



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

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

PZAB MEMBERS
CHRISTA MILEY, CHAIR
MILTON WILLIAMS
SCOTT WATSON
KAREN ONSAGER
MOLLY DEMARCELLUS
JANNIE WOODY
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 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. PZAB Minutes September 5, 2024

REGULAR AGENDA

2. Application No. CU-24-053 Mobile Food Vendor: A Request by Nery Perez for Conditional Use Approval to allow a Mobile Food Vendor (Food Truck) at 15988 SW Warfield Blvd.
3. Proposed 2025 PZAB Meeting Dates

DIRECTOR'S REPORT

4. Development Activity/Update

ADJOURN

**VILLAGE OF INDIANTOWN, FLORIDA
AGENDA MEMORANDUM**

MEETING DATE: November 7, 2024

MEETING TYPE: Regular Agenda

AGENDA ITEM TITLE: PZAB Minutes September 5, 2024

SUMMARY OF ITEM: PZAB Minutes September 5, 2024

FISCAL IMPACT STATEMENT: N/A

RECOMMENDATION: PZAB Minutes September 5, 2024

PREPARED BY: LaRhonda McBride, Village Clerk

DATE: 9/27/2024

ATTACHMENTS:

Description

PZAB Minutes September 5, 2024



**VILLAGE OF INDIANTOWN
PLANNING, ZONING, AND APPEALS BOARD MEETING MINUTES
September 5, 2024
6:00 PM**

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

CALL TO ORDER: 6:03 PM

ROLL CALL: LaRhonda McBride, Village Clerk

PRESENT: *PZAB Members:* Chair Christa Miley and Board Members Scott Watson, Karen Onsager, and Jannie Woody. Board Members Molly Demarcellus and Milton Williams were absent. *Staff:* Village Manager Taryn Kryzda, Board Attorney Wade C. Vose, Village Clerk LaRhonda McBride and Administrative Assistant Renae Cherry.

INVOCATION: LaRhonda McBride

PLEDGE OF ALLEGIANCE: Chair Christa 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 Watson and approved 4-0, with Board Members Demarcellus and Williams absent.

APPROVAL OF MINUTES:

Motion was made to approve the minutes by Board Member Onsager. Motion was duly seconded by Board Member Watson and approved 4-0, with Board Members Demarcellus and Williams absent.

1. Minutes of the PZAB Meeting of July 16, 2024

REGULAR AGENDA/ACTION ITEMS:

2. **Ordinance No. XX-2024:** AN ORDINANCE OF THE VILLAGE OF

INDIANTOWN, FLORIDA, AMENDING SECTION 3-5.7 “TEMPORARY USES AND SPECIAL EVENTS” OF THE VILLAGE OF INDIANTOWN LAND DEVELOPMENT REGULATIONS; CREATING SECTION 3-5.10 “SPECIAL EVENTS,” OF THE VILLAGE OF INDIANTOWN LAND DEVELOPMENT REGULATIONS; PROVIDING FOR THE REVIEW AND ISSUANCE OF SPECIAL EVENT PERMITS BY THE VILLAGE MANAGER; PROVIDING FOR REGULATION OF SPECIAL EVENTS; PROVIDING FOR APPEAL PROCEDURES; PROVIDING DUTIES OF PERMITTEES; PROVIDING FOR REGULATION OF PUBLIC CONDUCT DURING SPECIAL EVENTS; PROVIDING DEFINITIONS; AND PROVIDING FOR FINDINGS, CODIFICATION, CONFLICTS, SEVERABILITY, AND AN EFFECTIVE DATE.

Board Attorney Vose provided an overview of the item.

Discussion ensued regarding a timeline for appealing permit applications and the means of requesting an appeal.

Daryl Holmes thanked the Board for their efforts.

Carolyn Parker asked whether residents would be permitted to hold events on private property.

Board Member Onsager confirmed that residents may hold events on private property.

Board Attorney Vose provided additional information regarding what constitutes a public versus a private event.

Discussion ensued regarding the number of attendees permitted at private events.

Motion was made to approve Ordinance No. XX-2024 by Board Member Watson. Motion was duly seconded by Board Member Onsager and approved 4–0, with Board Members Demarcus and Williams absent.

DIRECTOR’S REPORT

5. **Monthly Director’s Report** – The Director will provide a brief summary of active development projects in the Village.

Community Development Director Deanna Freeman provided an overview of site plan applications under consideration and development.

Chair Miley welcomed Jannie Woody to the Board.

NEXT REGULAR MEETING: September 12, 2024

ADJOURNMENT: 6:30 p.m.

ATTEST:

VILLAGE OF INDIANTOWN, FLORIDA

LaRhonda McBride
Village Clerk

Christa Miley
Chair

Date

**VILLAGE OF INDIANTOWN, FLORIDA
AGENDA MEMORANDUM**

MEETING DATE: November 7, 2024

MEETING TYPE: Regular Agenda

AGENDA ITEM TITLE: Application No. CU-24-053 Mobile Food Vendor: A Request by Nery Perez for Conditional Use Approval to allow a Mobile Food Vendor (Food Truck) at 15988 SW Warfield Blvd.

SUMMARY OF ITEM: The Applicant is requesting Conditional Use Approval to allow an 8.5 by 24-foot Food Truck next to a commercial building with an existing business and 20 parking spaces at 15988 SW Warfield Blvd.

FISCAL IMPACT STATEMENT: N/A

RECOMMENDATION: Village Staff recommends that the PZAB recommend to the Village Council the approval of application No. CU-24-053, with the specified conditions of approval.

PREPARED BY: Deanna Freeman, Community & Economic Development Director

DATE: 10/30/2024

ATTACHMENTS:

Description

PZAB Staff Report

Application

Property Profile Information

Mailing Notice

Public Notice Affidavit

Conditional Use Order CU-24-053

Presentation



Village of Indiantown Village Council Staff Report

Application Number: CU-24-053 (Conditional Use for a Mobile Food Vendor)

Public Hearing Date: October 3, 2024

Property Owner: Petroleum Ventures LLC DBA John Leonard Properties LLC
John Leonard, Registered Agent

Applicant: Nery Perez

Village Reviewer: Lucia Mendoza, Planning Assistant
Community & Economic Development Department

Request

The Applicant is seeking approval of a Conditional Use Application to allow a Mobile Food Vendor (Food Truck) on 0.2984 of an acre of land at 15988 SW Warfield Boulevard. This property is zoned Downtown. A Mobile Food Vendor is allowed as a Conditional Use in a Downtown zoning district, subject to the standards in Village's Land Development Regulations Sec. 3-7.13 – Mobile Food Vendors/Food Trucks.

Property Information

Location: 15988 SW Warfield Boulevard
Parcel Number: 05-40-39-005-009-00270-2
Parcel Size: 0.2984 of an acre

Land Use and Zoning

Land Use: Village Core Mixed Use
Zoning: Downtown

Background

The Applicant is requesting Conditional Use approval to allow a Food Truck next to an existing commercial building at 15988 SW Warfield Boulevard. The size of the

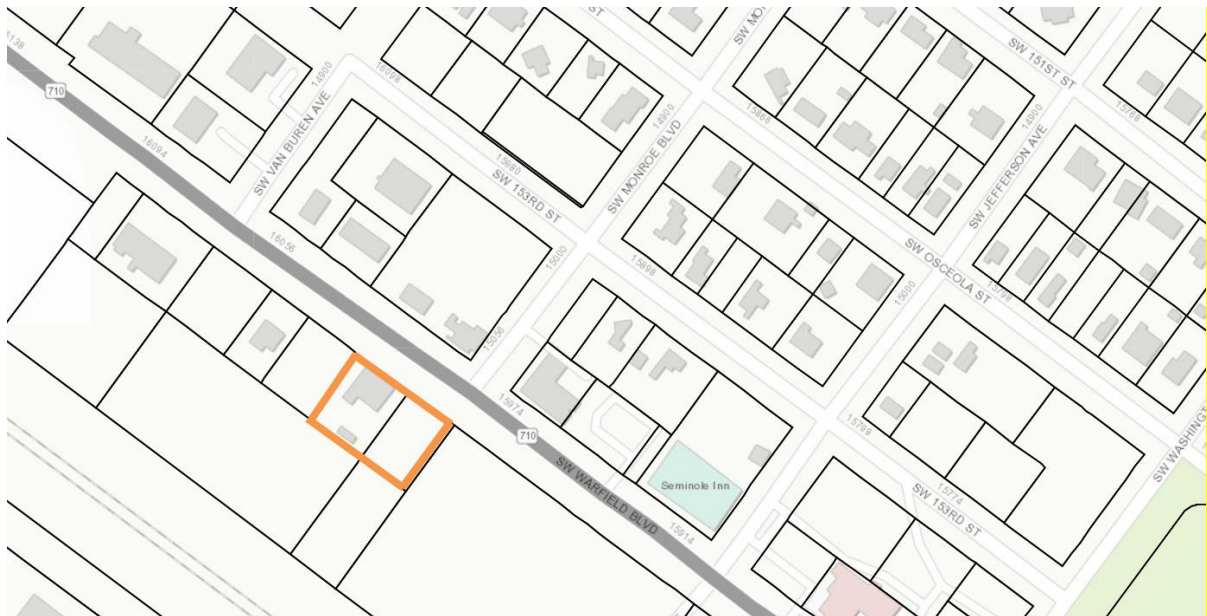
proposed Food Truck is 8.5 by 24.0 feet, or a total of 204 square feet. There is one store in the building at this location. The store is a convenience store and a clothing store. There are 20 parking spaces on the property, which meets the requirements of the Village's Land Development Regulations (LDRs). The surrounding land uses are commercial to the west and north, vacant land to the east, and to the south.

Pursuant to the Village of Indiantown LDR Chapter 3, Table 14, Permitted Uses, a food truck may be approved only as a Conditional Use in any zoning district that allows a restaurant. The subject site is in the Downtown zoning district, which allows restaurants. Therefore, Conditional Use approval would allow a mobile food truck at this location.

Conditional Use approval may only be requested in compliance with the Permitted Use Table, Sec. 3-3.1, Table 14, the standards for Conditional Uses, and the procedures and criteria set forth in LDR Sec. 12-15(5). Conditional Use Permit Requirements.

This application was reviewed under both LDR Sec. 3-7.13 and LDR Sec. 12-15.

Location Map



Conditional Use Requirements – Mobile Food Truck:

Approval Standards

The applicant shall have the burden of proof and provide a written statement in response to Sec. 3-7. Conditional Uses, and all of the following:

a. *A description of the inherent nature of the proposed use.*

Response: The Applicant's food truck will provide Hispanic and American food for patrons to purchase.

b. *The methods and materials utilized in the operation of the use.*

Response: The 8.5-by-24-foot food truck. Fully equipped kitchen and appliances for the preparation of food. Materials included: Fryers, microwaves, griddles, stovetops, fridges, freezers, and water filter system.

c. *The scope of the proposed operation.*

Response: The food truck is for the purpose of providing a unique culinary experience to our community and visitors.

d. *A description of the economic and environmental impact on the surrounding area by permitting the conditional use.*

Response: The proposed food truck will be providing delicious foods at an affordable price. The area is zoned Downtown, which allows for restaurants and food services.

e. *Impact on abutting properties.*

Response: My business will impact the abutting properties in a positive way by providing a place to eat.

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

Response: My business will be providing adequate parking available to all customers.

g. *That the land area is sufficient, appropriate, and adequate for the use and for any reasonably anticipated expansion of the use.*

Response: The land area next to an existing commercial building is vacant, sufficient, appropriate and adequate for the food truck.

h. *Any other conditions as may be stipulated and made a requirement in granting any application for a conditional use, when it is considered necessary to further the intent and general welfare, including, but not limited to: (1) Limitations on the hours of business*

operations; and (2) Limitations on the number of occupants of any building at any one time.

Response: The granting of the requested Conditional Use approval would not restrict, nor will it impact, the business hours of operation or the number of occupants that the building on the same property can hold at any one time. Additional conditions and stipulations are understood.

Analysis

LDR Chapter 3, Division 7 – Conditional Use Regulations, establishes that it is the Applicant's responsibility to justify that each one of the criteria is met for a Conditional Use Application. The Applicant provided a response to the criteria as justification for this Conditional Use request.

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

The Applicant has demonstrated that the food cart will not have adverse impacts to the surrounding area and will not have adverse environmental impacts. Therefore, staff finds the Conditional Use Application is compliant with the Village's Land Development Regulations Sec. 3-7.13. subject to the conditions of approval below.

Staff Recommendation

Staff recommends approval of Application CU-24-053 with the following conditions of approval:

1. The Applicant shall not operate later than 10:00 p.m. on weekdays and 11:00 p.m. on weekends.
2. The Applicant shall not be permitted to sell alcoholic beverages.
3. The name and contact information of the person responsible for the maintenance, placement and operation of the food truck shall be posted in in public view on the food truck.
4. A notarized letter, from property owner of record, authorizing the use of the property by the Applicant shall be posted in public view on the food truck.
5. The following requirements shall apply during the operation of the food truck in the Village:
 - a. The food truck shall comply with all applicable health and sanitary laws of the Village, county, and state.
 - b. The Applicant shall be responsible for keeping the immediate area around the food truck clean. A refuse receptacle shall be located adjacent to the food truck.

- c. All required licenses shall be posted in public view on the food truck.
- d. Failure to abide by the MFV regulations will result in a daily fine per violation. Fines issued will be subject to the fee schedule in affect at the time of the violation.

Attachments

- Attachment A – Conditional Use Application
- Attachment B – Public Notice Advertisement
- Attachment C – Mailing Notice
- Attachment D – Village Council Final Order



Village of Indiantown
 Community & Economic Development Dept.
 Phone: (772) 597-8269

Conditional Use Application

Application #: _____

4. A cover letter which clearly identifies what the conditional use request is and why it is necessary.
5. A COMPLETE response to the review standards noted in Section 12-15.
6. Proof of ownership of the property with signature of all owners of record.
7. Written consent (notarized) of owner of record, if applicant is not the owner of the subject property; if joint and several owners, the written consent of all owners of record.
8. A site plan or plot plan, which accurately represents the proposal, including specifying all applicable dimensions. (Scale no smaller than 1" = 20ft.)
9. A mailing list of all property owners located within 300 feet of the subject property, measured from the perimeter boundaries of the property:
 - a. Mailing List, and
 - b. Map of 300 ft radius area.
10. All plan sheets must be folded to 8.5 x 11 inches.
11. Electronic (PDF) copy of complete submittal package on thumb drive.
12. A disclosure statement by the parties with at least five (5) percent interest in the project signed by the applicant and notarized. The applicant, owner or owner's agent, or contract purchaser with the owner's written consent, shall keep all information current during the processing of the application.
13. The zoning of the property, including any previously approved conditions or modifications.

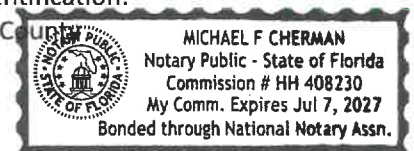
John Leonard
 Owner/Authorized Agent Name

[Signature]
 Owner/Authorized Signature

Nery Perez
 Applicant Name
 (with the owner's written consent.)

[Signature]
 Applicant Signature
 (with the owner's written consent.)

The foregoing instrument was acknowledged before me this 10th day of July, 2024 by John Leonard (Name of person acknowledging). He/she is personally known to me or has produced (type of identification) KNOWN as identification.
 Notary Public – State of FLORIDA, PALM BEACH
 My Commission Expires: 07/07/27



15516 SW OSCEOLA ST. Indiantown, FL 34956 • Post Office Box 398 Indiantown, FL 34956
 772-597-9900 • www.indiantownfl.gov

P:\Village Shared\Community and Economic Development Dept\FORMS and Applications\Planning and zoning\2020 Applications\Conditional Use - Revised 5.2021.docx

TACOS EL BUEN CHAPIN LLC
15988 Sw Warfield Blvd, Indiantown, Fl 34956
(772) 408-3250
neryissa@gmail.com

Our food truck business, "Tacos El Buen Chapin", has one main objective and that is to provide good service, a unique culinary experience to our community and visitors to the town of Indiantown. We will offer a varied menu of national and international cuisine, Hispanic and American food at an affordable price. We will be using fresh and locally sourced ingredients. Our goal is to become a local culinary staple. We will provide our quality food, excellent service and a good atmosphere for our customers.

I, Nery Perez, will be the sole owner and proprietor of the new food trailer "Tacos El Buen Chapin" located at that address above, my food business will be exposed to gastronomy lovers. To office workers, construction workers, pilots, students, tourists and our entire community. My business will be operating from Wednesday to Monday from 10 am to 10 pm. Staff of 2 to 3 employees per shift.

I hope I can count on the support of the municipality of Indiantown and that they could grant me the permit and license for my new business. And thank you very much from now on!



Nery Isaias Perez Ramirez

08/12/2024

June 3, 2024
Indiantown, Florida

To whom it may concern,

I, Nery Perez, owner of Tacos El Buen Chapin, write this letter to serve as my response to all the rules and regulations written by the Village of Indiantown.

I certify that I will comply with all the conditional uses listed on the Comprehensive Plan and Land Development Regulations under Sec, 3-7.13. Mobile food vendors/food trucks as well as the following bullet points that apply:

b. the methods and materials utilized in the operation of the use

Answer:

Methods: Cooking

Materials: fryers, microwaves, griddles, stovetops, fridges, freezers, water filter system

d. Description of the economic and environmental impact on the surrounding area

Answer: My business will be a service to the community by providing delicious food.

e. Impact on abutting properties

Answer: My business will impact the abutting properties in a positive way by providing a place to eat.

f. The proposed use will not have an impact on traffic patterns

Answer: There will be parking available to all customers.

g. The land area is sufficient, appropriate and adequate for the use and for any reasonably anticipated expansion of the use.

Answer: Yes

h. Any other conditions as may be stipulated and made a requirement in granting any application for a conditional use, when it is considered necessary to further the intent and general welfare, including, but not limited to

1. Limitations on the hours of business operations.

2. Limitations on the number of occupants of any building at any one time.

Answer: Yes



Nery Perez

08/12/2024

Aug 12th, 2024

Emigdio Ramirez Perez
Owner of Mini Market San Pedro
15988 SW Warfield Blvd
Indiantown, FL 34956

To whom it may concern,

I, Emigdio Ramirez Perez, authorize Nery Isaias Perez Ramirez, owner of Tacos El Buen Chapin LLC, the use of my space located at 15988 SW Warfield Blvd. Indiantown, FL 34956 to park his taco trailer as well as for his employees and Nery Isaias Perez Ramirez, the use of the restroom located inside of my store.

If you have any questions or concerns, please contact me at 772-634-1219.

Thank you,



Emigdio Ramirez Perez

State of Florida

County of Martin

Sworn to and signed before me, Emigdio Ramirez Perez, a Florida Notary Public, this 12th day of August, 2024 by Klomy Gonzalez.

Klomy Gonzalez

Notary Public Signature and Seal



Klomy Gonzalez
Notary Public
State of Florida
Comm# HH066015
Expres 11/22/2024

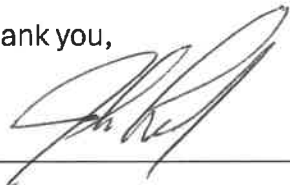
_____, 2024.

John Leonard
Owner of the Plaza
15988 SW Warfield Blvd
Indiantown, FL 34956

To whom it may concern,

I, John Leonard, owner of the plaza where Mini Market San Pedro is located, authorize the agreement between Emidgio Ramirez Perez, owner of Mini Market San Pedro, and Nery Isaias Perez Ramirez, owner of Tacos El Buen Chapin LLC.

Thank you,


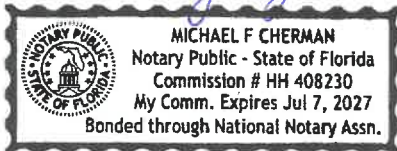


John Leonard

State of Florida

County of ~~Martin~~ *Beach*

Sworn to and signed before me, Michael Cherman a Florida Notary Public, this 10th day of July, 2024 by John Leonard.



Notary Public Signature and Seal

Horario:

lunes	10 a.m.–10 p.m.
martes	Cerrado
miércoles	10 a.m.–10 p.m.
jueves	10 a.m.–10 p.m.
Viernes	10 a.m.–10 p.m.
Sábado	10 a.m.–10 p.m.
Domingo	10 a.m.–10 p.m.

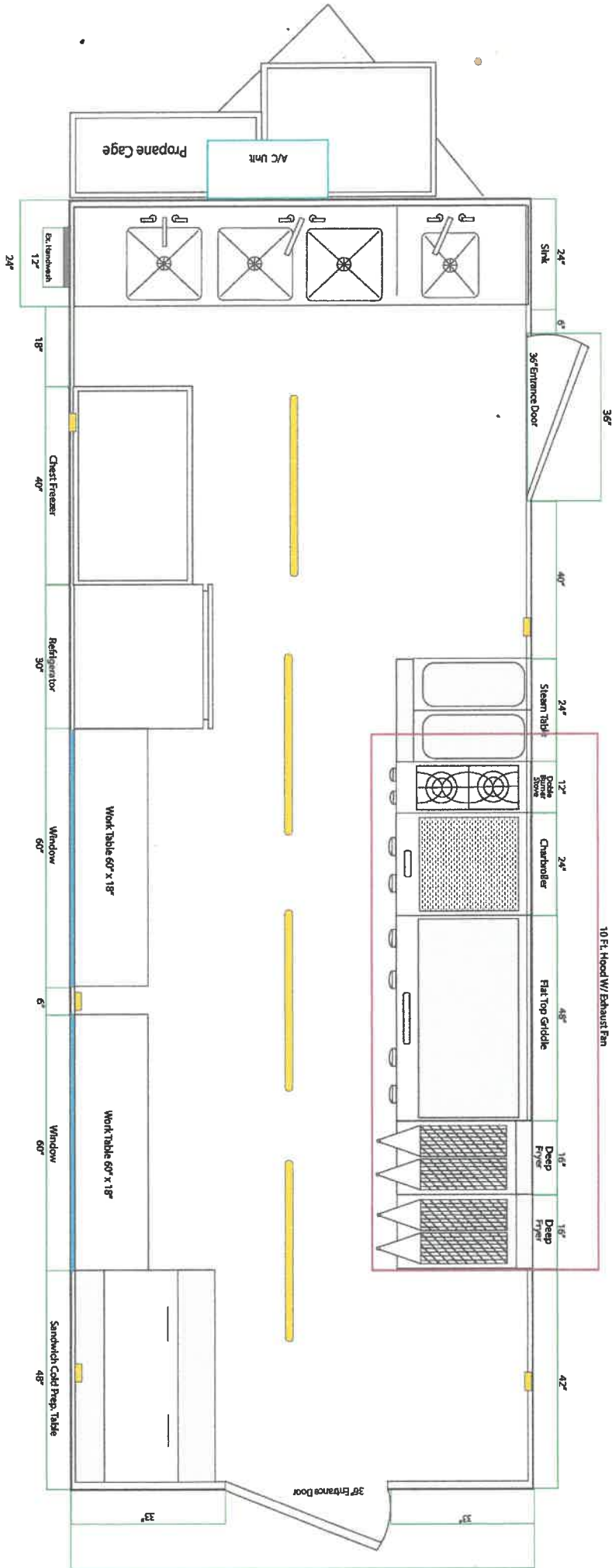
Tacos



El Buen Chapin



Rollin' Kitchens Layout 8.5 x 24 FT Enclosed Kitchen



117.29 pies

Grass

Grass

parking

Entrance

8.5 X 24 FT
Food Trailer

parking

180.18 pies

180.18 pies

15988 SW Warfield Blvd,
Indiantown, F1 34956

Mimi Market
San Pedro

Bathroom

710

SW Warfield Blvd, Indiantown F1 34956

117.29 pies
Page 22



Detail by Entity Name

Florida Limited Liability Company
TACOS EL BUEN CHAPIN LLC

Filing Information

Document Number	L24000033233
FEI/EIN Number	NONE
Date Filed	01/17/2024
State	FL
Status	ACTIVE
Last Event	LC AMENDMENT
Event Date Filed	04/03/2024
Event Effective Date	NONE

Principal Address

17051 SW LINCOLN ST
INDIANTOWN, FL 34956

Changed: 04/03/2024

Mailing Address

14809 SW ANDALUCIA CT
INDIANTOWN, FL 34956

Registered Agent Name & Address

PEREZ RAMIREZ, NERY I
14809 SW ANDALUCIA CT
INDIANTOWN, FL 34956

Authorized Person(s) Detail

Name & Address

Title AMBR

PEREZ RAMIREZ, NERY I
14809 SW ANDALUCIA CT
INDIANTOWN, FL 34956

Annual Reports

No Annual Reports Filed

Document Images

Basic Info

PIN 05-40-39-005-009-00270-2	AIN 64565	Situs Address 15988 SW WARFIELD BLVD INDIANTOWN FL	Website Updated 9/3/24
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General Information

<p>CHANGE MAILING ADDRESS</p> <p>SIGN UP FOR PROPERTY FRAUD ALERT</p>		
<p>Property Owners PETROLEUM VENTURES LLC DBA JOHN LEONARD PROPERTIES LLC</p> <p>Mailing Address 1076 N OCEAN BLVD PALM BEACH FL 33480</p> <p>Tax District VILLAGE OF INDIANTOWN</p>	<p>Parcel ID 05-40-39-005-009-00270-2</p> <p>Account Number 64565</p> <p>Property Address 15988 SW WARFIELD BLVD INDIANTOWN FL</p> <p>Legal Description INDIANTOWN PLAT A LOTS 27 28 29 & 30 BLK...</p>	<p>Use Code/Property Class 1100 - 1100 STORES 1 STORY</p> <p>Neighborhood M6 M6-ITOWN</p> <p>Legal Acres 0.2984</p> <p>Ag Use Size (Acre\Sq Ft) N/A</p>

Current Value

Year	Land Value	Improvement Value	Market Value	Value Not Taxed	Assessed Value	Total County Exemptions	County Taxable Value
2024	\$ 134,270	\$ 147,010	\$ 281,280	\$ 63,662	\$ 217,618	\$ 0	\$ 217,618

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

Current Sale

<p>Sale Date 6/27/19</p> <p>Sale Price \$ 500,000</p>	<p>Grantor (Seller) MANEAGE RICHARD D</p> <p>Deed Type Wd Full Covenant and Warranty Deed</p>	<p>Doc Num 2762447</p> <p>Book & Page <u>3068 0354</u></p>
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Legal Description

INDIANTOWN PLAT A LOTS 27 28 29 & 30 BLK 9 & N1/2 CLSD ALLEY ADJ TO SOUTH

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

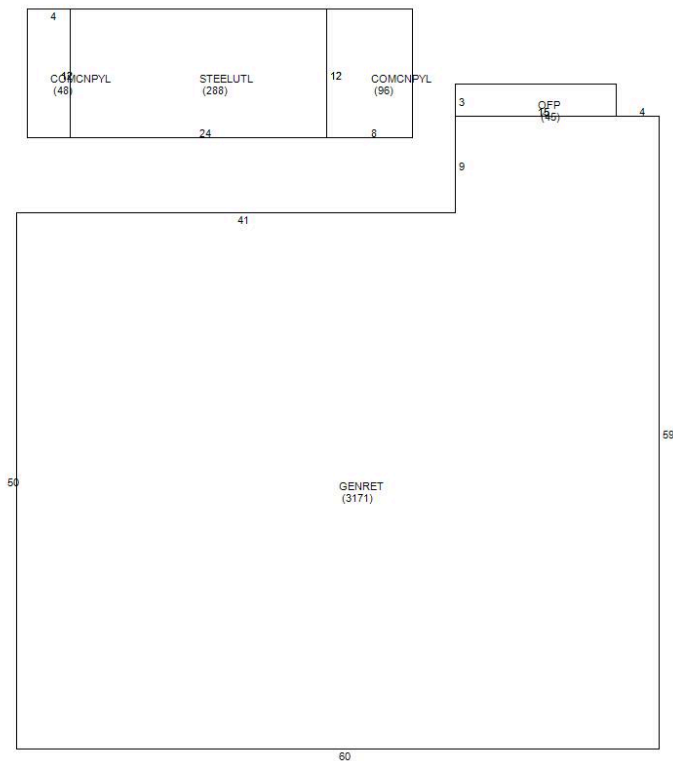
Improvements

PIN 05-40-39-005-009-00270-2	AIN 64565	Situs Address 15988 SW WARFIELD BLVD INDIANTOWN FL	Website Updated 9/3/24
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Use Code/Property Class 1100 - 1100 STORES 1 STORY	Total Finished Area 3,171 SF	Max Stories 1
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Building Information (1 of 1)

Building Type General Retail	Finished Area 3,171 SF	Exterior Cover Concrete Block	Roof Cover N/A
Year Built 1963	Wall Class C - Fire Resistant \ Class D - Wood Joist	Number of Units 1	Wall Height 10
Bedrooms N/A	Full Baths 2	Half Baths 0	



Report a
Discrepancy

Sketched Area Legend

Sub Area	Description	Area	Finished Area
COMCNPYL	Commercial Canopy - Low Cost	96	0
COMCNPYL	Commercial Canopy - Low Cost	48	0
GENRET	General Retail (353)	3,171	3,171
OFF	Open Frame Porch	45	0
STEELUTL	General Purpose Bldg Steel Frame	288	0

Features/Yard Items

Type	Qty	Size	Unit of Measure	Year Blt
Bumper	1	19	Per Each	1963
Fencing - Wood	1	146	Linear Feet	2004
Incandescent Lights	1	10	Per Each	1963
Mercury Lights	1	4	Per Each	1963
Light Pole	2	10	Linear Feet	1963
PAVING CONCRETE	1	1378	Square Feet	1963
PAVING Pavers Concrete	1	3000	Square Feet	2005
Residential Utility Shed	1	289	Square Feet	1963

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/Village Clerk/15516 SW Osceola Street, Suite B, Indiantown, FL 34956

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**FOR QUESTIONS CONCERNING THIS PUBLIC HEARING ITEM, PLEASE CONTACT:
DEANNA FREEMAN, 772-597-8269, COMMUNITY & ECONOMIC DEVELOPMENT DEPARTMENT**



MAILING/POSTING PUBLIC NOTICE AFFIDAVIT

Application No. CU-24-053, Conditional Use Application

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

Mailing Date: prior to the Public Hearing/Meeting: November 1, 2024.

In accordance with the requirements of Section 12-2 – General Requirements for Applications, of the Village of Indiantown, Florida, I Nery Perez 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 October 31, 20 24.

The sign(s) meet the criteria in Section 12-2 and was placed 15988 SW Warfield Blvd.

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.

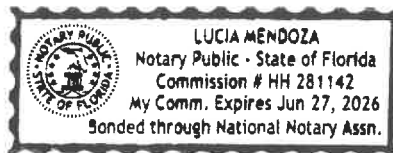
I further certify that this affidavit was filed with the Community and Economic Development Department of the Village of Indiantown on November 1st, 20 24.

15516 SW Osceola St. Indiantown, FL 34956
772-597-9900 • 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 1st day of November, 20 24.

Signature of Applicant or Authorized Agent



STATE OF FLORIDA:

COUNTY OF:

BEFORE ME, a Notary Public, on this day personally appeared Nery Perez (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 1st day of November, 20 24.

Notary Public in and for the State of Florida

STAFF USE:

Date/Time submitted: 11/1/2024 @ 12:15pm Verified by: Lucia Mendoza/Planning Assistant

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

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

15516 SW Osceola St. Indiantown, FL 34956
772-597-9900 • www.indiantownfl.gov

Prepared by and Return to:
Wade C. Vose
Village Attorney
Village of Indiantown
15516 SW Osceola St
Indiantown, Florida 34956

Space Above This Line for Processing Data

Space Above This Line for Recording

FINAL ORDER FOR CONDITIONAL USE

BEFORE THE
VILLAGE COUNCIL
VILLAGE OF INDIANTOWN, FLORIDA

HEARING DATE: November 7, 2024

APPLICATION NO. CU-24-053

IN RE: The Application of: Mr. Nery Perez owner of "Tacos El Buen Chapin"
Location: 15988 SW Warfield Boulevard

Parcel Number: 05-40-39-005-009-00270-2

Property Legal Description: INDIANTOWN PLAT A LOTS 27 28 29 & 30 BLK 9 & N1/2
CLSD ALLEY ADJ TO SOUTH

ORDER APPROVING CONDITIONAL USE

Order granting Conditional Use approval (with conditions) for Mr. Nery Perez to locate a mobile food vending business pursuant to Land Development Regulations (LDR) Sec. 3-3.1. – Permitted Uses.

Mr. Nery Perez is requesting approval for Conditional Use Application No. CU-24-053, pursuant to LDR Sec. 12-15. – Conditional Use Permit Requirements and Division 7 – Conditional Use Regulations.

Notice of the public hearing to consider the request for Conditional Use approval was mailed to property owners within a 300-foot radius of the proposed project. **The Village**

advertised the public hearing on October 28, 2024, and the applicant posted notice on the subject property on October 31, 2024. Pursuant to LDR Table 11-8. – Agency Development Review Responsibilities, it is the Village Council’s responsibility to hear and approve, approve with conditions, or deny Conditional Use requests. This decision may include conditions of approval to reduce impacts of the proposed use and to ensure cohesion with the surrounding neighborhood. Following the consideration of all testimony and evidence presented at the hearing on November 7, 2024, the Village Council finds this use has no adverse impacts to the surrounding area and is cohesive with the surrounding neighborhood.

Pursuant to the authority contained in LDR Sec. 12-15. – Conditional Use Permit Requirements, the Applicant’s request for Conditional Use approval within the Downtown Zoning District, in order to allow the mobile food vending legally described herein is hereby **APPROVED**, subject to the following conditions:

1. Mr. Perez shall not operate later than 10:00 p.m. on weekdays and 11:00 p.m. on weekends.
2. Mr. Perez shall not be permitted to sell alcoholic beverages.
3. The name and contact information of the person responsible for the maintenance, placement and operation of the food truck shall be posted in a conspicuous place in a part of the vehicle to which the public has access by sight.
4. A notarized letter, from property owner of record, authorizing the use of the property by Mr. Perez shall be posted in public view on the food truck.
5. The following requirements shall apply during the operation of Mr. Perez’s food truck in the Village:
 - a. The food truck shall comply with all applicable health and sanitary laws of the Village, county, and state.
 - b. Mr. Perez shall be responsible for keeping the immediate area around the food truck clean. A refuse receptacle shall be located adjacent to the food truck.
 - c. All required licenses shall be posted in public view on the food truck.
 - d. Failure to abide by the MFV regulations will result in a daily fine per violation. Fines issued will be subject to the fee schedule in affect at the time of the violation.

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

DONE and ORDERED this _____ day of _____ 2024, in
Indiantown, Florida.

VILLAGE OF INDIANTOWN, FLORIDA

By: _____
CARMINE DIPAOLO
MAYOR

ATTEST:

LARHONDA MCBRIDE
VILLAGE CLERK

STATE OF FLORIDA)
) §§
COUNTY OF MARTIN)

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

Sworn to and subscribed before me this _____ day of _____ 2024.

NOTARY PUBLIC, STATE OF FLORIDA

My Commission Expires:

ATTACHMENT 1





Tacos El Buen Chapin

CONDITIONAL USE APPLICATION

No. CU-24-053

Village of Indiantown, Florida

PZAB Meeting NOVEMBER 7, 2024

Applicant Request

A request by Nery Perez owner of Tacos El Buen Chapin, LLC for approval of Conditional Use to allow Mobile Food Vending (Food Truck) on 0.29 of land to and existing commercial building. Located at 15988 SW Warfield Blvd. within the Village of Indiantown.



Property Location



Location:15988 SW Warfield Blvd.

PCN:05-40-39-005-009-00270-2

Acreage: 0.29 acres





Conditional Use Review & Analysis

The proposed location has one existing building that operates as a convenience/clothing store. There are 20 parking spaces available on the property, which meet the requirements of the Village's Land Development Regulations (LDRs). The property owner has granted approval for Mr. Perez's food truck location and operation.

Pursuant to the Village of Indiantown LDR Chapter 3, Table 14, Permitted Uses, a food truck may be approved only as a Conditional Use in any zoning district that allows a restaurant. The subject site is in the Downtown zoning district, which allows restaurants. Therefore, Conditional Use approval would allow a mobile food truck at this location.



Conditions of Approval

Staff recommends approval of Application CU-24-053 with the following conditions of approval:

1. The Applicant shall not operate later than 10:00 p.m. on weekdays and 11:00 p.m. on weekends.
2. The Applicant shall not be permitted to sell alcoholic beverages.
3. The name and contact information of the person responsible for the maintenance, placement and operation of the food truck shall be posted in public view on the food truck.
4. A notarized letter, from property owner of record, authorizing the use of the property by the Applicant shall be posted in public view on the food truck.
5. The following requirements shall apply during the operation of the food truck in the Village:
 - a. The food truck shall comply with all applicable health and sanitary laws of the Village, county, and state.
 - b. The Applicant shall be responsible for keeping the immediate area around the food truck clean. A refuse receptacle shall be located adjacent to the food truck.
 - c. All required licenses shall be posted in public view on the food truck.
 - d. Failure to abide by the MFV regulations will result in a daily fine per violation. Fines issued will be subject to the fee schedule in affect at the time of the violation.



Recommendations

Village Staff recommends approval of the Conditional Use application No. CU-24-053 with conditions subject to a review and recommendation by the PZAB as the LPA, ahead of consideration before the Village Council public hearing.



QUESTIONS?

**VILLAGE OF INDIANTOWN, FLORIDA
AGENDA MEMORANDUM**

MEETING DATE: November 7, 2024

MEETING TYPE: Regular Agenda

AGENDA ITEM TITLE: Proposed 2025 PZAB Meeting Dates

SUMMARY OF ITEM: Proposed 2025 PZAB Meeting Dates

FISCAL IMPACT STATEMENT: NA

RECOMMENDATION: Proposed 2025 PZAB Meeting Dates

PREPARED BY: LaRhonda McBride, Village Clerk

DATE: 10/31/2024

ATTACHMENTS:

Description

Proposed 2025 PZAB Meeting Dates



2025 PLANNING, ZONING, AND APPEALS BOARD

January

January 2, 2025*

February

February 6, 2025

March

March 6, 2025

April

April 3, 2025

May

May 1, 2025

June

June 5, 2025

July

July 3, 2025*

August

August 7, 2025

September

September 4, 2025

October

October 2, 2025

November

November 6, 2025

December

December 4, 2025

THE FOLLOWING DATES ARE RECOMMENDATION FOR APPROVAL FOR THE NEXT CALENDAR YEAR.

(*) ASTERISKS ARE INDICATIONS OF THE MEETINGS WITH HIGHEST CANCELLATIONS DUE TO THE LACK OF A QUORUM.

*Planning, Zoning, and Appeals Board:
15516 SW OSCEOLA STREET, SUITE C
INDIANTOWN, FLORIDA 34956*

**VILLAGE OF INDIANTOWN, FLORIDA
AGENDA MEMORANDUM**

MEETING DATE: November 7, 2024

MEETING TYPE: Regular Agenda

AGENDA ITEM TITLE: Development Activity/Update

SUMMARY OF ITEM: Development Activity/Update

FISCAL IMPACT STATEMENT: na

RECOMMENDATION: Development Activity/Update

PREPARED BY: Deanna Freeman, Community Development Director DATE: 10/31/2024

ATTACHMENTS:
Description
Development Activity/Update

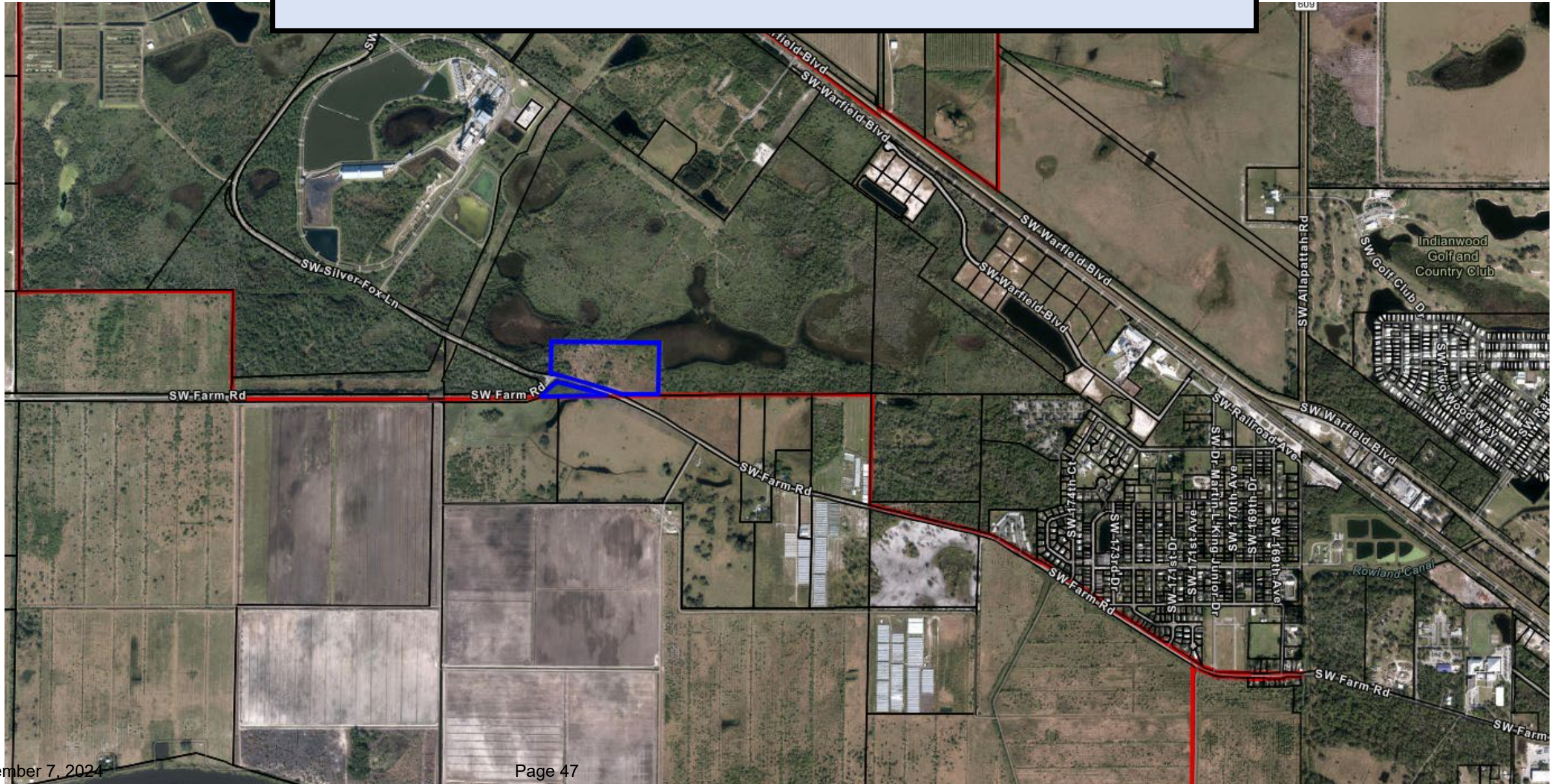


November 7, 2024

PLANNING,
ZONING, &
APPEALS
BOARD
MEETING

Community and Development Department
Deanna Freeman, Community Development Director

GRIND HARD AMMO



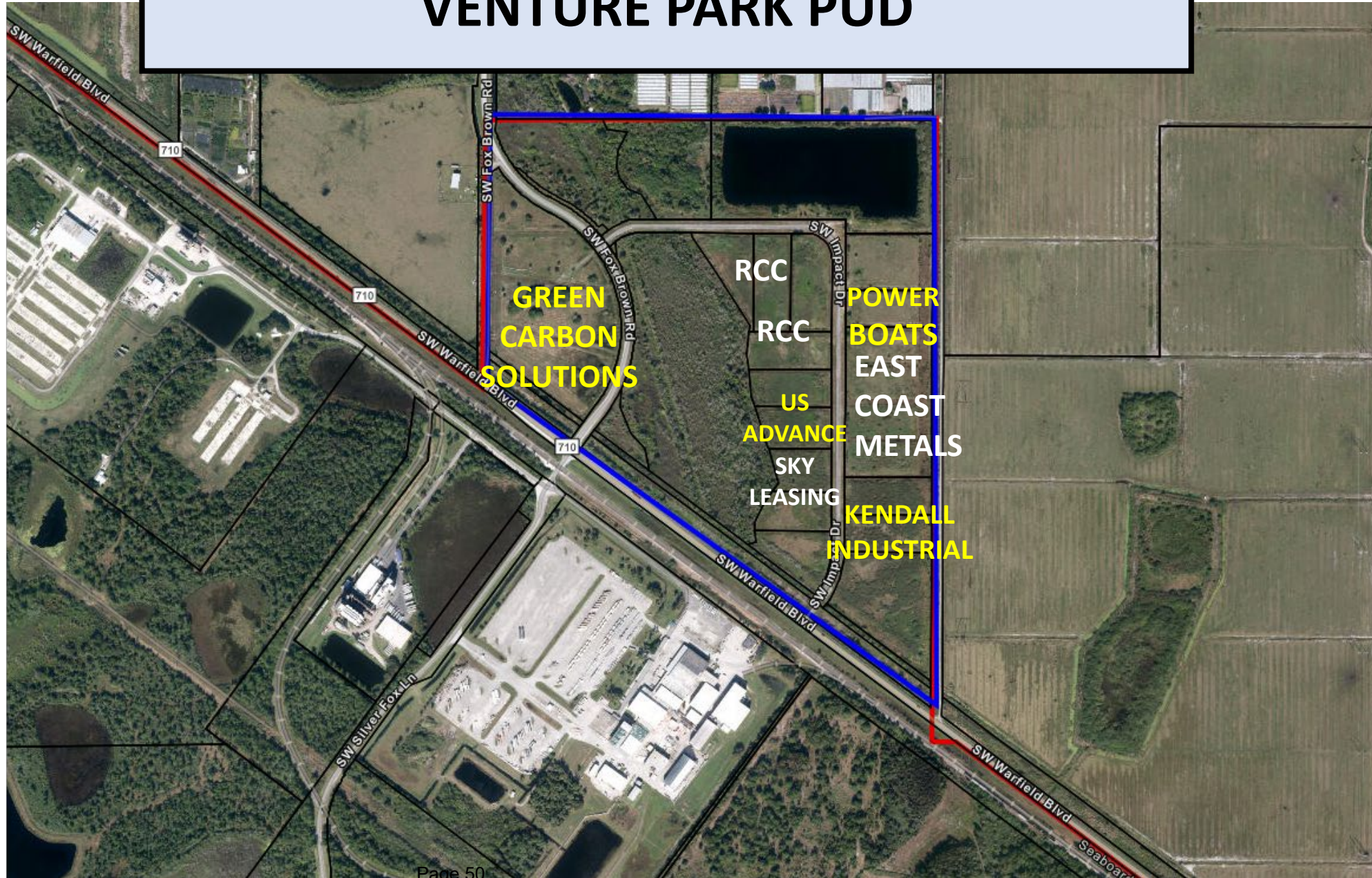
GRIND HARD AMMO



VENTURE PARK PUD



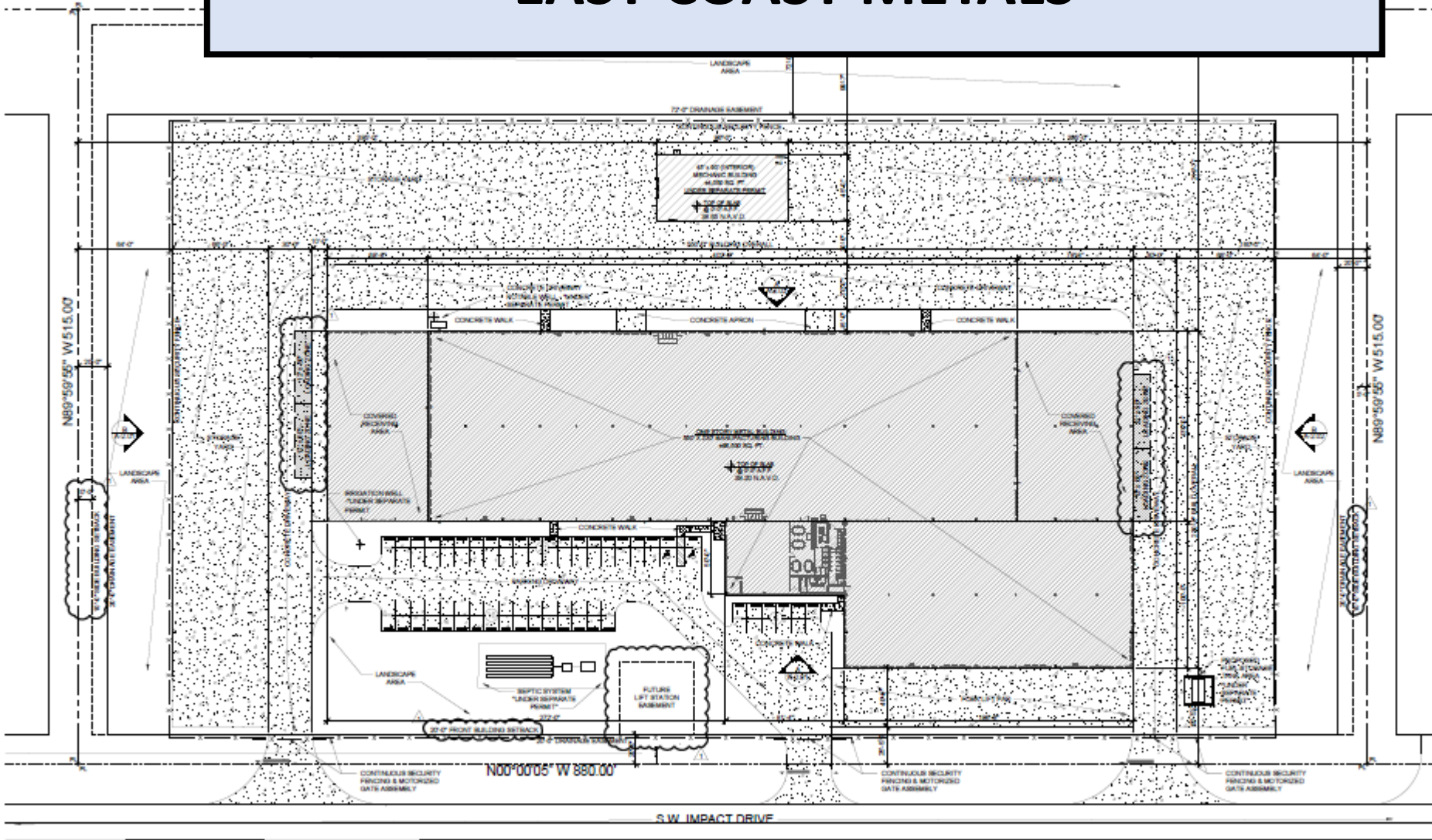
VENTURE PARK PUD



KENDALL INDUSTRIES



EAST COAST METALS



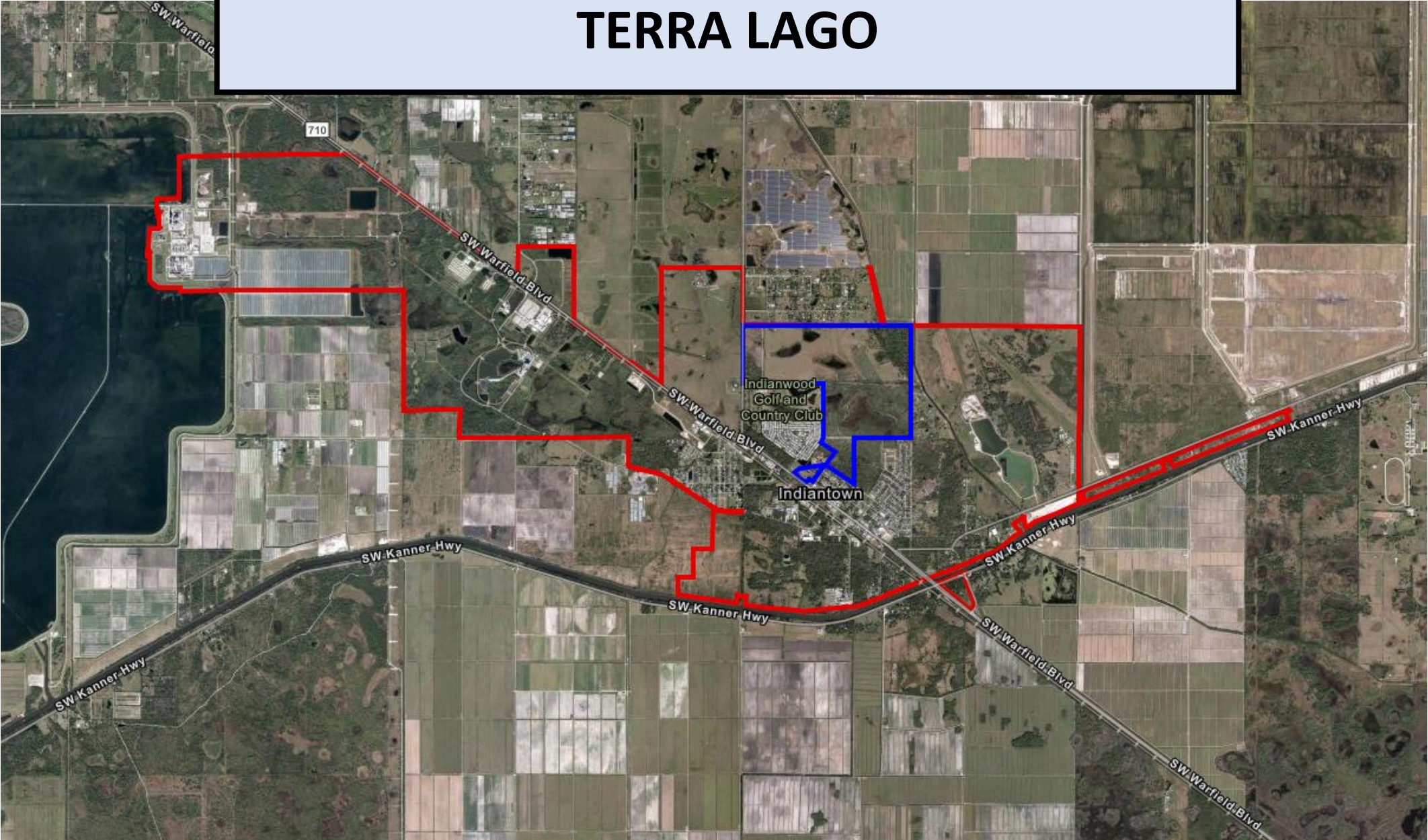
EAST COAST METALS



GREEN CARBON SOLUTIONS

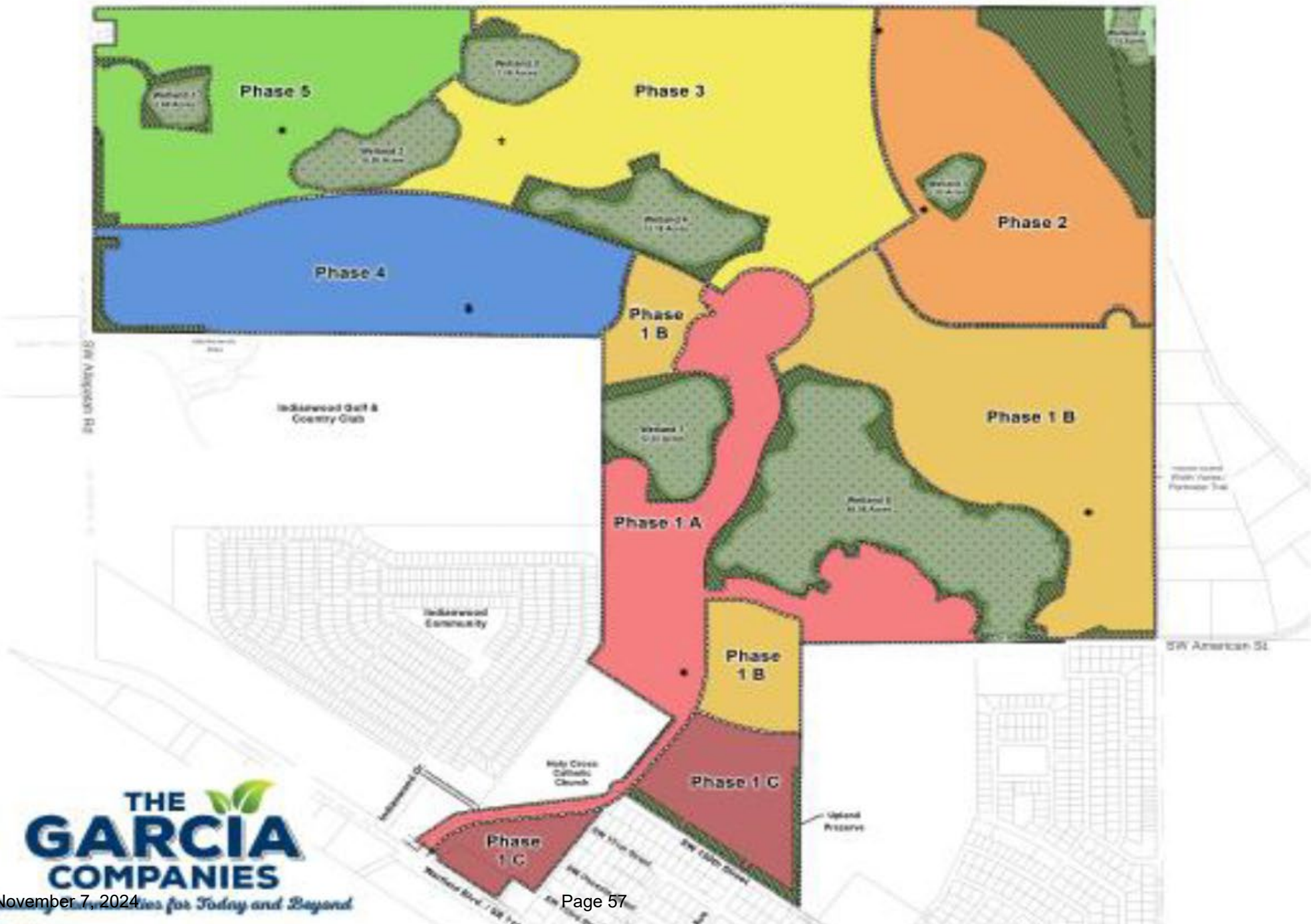


TERRA LAGO



TERRA LAGO





Legend

Wetlands & Buffers - 2195 Acres

- Upland Preserve
- Wetland Buffer
- Wetlands

Parcels

- Phase 1 A - 2163 Acres**
224 Single Family Lots
- Phase 1 B - 3135 Acres**
413 Single Family Lots (174 Townhomes)
- Phase 1 C - 343 Acres**
Commercial, A/P and Apartment
- Phase 2 - 2121 Acres**
262 Single Family Lots
- Phase 3 - 3163 Acres**
494 Single Family Lots
- Phase 4 - 291 Acres**
304 Single Family Lots
- Phase 5 - 290 Acres**
280 Single Family Lots | Dry Storage

Scale: 1" = 400'

Pocket Park Phasing

Phase	Acres
1 A	1.2 Ac.
1 B	0.3 Ac.
2	0.5 Ac.
3	0.3 Ac.
4	0.2 Ac.
5	0.4 Ac.
Total	1.9 Ac.

Pocket Park



**TERRA LAGO COMMERCIAL SITE
SW Warfield Blvd / SR 710**





TERRA LAGO SITE



TOWN SQUARE

RETAIL & RESTAURANTS



DEVELOPMENT ACTIVITY

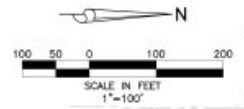
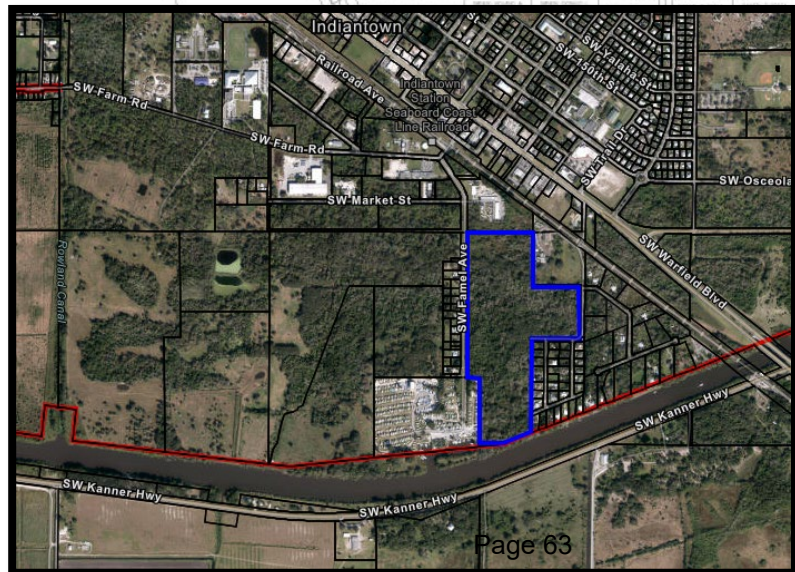
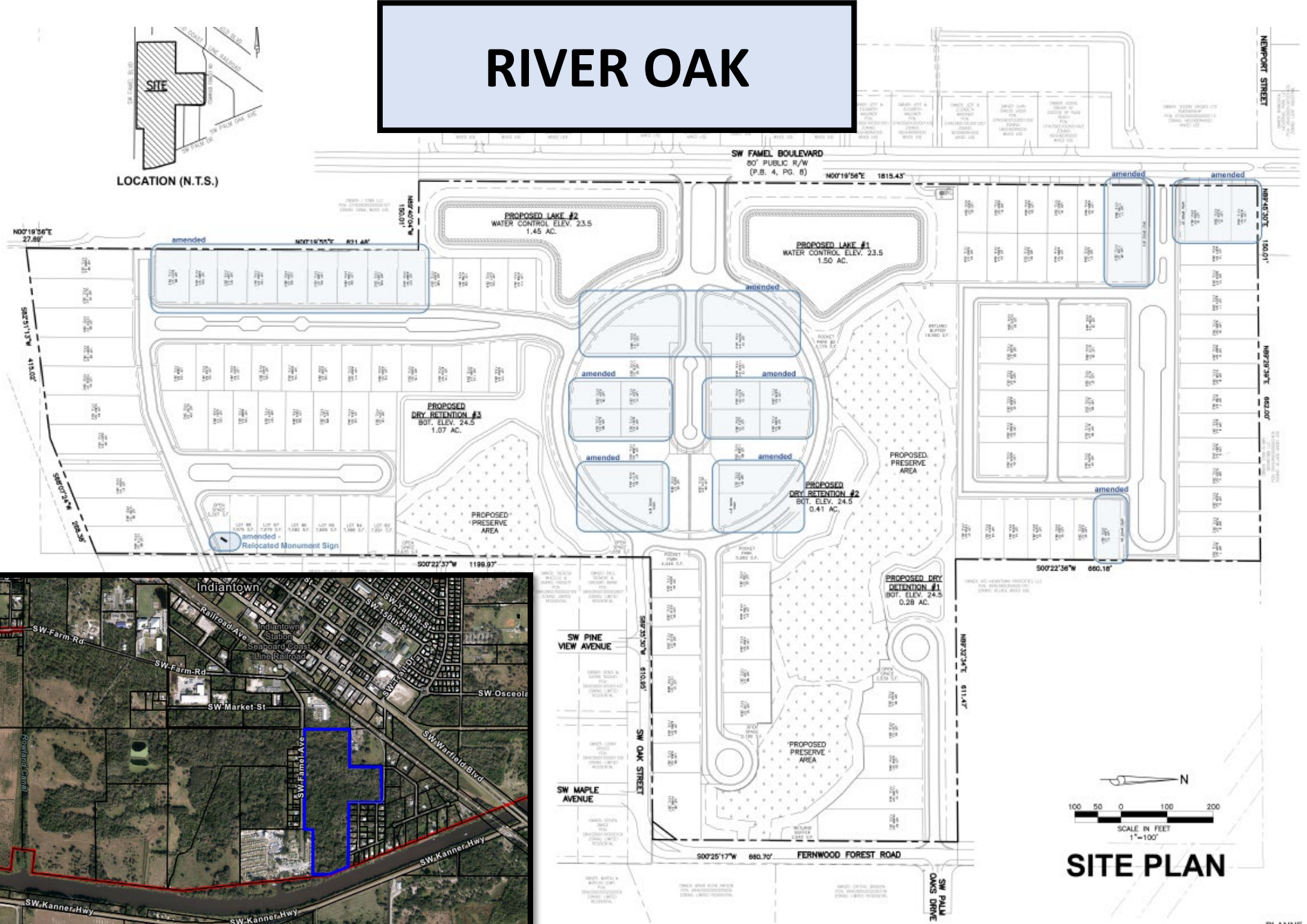


RESIDENTIAL ANALYSIS

Project Name	Location	Residential #'s	Residential Type	Project Status
Terra Lago Master Site Plan	SW Warfield Boulevard, SW Allapattah Road SW Indian Mound Drive.	2,488	SF, MF, & TH	Approved & Site Clearing
Terra Lago Phase 1A	SW Warfield Boulevard, SW Allapattah Road SW Indian Mound Drive.	224	SF	Approved
Terra Lago Phase 1B	SW Warfield Boulevard, SW Allapattah Road SW Indian Mound Drive.	584	SF & TH	Approved
Terra Lago Phase 1C	SW Warfield Boulevard, SW Allapattah Road SW Indian Mound Drive.	300	MF	Pending Final Site Plan
Terra Lago Phase 2	SW Warfield Boulevard, SW Allapattah Road SW Indian Mound Drive.	262	SF	Pending Final Site Plan
Terra Lago Phase 3	SW Warfield Boulevard, SW Allapattah Road SW Indian Mound Drive.	484	SF	Pending Final Site Plan
Terra Lago Phase 4	SW Warfield Boulevard, SW Allapattah Road SW Indian Mound Drive.	364	SF	Pending Final Site Plan
Terra Lago Phase 5	SW Warfield Boulevard, SW Allapattah Road SW Indian Mound Drive.	280	SF	Pending Final Site Plan
Park View Villas	SW 153rd Rd St	24	MF/LW	Approved
Seminole Junction	SW Railroad Ave. & SW Lincoln St.	20	TH	Approved & Built
River Oak Major Site Plan	SW Famel Street.	131	SF	Approved & Site Clearing
Seminole Crossings	SW Lincoln Street & SW Commerce Park Drive.	24	SF	Approved
Indianwood Landing	SW Warfield Boulevard and SW Indianwood Drive.	57	TH	Pre-Application
Osceola Pines PUD Master	SW Shawnee Ave. & SW 150th St.	158	SF	Pending Final Site Plan
Total# Residential Approved (Final)		3,516		
Total# Residential In Review (Final)		215		
Total # of Residential Units		5,400		

RIVER OAK

LOCATION (N.T.S.)



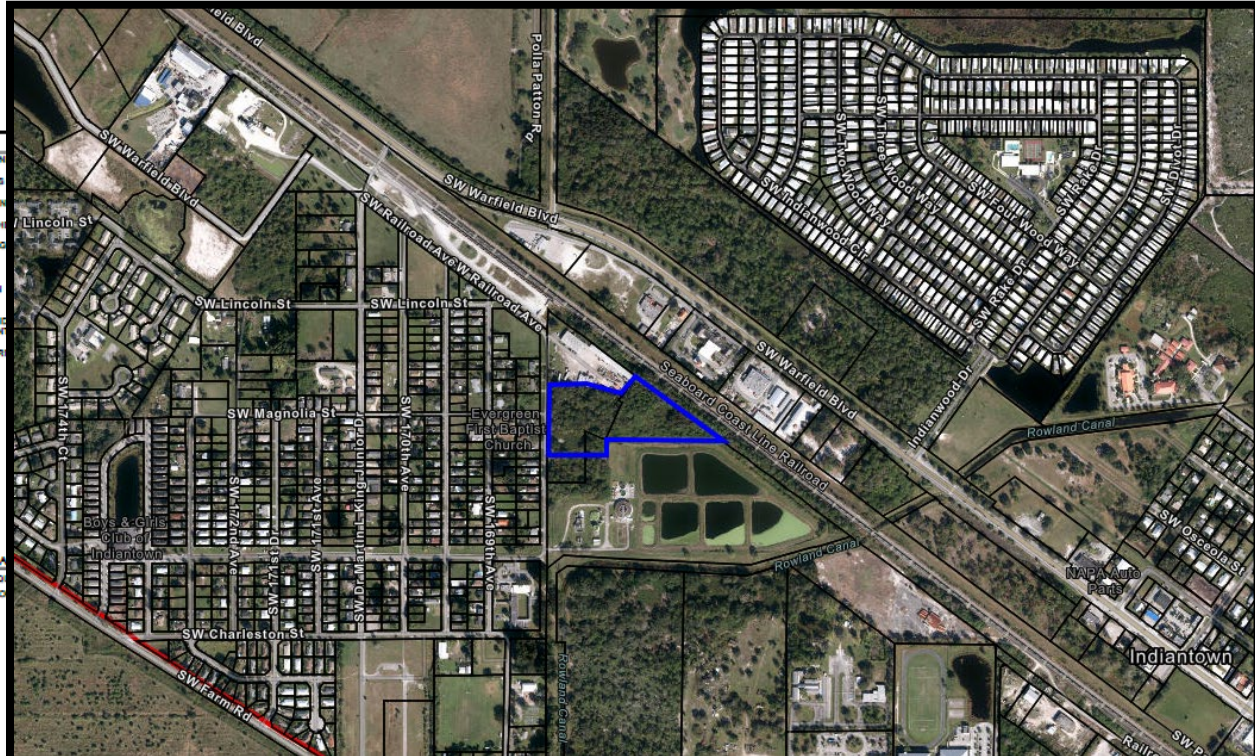
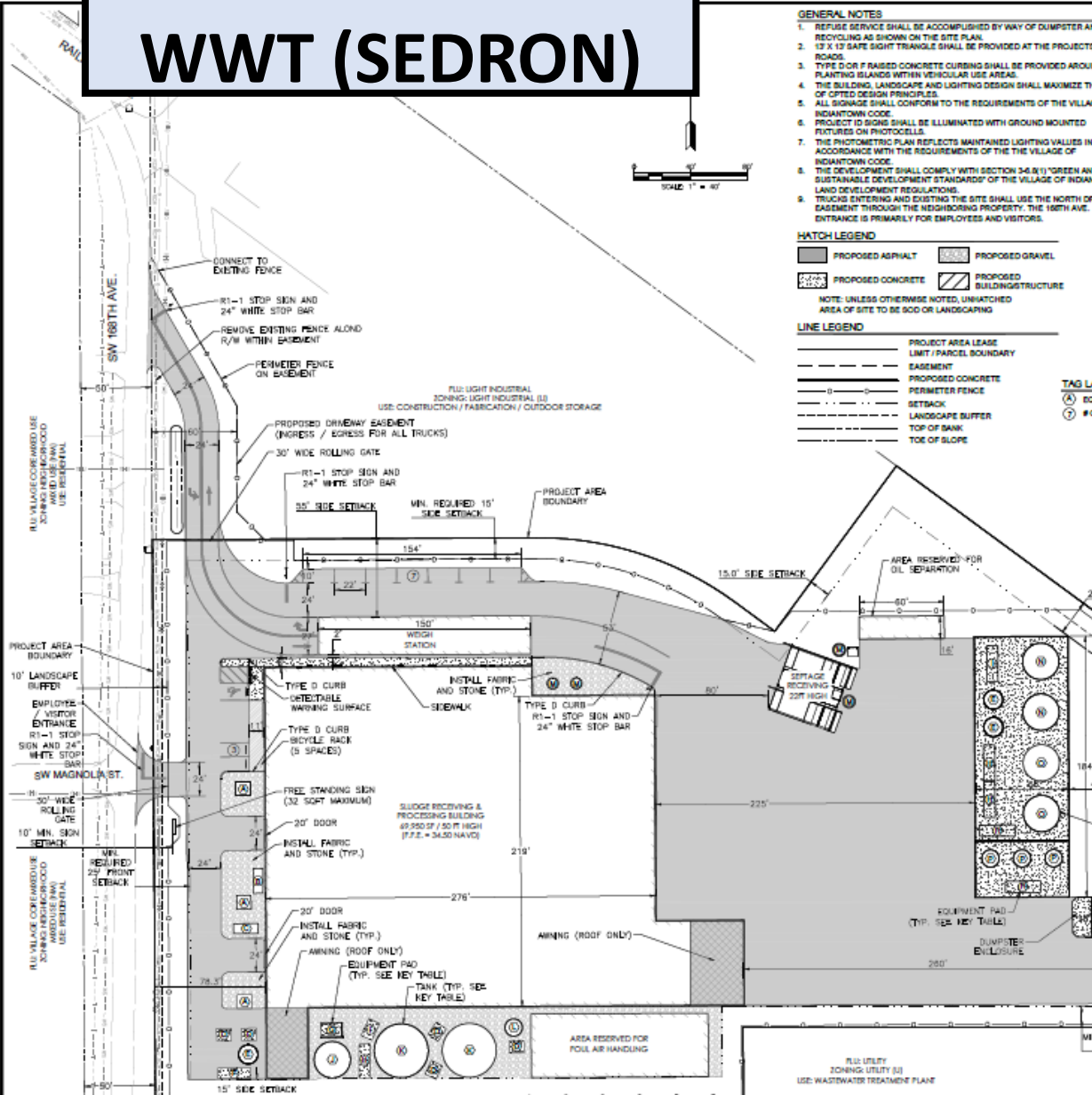
SITE PLAN

DOCUMENT TOGETHER WITH THE CONCEPTS AND DESIGN PRESENTED HEREIN, IS AN INSTRUMENT OF SERVICE IS INTENDED ONLY FOR THE SPECIFIC PURPOSE AND CLIENT FOR WHICH IT WAS PREPARED. REUSE OF AND IMPROPER RELIANCE ON THIS DOCUMENT WITHOUT WRITTEN AUTHORIZATION AND ADOPTION BY RECIPIENT, SHALL BE WITHOUT LIABILITY TO REDTAIL, INC.

NON-RESIDENTIAL ANALYSIS

Project Name	Location	Square footage	Proposal	Project Status
US Advance Transportation	Venture Park PUD, SW Impact Dr	70,546	Tractor trailer parking facility	Pre-application completed, pending site plan submission.
DeMarcellus	15700 SW Farm Rd.	19,500	Building Addition - manufacturing	Under site plan review.
Dollar Tree	15388 SW Warfield Blvd.	10,000	Commercial building	Approved
Stor-A-Way	15501 SW Famel Ave.	10,421	Addition storage building	Approved
Performance Power Boats	Lot 8 Venture Park, SW Impact Dr	11,733	Marine manufacturing service & repair	Approved
T.A. Estates	SW Farm Road	22,600	Office & warehouse buildings	Approved
Indiantown Go Kart	SW Farm Road	3,170	Go Kart track, shop, office & storage	Pending Site Plan submission
Kendall Industrial	Venture Park PUD , SW Impact Drive Lots 1-3	24,000	Manufacturing building facility	Approved & Under Construction
Grind Hard	SW Farm Road & Silverfox Lane	25,000	25,000 sf manufacturing building facility	Approved & Under Construction
Village Market & Deli	SW Warfield Blvd.	4,650	Gas station, deli, and store	Approved. Pending Building Permits.
RCC Construction	Venture Park PUD, SW Impact Dr, Lots 9-14	25,000	Manufacturing building facility	Approved. Pending Building Permits.
Green Carbon	Venture Park PUD, SW Impact Drive Lots 20-23	13,800	Industrial Charcoal Plant Production facility	Approved and Constructed.
East Coast Metal Structures	Venture Park PUD, SW Impact Drive Lots 4-7	99,500	Steel Manufacturing Facility	Approved & Under Construction
Indiantown MVR WWT	SW 168th Ave.	63,800	Processing Facility	In Review.
Total non-residential sf approved		246,704		
Total non-residential sf pre-app or in review		157,016		
November 7, 2024	Total sf approved and pre-app or in review	403,720		

INDIANTOWN WWT (SEDRON)



DRIVEWAYS AND PARKING

DRIVEWAYS AND PARKING	2.30 AC	104,400 SF	34.2%
SIDEWALKS	0.03 AC	1,410 SF	0.4%
TOTAL IMPERVIOUS	4.52 AC	197,535 SF	54.9%
TOTAL SITE AREA	8.06 AC	304,025 SF	100%

PARKING DATA:

UTILITIES - 6 EMPLOYEES PER SHIFT

	REQUIRED	PROVIDED
VEHICLE PARKING:	6	10
ACCESSIBLE SPACES:	1	1
BIKE PARKING:	5	5
LOADING SPACES:	NA	NA

This plan has been digitally signed and sealed by Margaret J. Packer on the date adjacent to the seal. Printed copies of this document are not considered signed and sealed and the signature shall be verified on any electronic copy.

COMPREHENSIVE PLAN AMENDMENTS

Plan Amendment	Application Location	Acres	Previous FLU	Proposed FLU	Final Action
Village of Indiantown	SW 168th Ave.	4.10	Light Industrial	Utility	APPROVED
Joseph W. Walsh and Indiantown Property Holdings	PCN: 03-40-39-000-000-00030-2; 02-40-39-000-000-00050-9; & 35-39-39-000-000-00040-4	116.16	Martin County Unincorporated Rural Density	Village of Indiantown-Annexation & CPA Commercial Waterfront	APPROVED
River Oak Fernwood Holdings, LLC	08-40-39-000-000-00190-7	30.24	Urban Residential Office & Village Core Mixed Use	Suburban Residential	APPROVED
Joseph W. Walsh and Indiantown Property Holdings	PCN: 03-40-39-000-000-00030-2; 02-40-39-000-000-00050-9; & 35-39-39-000-000-00040-4	0.19	Martin County Unincorporated Rural Density	Village of Indiantown-Annexation & CPA Commercial Waterfront	IN REVIEW