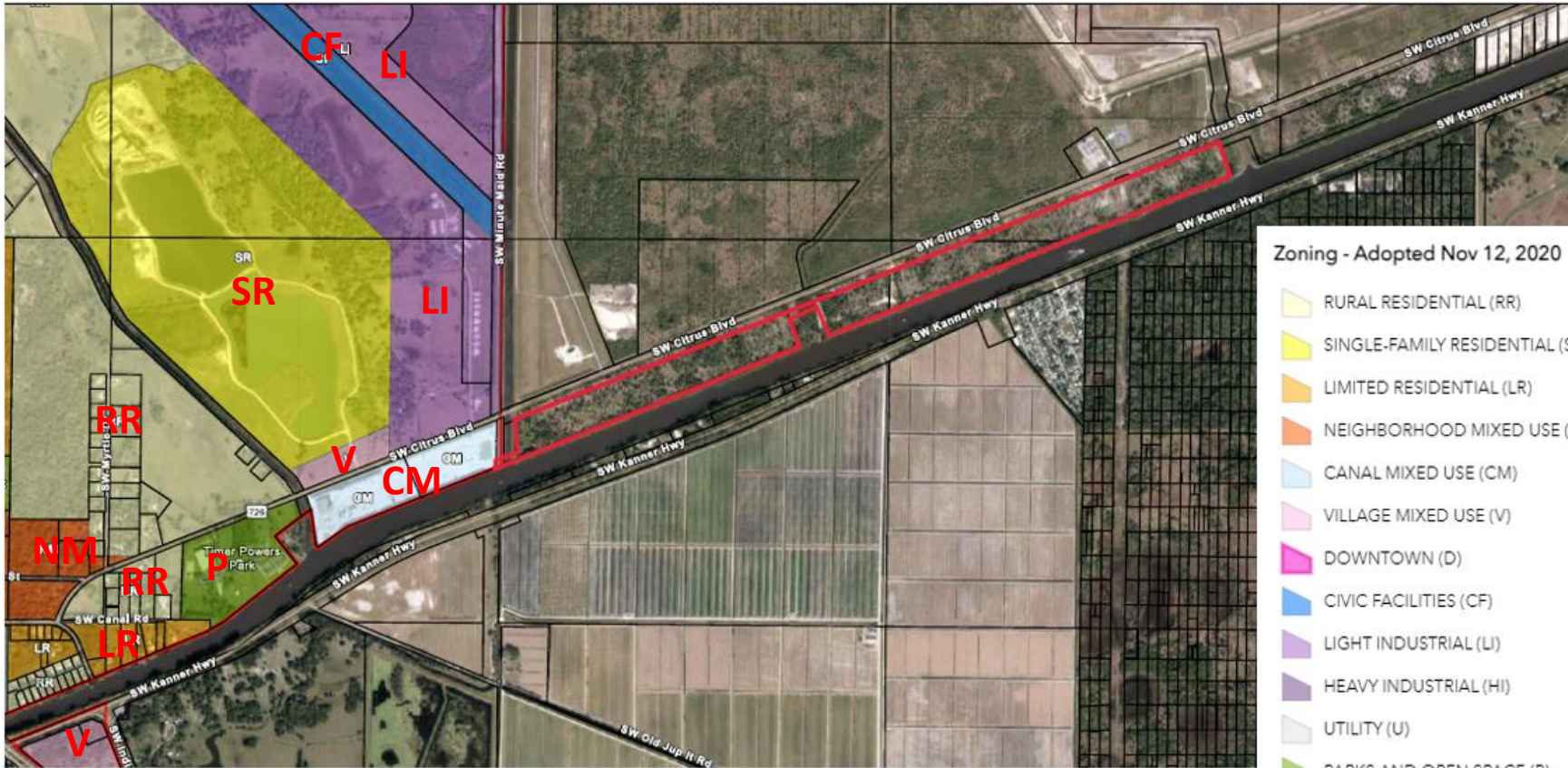
# Proposed Land Use



## Commercial Waterfront



# Existing Zoning – Village of Indiantown



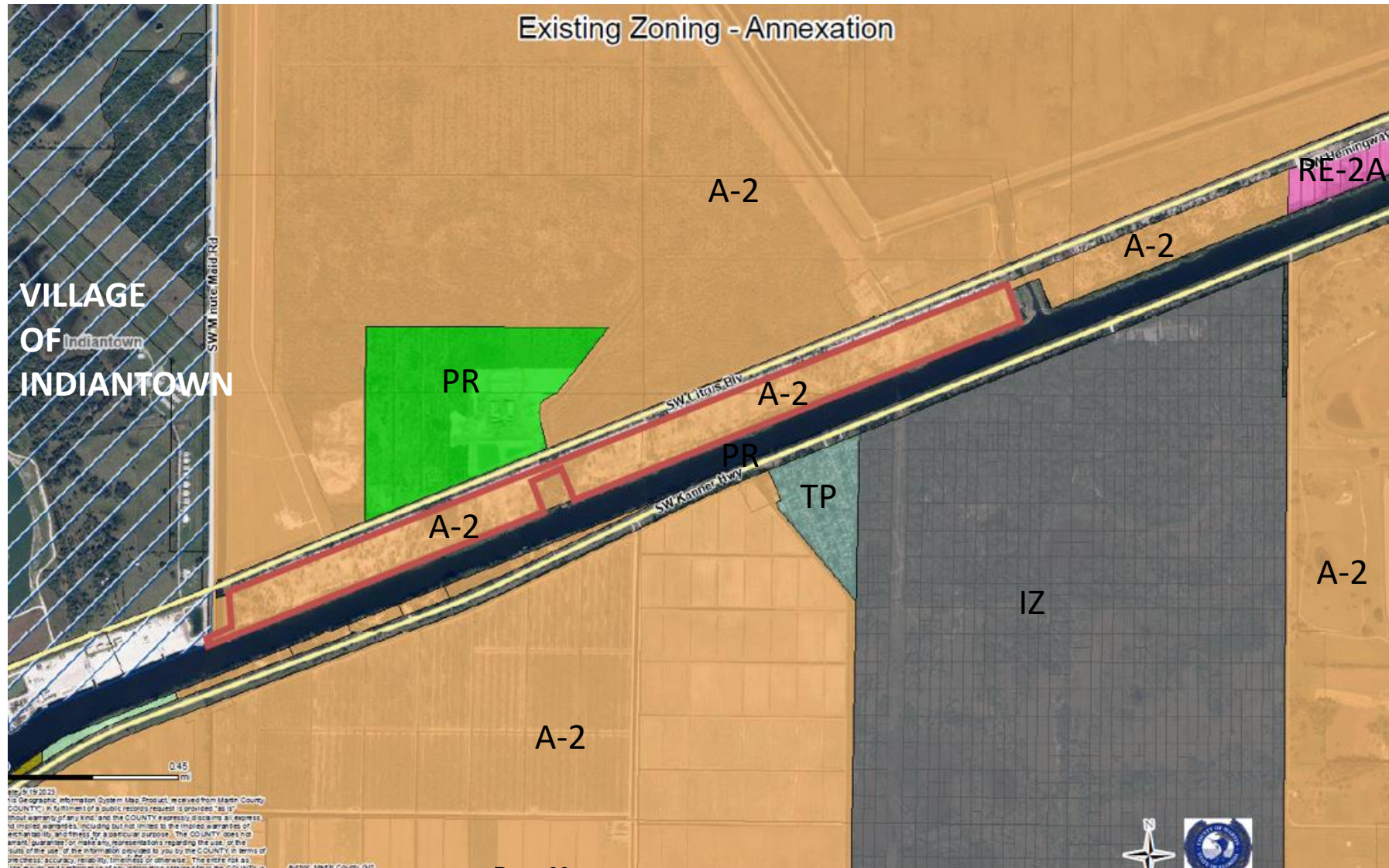
Zoning - Adopted Nov 12, 2020

- RURAL RESIDENTIAL (RR)
- SINGLE-FAMILY RESIDENTIAL (SR)
- LIMITED RESIDENTIAL (LR)
- NEIGHBORHOOD MIXED USE (NM)
- CANAL MIXED USE (CM)
- VILLAGE MIXED USE (V)
- DOWNTOWN (D)
- CIVIC FACILITIES (CF)
- LIGHT INDUSTRIAL (LI)
- HEAVY INDUSTRIAL (HI)
- UTILITY (U)
- PARKS AND OPEN SPACE (P)

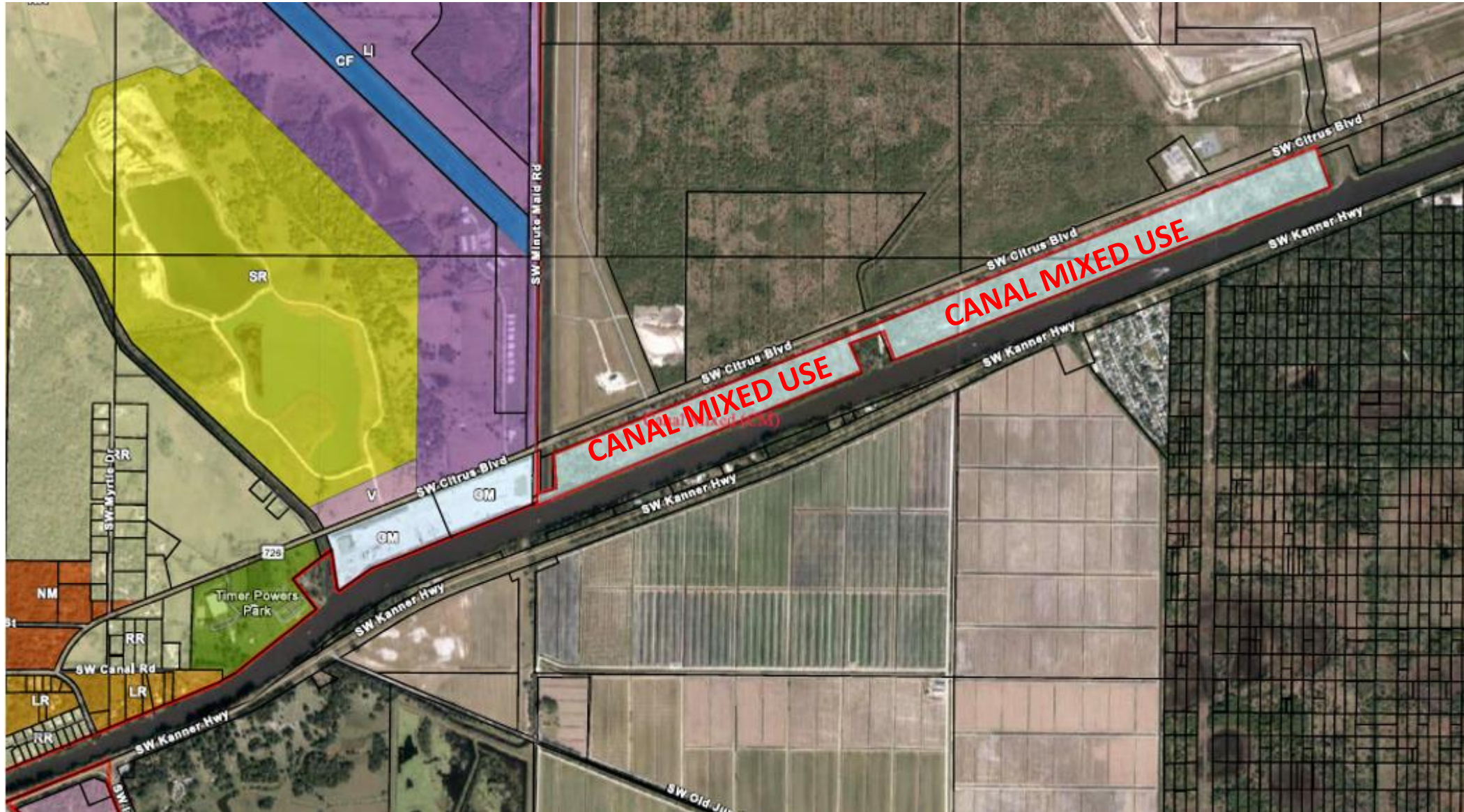
- Golden Gate Redevelopment Zoning District
- HB-1 (Limited Business)
- HB-1A (Hotel & Motel)
- HB-1AA (Hotel & Motel)
- HI (Heavy Industrial District)
- HR-1 (Single-family Residential District)
- HR-1A (Single-family Residential District)
- HR-2 (Multi-Family Residential)
- HR-2A (Multi-Family Dwelling)
- Hobe Sound Redevelopment Zoning District
- IZ - Interim Zoning



# Existing Zoning – Martin County



# Proposed Zoning

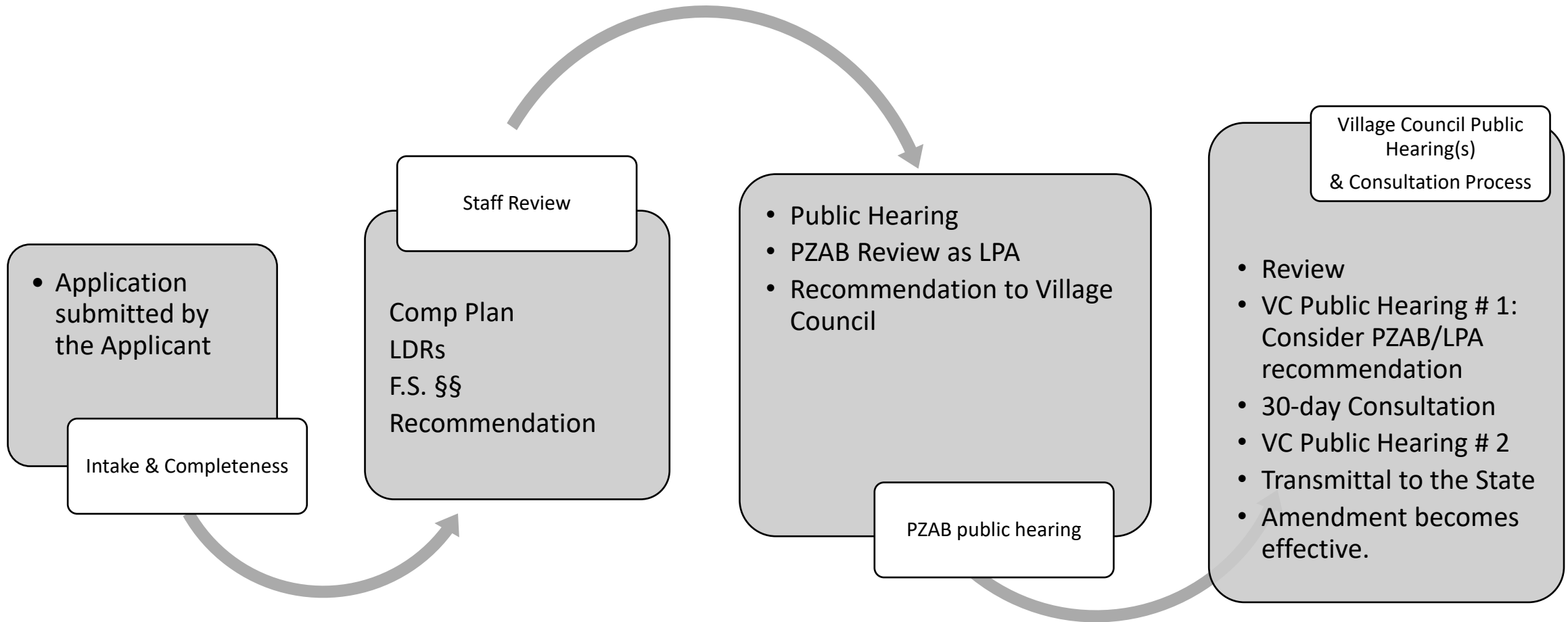




Direction	Future Land Use	Zoning	Existing Use
Site:	Rural Density	A-2	Vacant
North:	Agricultural Recreational Agricultural	A-2 PR A-2	SFWMD lands – Agricultural Indiantown Highschool FP&L
East:	Rural Density	RE-2A	Vacant lands
South:	St. Lucie Canal Commercial Waterfront Rural Density Mobile Home Agricultural	St. Lucie Canal WGC A-2 TP A-2	St. Lucie Canal St. Lucie Canal Corp, Warehouse Distribution Terminal Single family homes St Lucie Village Mobile Homes Vacant/cropland
West:	Rural Density Commercial Waterfront	A-2 Canal Mixed Use	SFWMD - Water Indiantown Marine Services



# Large-Scale CPA Review Process





# Large Scale CPA Review

## **Approval Evaluation Criteria**

This application was reviewed for compliance with the Village Land Development Regulations (LDRs). Submittal requirements for a Comprehensive Plan map amendment are included in Sec. 12-4. (3). The Applicant has satisfied the requirements of the LDR provisions. Pursuant to Sec. 12-4. – Comprehensive Plan text and map amendments and subsection (4) Procedure and Florida State Statue F.S. §§ 163.3184 as a Large-scale comprehensive plan amendment.



# Large Scale CPA Recommendations

**Village Staff recommends** approval of Application No. CPA-24-009 for the Large-Scale Comprehensive Plan amendment to change the future land use map from Rural Density to Commercial Waterfront. A recommendation is required from the PZAB, ahead of consideration before the Village Council as two separate public hearings, and consultation with third parties in accordance with the 2023 Florida Statutes ss.163.3184. and LDR Sec. 12-4. Comprehensive Plan text and map amendments.



# QUESTIONS?

**VILLAGE OF INDIANTOWN, FLORIDA  
AGENDA MEMORANDUM**

MEETING DATE: March 7, 2024

MEETING TYPE: Regular Meeting

AGENDA ITEM TITLE: Application No. RZ-24-010 Order granting a request to Rezone real property totaling 116-16-acres in size, south of SW Citrus Boulevard, north of SW Kanner Highway, from A-2 Agricultural zoning district to the Canal Mixed Use zoning district for Joseph W. Walsh & Indiantown Property Holdings, LLC.

SUMMARY OF ITEM: Joseph W. Walsh & Indiantown Property Holdings, LLC, (“Applicants”) are seeking a recommendation of approval from the Planning, Zoning and Appeals Board (“PZAB”) to rezone the subject property from A-2, Agricultural to Canal Mixed Use pursuant to Land Development Regulation Sec. 12-6. – Rezoning.

FISCAL IMPACT STATEMENT: N/A

RECOMMENDATION: Village Staff recommend approval of the Rezoning Application RZ-24-010.

PREPARED BY: Deanna Freeman, Community Development Director      DATE: 2/27/2024

**ATTACHMENTS:**

**Description**

PZAB Staff Report

Ordinance No. XX-2024

Mailing Notice Affidavit

Public Notice Advertisement

Presentation



## Village of Indiantown Planning, Zoning & Appeals Board Staff Report

<b><u>Application Number</u></b>	RZ-24010 (Joseph W. Walsh & Indiantown Property Holdings, LLC Rezoning Application)
<b><u>Hearing Date</u></b>	March 2024
<b><u>Property Owner/ Applicant</u></b>	Joseph W. Walsh & Indiantown Property Holdings, LLC
<b><u>Applicant Representative</u></b>	Tyson Waters, Esq. Fox McCluskey, 3461 SE Willoughby Blvd. Stuart, FL 34994
<b><u>Village Coordinator</u></b>	Deanna Freeman, Community & Economic Development Director
<b><u>Village Reviewers</u></b>	Deanna Freeman, Community & Economic Development Director Tom Jensen, P.E., Kimley-Horn, Inc. Patrick Nolan, Public Works & Utilities Director Wade Vose, Village Attorney
<b><u>Applicant Request</u></b>	

APPLICATION No. RZ-24010, REQUEST FOR THE REZONING CONCERNING REAL PROPERTY 116.16 ACRES IN SIZE, LOCATED SOUTH OF SW CITRUS BOULEVARD, NORTH OF SW KANNER HIGHWAY, AND IMMEDIATELY EAST OF THE EXISTING BOUNDARIES OF THE VILLAGE OF INDIANTOWN, FROM A-2, AGRICULTURAL ZONING DISTRICT TO CANAL MIXED USE ZONING DISTRICT.

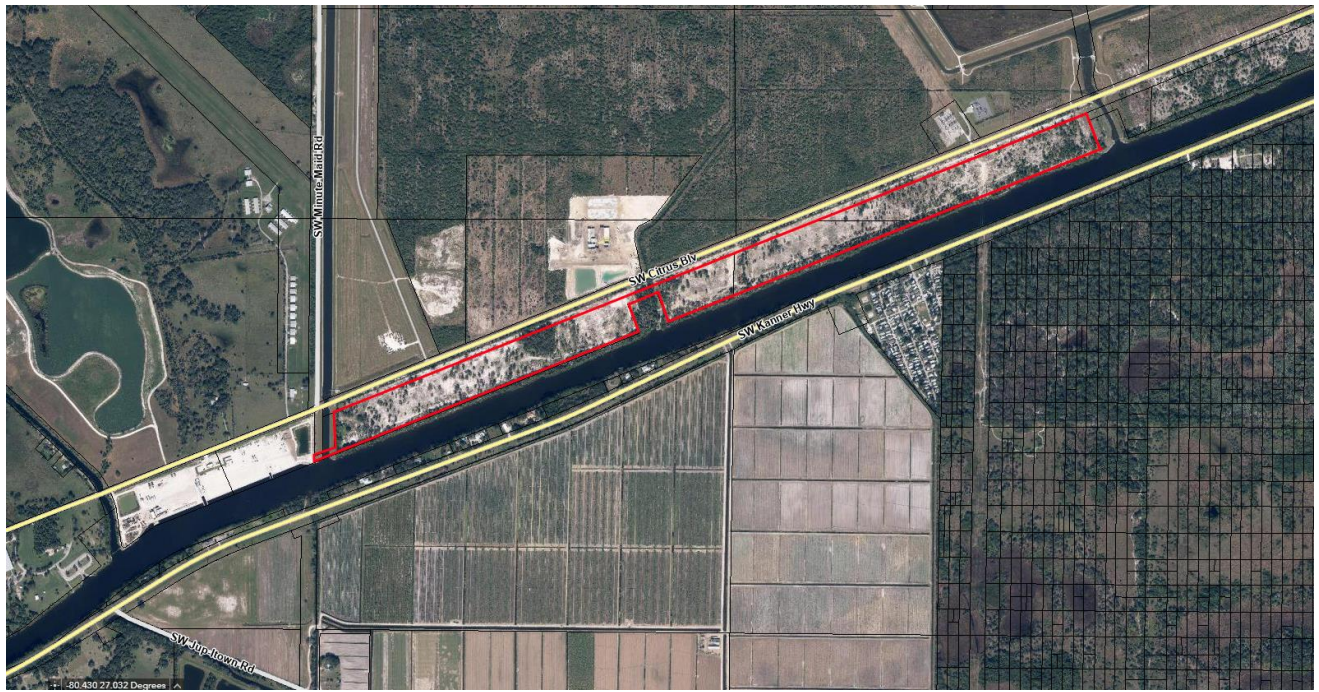
Joseph W. Walsh & Indiantown Property Holdings, LLC, ("Applicant") are seeking a recommendation of approval from the Planning, Zoning and Appeals Board ("PZAB")

to rezone the subject property from A-2, Agricultural to Canal Mixed Use pursuant to Land Development Regulation Sec. 12-6. – Rezoning. There are concurrent requests for a Voluntary Annexation into the Village and a Large-Scale comprehensive Plan Amendment, both separate staff reports and agenda items.

### **Property Information**

**Location:** The approximately 116.16-acre subject property is located south of SW Citrus Boulevard, north of SW Kanner Highway, and immediately east of the existing boundaries of the Village of Indiantown.

### **Location Map:**



**Parcel ID Numbers:** 03-40-39-000-000-00030-2  
02-40-39-000-000-00050-9  
35-39-39-000-000-00040-4

### **Legal Description:**

PARCEL 1:

A PARCEL OF LAND LYING IN SECTION 2 AND 3, TOWNSHIP 40 SOUTH, RANGE 39 EAST, AND LYING IN SECTION 35, TOWNSHIP 39 SOUTH, RANGE 39 EAST, MARTIN COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE NORTHERLY RIGHT OF WAY LINE OF ST. LUCIE CANAL AS SHOWN ON RIGHT OF WAY MAP RECORDED IN PLAT BOOK 10, PAGE 84, PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA, SAID POINT LYING 60.00 FEET EAST OF THE WEST LINE OF SECTION 3, TOWNSHIP 40 SOUTH, RANGE 39 EAST, AS MEASURED AT RIGHT ANGLES; THENCE NORTH 00°39'38" WEST ALONG A LINE 60.00 FEET EAST OF AND PARALLEL WITH SAID WEST LINE OF SECTION 3, AS MEASURED AT RIGHT ANGLES, A DISTANCE OF 80.44 FEET TO THE SOUTHERLY LINE OF A PARCEL HAVING IDENTIFICATION NUMBER 03-40-39-000-000-00031-0 AS RECORDED IN OFFICIAL RECORDS BOOK 3379, PAGE 2923, SAID SOUTHERLY LINE BEING 75.00 FEET NORTHERLY OF AND PARALLEL WITH THE NORTH LINE OF SAID ST. LUCIE CANAL; THENCE NORTH 68°08'53" EAST ALONG SAID SOUTHERLY LINE OF SAID PARCEL, A DISTANCE OF 160.88 FEET TO A POINT ON THE EAST LINE OF A 150 FOOT EASEMENT RECORDED IN OFFICIAL RECORDS BOOK 170, PAGE 33, ALSO SAID LINE BEING 210.00 FEET EAST OF AND PARALLEL WITH THE WEST LINE OF SAID SECTION 3, AS MEASURED AT RIGHT ANGLES, ALSO SAID LINE BEING THE EASTERLY LINE OF SAID PARCEL 03-40-39-000-000-00031-0; THENCE NORTH 00°39'38" WEST ALONG SAID LINE, A DISTANCE OF 325.88 FEET TO A POINT; THENCE CONTINUE ALONG SAID LINE NORTH 00°17'57" EAST, A DISTANCE OF 130.86 FEET TO A POINT ON THE SOUTHERLY RIGHT OF WAY LINE OF COUNTY ROAD 726, ALSO KNOWN AS SW CITRUS BOULEVARD, (A VARIABLE WIDTH RIGHT OF WAY), AS SHOWN IN PLAT BOOK 9, PAGE 6, PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA, SAID LINE LYING 500.00 FEET NORTHERLY OF THE NORTH RIGHT OF WAY OF SAID ST. LUCIE CANAL, AS MEASURED AT RIGHT ANGLES; THENCE NORTH 68°08'53" EAST ALONG SAID SOUTHERLY RIGHT OF WAY LINE OF SW CITRUS BOULEVARD, A DISTANCE OF 8783.02 FEET TO A POINT ON THE WESTERLY LINE OF A 185 FOOT WIDE FLORIDA POWER AND LIGHT EASEMENT RECORDED IN DEED BOOK 97, PAGE 180; THENCE NORTH 34°24'47" WEST ALONG THE WESTERLY LINE OF SAID EASEMENT A DISTANCE OF 30.74 FEET TO A POINT, SAID POINT LYING 70.00 FEET SOUTHERLY OF THE BASELINE OF SURVEY OF SECTION 890503-2601, CITRUS BOULEVARD, AS SHOWN ON THE STATE OF FLORIDA RIGHT OF WAY MAP RECORDED IN PLAT BOOK 9, PAGE 6; THENCE NORTH 68°08'53" EAST ALONG A LINE PARALLEL WITH AND 70.00 FEET SOUTHERLY OF SAID BASELINE OF SURVEY, A DISTANCE OF 189.54 FEET TO A POINT ON THE EASTERLY LINE OF SAID FLORIDA POWER AND LIGHT EASEMENT; THENCE SOUTH 34°24'47" EAST ALONG SAID FLORIDA POWER AND LIGHT EASEMENT, A DISTANCE OF 30.74 FEET TO A POINT ON THE SOUTHERLY RIGHT OF WAY LINE OF SAID SW CITRUS BOULEVARD; THENCE NORTH 68°08'53" EAST ALONG THE SOUTHERLY RIGHT OF WAY LINE OF SAID SW CITRUS BOULEVARD, A DISTANCE OF 1417.15 FEET TO A POINT, SAID POINT BEING ON THE WESTERLY LINE OF EASEMENT "NO. 4" RECORDED IN OFFICIAL RECORDS BOOK 170, PAGE 33; THENCE SOUTH 27°58'17" EAST ALONG SAID EASEMENT "NO.4", A DISTANCE OF 103.05 FEET TO A POINT, SAID POINT BEING THE INTERSECTION OF THE NORTHERLY LINE OF PARCEL "NO.833" RECORDED IN PLAT BOOK 10, PAGE 84, AND THE WESTERLY LINE OF SAID EASEMENT "NO.4"; THENCE SOUTH 68°09'54" WEST ALONG THE NORTHERLY LINE OF SAID PARCEL "NO.833", A DISTANCE OF 120.80 FEET TO A POINT ON THE WESTERLY LINE OF SAID PARCEL "NO.833"; THENCE SOUTH 21°51'07" EAST ALONG THE WESTERLY LINE OF SAID PARCEL "NO.833", A DISTANCE OF 397.57 FEET TO A POINT ON THE NORTHERLY RIGHT OF WAY LINE OF SAID ST. LUCIE CANAL; THENCE SOUTH 68°08'53" WEST ALONG SAID NORTHERLY RIGHT OF WAY LINE OF ST. LUCIE

CANAL, A DISTANCE OF 5898.67 FEET TO A POINT ON THE EASTERLY LINE OF PARCEL "NO.826" AS SHOWN ON SAID ST. LUCIE CANAL RIGHT OF WAY MAP; THENCE NORTH 21°50'57" WEST A DISTANCE OF 398.43 FEET TO A POINT ON THE NORTHERLY LINE OF SAID PARCEL "NO.826"; THENCE SOUTH 68°09'03" WEST, A DISTANCE OF 399.62 FEET TO A POINT ON THE WESTERLY LINE OF SAID PARCEL "NO.826"; THENCE SOUTH 21°50'57" EAST. A DISTANCE OF 398.45 FEET TO A POINT ON THE NORTHERLY RIGHT OF WAY LINE SAID ST. LUCIE CANAL; THENCE SOUTH 68°08'53" WEST ALONG SAID RIGHT OF WAY LINE, A DISTANCE OF 4338.67 FEET TO THE POINT OF BEGINNING.

CONTAINING 5,059,780 +/- SQ.FT. (116.16 +/- ACRES)

**Background:** The application was received for completeness review determination by the Village November 16, 2023, deemed complete November 20, 2023. This request requires review and recommendation by the Development Review Colleagues (DRC), a recommendation by the PZAB as a public hearing, and the review and decision making by the Village Council at two separate public hearings ahead of the draft Ordinance being signed and recorded.

**Application Materials Submittals Include:**

1. Cover Letter.
2. General Development application.
3. Boundary Surveys.
4. Narrative & Justification Statement.
5. Description of Surrounding Properties & Uses.
6. Maps.
7. Deeds.
8. Legal Description.
9. Exhibits.

**Approval Evaluation Criteria**

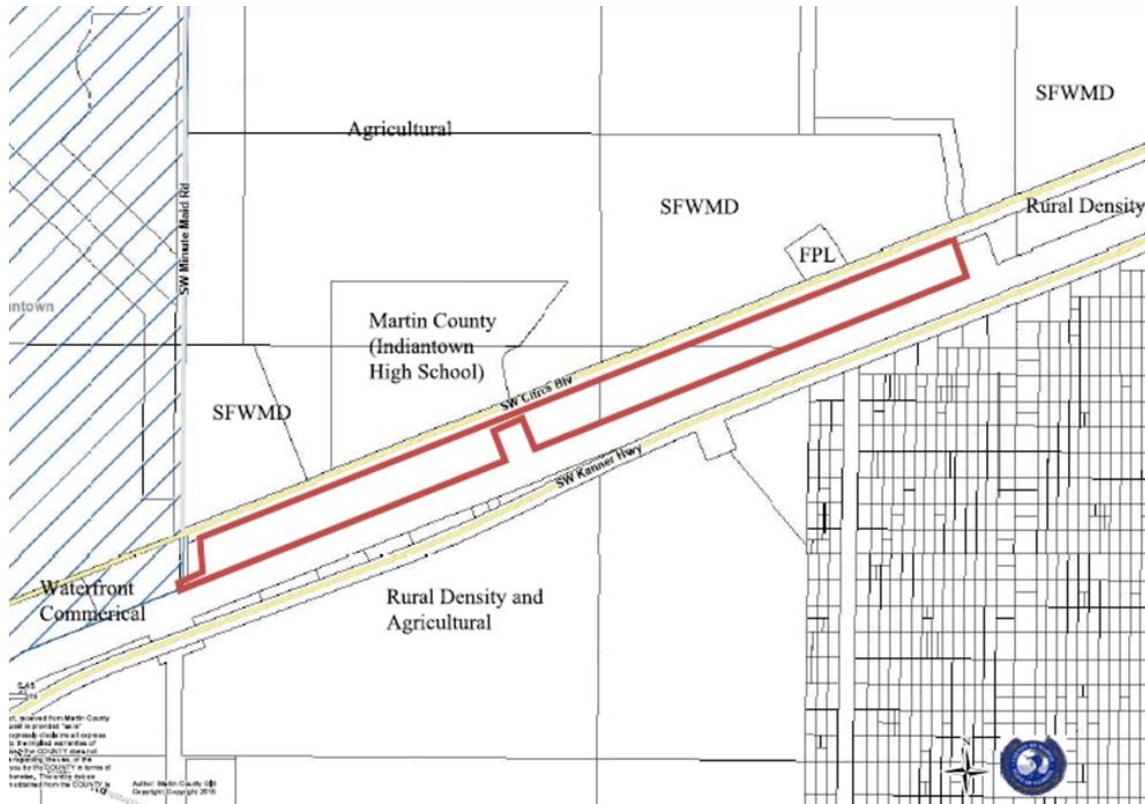
Pursuant to Sec. 12-6. – Rezoning, the Applicant has filed an application to rezone the property in accordance with this Section. Subsection 12-6 (5) outlines the Approval Criteria for rezoning.

**Subject Property Parcel Size:** 116.16-acres +/-

**Parcel Ownership:** The property is owned by Joseph w. Walsh & Indiantown Property Holdings, LLC as joint applicants for the Zoning Change for three contiguous parcels.

**Current Use:** The property is vacant, with no building structures, improved roads or other developed features located on the site.

## Municipal Boundary Map:



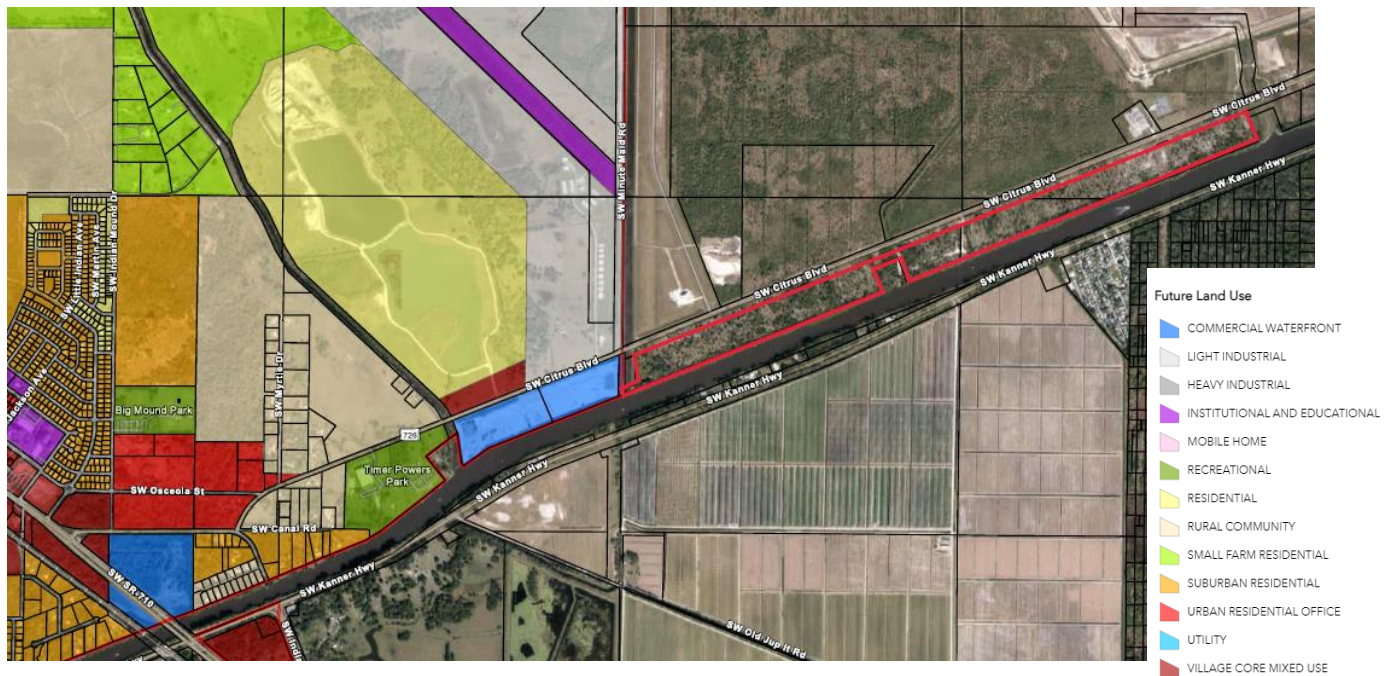
## Future Land Use & Zoning

The subject property has a Martin County Future Land Use designation of Rural Density and a zoning district designation of A-2, Agriculture. The current land use and zoning district designation are inconsistent. Any development on the vacant subject property triggering a development application would require a mandatory rezoning from A-2, Agriculture to RE-2A, Rural Estate District, consistent with the Rural Density Future Land Use designation. The applicant is requesting a Voluntary Annexation into the Village of Indiantown, and a concurrent Large-Scale future land use amendment to Commercial Waterfront, consistent with property west of the subject property. A request to change the zoning from A-2, Agriculture to Canal Mixed Use zoning district is consistent with the proposed future land use map amendment and voluntary annexation.

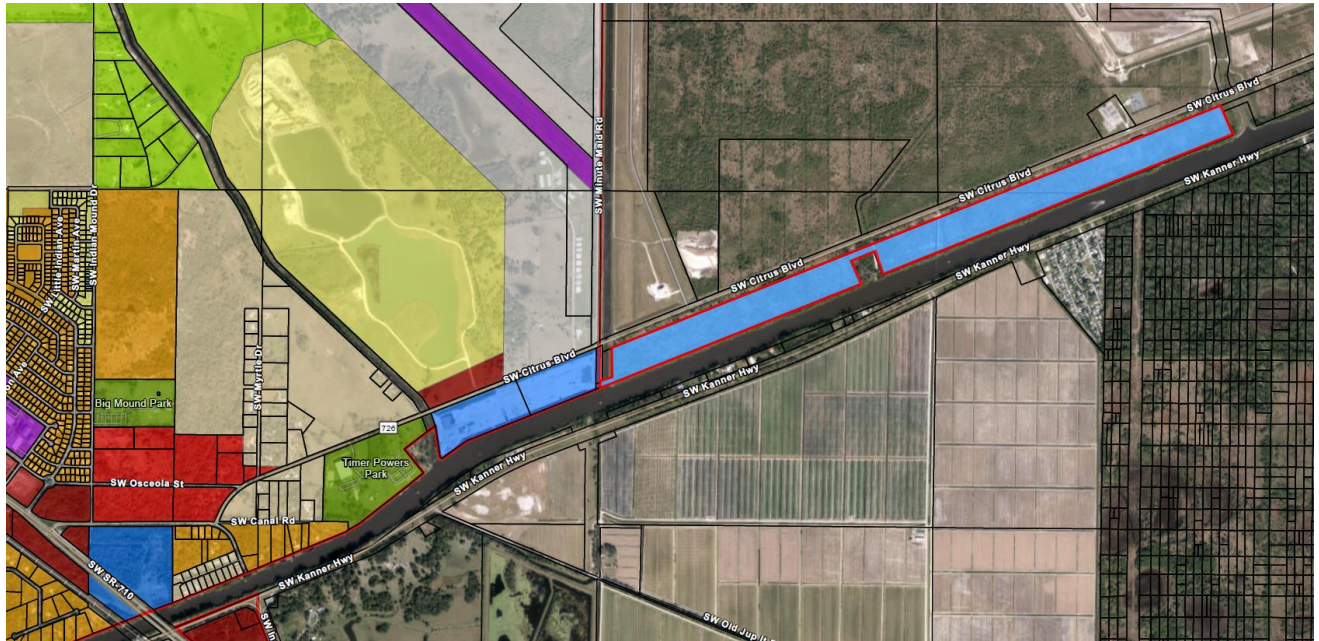
## Current Future Land Use Martin County: Rural Density



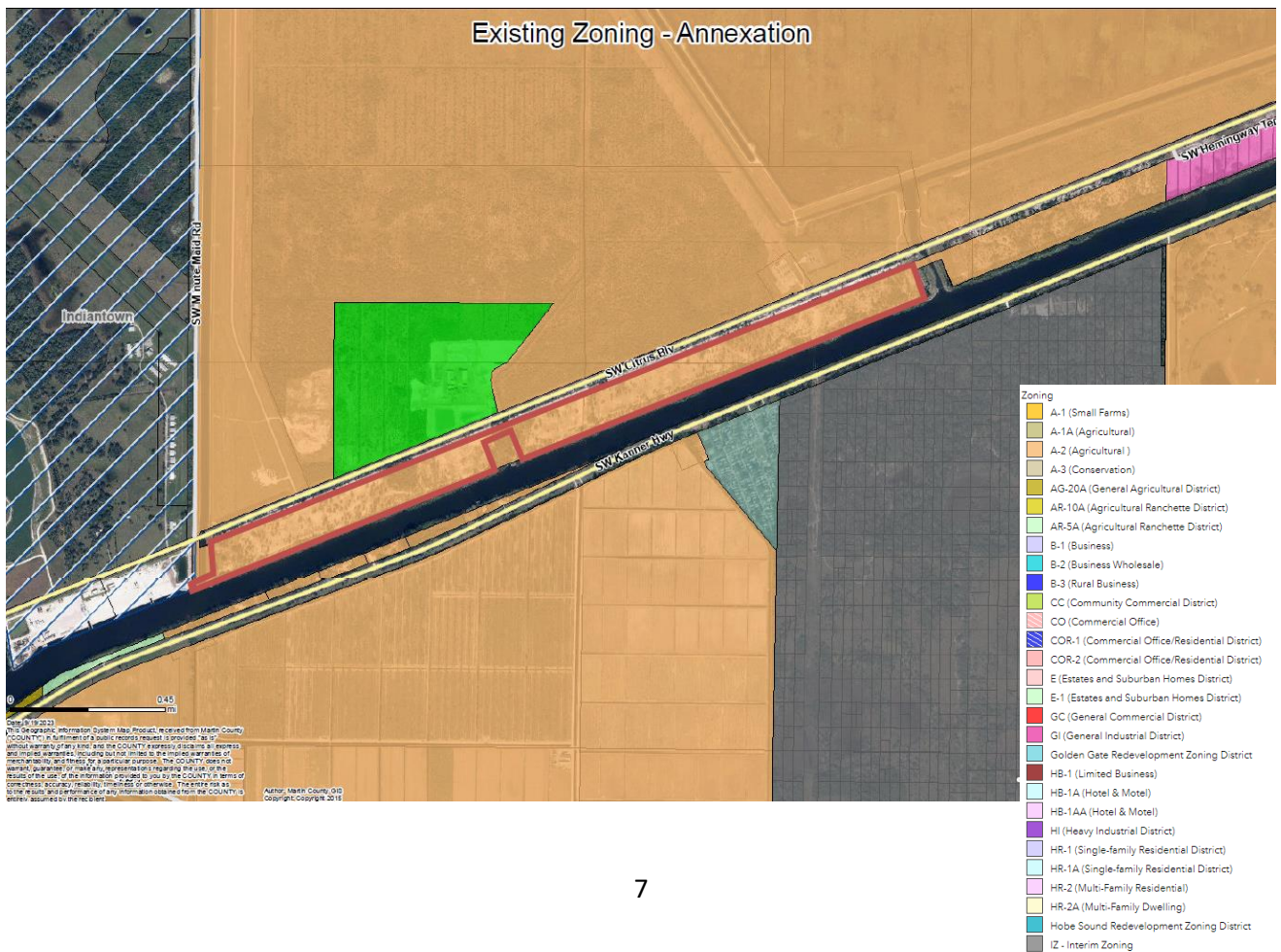
## Current Future Land Use Map Village of Indiantown



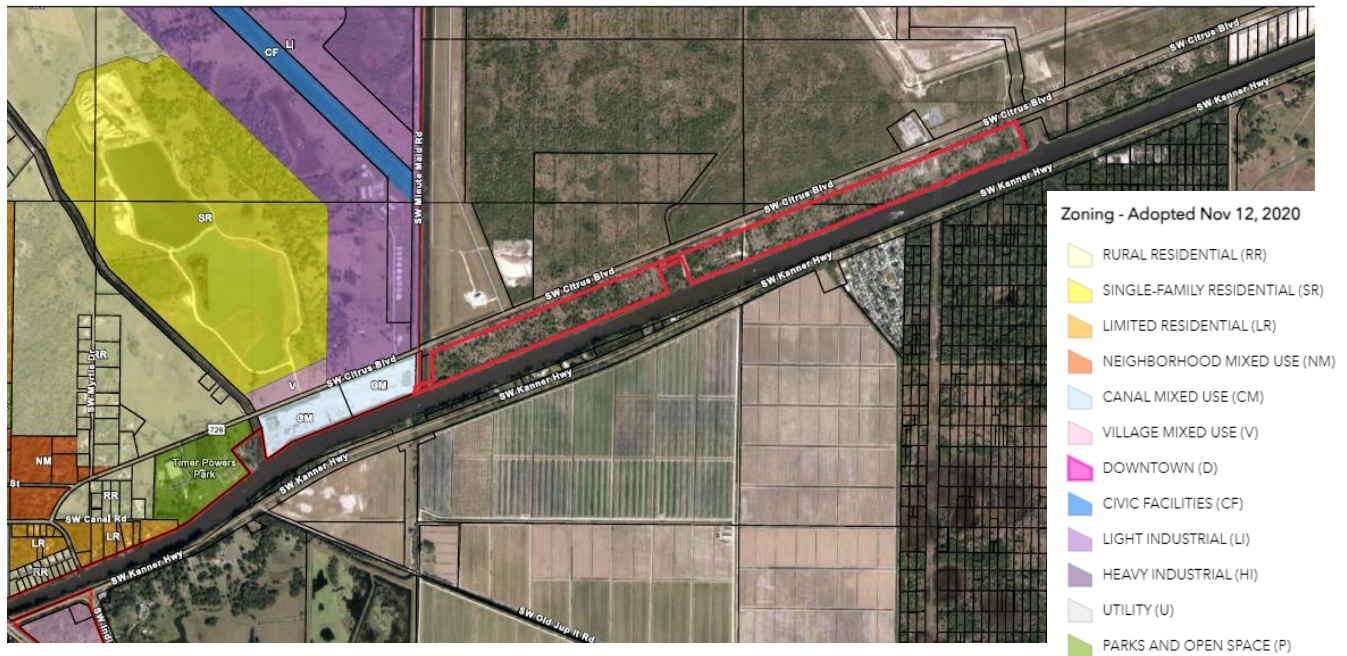
## Proposed Future Land Use: Commercial Waterfront



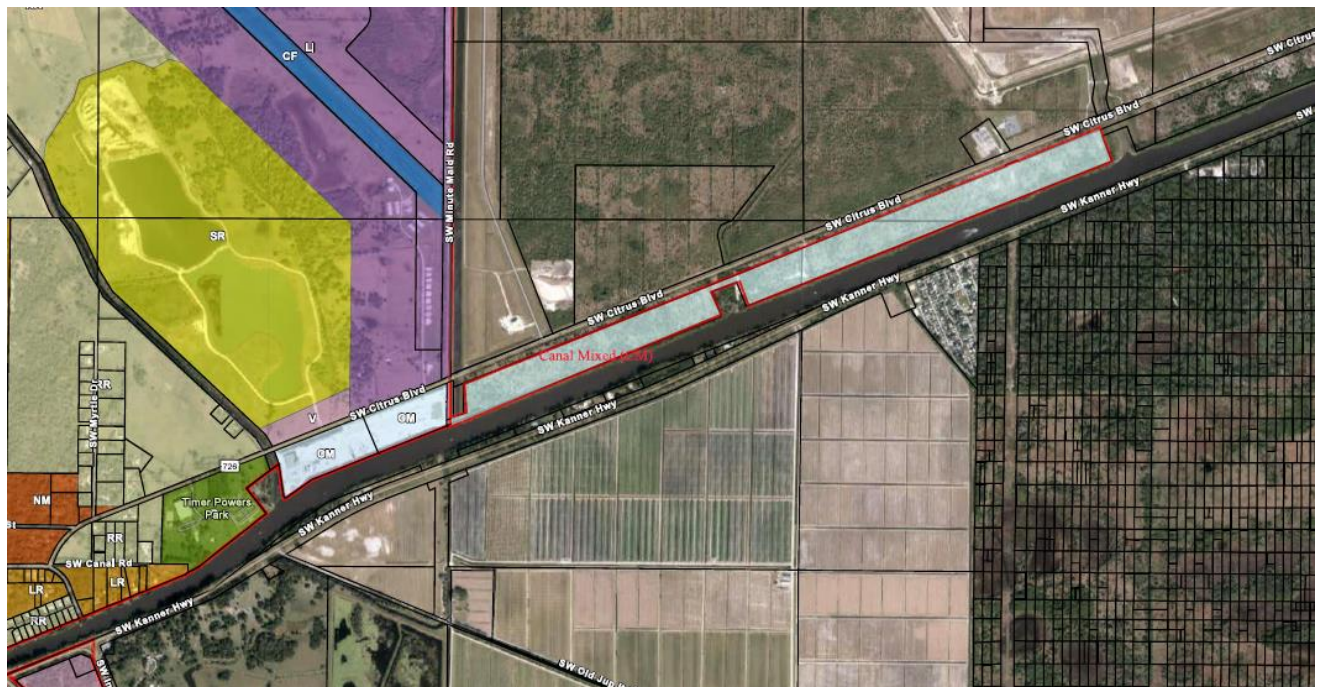
## Current Zoning Martin County: A-2, Agricultural



## Current Zoning Map Village of Indiantown



## Proposed Zoning: Canal Mixed Use



## **Staff Analysis**

### **Surrounding Land Use, Zoning & Existing Use:**

An overview of established development patterns within proximity to the subject property includes lands immediately north having been developed to accommodate the newly constructed Indiantown High School, located on the north side of SW Citrus Boulevard.

To the west is the Village of Indiantown municipal boundary with property contiguous and abutting the subject property. Lands to the immediate west consist of the established Indiantown Marine Services facility, located on a 38 +/- acre property offering servicing and storage of vessels, daily dockage, workspace, and storage space at the existing facility.

Northwest of the Indiantown Marine Center property includes the Indiantown Airport, property with multiple storage hangars associated with the airport with a Light Industrial land use and zoning district designation and vacant lands with a Village Core Mixed Use land use and Village Core zoning district designation. Further north, on the opposite side of SW Citrus Boulevard, lands are owned by South Florida Water Management District with an Agricultural land use and A-2 Agricultural zoning district designation. Land owned by Martin County to the north has a Recreational future land use and Public Recreational zoning district, with the Indiantown Highschool situated on part of the property.

The following table provides a more detailed breakdown of existing use, land use and zoning of properties within proximity to the subject property.

<b>Direction</b>	<b>Future Land Use</b>	<b>Zoning</b>	<b>Existing Use</b>
Site:	Rural Density	A-2	Vacant
North:	Agricultural Recreational Agricultural	A-2 PR A-2	SFWMD lands – Agricultural Indiantown Highschool FP&L
East:	Rural Density	RE-2A, Rural Estate District	Vacant 2+/- acre lots

Direction	Future Land Use	Zoning	Existing Use
South:	St. Lucie Canal	St. Lucie Canal	St. Lucie Canal
	Commercial Waterfront	WGC	St. Lucie Canal Corp, Warehouse Distribution Terminal
	Rural Density	A-2	Single family homes
	Mobile Home	TP	St Lucie Village Mobile Homes
	Agricultural	A-2	Agricultural Lands
West:	Rural Density	A-2	SFWMD - Water
	Commercial Waterfront	Canal Mixed Use	Indiantown Marine Services

### **Approval Evaluation Criteria**

Pursuant to Sec. 12-6. – Rezoning, the Applicant has filed an application to rezone the property in accordance with this Section. Subsection 12-6 (5) outlines the Approval Criteria for a request to rezone a property.

The following criteria is used in deciding regarding approval or disapproval of a rezoning application:

**a. The proposed rezone is consistent with goals, objectives, and policies of the Comprehensive Plan.**

Staff Response: The proposed request to rezone to Canal Mixed Use (CM) is consistent with the goals, objectives, and policies of the Comprehensive Plan. Canal Mixed Use is consistent with the concurrent proposal for a Large-Scale Comprehensive Plan amendment to a Commercial Waterfront future land use designation.

**b. The proposed zoning district is compatible with the surrounding area's zoning designation(s) and existing uses.**

Staff Response: The request to amend the future land use to Commercial Waterfront and a concurrent zoning designation to Canal Mixed Use zoning district is consistent

with the established development patterns, land use and zoning district designation for an existing Indiantown Marine Center located to the west. Any development of the subject property will be subject to demonstrating compliance with all applicable Land Development Regulations (LDRs) at the time of site plan review.

**c. The subject property is physically suitable for the uses permitted in the proposed district.**

Staff Response: The property measures 116.16-acres +/-, is served by SW Citrus Boulevard, a minor arterial road, and north of SW Kanner Highway, as a major arterial roadway. The size of the subject property and location with existing frontage to deep water along the St. Lucie Canal is an important component in considering suitability of the uses permitted on property with a Canal Mixed Use zoning district. Accommodating water-dependent uses permitted for property with a Canal Mixed Use zoning district, offers an extension to existing established marine industries to the immediate west of the subject property. Although residential use is permitted such a proposal would be required to be considered as part of a mixed-use project.

**Staff Recommendation**

Village Staff recommend approval of the zoning change from A-2, Agricultural District to Canal Mixed Use zoning district designation. Such a request is consistent with the concurrent Large-Scale Comprehensive Plan Amendment to change the land use from Rural Density to Commercial Waterfront.

A recommendation is required from the PZAB, ahead of consideration before the Village Council as two separate public hearings.

**Attachments**

Attachment A – Application Materials.  
Attachment B – Draft Resolution with Legal Description.  
Attachment C – Public Notice Ad.

**VILLAGE OF INDIANTOWN, FLORIDA**

**ORDINANCE NO. 04-2024**

**AN ORDINANCE OF THE VILLAGE OF INDIANTOWN, FLORIDA, PROVIDING FOR THE REZONING OF REAL PROPERTY 116.16 ACRES IN SIZE, LOCATED SOUTH OF SW CITRUS BOULEVARD, NORTH OF SW KANNER HIGHWAY, AND IMMEDIATELY EAST OF THE EXISTING BOUNDARIES OF THE VILLAGE OF INDIANTOWN, PARCEL ID, 03-40-39-000-00000030-2, 02-40-39-000-000-000050-9, AND 35-39-39-000-000-000040-4, FROM COUNTY A-2, AGRICULTURAL ZONING DISTRICTS TO VILLAGE CANAL MIXED USE (CMU) ZONING DISTRICT; AND PROVIDING FOR FINDINGS, SEVERABILITY, CONFLICTS, CODIFICATION, AND AN EFFECTIVE DATE.**

**WHEREAS**, Joseph W. Walsh and Indiantown Property Holdings, LLC, owners of the property described and depicted in Exhibit "A" and Exhibit "B" attached hereto ("Subject Property"), have petitioned the Village of Indiantown to rezone the Subject Property from the current County A-2, Agricultural zoning district to the Village Canal Mixed Use (CMU) zoning district; and

**WHEREAS**, Village planning staff has reviewed and recommended approval of the proposed rezoning to the Planning, Zoning & Appeals Board and Village Council; and

**WHEREAS**, Village planning staff's report concerning the proposed rezoning, related agenda memoranda and materials, and the application for the proposed rezoning, are hereby adopted and incorporated herein; and

**WHEREAS**, the Planning, Zoning & Appeals Board held a duly advertised public hearing on March 7, 2024, to consider the proposed rezoning, and thereafter recommended approval of the proposed rezoning to the Village Council; and

**WHEREAS**, the Village Council has conducted duly advertised public hearings concerning the proposed rezoning of the Subject Property; and

**WHEREAS**, the Village Council finds that the Village has complied with all the requirements of applicable law, including the Village Land Development Regulations and the Village Comprehensive Plan, and that the adoption of the proposed rezoning is in the best interests of the health, peace, safety, and general welfare of the residents, businesses, and property owners of the Village of Indiantown.

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

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

**SECTION 2. AMENDMENT OF OFFICIAL ZONING MAP.** The Subject Property is hereby rezoned from the County A-2 Agricultural zoning district to the Village Canal Mixed Use (CMU) zoning district, and the Village of Indiantown Official Zoning Map is hereby amended to reflect such rezoning.

**SECTION 3. SEVERABILITY.** The provisions of this Ordinance are deemed severable. In the event that any word(s), phrase(s), portion(s), sub-sub-section(s), sub-section(s), or section(s) of this Ordinance is for any reason whatsoever held to be invalid, illegal, unconstitutional, contrary to law, or against public policy, by any court, administrative agency, or other body with competent jurisdiction, such word(s), phrase(s), portion(s), sub-sub-section(s), sub-section(s), or section(s) of this Ordinance shall be null and void, and shall be deemed severed, and a separate, distinct, and independent provision from the remaining provisions of this Ordinance, and such holding shall in no manner affect the validity of the remaining words, phrases, portions, sub-sub-sections, sub-sections, or sections of this Ordinance, which shall remain in full force and effect. This Ordinance shall be construed in a manner to accomplish, to the greatest extent legally possible, the purposes of this Ordinance as expressed herein.

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

**SECTION 5. CODIFICATION.** This Ordinance shall not be codified in the Village of Indiantown Code of Ordinances or Land Development Regulations, but the rezoning effectuated herein shall be depicted and memorialized on the Official Zoning Map of the Village of Indiantown.

**SECTION 6. EFFECTIVE DATE.** This rezoning shall become effective upon adoption at Second Reading; provided, however, that if this rezoning is being considered concurrently with a voluntary annexation and a comprehensive plan amendment necessary to the consistency of the rezoning with the Village Comprehensive Plan, then this rezoning shall become effective upon such comprehensive plan amendment becoming effective pursuant to Florida law.

**PASSED** on first reading on the \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

**ADOPTED** on second reading on the \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

ATTEST:

Village of Indiantown, Florida

\_\_\_\_\_  
LaRhonda McBride  
Village Clerk

\_\_\_\_\_  
Susan Gibbs Thomas  
Mayor

REVIEWED FOR FORM  
AND CORRECTNESS:

\_\_\_\_\_  
Wade C. Vose, Esq.  
Village Attorney

**Exhibit "A"**

PARCEL 1:

A PARCEL OF LAND LYING IN SECTION 2 AND 3, TOWNSHIP 40 SOUTH, RANGE 39 EAST, AND LYING IN SECTION 35, TOWNSHIP 39 SOUTH, RANGE 39 EAST, MARTIN COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE NORTHERLY RIGHT OF WAY LINE OF ST. LUCIE CANAL AS SHOWN ON RIGHT OF WAY MAP RECORDED IN PLAT BOOK 10, PAGE 84, PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA, SAID POINT LYING 60.00 FEET EAST OF THE WEST LINE OF SECTION 3, TOWNSHIP 40 SOUTH, RANGE 39 EAST, AS MEASURED AT RIGHT ANGLES; THENCE NORTH 00°39'38" WEST ALONG A LINE 60.00 FEET EAST OF AND PARALLEL WITH SAID WEST LINE OF SECTION 3, AS MEASURED AT RIGHT ANGLES, A DISTANCE OF 80.44 FEET TO THE SOUTHERLY LINE OF A PARCEL HAVING IDENTIFICATION NUMBER 03-40-39-000-000-00031-0 AS RECORDED IN OFFICIAL RECORDS BOOK 3379, PAGE 2923, SAID SOUTHERLY LINE BEING 75.00 FEET NORTHERLY OF AND PARALLEL WITH THE NORTH LINE OF SAID ST. LUCIE CANAL; THENCE NORTH 68°08'53" EAST ALONG SAID SOUTHERLY LINE OF SAID PARCEL, A DISTANCE OF 160.88 FEET TO A POINT ON THE EAST LINE OF A 150 FOOT EASEMENT RECORDED IN OFFICIAL RECORDS BOOK 170, PAGE 33, ALSO SAID LINE BEING 210.00 FEET EAST OF AND PARALLEL WITH THE WEST LINE OF SAID SECTION 3, AS MEASURED AT RIGHT ANGLES, ALSO SAID LINE BEING THE EASTERLY LINE OF SAID PARCEL 03-40-39-000-000-00031-0; THENCE NORTH 00°39'38" WEST ALONG SAID LINE, A DISTANCE OF 325.88 FEET TO A POINT; THENCE CONTINUE ALONG SAID LINE NORTH 00°17'57" EAST, A DISTANCE OF 130.86 FEET TO A POINT ON THE SOUTHERLY RIGHT OF WAY LINE OF COUNTY ROAD 726, ALSO KNOWN AS SW CITRUS BOULEVARD, (A VARIABLE WIDTH RIGHT OF WAY), AS SHOWN IN PLAT BOOK 9, PAGE 6, PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA, SAID LINE LYING 500.00 FEET NORTHERLY OF THE NORTH RIGHT OF WAY OF SAID ST. LUCIE CANAL, AS MEASURED AT RIGHT ANGLES; THENCE NORTH 68°08'53" EAST ALONG SAID SOUTHERLY RIGHT OF WAY LINE OF SW CITRUS BOULEVARD, A DISTANCE OF 8783.02 FEET TO A POINT ON THE WESTERLY LINE OF A 185 FOOT WIDE FLORIDA POWER AND LIGHT EASEMENT RECORDED IN DEED BOOK 97, PAGE 180; THENCE NORTH 34°24'47" WEST ALONG THE WESTERLY LINE OF SAID EASEMENT A DISTANCE OF 30.74 FEET TO A POINT, SAID POINT LYING 70.00 FEET SOUTHERLY OF THE BASELINE OF SURVEY OF SECTION 890503-2601, CITRUS BOULEVARD, AS SHOWN ON THE STATE OF FLORIDA RIGHT OF WAY MAP

RECORDED IN PLAT BOOK 9, PAGE 6; THENCE NORTH 68°08'53" EAST ALONG A LINE PARALLEL WITH AND 70.00 FEET SOUTHERLY OF SAID BASELINE OF SURVEY, A DISTANCE OF 189.54 FEET TO A POINT ON THE EASTERLY LINE OF SAID FLORIDA POWER AND LIGHT EASEMENT; THENCE SOUTH 34°24'47" EAST ALONG SAID FLORIDA POWER AND LIGHT EASEMENT, A DISTANCE OF 30.74 FEET TO A POINT ON THE SOUTHERLY RIGHT OF WAY LINE OF SAID SW CITRUS BOULEVARD; THENCE NORTH 68°08'53" EAST ALONG THE SOUTHERLY RIGHT OF WAY LINE OF SAID SW CITRUS BOULEVARD, A DISTANCE OF 1417.15 FEET TO A POINT, SAID POINT BEING ON THE WESTERLY LINE OF EASEMENT "NO. 4" RECORDED IN OFFICIAL RECORDS BOOK 170, PAGE 33; THENCE SOUTH 27°58'17" EAST ALONG SAID EASEMENT "NO.4", A DISTANCE OF 103.05 FEET TO A POINT, SAID POINT BEING THE INTERSECTION OF THE NORTHERLY LINE OF PARCEL "NO.833" RECORDED IN PLAT BOOK 10, PAGE 84, AND THE WESTERLY LINE OF SAID EASEMENT "NO.4"; THENCE SOUTH 68°09'54" WEST ALONG THE NORTHERLY LINE OF SAID PARCEL "NO.833", A DISTANCE OF 120.80 FEET TO A POINT ON THE WESTERLY LINE OF SAID PARCEL "NO.833"; THENCE SOUTH 21°51'07" EAST ALONG THE WESTERLY LINE OF SAID PARCEL "NO.833", A DISTANCE OF 397.57 FEET TO A POINT ON THE NORTHERLY RIGHT OF WAY LINE OF SAID ST. LUCIE CANAL; THENCE SOUTH 68°08'53" WEST ALONG SAID NORTHERLY RIGHT OF WAY LINE OF ST. LUCIE CANAL, A DISTANCE OF 5898.67 FEET TO A POINT ON THE EASTERLY LINE OF PARCEL "NO.826" AS SHOWN ON SAID ST. LUCIE CANAL RIGHT OF WAY MAP; THENCE NORTH 21°50'57" WEST A DISTANCE OF 398.43 FEET TO A POINT ON THE NORTHERLY LINE OF SAID PARCEL "NO.826"; THENCE SOUTH 68°09'03" WEST, A DISTANCE OF 399.62 FEET TO A POINT ON THE WESTERLY LINE OF SAID PARCEL "NO.826"; THENCE SOUTH 21°50'57" EAST. A DISTANCE OF 398.45 FEET TO A POINT ON THE NORTHERLY RIGHT OF WAY LINE SAID ST. LUCIE CANAL; THENCE SOUTH 68°08'53" WEST ALONG SAID RIGHT OF WAY LINE, A DISTANCE OF 4338.67 FEET TO THE POINT OF BEGINNING.

CONTAINING 5,059,780 +/- SQ.FT. (116.16 +/- ACRES)

Exhibit "B"

Subject Property



# NOTICE

## PUBLIC MEETING OF THE VILLAGE OF INDIANTOWN

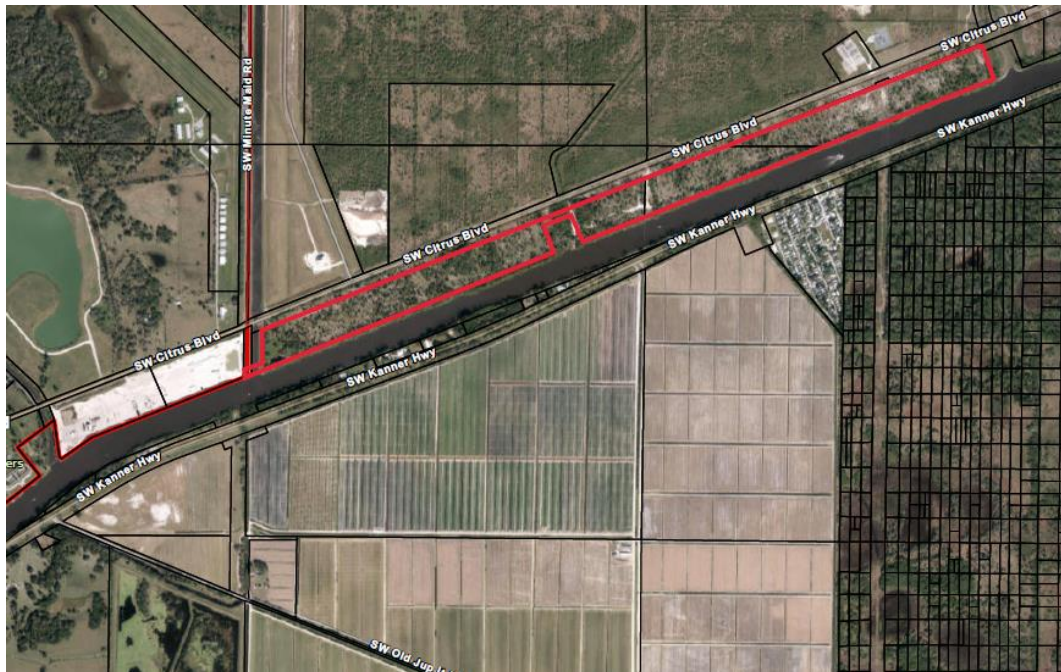
**PLANNING ZONING & APPEALS BOARD/LPA PUBLIC HEARING: MARCH 7, 2024 – 6:00 PM**

**VILLAGE COUNCIL PUBLIC HEARING: March 14, 2024 – 6:30 PM**

**LOCATION: COUNCIL CHAMBER, 15516 SW Osceola Street, Suite C, Indiantown, FL 34956**

CASE #'s:	ANX-24-008, CPA-24-009, RZ-24-010
CASE NAME:	Joseph W. Walsh Annexation
CASE TYPE:	Voluntary Annexation, Assign Village Land Use and Zoning Designations
APPLICANT:	Village of Indiantown
PROPERTY LOCATION:	Generally located South of SW Citrus Boulevard, North of SW Kanner Highway Parcels: 03-40-39-000-00-00030-2, 02-40-39-000-000-00050-9, and 35-39-39-000-000-00040-4.
REQUEST:	Applicant is requesting approval of Voluntary Annexation of three contiguous parcels of lands approximately 116.16+/- acres into the municipal boundaries of the Village of Indiantown, amending the official boundary map of the Village of Indiantown. Additionally, a Large- Scale Comprehensive Plan Amendment to the Future Land Use to Village Commercial Waterfront, and Village Canal Mixed Use Zoning District Designations.

**THIS NOTICE HAS BEEN SENT AS A COURTESY TO THE OWNERS/RESIDENTS OF PROPERTY LOCATED WITHIN 300 FEET OF THE PROPERTY IDENTIFIED IN THIS NOTICE.**



Interested parties may appear and be heard at the meeting regarding this public hearing. Information regarding the proposed request may be inspected by the public at: Village of Indiantown Community & Economic Development Department, 15516 SW Osceola Street, Suite B, Indiantown, FL 34956.

.....

**FOR QUESTIONS CONCERNING THIS PETITION, PLEASE CONTACT:  
Deanna Freeman 772-597-8269, COMMUNITY DEVELOPMENT DEPARTMENT**

IF A PERSON DECIDES TO APPEAL ANY DECISION MADE BY THE COUNCIL/BOARD, WITH RESPECT TO ANY MATTER CONSIDERED AT SUCH HEARING/MEETING, SUCH PERSON WILL NEED A RECORD OF THE PROCEEDINGS AND THAT, FOR THIS PURPOSE, SUCH PERSON 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, AND WHICH RECORD IS NOT PROVIDED BY THE VILLAGE OF INDIANTOWN. (FS 286.0105)

IN ACCORDANCE WITH THE "AMERICANS WITH DISABILITIES ACT", PERSONS NEEDING ASSISTANCE TO PARTICIPATE IN ANY OF THESE PROCEEDINGS MAY CONTACT THE CLERK OF THE COUNCIL/BOARD (LISTED BELOW) THREE (3) DAYS PRIOR TO THE MEETING. (FS 286.26)  
**LaRhonda McBride/Phone: 772-597- 8294**  
**Village of Indiantown/City Clerk/15516 SW Osceola Street, Suite B, Indiantown, FL 34956**

# Ad Preview

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,  
March 7, 2024, at 5:00 p.m. in the  
Village Council Chambers, 15516 SW  
Osceola Street, Suite C, Indiantown,  
Florida 34956 to consider the follow-  
ing agenda items:

1. ORDINANCE NO. 02-2024: AN  
ORDINANCE OF THE VILLAGE  
OF INDIANTOWN, FLORIDA,  
ANNEXING BY VOLUNTARY  
PETITION CERTAIN REAL PROP-  
ERTY TOTALING 116.16 ACRES IN  
SIZE, LOCATED AT SOUTH OF SW  
CITRUS BOULEVARD, NORTH OF  
SW KANNER HIGHWAY, AND  
IMMEDIATELY EAST OF THE  
EXISTING BOUNDARIES OF THE  
VILLAGE OF INDIANTOWN,  
PARCEL ID 03-40-39-000-00030-2,  
02-40-39-000-00050-9, AND 35-39-39-  
000-000-00040-4, WHICH PROPERTY  
IS CONTIGUOUS TO THE  
VILLAGE OF INDIANTOWN IN  
ACCORDANCE WITH THE VOLUN-  
TARY ANNEXATION PROVISIONS  
OF SECTION 171.04, FLORIDA  
STATUTES, AND OTHER  
CONTROLLING LAW; REDEFIN-  
ING THE BOUNDARIES OF THE  
VILLAGE OF INDIANTOWN TO  
INCLUDE SAID PROPERTY;  
PROVIDING FOR A LEGAL  
DESCRIPTION AND A MAP;  
PROVIDING FOR IMPLEMENTA-  
TION AND NOTICE TO APPRO-  
PRIATE AGENCIES; AND  
PROVIDING FOR FINDINGS,  
CONFLICTS, NON-CODIFICATION,  
SEVERABILITY AND AN EFFEC-  
TIVE DATE.

2. ORDINANCE NO. 03-2024: AN  
ORDINANCE OF THE VILLAGE  
OF INDIANTOWN, FLORIDA,  
PROVIDING FOR A LARGE-  
SCALE COINDIANTOWN  
PARCELTURE LAND USE MAP  
AMENDMENT CONCERNING  
REAL PROPERTY TOTALING  
116.16 ACRES IN SIZE, LOCATED  
SOUTH OF SW CITRUS BOULE-  
VARD, NORTH OF SW KANNER  
HIGHWAY, AND IMMEDIATELY  
EAST OF THE EXISTING BOUND-  
ARIES OF THE VILLAGE OF  
INDIANTOWN, PARCEL ID 03-40-  
39-000-00030-2, 02-40-39-000-000-  
00050-9, AND 35-39-39-000-000-00040-4  
FROM COUNTY RURAL DENSITY  
LAND USE DESIGNATION TO  
VILLAGE COMMERCIAL WATER-  
FRONT LAND USE DESIGNA-  
TION; AND PROVIDING FOR  
FINDINGS, SEVERABILITY,  
CONFLICTS, CODIFICATION, AND  
AN EFFECTIVE DATE.

3. ORDINANCE NO. 04-2024: AN  
ORDINANCE OF THE VILLAGE  
OF INDIANTOWN, FLORIDA,  
PROVIDING FOR THE REZONING  
OF CONCERNING REAL PROP-  
ERTY 116.16 ACRES IN SIZE,  
LOCATED SOUTH OF SW CITRUS  
BOULEVARD, NORTH OF SW  
KANNER HIGHWAY, AND IMME-  
DIATELY EAST OF THE EXIST-  
ING BOUNDARIES OF THE  
VILLAGE OF INDIANTOWN,  
PARCEL ID 03-40-39-000-00030-2,  
02-40-39-000-00050-9, AND 35-39-39-  
000-000-00040-4, FROM COUNTY A-2  
AGRICULTURAL ZONING  
DISTRICTS TO VILLAGE CANAL  
MIXED USE (CMU) ZONING  
DISTRICT; AND PROVIDING FOR  
FINDINGS, SEVERABILITY,  
CONFLICTS, CODIFICATION, AND  
AN EFFECTIVE DATE.

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 avail-  
able 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 Develop-  
ment Code.

Pursuant to the provisions of the  
Americans With Disabilities Act,  
any person requiring special accom-  
modations 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 assis-  
tance.  
LaRhonda McBride,  
Village Clerk  
Published: February 26, 2024.  
TCN9861473



# Walsh & Indiantown Property Holdings, LLC

Voluntary Annexation

No. ANX 24-008

Village of Indiantown, Florida

PZAB Meeting 3-7-2024

# Applicant Request

A request by Joseph W. Walsh & Indiantown Property Holdings, LLC for approval of annexing by voluntary petition the 116.16-acre vacant subject property from Martin County to within the Village of Indiantown.





# Property Location

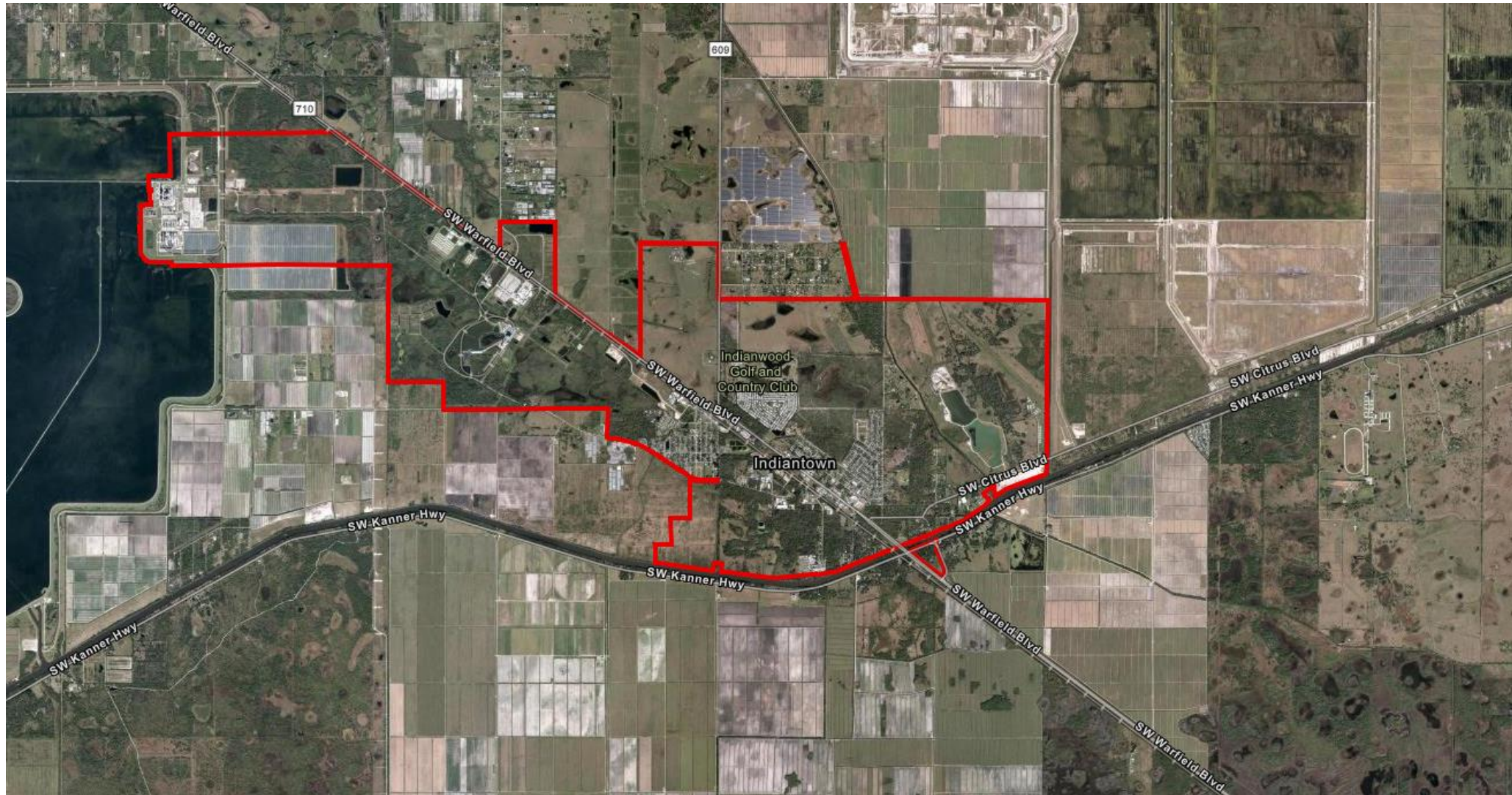
Location: south of SW Citrus Blvd.  
north of SW Kanner Highway and  
east of the existing Village of  
Indiantown municipal boundary.

PCN: 03-40-39-000-000-00030-2  
02-40-39-000-000-00050-9  
35-39-39-000-000-00040-4

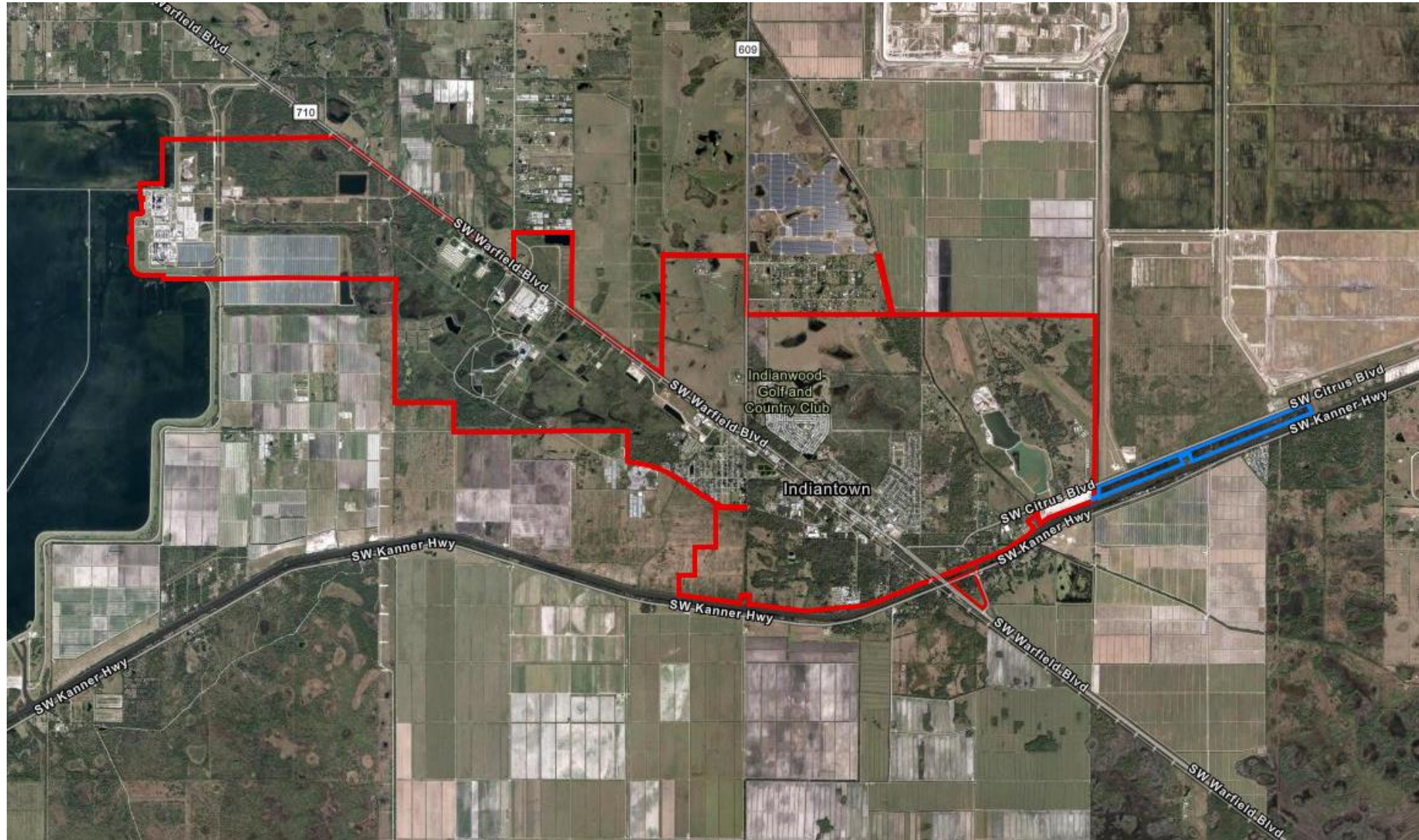
Acreage: 116.16-acres



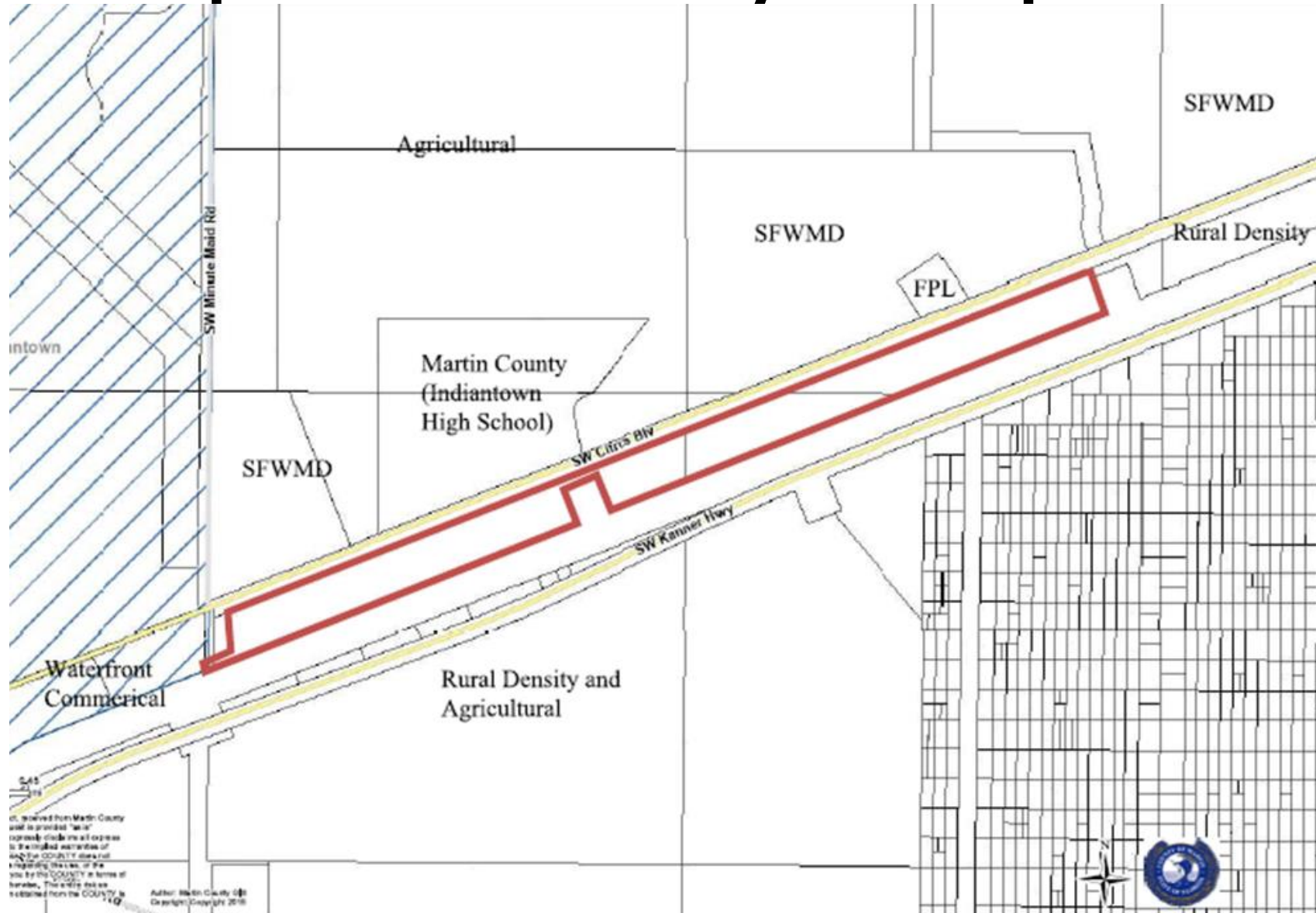
# Municipal Boundary - Existing



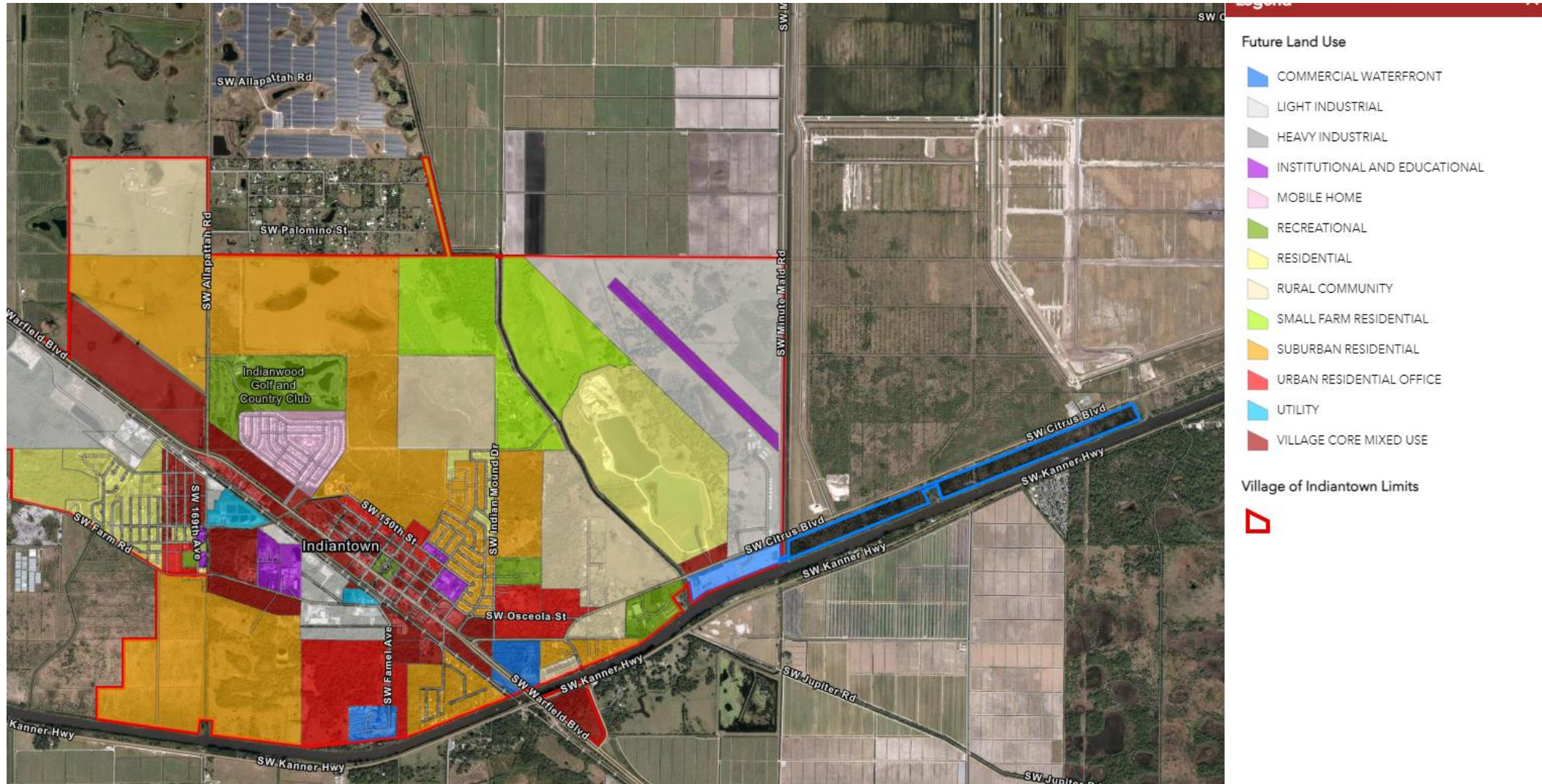
# Municipal Boundary - Proposed



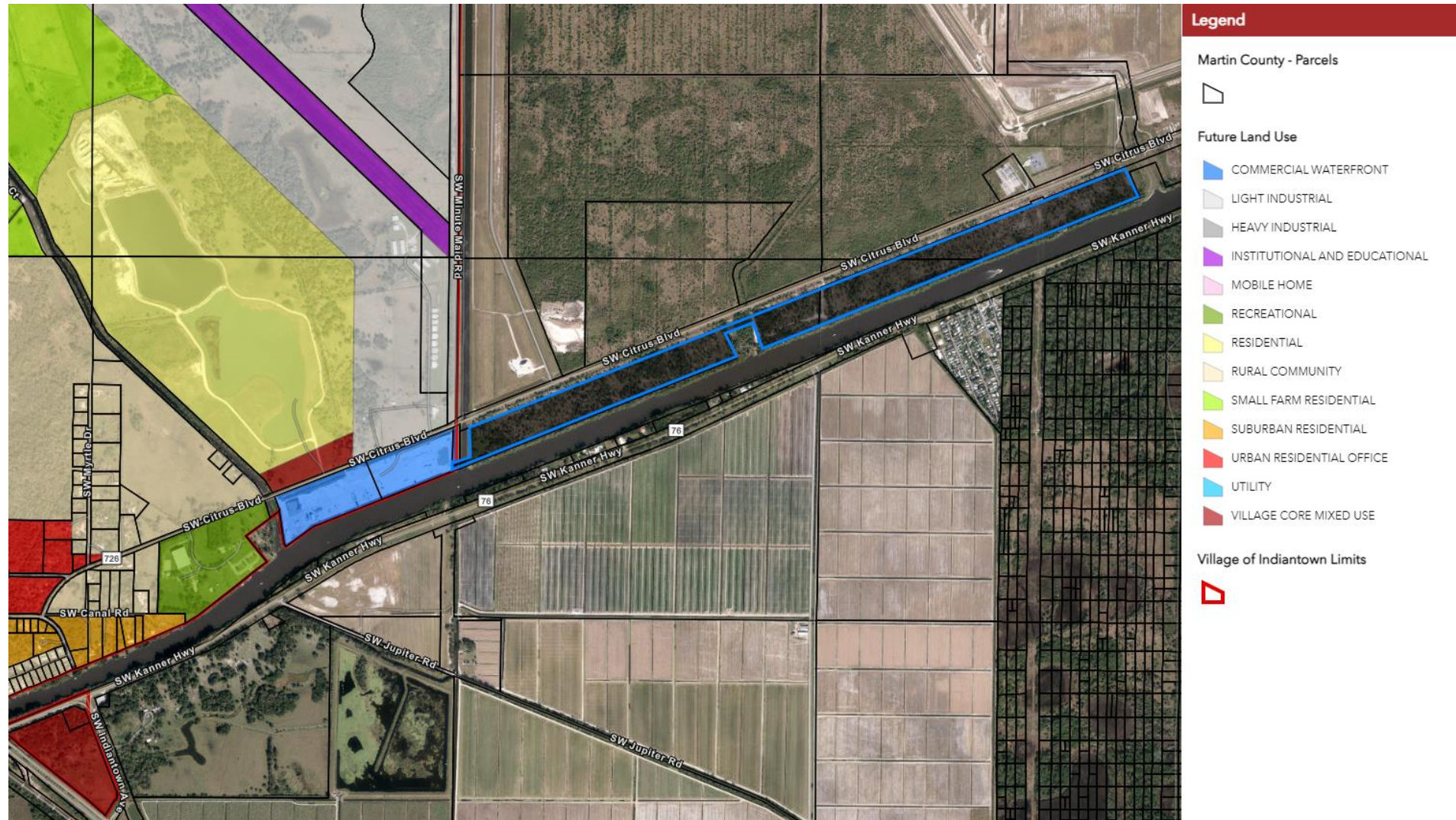
# Municipal Boundary - Proposed



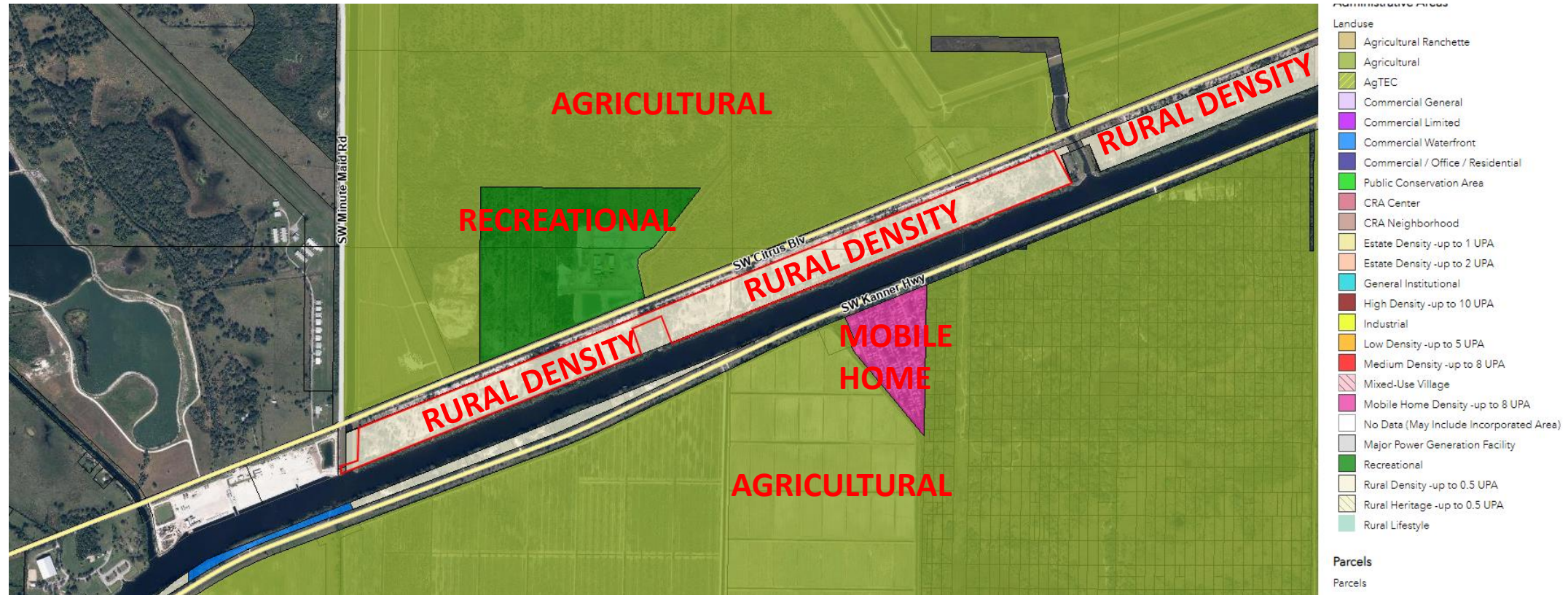
# Existing Land Use - Village



# Existing Land Use - Village



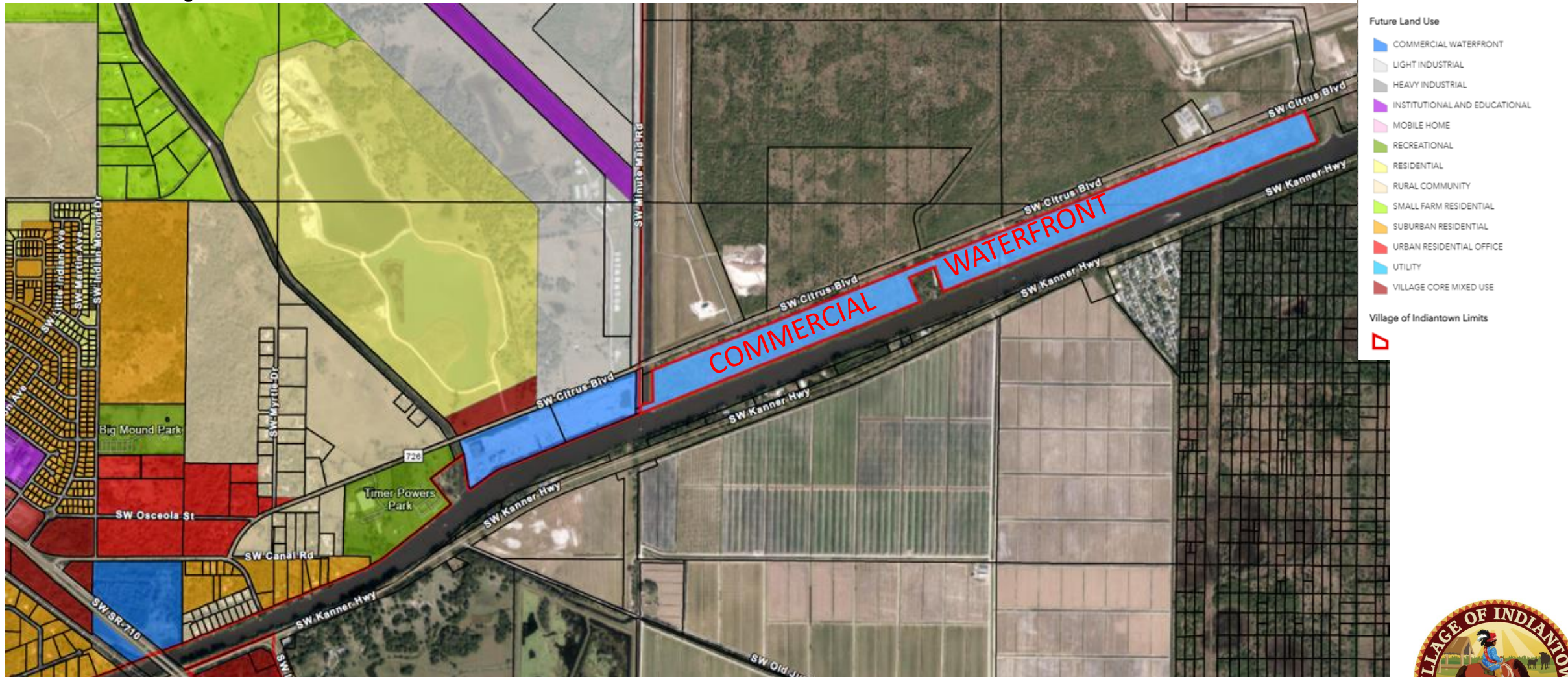
# Existing Land Use – Martin County



## Rural Density



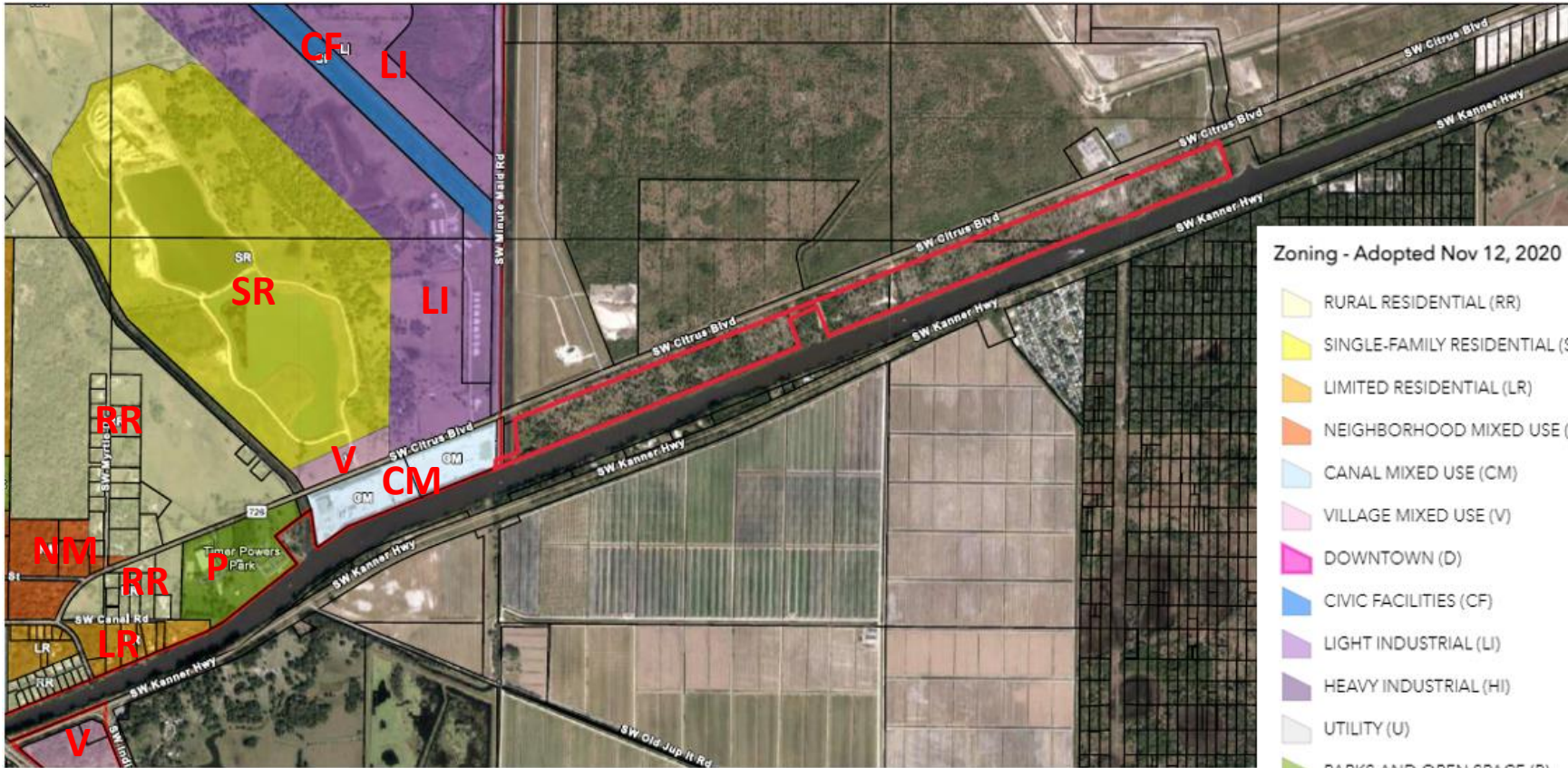
# Proposed Land Use



## Commercial Waterfront



# Existing Zoning – Village of Indiantown



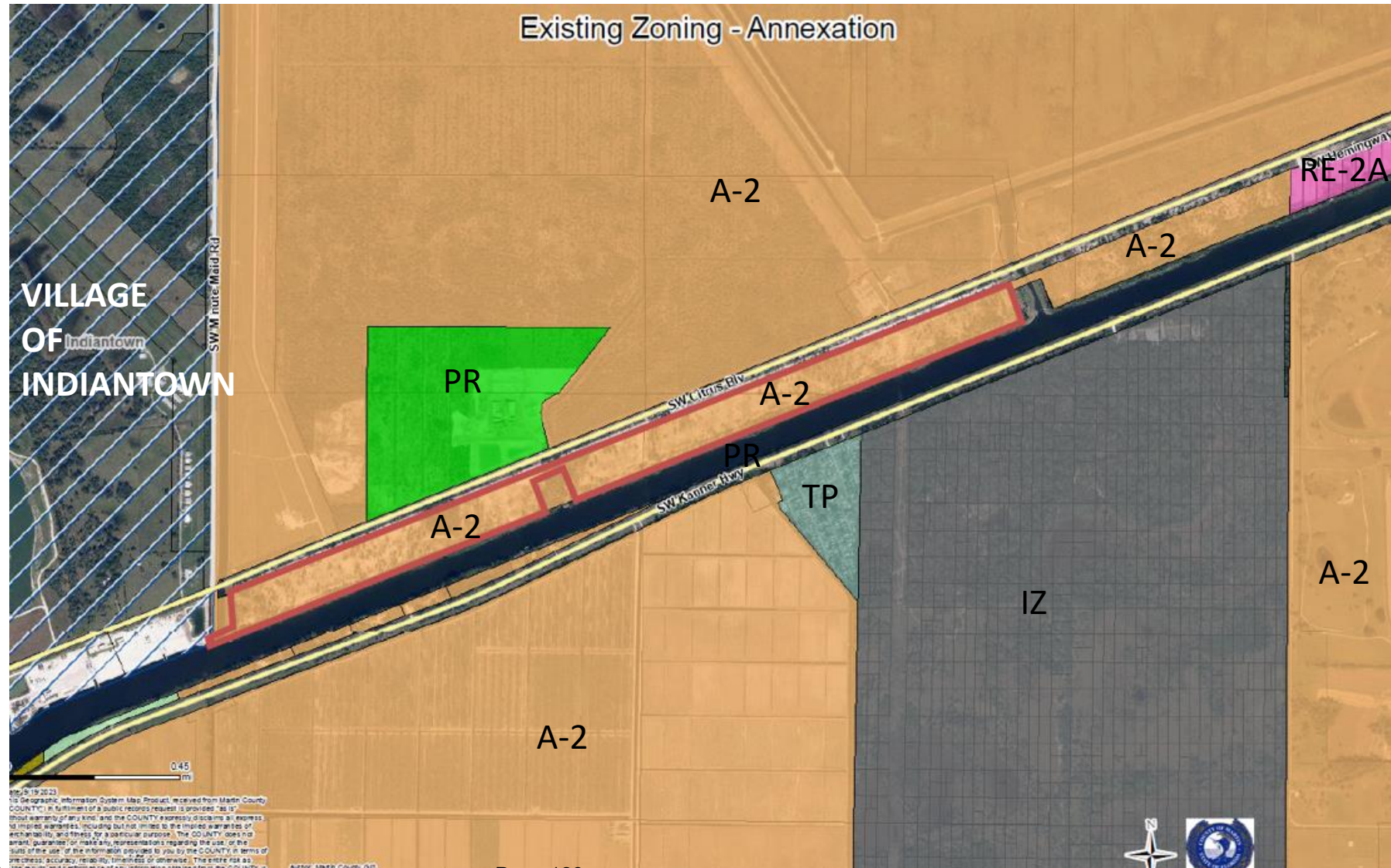
Zoning - Adopted Nov 12, 2020

- RURAL RESIDENTIAL (RR)
- SINGLE-FAMILY RESIDENTIAL (SR)
- LIMITED RESIDENTIAL (LR)
- NEIGHBORHOOD MIXED USE (NM)
- CANAL MIXED USE (CM)
- VILLAGE MIXED USE (V)
- DOWNTOWN (D)
- CIVIC FACILITIES (CF)
- LIGHT INDUSTRIAL (LI)
- HEAVY INDUSTRIAL (HI)
- UTILITY (U)
- PARKS AND OPEN SPACE (P)

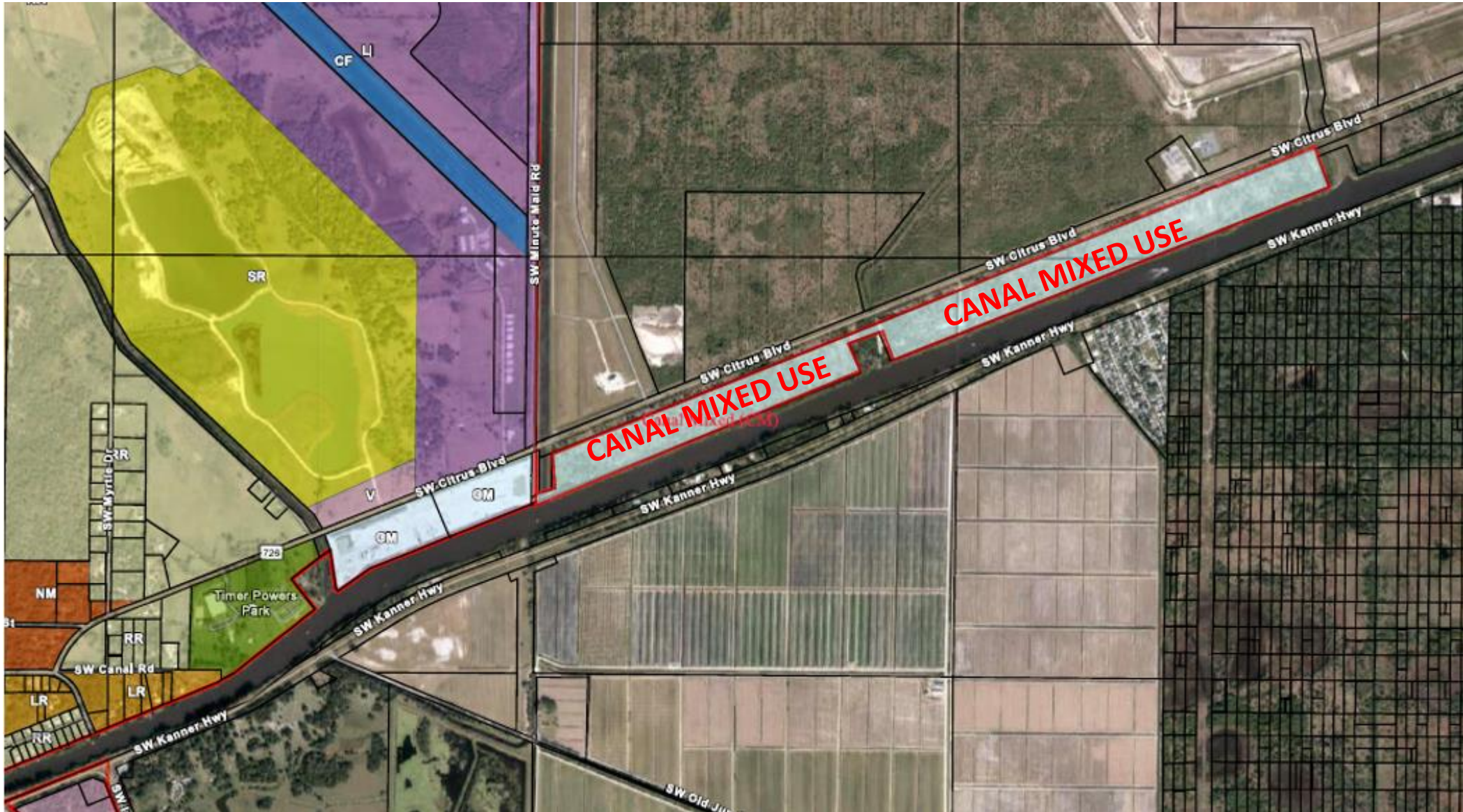
- Golden Gate Redevelopment Zoning District
- HB-1 (Limited Business)
- HB-1A (Hotel & Motel)
- HB-1AA (Hotel & Motel)
- HI (Heavy Industrial District)
- HR-1 (Single-family Residential District)
- HR-1A (Single-family Residential District)
- HR-2 (Multi-Family Residential)
- HR-2A (Multi-Family Dwelling)
- Hobe Sound Redevelopment Zoning District
- IZ - Interim Zoning



# Existing Zoning – Martin County



# Proposed Zoning

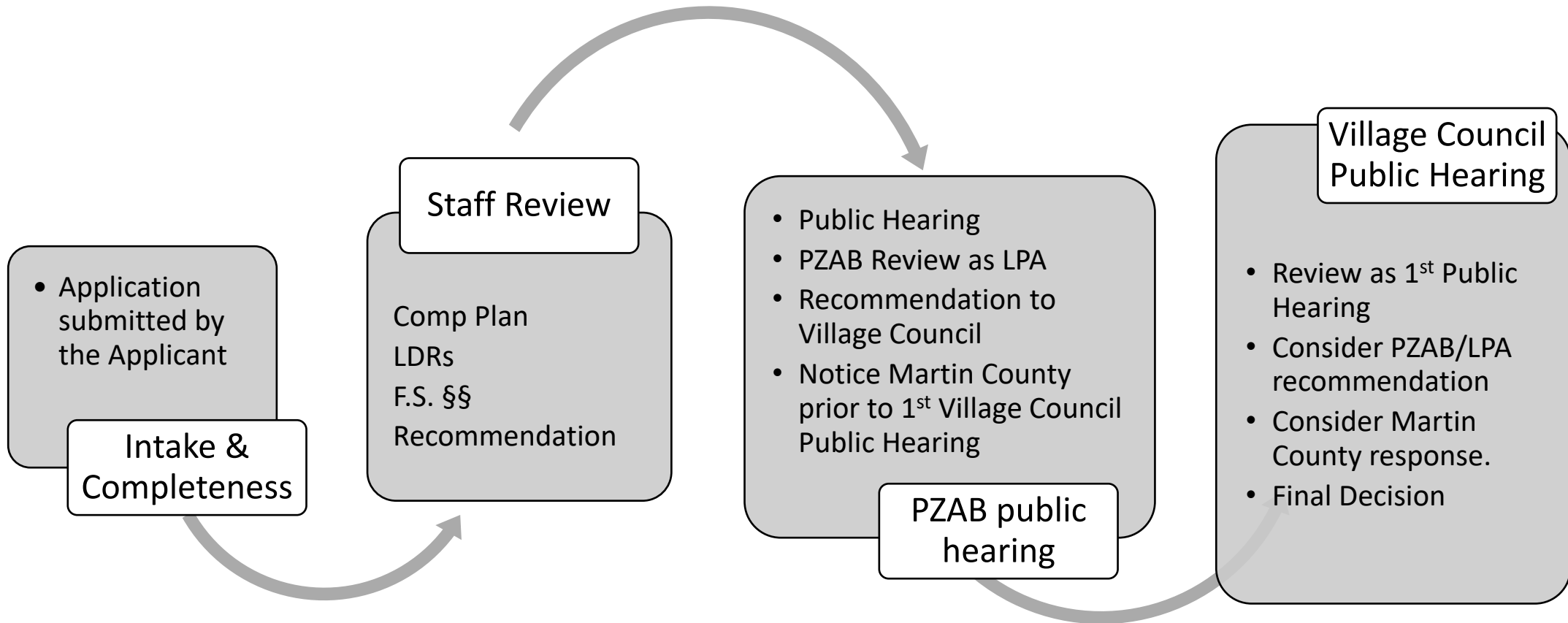




Direction	Future Land Use	Zoning	Existing Use
Site:	Rural Density	A-2	Vacant
North:	Agricultural Recreational Agricultural	A-2 PR A-2	SFWMD lands – Agricultural Indiantown Highschool FP&L
East:	Rural Density	RE-2A	Vacant lands
South:	St. Lucie Canal Commercial Waterfront Rural Density Mobile Home Agricultural	St. Lucie Canal WGC A-2 TP A-2	St. Lucie Canal St. Lucie Canal Corp, Warehouse Distribution Terminal Single family homes St Lucie Village Mobile Homes Vacant/cropland
West:	Rural Density Commercial Waterfront	A-2 Canal Mixed Use	SFWMD - Water Indiantown Marine Services



# Annexation Review Process





# Annexation Review & Analysis

## **Village Comprehensive Plan Policy IC1.1.25 & Florida State Statutes Chapter 171.044.**

The request for Voluntary Annexation into the Village of Indiantown satisfies the requirements of Policy IC1.1.26 – as a property contiguous to the Village’s boundaries.

The proposed annexation offers the Village of Indiantown the opportunity to unify the community and improve the quality of life for new and existing residents.

Land Development Regulations (LDRs), and Sec. 12-3. Annexation/contraction applications and the 2023 Florida Statutes Chapter 171.044. The Applicant has satisfied the requirements of the LDR provisions and Florida State Statute Chapter 171.044.



# Annexation Recommendations

Village Staff recommends approval of the Voluntary Annexation application no. ANX-24-008 subject to a review and recommendation by the PZAB as the LPA, ahead of consideration before the Village Council as two separate public hearings.



# QUESTIONS?

## VILLAGE OF INDIANTOWN, FLORIDA AGENDA MEMORANDUM

MEETING DATE: March 7, 2024

MEETING TYPE: Regular Agenda

AGENDA ITEM TITLE: Application No. CPA-24-018 Order granting a request for approval of a small-scale comprehensive plan amendment concerning real property totaling 4.14-acres in size, located east of SW 168th Avenue, and northeast of the existing Village Wastewater Treatment Plant (WWTP) and CSX railroad, from Light Industrial to Utility land use designation for the Village of Indiantown.

SUMMARY OF ITEM: The Village of Indiantown, (“Applicant”) is seeking a recommendation of approval from the Planning, Zoning and Appeals Board (“PZAB”) for a small-scale comprehensive plan amendment from Light Industrial to Utility land use designation pursuant to Land Development Regulation Sec. 12-4. – Comprehensive Plan text and map amendment applications and F.S. §§ 163.3184.

FISCAL IMPACT STATEMENT: N/A

RECOMMENDATION: Village Staff recommend approval of the small-scale comprehensive plan amendment Application CPA 24-018.

PREPARED BY: Deanna Freeman, Community Development Director      DATE: 2/27/2024

### ATTACHMENTS:

Description

PZAB Staff Report

Ordinance NO. XX-2024

Public Notice Advertisement

Mailing/ Posting Public Notice Affidavit

Presentation



## Village of Indiantown Planning, Zoning & Appeals Board Staff Report

<b><u>Application Number</u></b>	CPA 24-018 (Village of Indiantown Comprehensive Plan Amendment)
<b><u>Hearing Date</u></b>	March 2024
<b><u>Property Owner/ Applicant</u></b>	Village of Indiantown
<b><u>Applicant Representative</u></b>	Village of Indiantown
<b><u>Village Coordinator</u></b>	Deanna Freeman, Community & Economic Development Director
<b><u>Village Reviewers</u></b>	Deanna Freeman, Community & Economic Development Director Tom Jensen, P.E., Kimley-Horn, Inc. Patrick Nolan, Public Works & Utilities Director Wade Vose, Village Attorney
<b><u>Applicant Request</u></b>	

Application No. CPA 24-018, REQUEST FOR APPROVAL OF A SMALL-SCALE COMPREHENSIVE PLAN AMENDMENT (CPA) FOR AN APPROXIMATELY 4.14-ACRE VACANT PARCEL OF LAND LOCATED EAST OF SW 168<sup>TH</sup> AVENUE AND NORTHEAST OF THE EXISTING WASTEWATER TREATMENT PLANT, FROM LIGHT INDUSTRIAL TO UTILITY IN LAND USE DESIGNATION THE VILLAGE OF INDIANTOWN.

The Village of Indiantown is seeking a recommendation of approval from the Planning, Zoning and Appeals Board ("PZAB") for a Small-scale Comprehensive Plan Amendment (CPA) pursuant to Land Development Regulation Sec. 12-4. – Comprehensive Plan text and map amendment applications and F.S. §§ 163.3184.



degrees 51 minutes 50 seconds East along said section line, a distance of 573.86 feet to the intersection with the Westerly prolongation of the Northerly right of way line of Forest Street; thence North 89 degrees 08 minutes and 10 seconds East, along the said Northerly right of way line, a distance of 225.0 feet, to the East line of the said Railroad Spur Easement; thence North 00 degrees 51 minutes 50 seconds West, along said East line, a distance of 300 feet to the Southwest corner of said Lot 1 Block 14; thence South 68 degrees 53 minutes 17 seconds East, along the Southerly line of said Lots 1 and 2, Block 14, a distance of 130.66 feet, to the Southeast corner of said Lot 2; thence North 21 degrees 32 minutes 16 seconds East, along the Easterly boundary of said Lot 2, a distance of 206.84 feet to the intersection with the Southerly right of way line of said Gateway Avenue; thence North 35 degrees 46 minutes 20 seconds East, a distance of 30.00 feet to the centerline of said Gateway Avenue; thence North 54 degrees 13 minutes 40 seconds West, along said centerline, a distance of 27.46 feet; thence North 35 degrees 46 minutes 20 seconds East, a distance of 30.00 feet to the Northerly right of way line of said Gateway Avenue; thence North 54 degrees 13 minutes 40 seconds West, along said right of way line, a distance of 34.46 feet to the beginning of the curve concave to the Southwest, having a radius of 235.00 feet; thence departing said Northerly right of way line, Northwesterly and Westerly along the arc of said curve a distance of 150.26 feet through a central angle of 36 degrees 38 minutes 09 seconds; thence South 89 degrees 08 minutes 10 seconds West, a distance of 270.88 feet to the Point of Beginning.

**Background:** This request requires review and recommendation by the Development Review Colleagues (DRC), a recommendation by the PZAB as a public hearing, and the review and decision making by the Village Council at two separate public hearings ahead of signed and recording the Ordinance.

**Subject Property Parcel Size:** 4.14-acres +/-

**Parcel Ownership:** The Village of Indiantown owns the property.

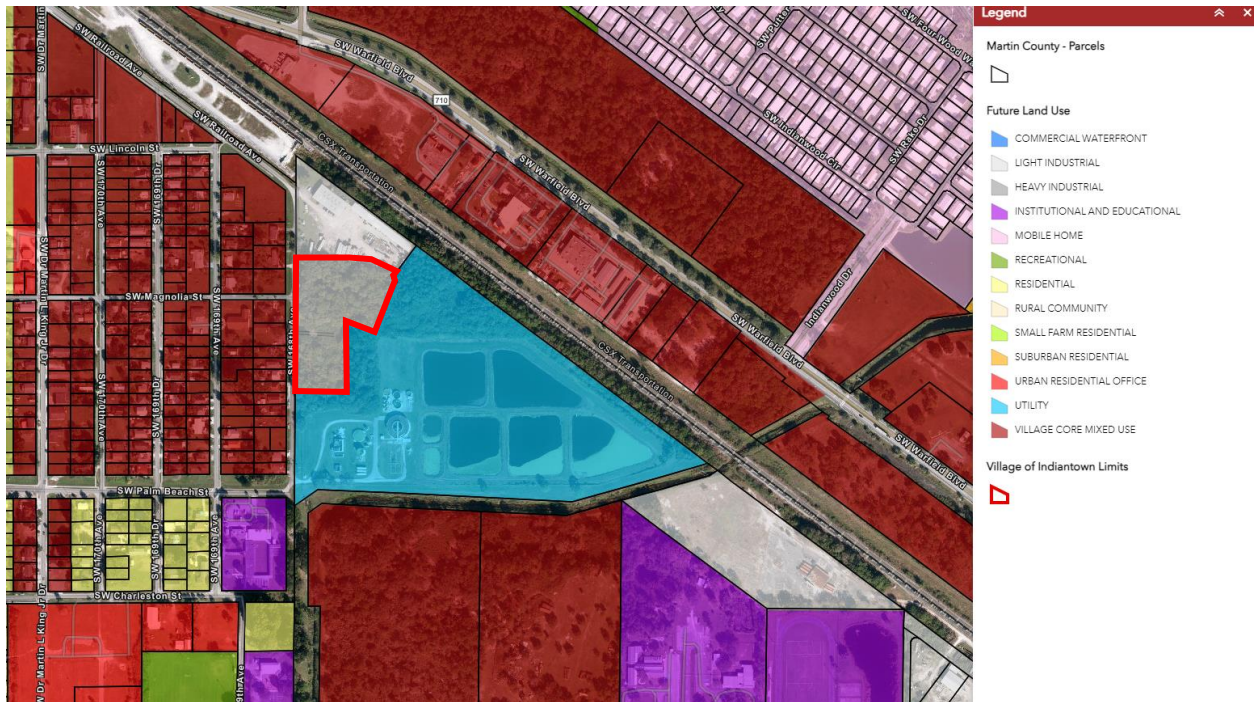
**Current Use:** The property is vacant, with no building structures, improved roads or other developed features located on the site. The existing WWTP buildings and operations abut the south and southeastern boundaries of the subject property on a 24.96-acre parcel.

### **Future Land Use & Zoning**

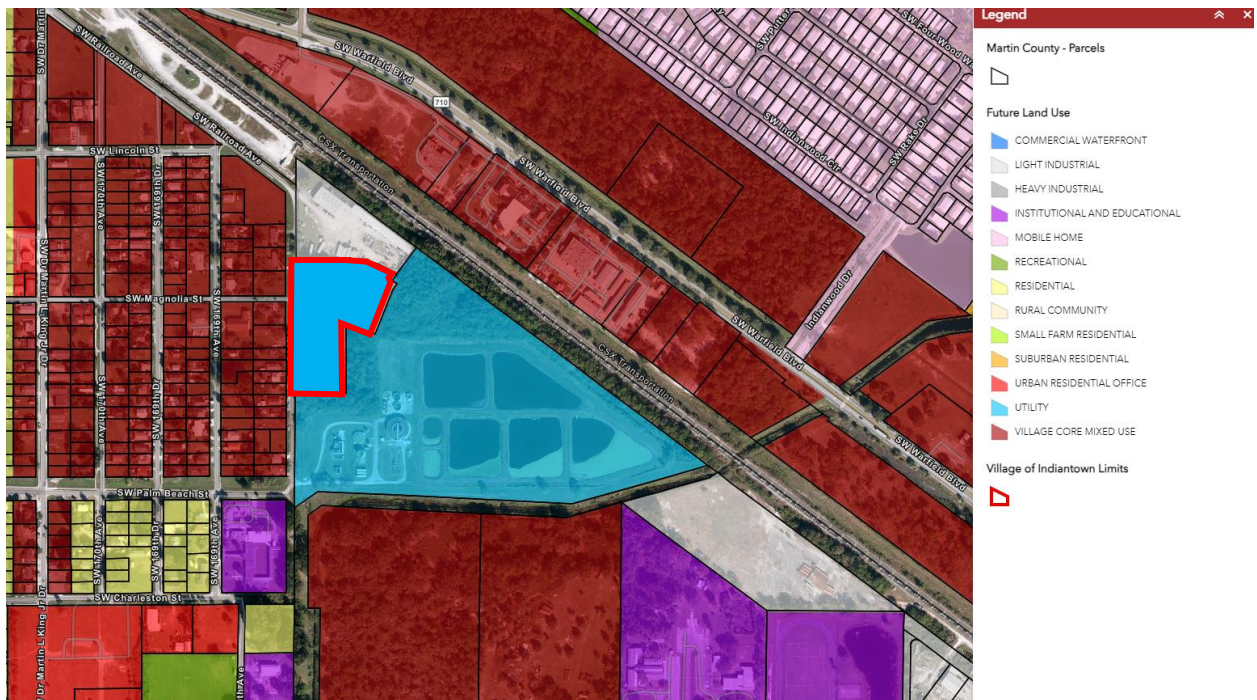
The subject property has Light Industrial Future Land Use designation and zoning district designations. The Applicant requires

The Applicant is requesting a Small-Scale future land use amendment to Utility, consistent with the larger 24.96-acre parcel owned and operated by the Village as the WWTP, consistent with property west of the subject property. A request to change the zoning from LI, Light Industrial to Utility zoning district is consistent with the concurrent proposal to amend the future land use map.

## Current Future Land Use Map:



## Proposed Future Land Use Map:



## **Staff Analysis**

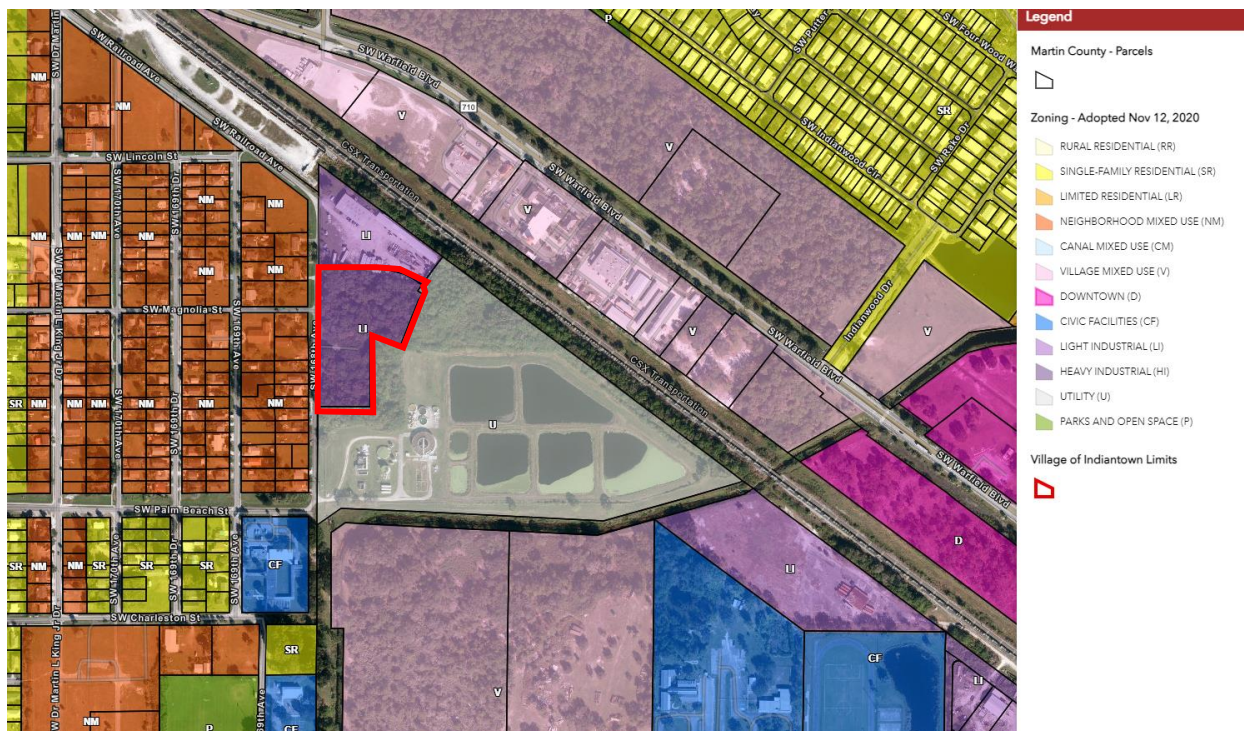
### **Surrounding Land Use, Zoning & Existing Use:**

An overview of established development patterns within proximity to the subject property includes lands immediately

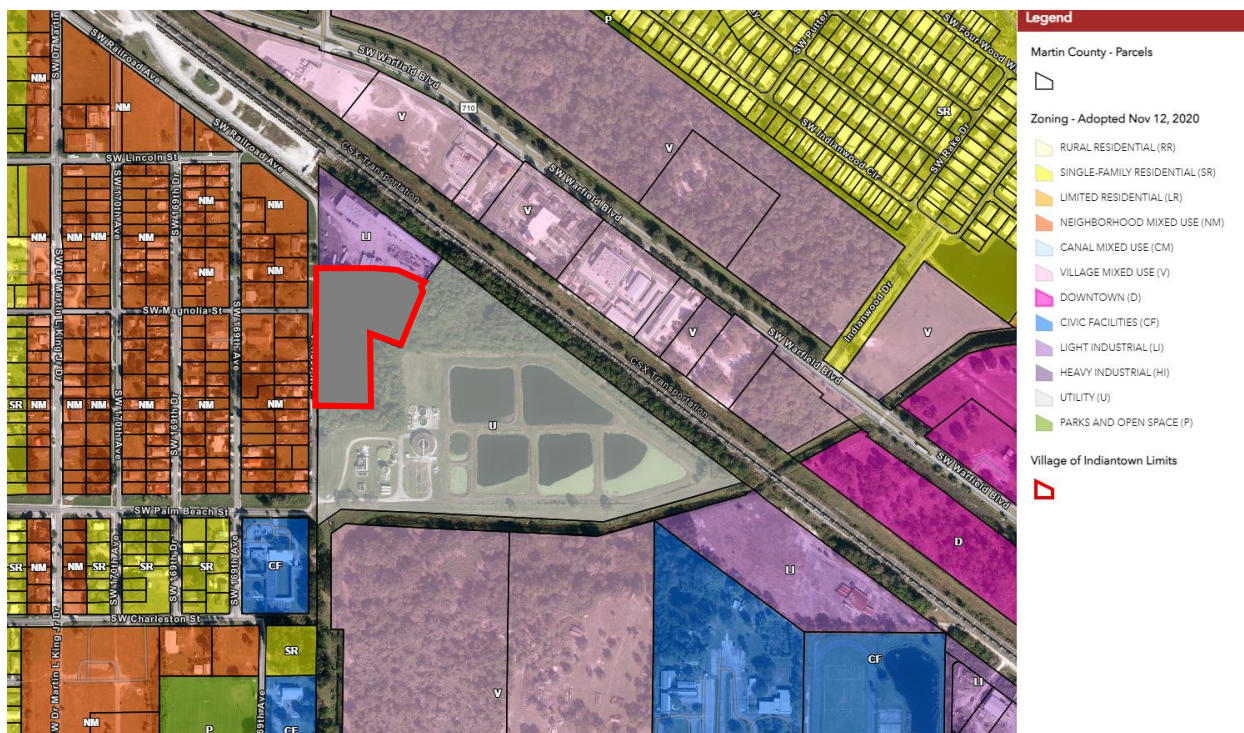
The following table provides a more detailed breakdown of existing use, land use and zoning of properties within proximity to the subject property.

<b>Direction</b>	<b>Future Land Use</b>	<b>Zoning</b>	<b>Existing Use</b>
Site:	Light Industrial	Light Industrial	Vacant part of WWTP
North:	Light Industrial	Light Industrial	Industrial & Warehouse Uses
East	Utility	Utility	WWTP Village of Indiantown
South:	Utility	Utility	WWTP Village of Indiantown
West:	SW 168 <sup>th</sup> Avenue  Village Core Mixed Use	SW 168 <sup>th</sup> Avenue  Neighborhood Mixed Use	SW 168 <sup>th</sup> Avenue  Single family residential units & vacant lots

## Current Zoning:



## Proposed Zoning:



Public services and facilities will be available to serve the needs of the subject property.

## **Environmental Considerations**

The property has no wetlands or surface waters identified within the boundary limits of the subject property. Any future development on the subject property will require environmental review by the Village and third-party reviewers, as applicable, to address retention of existing vegetation on site and/or mitigation of any natural upland habitat, or removal of exotic and invasive plant species.

## **Approval Evaluation Criteria**

This application was reviewed for compliance with the Village Land Development Regulations (LDRs). Submittal requirements for a Comprehensive Plan map amendment are included in Sec. 12-4. (3). The Applicant has satisfied the requirements of the LDR provisions. Pursuant to Sec. 12-4. – Comprehensive Plan text and map amendments and subsection (4) Procedure and Florida State Statue F.S. §§ 163.3184 as a Large-scale comprehensive plan amendment.

## **Why is the proposed change to the FLUM needed?**

The subject property has a Future Land Use and zoning district designation of Light Industrial. A Small-Scale future land use amendment is requested to provide consistency with the remainder of the existing WWTP designations as Utility.

## **Analysis & Review of Comprehensive Plan Policies**

### **Comprehensive Plan OBJECTIVE L1.1 PLANNING LAND FOR THE VILLAGE VISION**

*The Village of Indiantown Comprehensive Plan shall protect and enhance the quality of life and include policies to capitalize on existing infrastructure, discourage a sprawl development pattern and provide educational, cultural, recreational, commercial, industrial and employment opportunities for the citizens.*

**Staff Review & Analysis:** The request has been reviewed by staff against the Comprehensive Plan Policy L1.2.3 Discourage Urban Sprawl Through Amendments with detailed responses to address each of the discouragement of the proliferation of urban sprawl through amendments.

Regarding protecting and enhancing the quality of life, the request to amend the future land use to Utility will provide consistency regarding land use designations on the larger abutting parcel owned and operated by the Village of Indiantown as the WWTP.

**Comprehensive Plan Policy L1.2.2 - Future Land Use Mapping Compatibility with Surrounding Lands** *The adopted Future Land Use Map and any amendments will be appropriate to the location, access, and surrounding land use.*

**Staff Review & Analysis:** Surrounding lands uses consist of the Village WWTP to the south and southeast, light industrial uses and the CSX railroad to the north and east, and residential uses to the west, west of SW 168<sup>th</sup> Avenue.

**Comprehensive Plan Policy L1.2.5 Development Orders and Level of Service**

*Before a development order or permit is issued, the Village of Indiantown shall seek to ensure that the adopted level of service standards for the affected public facilities will be maintained in accordance with the established concurrency management system defined in the Comprehensive Plan and Land Development Regulations.*

**Staff Review & Analysis:** Levels of service and an adequate public facilities reservation will be required as part of any development.

**Section 163.3177(6)(a)9., Florida Statutes**, states the future land use element and any amendment to the future land use element shall discourage the proliferation of urban sprawl. The primary indicators that a plan or plan amendment does not discourage the proliferation of urban sprawl are listed below. The evaluation of the presence of these indicators shall consist of an analysis of the plan or plan amendment within the context of features and characteristics unique to each locality in order to determine whether the plan or plan amendment:

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

**Staff Review & Analysis: No.** The request to amend the future land use to Utility is consistent with the existing WWTP and uses permitted in accordance with the proposed concurrent zoning.

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

**Staff Review & Analysis: No.** The subject property is located within the municipal boundary of the Village of Indiantown where urban services are available within proximity to the site.

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

**Staff Review & Analysis: No.** The location of the subject property offers a continuation of established development patterns on the WWTP located to the south and east of the subject property, also owned by the Village.

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

**Staff Review & Analysis: No.** The proposed land use amendment will not impact any wetlands or environmentally sensitive areas, lakes, rivers, shorelines, beaches, bays estuarine systems or other nature systems. The subject site is also not located within a well-field projection zone.

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

**Staff Review & Analysis: No.** There are no agricultural lands or activities located in proximity to the subject property.

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

**Staff Review & Analysis: No.** Development of the site would utilize existing available facilities and services within the Village of Indiantown.

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

**Staff Review & Analysis: No.** The site is within the Village of Indiantown where public facilities and services are available.

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

**Staff Review & Analysis: No.** The subject property would accommodate future development located within proximity to existing services including roads, stormwater management, law enforcement, education, healthcare, fire and emergency response and general governmental services.

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

**Staff Review & Analysis: No.** The subject property is located within the Village of Indiantown with no rural areas abutting or adjacent to the existing WWTP and vacant parcel.

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

**Staff Review & Analysis: No.** The property is within the Village of Indiantown boundary.

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

**Staff Review & Analysis: No.** Development of the subject property would be in accordance with the Utility land use and zoning district designations. Allowable uses in such designations are applicable to a Utility related operation.

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

**Staff Review & Analysis: No.** Approval of the requested land use to Utility strengthens accessibility with linked and related land uses to the immediate south and east of the subject property. The surrounding road network and development pattern will not change accessibility.

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

**Staff Review & Analysis: No.** The subject property is vacant and is not classified as functional open space.

Staff analysis finds this amendment discourages the proliferation of urban sprawl under all the criteria listed above.

**Florida Statutes and Comprehensive Plan Policy L1.2.3 Discourage Urban Sprawl Through Amendments** requires that The future land use element or plan amendment shall be determined to discourage the proliferation of urban sprawl if it incorporates a development pattern or urban form that achieves four or more of the following:

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

**Staff Review & Analysis:** Natural resources and ecosystems will not be negatively impacted due to this site. A land use amendment to Utility accommodates opportunities for utility related uses within the Village of Indiantown. Further expanding on the established development patterns and use to the immediate east and south of the subject property. Any development on the subject property will require site plan approval by the Village and further review and approval by third parties including SFWMD and FDEP to ensure protection of adjacent natural resources and ecosystems.

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

**Staff Review & Analysis:** The subject property is located within the Village of Indiantown where provision of public infrastructure and services is established within the Village.

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

**Staff Review & Analysis:** Accommodating a future land use map amendment to Utility may accommodate Utility related uses in an area of the Village well served by existing roadways, and the established development patterns within the Village of Indiantown.

**(IV) Promotes conservation of water and energy.**

**Staff Review & Analysis:** A land use amendment to Utility provides consistency regarding utility related provisions available to serve the Village of Indiantown, providing potential to maintain and expand existing utility facilities.

**(V) Preserves agricultural areas and activities, including silviculture (the growing and cultivation of trees), and dormant, unique, and prime farmlands and soils.**

**Staff Review & Analysis:** The subject property is vacant and does consist of any prime farmlands or agricultural activities.

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

**Staff Review & Analysis:** The subject property is not designated as lands to be retained to accommodate open space and natural lands.

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

**Staff Review & Analysis:** The proposed Land Use Map amendment offers an opportunity to apply a consistent land use designation with that already afforded to the existing WWTP.

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

**Staff Review & Analysis:** Not applicable.

**Policy L3.2.1 Future Land Use Map Amendments**

*The Future Land Use Map and any amendments to the Future Land Use Map shall be evaluated based upon the provision of urban services that are coordinated by Village of Indiantown to assure the natural resources are maintained, natural systems are not degraded, and that the fiscal health of the Village is maintained. This shall be accomplished by a planned, timed, and cost-effective capital improvement program.*

**Staff Review & Analysis:** The subject property is located within the Village of Indiantown, as an established urban area with services available.

### ***Policy L6.1.9 Utility Future Land Use***

*The Utility Future Land Use category seeks to ensure the availability of land for services such as water and sewer plants, electrical power plants and associated ancillary uses are adequate to meet the current and future needs.*

*Density and Intensity: The maximum Floor Area Ratio (FAR) for the Utility Future Land Use is 3.0. Development intensity may be further limited according to the absence or presence of central water and sewer service, roadway capacity, and environmental limitations.*

*Location: Most of the Utility Future Land Use is comprised of power generation which is located in the western portion of Indiantown.*

**Staff Review & Analysis:** The above Comprehensive Plan Policy is the Applicants requested future land use designation. Accommodating the request to amend the future land use to Utility is considered a suitable as it affords the Village the opportunity to apply consistent policy requirements to the entire WWTP, include the vacant parcel the subject of this request for existing utility services and associated ancillary uses to meet current and future needs of the Village.

### **Staff Recommendation**

Village Staff recommends approval of the Small-Scale Comprehensive Plan amendment. A recommendation is required from the PZAB, ahead of consideration before the Village Council as two separate public hearings in accordance with the 2023 Florida Statutes [ss.163.3187](#). and LDR Sec. 12-4. Comprehensive Plan text and map amendments.

### **Attachments**

Attachment A – Draft Ordinance with Legal Description.  
Attachment B – Public Notice Ad.

**VILLAGE OF INDIANTOWN, FLORIDA**

**ORDINANCE NO. 05-2024**

**AN ORDINANCE OF THE VILLAGE OF INDIANTOWN, FLORIDA, PROVIDING FOR A SMALL SCALE COMPREHENSIVE PLAN FUTURE LAND USE MAP AMENDMENT CONCERNING REAL PROPERTY TOTALING 4.14 ACRES IN SIZE, LOCATED EAST OF SW 168<sup>TH</sup> AVENUE, INDIANTOWN, PARCEL ID 06-40-39-001-013-00010-1, FROM LIGHT INDUSTRIAL TO UTILITY LAND USE DESIGNATION; AND PROVIDING FOR FINDINGS, SEVERABILITY, CONFLICTS, CODIFICATION, AND AN EFFECTIVE DATE.**

**WHEREAS**, Village of Indiantown, owner of the property described and depicted in Exhibit “A” and Exhibit “B” attached hereto (“Subject Property”), has petitioned the Village of Indiantown for a small scale comprehensive plan future land use map amendment pursuant to Section 163.3187, Florida Statutes, concerning the Subject Property from the current Light Industrial land use designation to the Utility land use designation; and

**WHEREAS**, Village planning staff has reviewed and recommended approval of the proposed comprehensive plan amendment to the Planning, Zoning & Appeals Board and Village Council; and

**WHEREAS**, Village planning staff’s report concerning the proposed comprehensive plan amendment, related agenda memoranda and materials, and the application for the proposed comprehensive plan amendment, are hereby adopted and incorporated herein; and

**WHEREAS**, the Planning, Zoning & Appeals Board held a duly advertised public hearing on March 7, 2024, to consider the proposed comprehensive plan amendment, and thereafter recommended approval of the proposed comprehensive plan amendment to the Village Council; and

**WHEREAS**, the Village Council has conducted duly advertised public hearings concerning the proposed comprehensive plan amendment relating to the Subject Property; and

**WHEREAS**, the Village Council finds that the Village has complied with all the requirements of applicable law, including the Village Land Development Regulations and the Village Comprehensive Plan, and that the adoption of the proposed comprehensive plan amendment is in the best interests of the health, peace, safety, and general welfare of the residents, businesses, and property owners of the Village of Indiantown.

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

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

**SECTION 2. AMENDMENT OF OFFICIAL FUTURE LAND USE MAP.** The Subject Property is hereby redesignated from the Light Industrial land use designation to the Utility land use designation, and the Future Land Use Map of the Village of Indiantown Comprehensive Plan is hereby amended to reflect such redesignation.

**SECTION 3. SEVERABILITY.** The provisions of this Ordinance are deemed severable. In the event that any word(s), phrase(s), portion(s), sub-sub-section(s), sub-section(s), or section(s) of this Ordinance is for any reason whatsoever held to be invalid, illegal, unconstitutional, contrary to law, or against public policy, by any court, administrative agency, or other body with competent jurisdiction, such word(s), phrase(s), portion(s), sub-sub-section(s), sub-section(s), or section(s) of this Ordinance shall be null and void, and shall be deemed severed, and a separate, distinct, and independent provision from the remaining provisions of this Ordinance, and such holding shall in no manner affect the validity of the remaining words, phrases, portions, sub-sub-sections, sub-sections, or sections of this Ordinance, which shall remain in full force and effect. This Ordinance shall be construed in a manner to accomplish, to the greatest extent legally possible, the purposes of this Ordinance as expressed herein.

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

**SECTION 5. CODIFICATION.** This Ordinance shall not be codified in the Village of Indiantown Code of Ordinances or Land Development Regulations, but the comprehensive plan amendment effectuated herein shall be depicted and memorialized on the Future Land Use Map of the Village of Indiantown Comprehensive Plan.

**SECTION 6. EFFECTIVE DATE.** The small scale comprehensive plan amendment set forth herein shall not become effective, in accordance with Section 163.3187(5)(c), Florida Statutes, until 31 days after the adoption of this Ordinance. If challenged within 30 days after adoption, the small scale amendment set forth in this Ordinance shall not become effective until the State land planning agency or the Administration Commission, respectively, issues a final order determining that the subject small scale amendment is in compliance with controlling State law.

**PASSED** on first reading on the \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

**ADOPTED** on second reading on the \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

ATTEST:

Village of Indiantown, Florida

\_\_\_\_\_  
LaRhonda McBride  
Village Clerk

\_\_\_\_\_  
Susan Gibbs Thomas  
Mayor

REVIEWED FOR FORM  
AND CORRECTNESS:

\_\_\_\_\_  
Wade C. Vose, Esq.  
Village Attorney

## Exhibit "A"

### **Legal Description**

Parcel 6: (Fee Simple Estate) 06-40-39-001-013-00010-1

Being a parcel of land lying in Section 6, Township 40 South, Range 39 East, Martin County, Florida and being a portion of Lot 1 and all of Lots 2, 3, 4, 5 and 6, Block 13; a portion of Lot 1 and all of Lot 2, Block 14; a portion of Wood Street right of way; a portion of Gateway Avenue right of way; and a portion of the Railroad Spur Easement lying between said Blocks 13 and 14, all according to the map of the unrecorded plat of Indiantown Industrial Park as attached to Warranty Deed recorded in O.R. Book 332, Page 2234, Public Records of Martin County, Florida, and being more particularly described as follows:

Commence at the point of intersection of the West line of said Section 6 and the North right of way line of the Seaboard Railroad; thence South 00 degrees 50 minutes and 50 seconds east, along the said West line of Section 6, a distance of 440.00 feet to the Point of Beginning of the following described property; thence continue South 00 degrees 51 minutes 50 seconds East along said section line, a distance of 573.86 feet to the intersection with the Westerly prolongation of the Northerly right of way line of Forest Street; thence North 89 degrees 08 minutes and 10 seconds East, along the said Northerly right of way line, a distance of 225.0 feet, to the East line of the said Railroad Spur Easement; thence North 00 degrees 51 minutes 50 seconds West, along said East line, a distance of 300 feet to the Southwest corner of said Lot 1 Block 14; thence South 68 degrees 53 minutes 17 seconds East, along the Southerly line of said Lots 1 and 2, Block 14, a distance of 130.66 feet, to the Southeast corner of said Lot 2; thence North 21 degrees 32 minutes 16 seconds East, along the Easterly boundary of said Lot 2, a distance of 206.84 feet to the intersection with the Southerly right of way line of said Gateway Avenue; thence North 35 degrees 46 minutes 20 seconds East, a distance of 30.00 feet to the centerline of said Gateway Avenue; thence North 54 degrees 13 minutes 40 seconds West, along said centerline, a distance of 27.46 feet; thence North 35 degrees 46 minutes 20 seconds East, a distance of 30.00 feet to the Northerly right of way line of said Gateway Avenue; thence North 54 degrees 13 minutes 40 seconds West, along said right of way line, a distance of 34.46 feet to the beginning of the curve concave to the Southwest, having a radius of 235.00 feet; thence departing said Northerly right of way line, Northwesterly and Westerly along the arc of said curve a distance of 150.26 feet through a central angle of 36 degrees 38 minutes 09 seconds; thence South 89 degrees 08 minutes 10 seconds West, a distance of 270.88 feet to the Point of Beginning.

Exhibit "B"

Subject Property



## Ad Preview

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, March 7, 2024, 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. **ORDINANCE NO. 05-2024; AN ORDINANCE OF THE VILLAGE OF INDIANTOWN, FLORIDA, PROVIDING FOR A SMALL-SCALE COMPREHENSIVE PLAN FUTURE LAND USE MAP AMENDMENT CONCERNING REAL PROPERTY TOTALING 4.14 ACRES IN SIZE, LOCATED EAST OF SW 168TH AVENUE, INDIANTOWN, PARCEL ID 06-40-39-001-013-00010-1, FROM LIGHT INDUSTRIAL TO UTILITY LAND USE DESIGNATION; AND PROVIDING FOR FINDINGS, SEVERABILITY, CONFLICTS, CODIFICATION, AND AN EFFECTIVE DATE.**

2. **ORDINANCE NO. 06-2024; AN ORDINANCE OF THE VILLAGE OF INDIANTOWN, FLORIDA, PROVIDING FOR THE REZONING OF REAL PROPERTY TOTALING 4.14 ACRES IN SIZE, LOCATED EAST OF SW 168TH AVENUE, INDIANTOWN, PARCEL ID 06-40-39-001-013-00010-1, FROM LIGHT INDUSTRIAL (LI) ZONING DISTRICT TO UTILITY (U) ZONING DISTRICT; AND PROVIDING FOR FINDINGS, SEVERABILITY, CONFLICTS, CODIFICATION, AND AN EFFECTIVE DATE.**

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: February 26, 2024.

TCN9881489



## MAILING/POSTING PUBLIC NOTICE AFFIDAVIT

Application No. ANX-24-008, CPA-24-009, RZ-24-010

Date of Planning, Zoning, and Appeals Board / Village Council Meeting: MARCH 7<sup>th</sup>, 2024

Mailing Date: No less than 10 Days prior to the Public Hearing/Meeting: FEBRUARY 26<sup>th</sup>, 2024

In accordance with the requirements of Section 12-2 – General Requirements for Applications, of the Village of Indiantown, Florida, I JAN ROMENCE 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 FEBRUARY 23, 20 24.

The sign(s) meet the criteria in Section 12-2 and was placed on CITRUS BLVD on each parcel.

### ***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 FEBRUARY 28, 20 24, a date no later than the 7th day before the Public Hearing/Meeting.

15516 SW Osceola St. Indiantown, FL 34956  
772-597-9900 • [www.indiantownfl.gov](http://www.indiantownfl.gov)

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 28<sup>th</sup> day of February, 20 24.

  
\_\_\_\_\_  
Signature of Applicant or Authorized Agent

STATE OF FLORIDA:

COUNTY OF:

BEFORE ME, a Notary Public, on this day personally appeared Daniel Romence (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 28<sup>th</sup> day of February, 20 24.

  
\_\_\_\_\_  
Notary Public in and for the State of Florida



STAFF USE:

RECEIVED

Date/Time submitted: FEB 28 2024 Verified by: Lucia Mendoza Planning Assistant  
Village of Indiantown

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)

15516 SW Osceola St. Indiantown, FL 34956  
772-597-9900 • [www.indiantownfl.gov](http://www.indiantownfl.gov)



# NOTICE

## PUBLIC MEETING OF THE VILLAGE OF INDIANTOWN

**PLANNING ZONING & APPEALS BOARD/LPA PUBLIC HEARING: MARCH 7, 2024 – 6:00 PM**

**VILLAGE COUNCIL PUBLIC HEARING: March 14, 2024 – 6:30 PM**

**LOCATION: COUNCIL CHAMBER, 15516 SW Osceola Street, Suite C, Indiantown, FL 34956**

CASE #'s:	CPA-24-018, RZ-24-019
CASE NAME:	Village of Indiantown Small-Scale Comprehensive Plan Amendment & Rezoning
CASE TYPE:	Assign Village Land Use and Zoning Designations
APPLICANT:	Village of Indiantown
PROPERTY LOCATION:	Generally located East of SW 168 <sup>th</sup> Avenue, and Northeast of the existing Village Wastewater Treatment Plan and CSX railroad. Parcel: 06-40-39-001-013-00010-1
REQUEST:	This is a Small- Scale Comprehensive Plan Amendment to the Future Land Use Map Amendment from Light Industrial Land Use Designation to Utility Land Use Designation, and a request to Rezone from Light Industrial Zoning District to Utility Zoning District.

**THIS NOTICE HAS BEEN SENT AS A COURTESY TO THE OWNERS/RESIDENTS OF PROPERTY LOCATED WITHIN 300 FEET OF THE PROPERTY IDENTIFIED IN THIS NOTICE.**



Interested parties may appear and be heard at the meeting regarding this public hearing. Information regarding the proposed request may be inspected by the public at: Village of Indiantown Community & Economic Development Department, 15516 SW Osceola Street, Suite B, Indiantown, FL 34956.

.....

**FOR QUESTIONS CONCERNING THIS PETITION, PLEASE CONTACT:  
Deanna Freeman 772-485-7095, COMMUNITY DEVELOPMENT DEPARTMENT**

IF A PERSON DECIDES TO APPEAL ANY DECISION MADE BY THE COUNCIL/BOARD, WITH RESPECT TO ANY MATTER CONSIDERED AT SUCH HEARING/MEETING, SUCH PERSON WILL NEED A RECORD OF THE PROCEEDINGS AND THAT, FOR THIS PURPOSE, SUCH PERSON 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, AND WHICH RECORD IS NOT PROVIDED BY THE VILLAGE OF INDIANTOWN. (FS 286.0105)

IN ACCORDANCE WITH THE "AMERICANS WITH DISABILITIES ACT", PERSONS NEEDING ASSISTANCE TO PARTICIPATE IN ANY OF THESE PROCEEDINGS MAY CONTACT THE CLERK OF THE COUNCIL/BOARD (LISTED BELOW) THREE (3) DAYS PRIOR TO THE MEETING. (FS 286.26)  
**LaRhonda McBride/Phone: 772-597- 8294**  
**Village of Indiantown/City Clerk/15516 SW Osceola Street, Suite B, Indiantown, FL 34956**



# Village of Indiantown

## Small-Scale Comprehensive Plan Amendment

No. CPA 24-018

Village of Indiantown, Florida

PZAB Meeting 3-7-2024

# Applicant Request

A request for approval of small-scale comprehensive plan amendment for the 4.14-acre subject property from Light Industrial land use designation to Utility land use designation.

The Village of Indiantown is the applicant and owner of the subject property, with the Wastewater Treatment Plant operating on the larger 24.96-acre parcel.





# Property Location

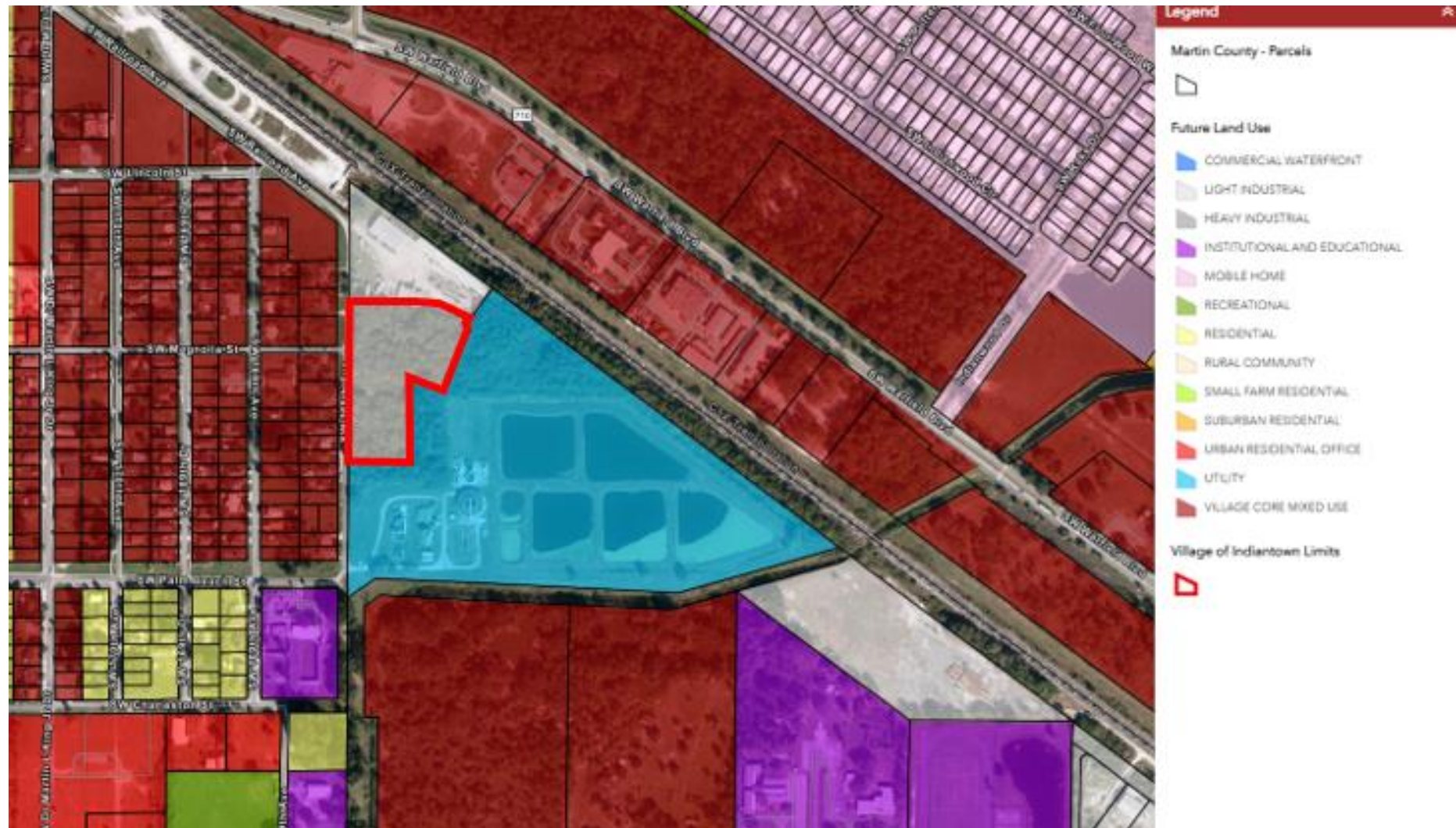
Location: East of SW 168<sup>th</sup> Avenue, and northeast of the existing Village Wastewater Treatment Plan (WWTP) and CSX railroad.

PCN: 06-40-39-001-013-00010-1

Acreage: 4.14-acres



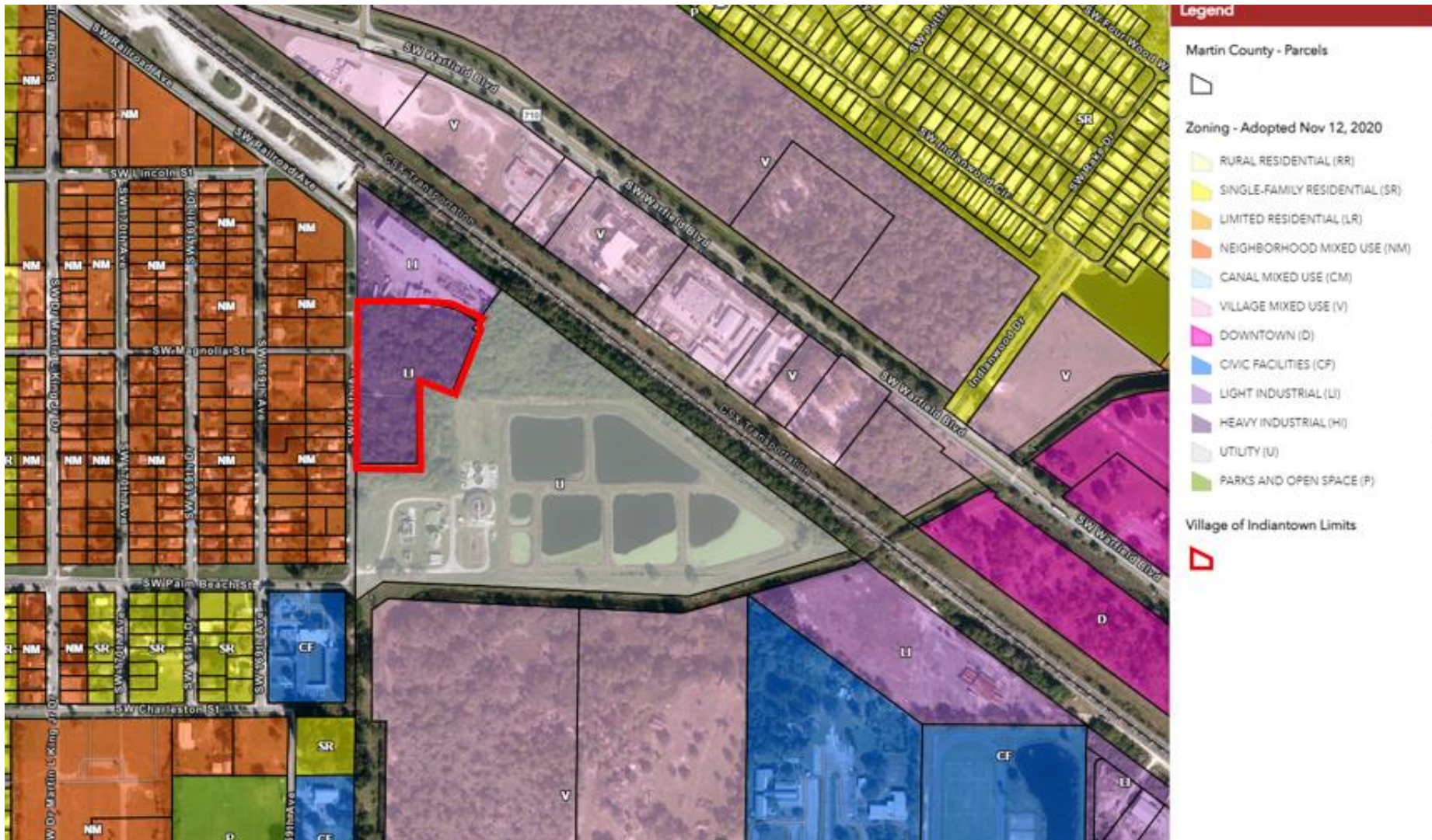
# Existing Land Use



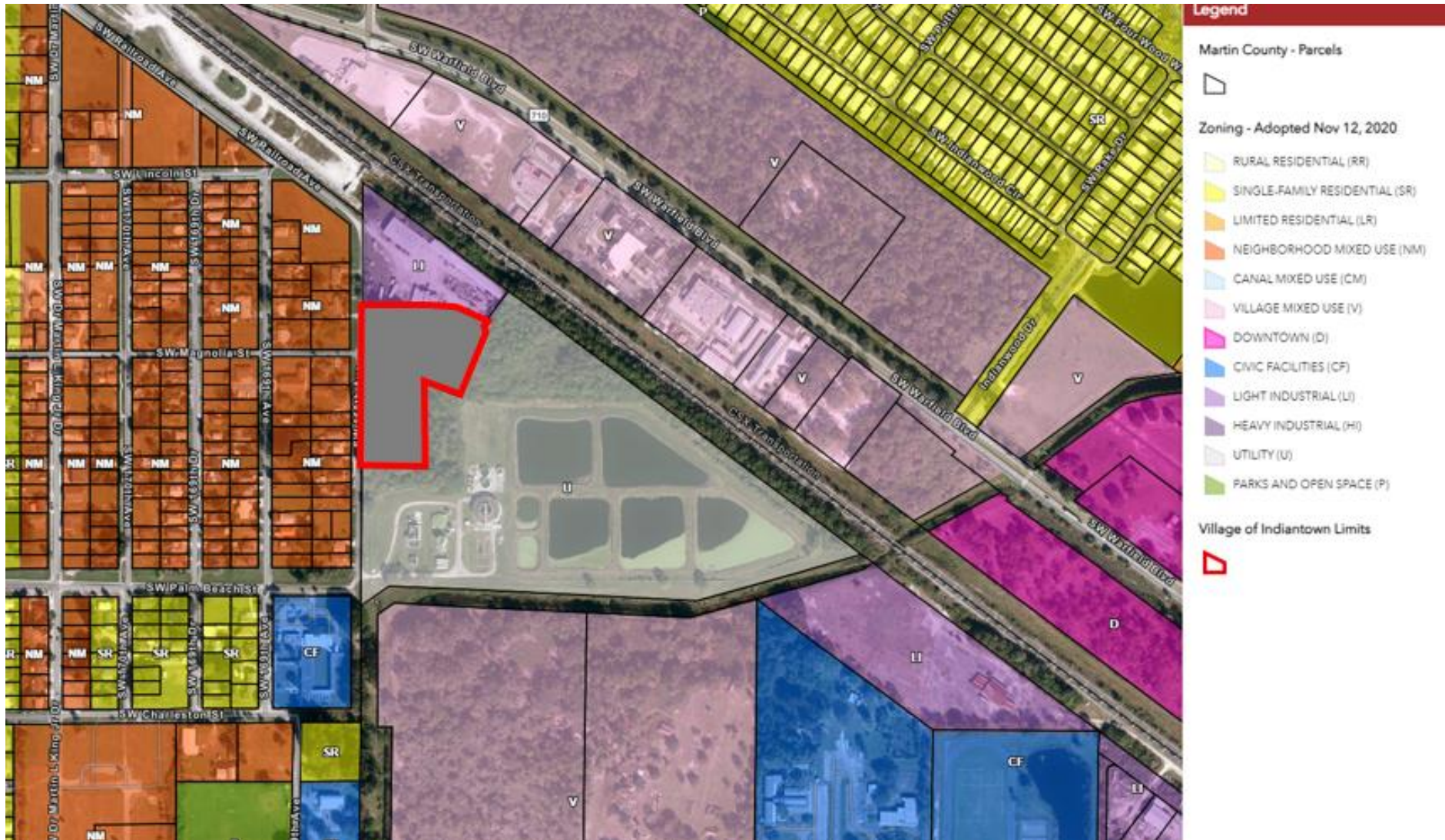
# Proposed Land Use



# Existing Zoning



# Proposed Zoning

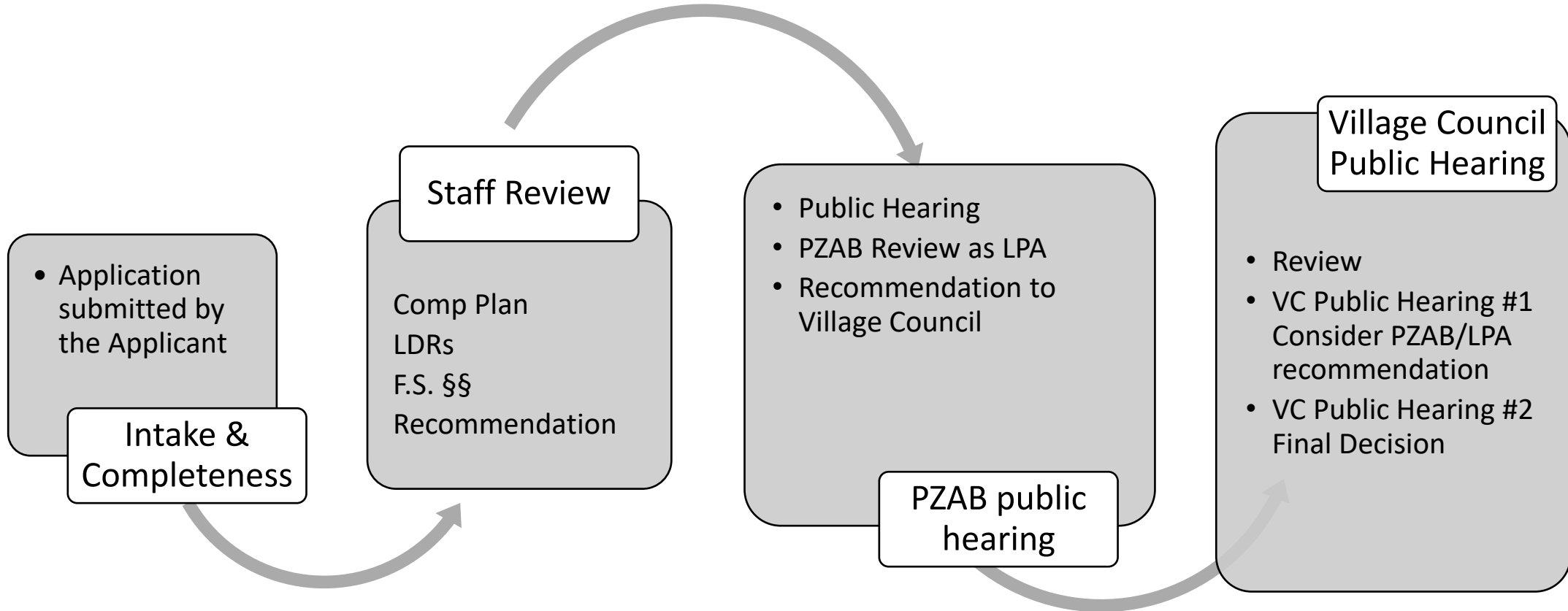




Direction	Future Land Use	Zoning	Existing Use
Site:	Light Industrial	Light Industrial	Vacant part of WWTP
North:	Light Industrial	Light Industrial	Industrial & Warehouse Uses
East	Utility	Utility	WWTP Village of Indiantown
South:	Utility	Utility	WWTP Village of Indiantown
West:	SW 168 <sup>th</sup> Avenue  Village Core Mixed Use	SW 168 <sup>th</sup> Avenue  Neighborhood Mixed Use	SW 168 <sup>th</sup> Avenue  Single family residential units & vacant lots



# Small-Scale CPA Review Process





# Small Scale CPA Review Criteria

## Approval Evaluation Criteria

This application was reviewed for compliance with the Village Land Development Regulations (LDRs). Submittal requirements for a Comprehensive Plan map amendment are included in Sec. 12-4. (3).

The Applicant has satisfied the requirements of the LDR provisions. Pursuant to Sec. 12-4. – Comprehensive Plan text and map amendments and subsection (4) Procedure and Florida State Statute F.S. §§ 163.3184 as a Large-scale comprehensive plan amendment.



# Small Scale CPA Recommendations

## **Village Staff recommends approval**

Village Staff recommends approval of Application No. CPA-24-018 for the Small-Scale Comprehensive Plan amendment.

A recommendation is required from the PZAB/LPA, ahead of consideration before the Village Council as two separate public hearings in accordance with the 2023 Florida Statutes [ss. 163.3187](#). and LDR Sec. 12-4. Comprehensive Plan text and map amendments.



# QUESTIONS?

**VILLAGE OF INDIANTOWN, FLORIDA  
AGENDA MEMORANDUM**

MEETING DATE: March 7, 2024

MEETING TYPE: Regular Agenda

AGENDA ITEM TITLE: Application No. RZ-24-019 Order granting a request Rezone real property totaling 4.14-acres in size, located east of SW 168th Avenue, and northeast of the existing Village Wastewater Treatment Plant (WWTP) and CSX railroad, from Light Industrial (LI) to Utility (U) zoning district for the Village of Indiantown.

SUMMARY OF ITEM: The Village of Indiantown, (“Applicant”) is seeking a recommendation of approval from the Planning, Zoning and Appeals Board (“PZAB”) to rezone the subject property from Light Industrial (LI) to Utility (U) zoning district pursuant to Land Development Regulation Sec. 12-6. – Rezoning

FISCAL IMPACT STATEMENT: N/A

RECOMMENDATION: Village Staff recommend approval of the Rezoning Application RZ 24-019.

PREPARED BY: Deanna Freeman, Community Development Director      DATE: 2/27/2024

**ATTACHMENTS:**

**Description**

PZAB Staff Report

Ordinance NO. XX-2024

Public Notice Advertisement

Mailing/ Posting Public Notice Affidavit

Presentation



## Village of Indiantown Planning, Zoning & Appeals Board Staff Report

<b><u>Application Number</u></b>	RZ-24-019 (Village of Indiantown Rezoning)
<b><u>Hearing Date</u></b>	March 2024
<b><u>Property Owner/ Applicant</u></b>	Village of Indiantown
<b><u>Applicant Representative</u></b>	Village of Indiantown
<b><u>Village Coordinator</u></b>	Deanna Freeman, Community & Economic Development Director
<b><u>Village Reviewers</u></b>	Deanna Freeman, Community & Economic Development Director Tom Jensen, P.E., Kimley-Horn, Inc. Patrick Nolan, Public Works & Utilities Director Wade Vose, Village Attorney
<b><u>Applicant Request</u></b>	

Application No. RZ 24-018, REQUEST FOR APPROVAL TO REZONE AN APPROXIMATELY 4.14-ACRE VACANT PARCEL OF LAND LOCATED EAST OF SW 168<sup>TH</sup> AVENUE, FROM LIGHT INDUSTRIAL (LI) TO UTILITY (U) ZONING DISTRICT IN THE VILLAGE OF INDIANTOWN.

The Village of Indiantown is seeking a recommendation of approval from the Planning, Zoning and Appeals Board ("PZAB") to rezone the subject property from Light Industrial (LI) to Utility (U) zoning district. The request is pursuant to Land Development Regulation Sec. 12-6. – Rezoning.

## Property Information

**Location:** The approximately 4.14-acre subject property is located east of SW 168<sup>th</sup> Avenue, and northeast of the existing Village Wastewater Treatment Plant (WWTP) and CSX railroad.

### Location Map:



**Parcel ID Numbers:** 06-40-39-001-013-00010-1

### Legal Description:

Parcel 6: (Fee Simple Estate) 06-40-39-001-013-00010-1

Being a parcel of land lying in Section 6, Township 40 South, Range 39 East, Martin County, Florida and being a portion of Lot 1 and all of Lots 2, 3, 4, 5 and 6, Block 13; a portion of Lot 1 and all of Lot 2, Block 14; a portion of Wood Street right of way; a portion of Gateway Avenue right of way; and a portion of the Railroad Spur Easement lying between said Blocks 13 and 14, all according to the map of the unrecorded plat of Indiantown Industrial Park as attached to Warranty Deed recorded in O.R. Book 332, Page 2234, Public Records of Martin County, Florida, and being more particularly described as follows:

Commence at the point of intersection of the West line of said Section 6 and the North right of way line of the Seaboard Railroad; thence South 00 degrees 50 minutes and 50 seconds east, along the said West line of Section 6, a distance of 440.00 feet to the Point of Beginning of the following described property; thence continue South 00 degrees 51 minutes 50 seconds East along said section line, a distance of 573.86 feet to the intersection with the Westerly prolongation of the Northerly right of way line of Forest Street; thence North 89 degrees 08 minutes and 10 seconds East, along the said Northerly right of way line, a distance of 225.0 feet, to the East line of the said Railroad

Spur Easement; thence North 00 degrees 51 minutes 50 seconds West, along said East line, a distance of 300 feet to the Southwest corner of said Lot 1 Block 14; thence South 68 degrees 53 minutes 17 seconds East, along the Southerly line of said Lots 1 and 2, Block 14, a distance of 130.66 feet, to the Southeast corner of said Lot 2; thence North 21 degrees 32 minutes 16 seconds East, along the Easterly boundary of said Lot 2, a distance of 206.84 feet to the intersection with the Southerly right of way line of said Gateway Avenue; thence North 35 degrees 46 minutes 20 seconds East, a distance of 30.00 feet to the centerline of said Gateway Avenue; thence North 54 degrees 13 minutes 40 seconds West, along said centerline, a distance of 27.46 feet; thence North 35 degrees 46 minutes 20 seconds East, a distance of 30.00 feet to the Northerly right of way line of said Gateway Avenue; thence North 54 degrees 13 minutes 40 seconds West, along said right of way line, a distance of 34.46 feet to the beginning of the curve concave to the Southwest, having a radius of 235.00 feet; thence departing said Northerly right of way line, Northwesterly and Westerly along the arc of said curve a distance of 150.26 feet through a central angle of 36 degrees 38 minutes 09 seconds; thence South 89 degrees 08 minutes 10 seconds West, a distance of 270.88 feet to the Point of Beginning.

**Background:** This request requires review and recommendation by the Development Review Colleagues (DRC), a recommendation by the PZAB as a public hearing, and the review and decision making by the Village Council at two separate public hearings ahead of the draft Ordinance being signed and recorded.

**Subject Property Parcel Size:** 4.14-acres +/-

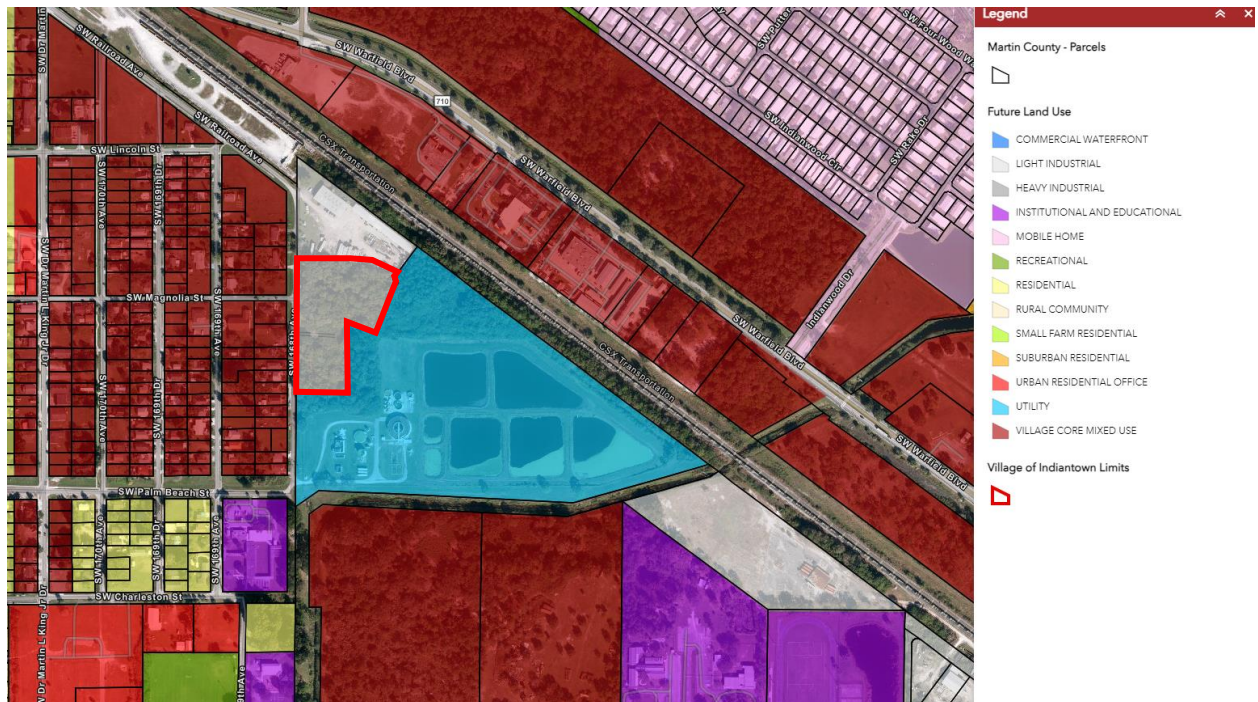
**Parcel Ownership:** The property is owned by the Village of Indiantown.

**Current Use:** The property is vacant, with no building structures, improved roads or other developed features located on the site. The existing WWTP buildings and operations abut the south and southeastern boundaries of the subject property on a 24.96-acre parcel.

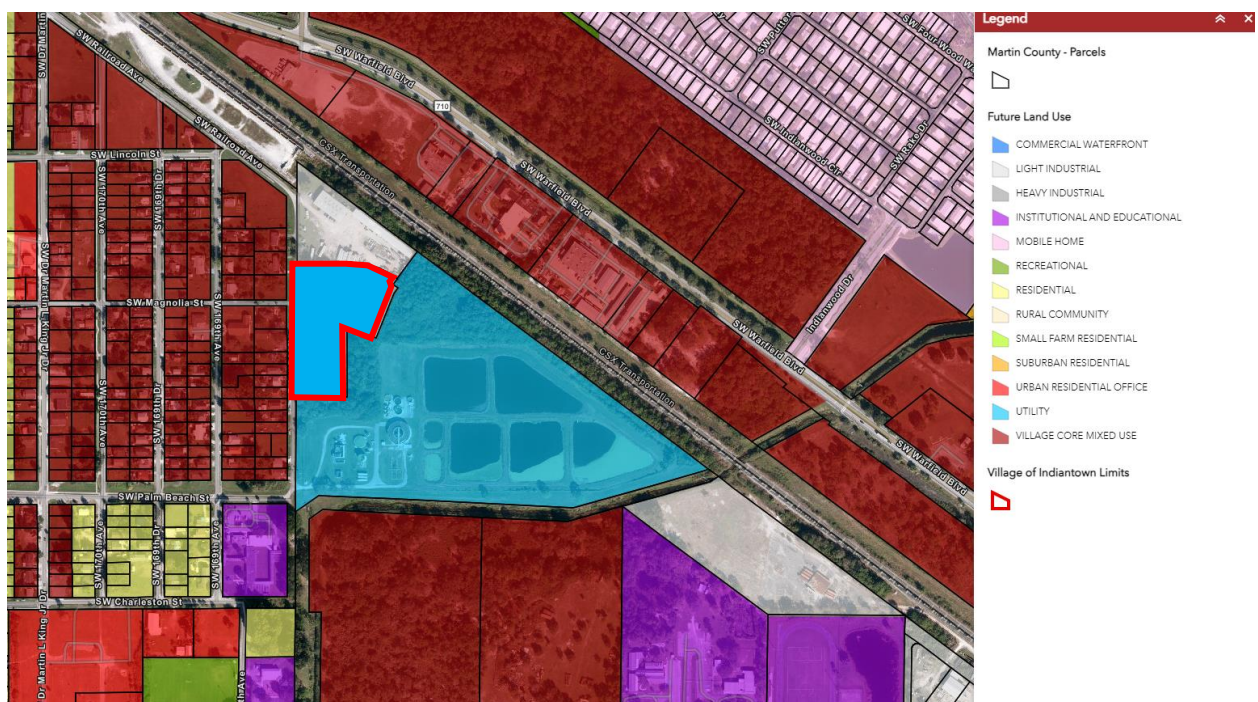
### **Future Land Use & Zoning**

The subject property has Light Industrial Future Land Use designation and zoning district designations. The Applicant is concurrently requesting a Small-Scale future land use amendment to Utility, consistent with the larger 24.96-acre parcel owned and operated by the Village as the WWTP, consistent with property west of the subject property. The request to change the zoning from LI, Light Industrial to Utility zoning district is consistent with the concurrent proposal to amend the future land use map.

## Current Future Land Use Map:



## Proposed Future Land Use Map:



## **Staff Analysis**

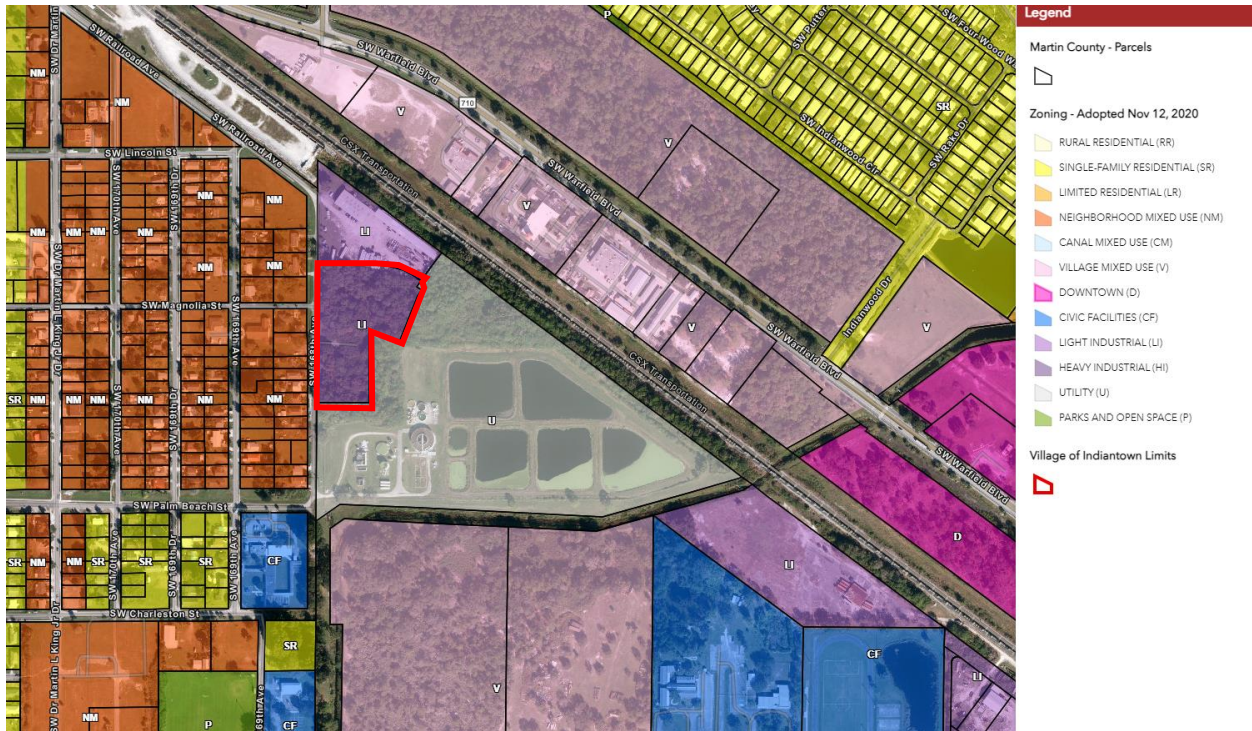
### **Surrounding Land Use, Zoning & Existing Use:**

An overview of established development patterns within proximity to the subject property includes lands immediately

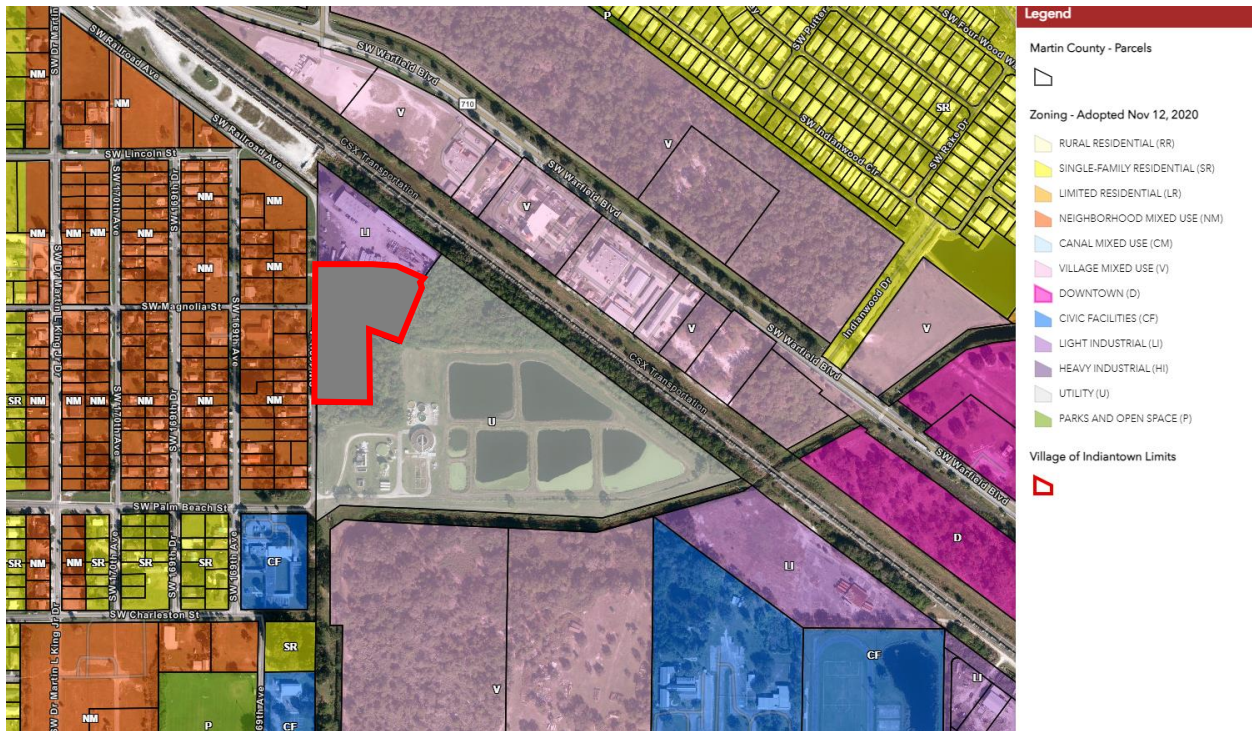
The following table provides a more detailed breakdown of existing use, land use and zoning of properties within proximity to the subject property.

<b>Direction</b>	<b>Future Land Use</b>	<b>Zoning</b>	<b>Existing Use</b>
Site:	Light Industrial	Light Industrial	Vacant part of WWTP
North:	Light Industrial	Light Industrial	Industrial & Warehouse Uses
East	Utility	Utility	WWTP Village of Indiantown
South:	Utility	Utility	WWTP Village of Indiantown
West:	SW 168 <sup>th</sup> Avenue  Village Core Mixed Use	SW 168 <sup>th</sup> Avenue  Neighborhood Mixed Use	SW 168 <sup>th</sup> Avenue  Single family residential units & vacant lots

## Current Zoning:



## Proposed Zoning:



## **Approval Evaluation Criteria**

Pursuant to Sec. 12-6. – Rezoning, the Applicant has filed an application to rezone the property in accordance with this Section. Subsection 12-6 (5) outlines the Approval Criteria for rezoning.

Approval Criteria. The Village Council shall use the following criteria in making their decision regarding approval or disapproval of a rezoning application:

- a. The proposed rezone is consistent with goals, objectives, and policies of the Comprehensive Plan.

**Applicant Response:** The proposed rezone is consistent with the goals, objectives, and policies of the Comprehensive Plan.

**Staff Response:** The proposed request to rezone to Utility is consistent with the goals, objectives, and policies of the Comprehensive Plan and the existing land use on the remainder of the WWTP owned and operated by the Village of Indiantown. Subject to the consideration and recommendation of approval of the concurrent request to amend the Land Use to Utility, this Zoning change to Utility is consistent with the Future Land Use element and map for this parcel.

- b. The proposed zoning district is compatible with the surrounding area's zoning designation(s) and existing uses.

**Staff Response:** The proposed Utility Zoning district is compatible with the surrounding area's zoning district in relation to the existing Village of Indiantown WWTP already having a Utility land use and zoning district designation on the larger parcel to the south and east.

- c. The subject property is physically suitable for the uses permitted in the proposed district.

**Staff Response:** The property is physically suitable for uses permitted in the Utility zoning district designation and offers consistency with the existing WWTP operations already developed on the larger parcel owned and operated by the Village.

## **Analysis**

The rezoning application is complete and meets approval criteria as outlined in Sec. 12-6. – Rezoning.

### **Recommendation**

Village Staff recommend approval to the PZAB of the proposed Zoning Change from Light Industrial to Utility on the 4.14-acre subject property. A recommendation is required from the PZAB, ahead of consideration before the Village Council as two separate public hearings in accordance with LDR Sec. 12-6. - Rezoning

### **Attachments**

Attachment A – Draft Ordinance with Legal Description.  
Attachment B – Public Notice Ad.

**VILLAGE OF INDIANTOWN, FLORIDA**

**ORDINANCE NO. 06-2024**

**AN ORDINANCE OF THE VILLAGE OF INDIANTOWN, FLORIDA, PROVIDING FOR THE REZONING OF REAL PROPERTY TOTALING 4.14 ACRES IN SIZE, LOCATED EAST OF SW 168<sup>TH</sup> AVENUE, INDIANTOWN, PARCEL ID 06-40-39-001-013-00010-1, FROM LIGHT INDUSTRIAL (LI) ZONING DISTRICT TO UTILITY (U) ZONING DISTRICT; AND PROVIDING FOR FINDINGS, SEVERABILITY, CONFLICTS, CODIFICATION, AND AN EFFECTIVE DATE.**

**WHEREAS**, The Village of Indiantown, owners of the property described and depicted in Exhibit “A” and Exhibit “B” attached hereto (“Subject Property”), has petitioned the Village of Indiantown to rezone the Subject Property from the current Light Industrial (LI) zoning district to the Utility (U) zoning district; and

**WHEREAS**, Village planning staff has reviewed and recommended approval of the proposed rezoning to the Planning, Zoning & Appeals Board and Village Council; and

**WHEREAS**, Village planning staff’s report concerning the proposed rezoning, related agenda memoranda and materials, and the application for the proposed rezoning, are hereby adopted and incorporated herein; and

**WHEREAS**, the Planning, Zoning & Appeals Board held a duly advertised public hearing on March 7, 2024, to consider the proposed rezoning, and thereafter recommended approval of the proposed rezoning to the Village Council; and

**WHEREAS**, the Village Council has conducted duly advertised public hearings concerning the proposed rezoning of the Subject Property; and

**WHEREAS**, the Village Council finds that the Village has complied with all the requirements of applicable law, including the Village Land Development Regulations and the Village Comprehensive Plan, and that the adoption of the proposed rezoning is in the best interests of the health, peace, safety, and general welfare of the residents, businesses, and property owners of the Village of Indiantown.

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

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

**SECTION 2. AMENDMENT OF OFFICIAL ZONING MAP.** The Subject Property is hereby rezoned from the Light Industrial (LI) zoning district to the Utility (U) zoning district, and the Village of Indiantown Official Zoning Map is hereby amended to reflect such rezoning.

**SECTION 3. SEVERABILITY.** The provisions of this Ordinance are deemed severable. In the event that any word(s), phrase(s), portion(s), sub-sub-section(s), sub-section(s), or section(s) of this Ordinance is for any reason whatsoever held to be invalid, illegal, unconstitutional, contrary to law, or against public policy, by any court, administrative agency, or other body with competent jurisdiction, such word(s), phrase(s), portion(s), sub-sub-section(s), sub-section(s), or section(s) of this Ordinance shall be null and void, and shall be deemed severed, and a separate, distinct, and independent provision from the remaining provisions of this Ordinance, and such holding shall in no manner affect the validity of the remaining words, phrases, portions, sub-sub-sections, sub-sections, or sections of this Ordinance, which shall remain in full force and effect. This Ordinance shall be construed in a manner to accomplish, to the greatest extent legally possible, the purposes of this Ordinance as expressed herein.

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

**SECTION 5. CODIFICATION.** This Ordinance shall not be codified in the Village of Indiantown Code of Ordinances or Land Development Regulations, but the rezoning effectuated herein shall be depicted and memorialized on the Official Zoning Map of the Village of Indiantown.

**SECTION 6. EFFECTIVE DATE.** This rezoning shall become effective upon adoption at Second Reading; provided, however, that if this rezoning is being considered concurrently with a voluntary annexation and a comprehensive plan amendment necessary to the consistency of the rezoning with the Village Comprehensive Plan, then

this rezoning shall become effective upon such comprehensive plan amendment becoming effective pursuant to Florida law.

**PASSED** on first reading on the \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

**ADOPTED** on second reading on the \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

ATTEST:

Village of Indiantown, Florida

\_\_\_\_\_  
LaRhonda McBride  
Village Clerk

\_\_\_\_\_  
Susan Gibbs Thomas  
Mayor

REVIEWED FOR FORM  
AND CORRECTNESS:

\_\_\_\_\_  
Wade C. Vose, Esq.  
Village Attorney

### Exhibit "A"

Parcel 6: (Fee Simple Estate) 06-40-39-001-013-00010-1

Being a parcel of land lying in Section 6, Township 40 South, Range 39 East, Martin County, Florida and being a portion of Lot 1 and all of Lots 2, 3, 4, 5 and 6, Block 13; a portion of Lot 1 and all of Lot 2, Block 14; a portion of Wood Street right of way; a portion of Gateway Avenue right of way; and a portion of the Railroad Spur Easement lying between said Blocks 13 and 14, all according to the map of the unrecorded plat of Indiantown Industrial Park as attached to Warranty Deed recorded in O.R. Book 332, Page 2234, Public Records of Martin County, Florida, and being more particularly described as follows:

Commence at the point of intersection of the West line of said Section 6 and the North right of way line of the Seaboard Railroad; thence South 00 degrees 50 minutes and 50 seconds east, along the said West line of Section 6, a distance of 440.00 feet to the Point of Beginning of the following described property; thence continue South 00 degrees 51 minutes 50 seconds East along said section line, a distance of 573.86 feet to the intersection with the Westerly prolongation of the Northerly right of way line of Forest Street; thence North 89 degrees 08 minutes and 10 seconds East, along the said Northerly right of way line, a distance of 225.0 feet, to the East line of the said Railroad Spur Easement; thence North 00 degrees 51 minutes 50 seconds West, along said East line, a distance of 300 feet to the Southwest corner of said Lot 1 Block 14; thence South 68 degrees 53 minutes 17 seconds East, along the Southerly line of said Lots 1 and 2, Block 14, a distance of 130.66 feet, to the Southeast corner of said Lot 2; thence North 21 degrees 32 minutes 16 seconds East, along the Easterly boundary of said Lot 2, a distance of 206.84 feet to the intersection with the Southerly right of way line of said Gateway Avenue; thence North 35 degrees 46 minutes 20 seconds East, a distance of 30.00 feet to the centerline of said Gateway Avenue; thence North 54 degrees 13 minutes 40 seconds West, along said centerline, a distance of 27.46 feet; thence North 35 degrees 46 minutes 20 seconds East, a distance of 30.00 feet to the Northerly right of way line of said Gateway Avenue; thence North 54 degrees 13 minutes 40 seconds West, along said right of way line, a distance of 34.46 feet to the beginning of the curve concave to the Southwest, having a radius of 235.00 feet; thence departing said Northerly right of way line, Northwesterly and Westerly along the arc of said curve a distance of 150.26 feet through a central angle of 36 degrees 38 minutes 09 seconds; thence South 89 degrees 08 minutes 10 seconds West, a distance of 270.88 feet to the Point of Beginning.

Exhibit "B"

Subject Property



## Ad Preview

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, March 7, 2024, 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. **ORDINANCE NO. 05-2024; AN ORDINANCE OF THE VILLAGE OF INDIANTOWN, FLORIDA, PROVIDING FOR A SMALL-SCALE COMPREHENSIVE PLAN FUTURE LAND USE MAP AMENDMENT CONCERNING REAL PROPERTY TOTALING 4.14 ACRES IN SIZE, LOCATED EAST OF SW 168TH AVENUE, INDIANTOWN, PARCEL ID 06-40-39-001-013-00010-1, FROM LIGHT INDUSTRIAL TO UTILITY LAND USE DESIGNATION; AND PROVIDING FOR FINDINGS, SEVERABILITY, CONFLICTS, CODIFICATION, AND AN EFFECTIVE DATE.**

2. **ORDINANCE NO. 06-2024; AN ORDINANCE OF THE VILLAGE OF INDIANTOWN, FLORIDA, PROVIDING FOR THE REZONING OF REAL PROPERTY TOTALING 4.14 ACRES IN SIZE, LOCATED EAST OF SW 168TH AVENUE, INDIANTOWN, PARCEL ID 06-40-39-001-013-00010-1, FROM LIGHT INDUSTRIAL (LI) ZONING DISTRICT TO UTILITY (U) ZONING DISTRICT; AND PROVIDING FOR FINDINGS, SEVERABILITY, CONFLICTS, CODIFICATION, AND AN EFFECTIVE DATE.**

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: February 26, 2024.

TCN9881489



## MAILING/POSTING PUBLIC NOTICE AFFIDAVIT

Application No. ANX-24-008, CPA-24-009, RZ-24-010

Date of Planning, Zoning, and Appeals Board / Village Council Meeting: MARCH 7<sup>th</sup>, 2024

Mailing Date: No less than 10 Days prior to the Public Hearing/Meeting: FEBRUARY 26<sup>th</sup>, 2024

In accordance with the requirements of Section 12-2 – General Requirements for Applications, of the Village of Indiantown, Florida, I JAN ROMENCE 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 FEBRUARY 23, 20 24.

The sign(s) meet the criteria in Section 12-2 and was placed on CITRUS BLVD on each parcel.

### ***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 FEBRUARY 28, 20 24, a date no later than the 7th day before the Public Hearing/Meeting.

15516 SW Osceola St. Indiantown, FL 34956  
772-597-9900 • [www.indiantownfl.gov](http://www.indiantownfl.gov)

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 28<sup>th</sup> day of February, 20 24.

  
\_\_\_\_\_  
Signature of Applicant or Authorized Agent

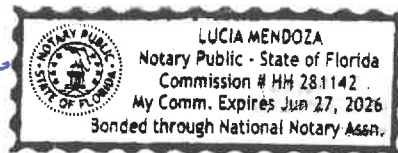
STATE OF FLORIDA:

COUNTY OF:

BEFORE ME, a Notary Public, on this day personally appeared Daniel Romence (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 28<sup>th</sup> day of February, 20 24.

  
Notary Public in and for the State of Florida



STAFF USE:

RECEIVED

Date/Time submitted: FEB 28 2024 Verified by: Lucia Mendoza Planning Assistant  
Village of Indiantown

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)

15516 SW Osceola St. Indiantown, FL 34956  
772-597-9900 • [www.indiantownfl.gov](http://www.indiantownfl.gov)



# NOTICE

## PUBLIC MEETING OF THE VILLAGE OF INDIANTOWN

**PLANNING ZONING & APPEALS BOARD/LPA PUBLIC HEARING: MARCH 7, 2024 – 6:00 PM**

**VILLAGE COUNCIL PUBLIC HEARING: March 14, 2024 – 6:30 PM**

**LOCATION: COUNCIL CHAMBER, 15516 SW Osceola Street, Suite C, Indiantown, FL 34956**

CASE #'s:	CPA-24-018, RZ-24-019
CASE NAME:	Village of Indiantown Small-Scale Comprehensive Plan Amendment & Rezoning
CASE TYPE:	Assign Village Land Use and Zoning Designations
APPLICANT:	Village of Indiantown
PROPERTY LOCATION:	Generally located East of SW 168 <sup>th</sup> Avenue, and Northeast of the existing Village Wastewater Treatment Plan and CSX railroad. Parcel: 06-40-39-001-013-00010-1
REQUEST:	This is a Small- Scale Comprehensive Plan Amendment to the Future Land Use Map Amendment from Light Industrial Land Use Designation to Utility Land Use Designation, and a request to Rezone from Light Industrial Zoning District to Utility Zoning District.

**THIS NOTICE HAS BEEN SENT AS A COURTESY TO THE OWNERS/RESIDENTS OF PROPERTY LOCATED WITHIN 300 FEET OF THE PROPERTY IDENTIFIED IN THIS NOTICE.**



Interested parties may appear and be heard at the meeting regarding this public hearing. Information regarding the proposed request may be inspected by the public at: Village of Indiantown Community & Economic Development Department, 15516 SW Osceola Street, Suite B, Indiantown, FL 34956.

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**FOR QUESTIONS CONCERNING THIS PETITION, PLEASE CONTACT:  
Deanna Freeman 772-485-7095, COMMUNITY DEVELOPMENT DEPARTMENT**

IF A PERSON DECIDES TO APPEAL ANY DECISION MADE BY THE COUNCIL/BOARD, WITH RESPECT TO ANY MATTER CONSIDERED AT SUCH HEARING/MEETING, SUCH PERSON WILL NEED A RECORD OF THE PROCEEDINGS AND THAT, FOR THIS PURPOSE, SUCH PERSON 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, AND WHICH RECORD IS NOT PROVIDED BY THE VILLAGE OF INDIANTOWN. (FS 286.0105)

IN ACCORDANCE WITH THE "AMERICANS WITH DISABILITIES ACT", PERSONS NEEDING ASSISTANCE TO PARTICIPATE IN ANY OF THESE PROCEEDINGS MAY CONTACT THE CLERK OF THE COUNCIL/BOARD (LISTED BELOW) THREE (3) DAYS PRIOR TO THE MEETING. (FS 286.26)  
**LaRhonda McBride/Phone: 772-597- 8294**  
**Village of Indiantown/City Clerk/15516 SW Osceola Street, Suite B, Indiantown, FL 34956**



# Village of Indiantown

## Rezoning Application

No. RZ 24-019

Village of Indiantown, Florida

PZAB Meeting 3-7-2024

# Applicant Request

A request for approval of an application to rezone the 4.14-acre subject property from Light Industrial land use designation to Utility land use designation.

The Village of Indiantown is the applicant and owner of the subject property, with the Wastewater Treatment Plant operating on the larger 24.96-acre parcel.





# Property Location

Location: East of SW 168<sup>th</sup> Avenue, and northeast of the existing Village Wastewater Treatment Plan (WWTP) and CSX railroad.

PCN: 06-40-39-001-013-00010-1

Acreage: 4.14-acres



# Existing Land Use



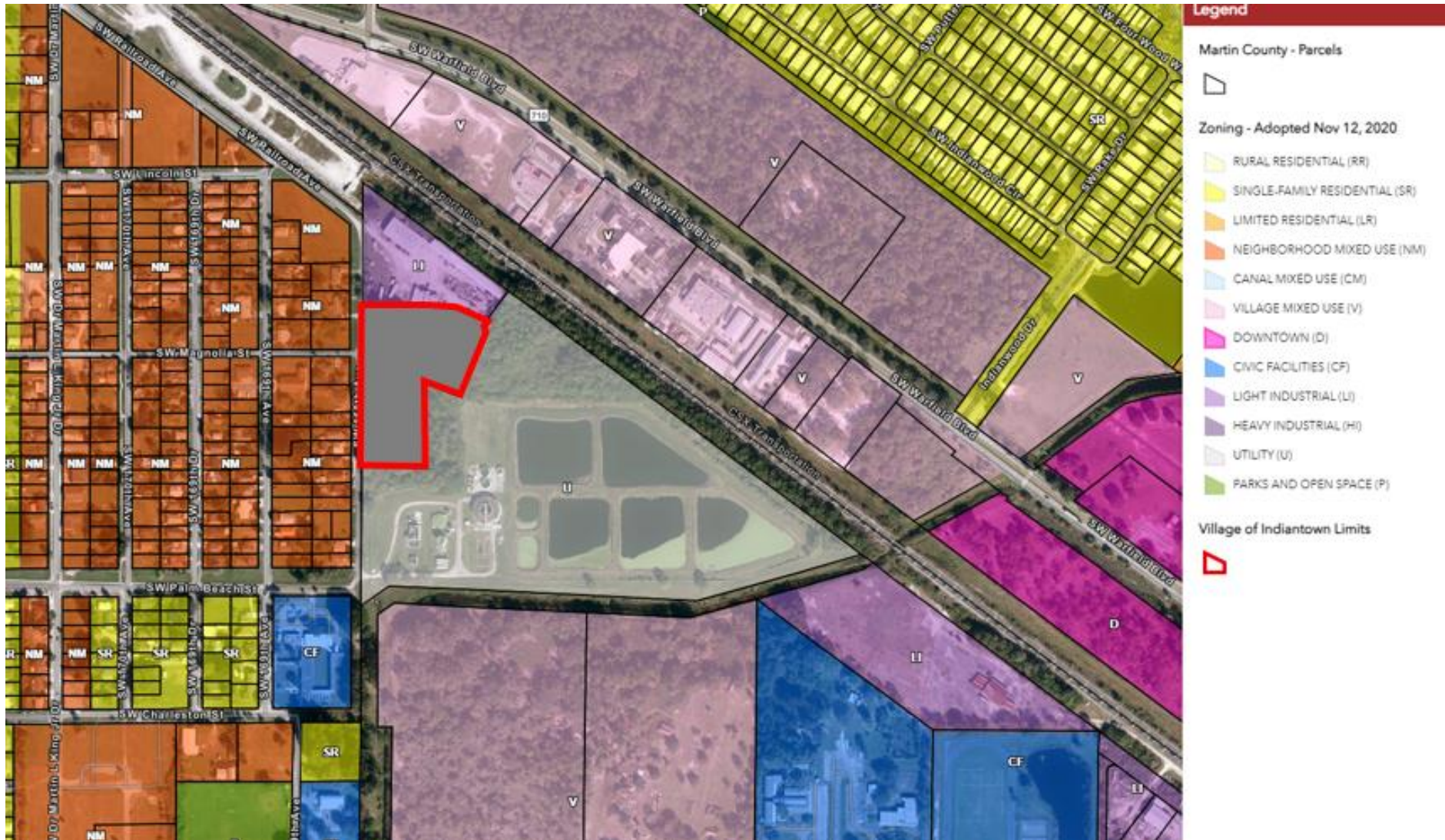
# Proposed Land Use



# Existing Zoning



# Proposed Zoning

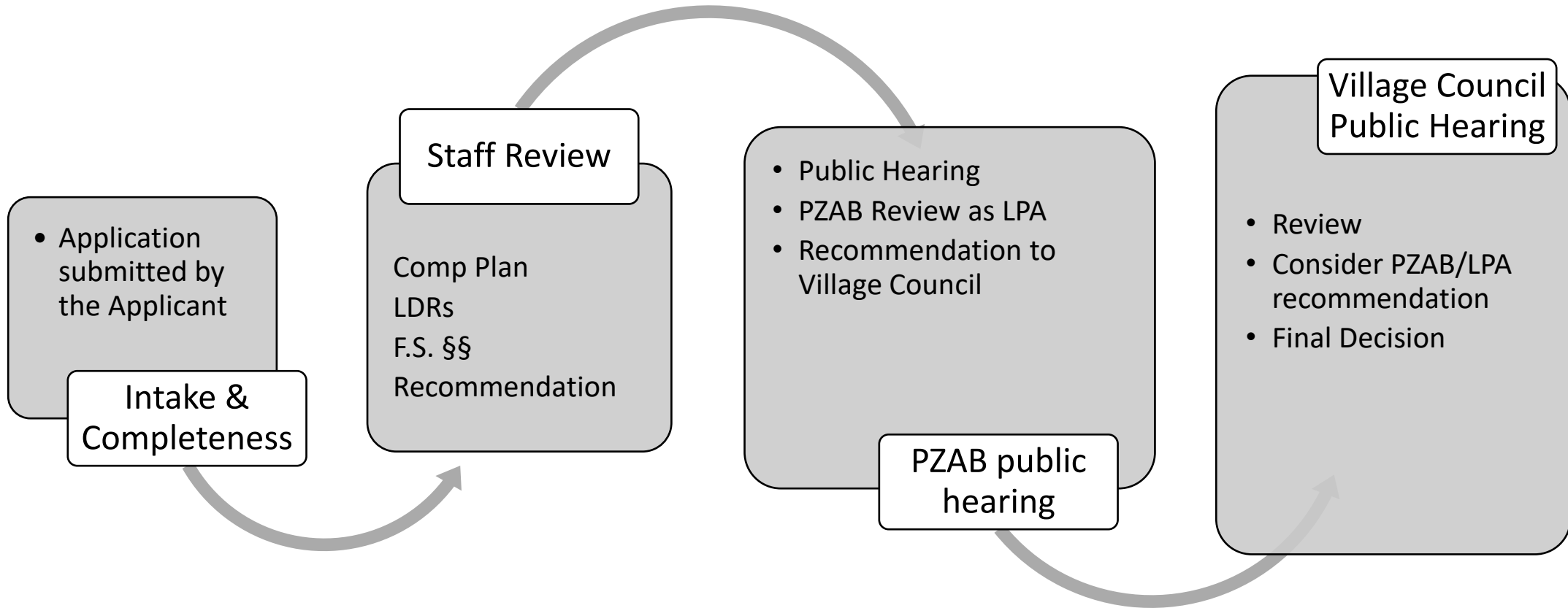




Direction	Future Land Use	Zoning	Existing Use
Site:	Light Industrial	Light Industrial	Vacant part of WWTP
North:	Light Industrial	Light Industrial	Industrial & Warehouse Uses
East	Utility	Utility	WWTP Village of Indiantown
South:	Utility	Utility	WWTP Village of Indiantown
West:	SW 168 <sup>th</sup> Avenue  Village Core Mixed Use	SW 168 <sup>th</sup> Avenue  Neighborhood Mixed Use	SW 168 <sup>th</sup> Avenue  Single family residential units & vacant lots



# Zoning Change Review Process





# Zoning Change Review Criteria

## Approval Evaluation Criteria

This application was reviewed for compliance with the Village Land Development Regulations (LDRs), Sec. 12-6. – Rezoning, Subsection 12-6 (5) outlines the Approval Criteria for a request to rezone a property.



# Zoning Change Recommendations

**Village Staff recommends approval for Application No. RZ 24-019 to rezone the 4.14-acre subject property from the Light Industrial (LI) to Utility (U) zoning district.**



# QUESTIONS?

**VILLAGE OF INDIANTOWN, FLORIDA  
AGENDA MEMORANDUM**

MEETING DATE: March 7, 2024

MEETING TYPE: Regular Meeting

AGENDA ITEM TITLE: Monthly Director's Report

SUMMARY OF ITEM: Recent Development Activity summary.

FISCAL IMPACT STATEMENT: N/A

RECOMMENDATION: This item is for informational purposes only.

PREPARED BY: Deanna Freeman, Community Development Director

DATE: 2/27/2024

**ATTACHMENTS:**

Description

Development Activity

## Pre- Application

## In Review

US Advance Transportation  
70,546 square feet tractor trailer parking

Indiantown Go Kart  
3,170 square feet; shop/office & Go-Kart track

Dollar Tree  
10,000 square feet of commercial use

Stor-A-Way  
Addition of 10,421 square foot building

2830 Holdings, LLC  
11,733 square feet of marine manufacturing,  
services, and repair

Indiantown MVR WWT  
63,800 square feet processing facility

Osceola Pines PUD  
157 single family dwellings

Indiantown Wastewater Treatment Facility  
Comp Plan Amendment from Light Industrial to  
Utility

Indianwood Landing  
57 residential units

Indiantown Wastewater Treatment Facility  
Rezoning from Industrial to Utility

Sky Leasing, LLC  
2,496 Square feet prefabricated  
building

DeMarcellus  
Addition of 19,500 square  
feet of manufacturing

# Approved

Terra Lago  
Master Plan  
2,488 residential units; 100,000 square feet of commercial

T.A. Estates  
22,600 square feet;  
office & warehouse (2 bldgs.)

Terra Lago Phase 1A  
224 single-family dwellings

Seminole Crossings  
24 single-family dwellings

Terra Lago Phase 1B  
410 single-family dwellings and  
174 townhomes

East Coast Metal Structures  
99,550 square feet of manufacturing

Parkview Villas  
24 apartments  
8 live/work units (2 floors)

Kendall Industrial  
24,000 square feet of manufacturing

Village Market &  
Delicatessen Store  
4,650 square feet; 8 fuel islands

RCC Construction  
25,000 square feet of manufacturing