



**VILLAGE OF INDIANTOWN  
AGENDA  
SPECIAL VILLAGE COUNCIL MEETING**

March 29, 2025  
9:00 AM  
STRATEGIC PLANNING SESSION  
Indiantown, FL 34956

**VILLAGE COUNCIL**  
CARMINE DIPAOLO, MAYOR  
ANGELINA PEREZ, VICE MAYOR  
PHYLLIS WATERS BROWN  
VERNESTINE WILLIAMS-PALMER  
KAREN ONSAGER

**ADMINISTRATION**  
TARYN KRYZDA, VILLAGE MANAGER  
LARHONDA MCBRIDE, VILLAGE CLERK  
WADE C. VOSE., VILLAGE ATTORNEY

**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, Deputy 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.

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

## **OPENING- STRATEGIC PLANNING SESSION**

1. Village Council Strategic Planning Special Meeting

**VILLAGE OF INDIANTOWN, FLORIDA  
AGENDA MEMORANDUM**

MEETING DATE: March 29, 2025

MEETING TYPE: Special Meeting

AGENDA ITEM TITLE: Village Council Strategic Planning Special Meeting

SUMMARY OF ITEM: The Village of Indiantown (Village) Council established March 29, 2025 at 9:00 am to be the date and time for a special meeting for strategic planning. Mr. Ike Crumpler has been retained by the Village to facilitate the process and discussion(s). Councilwoman Waters Brown sent a request for specific information (email attached) which prompted the basis for the presentation that will be made by Village staff (attached).

FISCAL IMPACT STATEMENT: None with this item as presented.

RECOMMENDATION: The Council engage in strategic planning accordingly.

PREPARED BY: Tayn G. Kryzda, Village Manager

DATE: 3/21/2025

**ATTACHMENTS:**

**Description**

email from Councilwoman Waters Brown for information

March 29 presentation

**From:** [Phyllis Brown](#)  
**To:** [Michael Florio](#)  
**Cc:** [Taryn Kryzda](#)  
**Subject:** Re: March 29th Strategic Planning meeting  
**Date:** Thursday, January 30, 2025 10:48:02 AM  
**Attachments:** [image001.png](#)  
[image002.png](#)  
[image003.png](#)

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Good Thursday morning, thank you so much for your response. Please take the necessary time needed to complete my request.

Respectfully,  
Sent from my iPhone

On Jan 30, 2025, at 8:58 AM, Michael Florio <mflorio@indiantownfl.gov> wrote:

Good Morning Councilwoman Brown,

Thank you for your inquiry. I will be happy to provide you with the information you are requesting. Most of what you are asking for is readily known and available. We will however, need a little more time to update and quantify our latest estimate of future growth and related revenue. Please give us until sometime next week to provide you with a detailed and complete response to all of your questions. Thanks so much.

Thanks,

**Michael Florio**  
**Financial Services Director**

The Village of Indiantown  
15516 Osceola Street Suite B., Indiantown, FL 34956  
Office: (772) 597-8279  
Cell: (772) 238-1984  
[mflorio@indiantownfl.gov](mailto:mflorio@indiantownfl.gov)

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<image002.png>

**You can also visit us on Facebook and like us at:**  
[<image003.png>](#)

**Public Records Disclosure:** Under Florida's public records law, most written communications to or from Village offices and employees regarding Village business are public records and are available to the public upon request. Please be advised that this includes e-mail communication and that your e-mails may be subject to public disclosure. If you wish to remain anonymous, then please call Village Hall at 772-597-9900 for any inquiries.

-----Original Message-----

From: Phyllis Brown <pbrown@indiantownfl.gov>

Sent: Thursday, January 30, 2025 12:31 AM

To: Michael Florio <mflorio@indiantownfl.gov>; Taryn Kryzda <TKryzda@indiantownfl.gov>

Subject: March 29th Strategic Planning meeting

Good morning Mr. Florio, in preparation for our strategic planning meeting, can you please be prepared to answer these questions? If you would please share your findings with me prior to the meeting, that would be helpful and greatly appreciated.

1. During a previous conversation you stated that for two (2) years the Village of Indiantown lost revenue because FPL had to pull out. How much money did the Village lose during this particular time? Was this two (2) consecutive years?
2. With all the new developments, potentially how much revenue does that bring into the Village?
3. With the Village staff/employees that we presently have and our known expenses, how much does it take monthly, to run the village? Do we have a written plan as to how we will meet our monthly obligations?
4. Do we have employees through temporary agency, if so how many? Do we "buyout" their contracts from the agencies? I understand that the rate will vary, but how much does that cost the village?
5. I understand that you and others have been wearing more than one (1) hat, to get and keep our village running. How many employees do we have to date (full time, part-time and temporary) and how many new employees are needed/planned for this year of 2025?
6. In a dream world, what do you need to make life more breathable for you and the Village?

I am just thinking and writing. Attempting to prepare for an effective and meaningful strategic planning session. We have a lot of ground to cover in a short/measurable amount of time. I would love to leave this session with the majority of us on a cohesive and clear directional path to propel our Village along. Thank you for your time and ALL that you do.

Sincerely,  
Phyllis

Sent from my iPhone

# Village of Indiantown



March 29, 2025

Retreat Data



## Information to Discuss

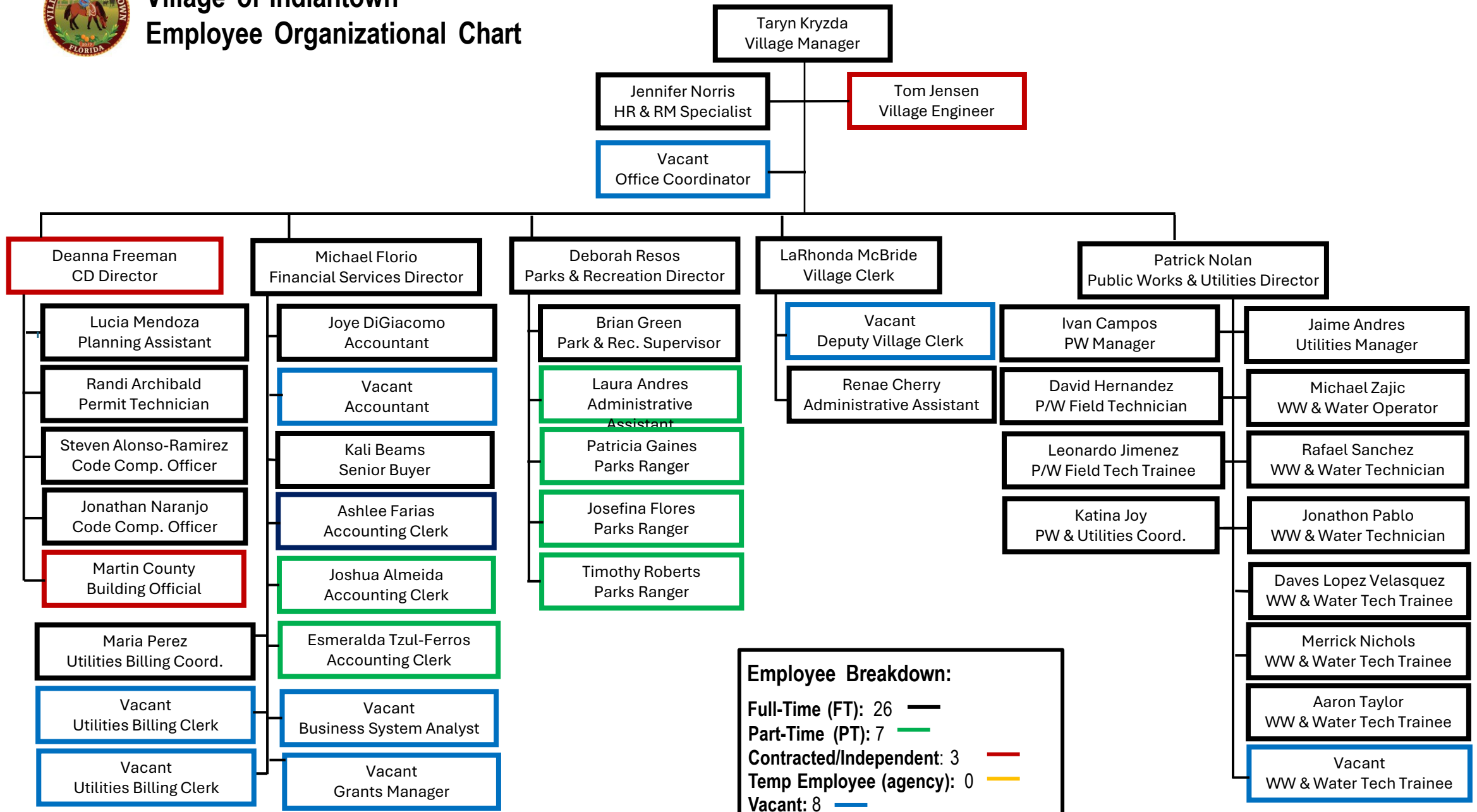
- Organizational Chart for Village staff
- Monthly Village Expenses
- Loss Revenue Prior Years
- Development Projects Approved and Being Reviewed
  - Residential and Non-Residential
- Assumptions for Calculations
- Impact to Future Taxable Value, Taxes Collected and Population
- Future Considerations





# Village of Indiantown

## Employee Organizational Chart



# FY 2024-2025

## Village Monthly Estimated Operating Costs



	General Fund	Utility Fund	Total Village
Personnel	\$210,954	\$74,687	\$285,641
Operating	177,433	125,305	302,739
Capital Outlay	18,750	29,170	47,920
Debt	16,981	14,550	31,531
Grants & Aides	82,734	0	82,734
Transfers	104,167	12,500	116,667
	<b>\$611,019</b>	<b>\$256,213</b>	<b>\$867,231</b>

## Lost Ad-Valorem Taxable Value



Fisal Year	Percent Decrease	Total Decrease
FY 2021-2022	-2.6%	(53,339,695)
FY 2022-2023	-1.7%	(34,678,630)
		<b>(88,018,325)</b>

## Lost Ad-Valorem Taxable Revenue



<b>FY21-22</b>	<b>FY22-23</b>	<b>FY23-24</b>	<b>TOTAL</b>
(86,965)	(86,965)	(86,965)	(260,895)
	(56,540)	(56,540)	(113,080)
			<b>(373,975)</b>

# Projects Approved - Residential



Project Name	Number of Residential Units	Type of Unit	Status
River Oak	131	Single Family	Approved
Seminole Crossing	24	Single Family	Approved
Terra Lago PH1A	224	Singe Family	Approved
Terra Lago PH1B	400	Single Family	Approved
	<u>174</u>	Townhomes	Approved
Total	953		



# Projects Being Reviewed - Residential

Project Name	Number of Residential Units	Type of Unit	Status
Heritage Park	60	Single Family	Pre-Application
Indianwood Landing	57	Townhomes	Pre-Application – No Capacity for Utilities
Osceola Pines PUD Master (Phase 2)	118	Single Family	Pending Final Site Plan Approval – No Capacity
Park View Villas	24	Multi-Family	Initial Plan Approved – Discussed Revised Site Plan
Terra Lago PH 1C	300	Apartments	Pending Final Site Plan – No Capacity
Terra Lago PH 2	262	Single Family	Pending Final Site Plan – No Capacity
Terra Lago PH 3	484	Single Family	Pending Final Site Plan – No Capacity
Terra Lago PH 4	364	Single Family	Pending Final Site Plan – No Capacity
Terra Lago PH 5	<u>280</u>	Single Family	Pending Final Site Plan – No Capacity
Total	1,949		



# Projects Approved – Non-Residential\*

Project Name	Square Footage	Type of Business	Status
DeMarcellus	19,500	Manufacturing	Under Site Plan Review
Dollar Tree	10,000	Retail	Approved – Under construction
East Coast Metal	99,500	Steel Manufacturing	Approved – Under Construction
Grind Hard	25,000	Ammunition Manufacturing	Approved – Under Construction
Kendall Industries	24,000	Manufacturing	Approved – Under Construction
RCC Construction	25,000	Manufacturing	Approved – Pending Permits
Stor Away	10,421	Storage Facility Expansion	Approved
TA Estates	22,600	Office & Warehouse	Approved – Under Construction

\* Does not include those that have received a certificate of occupancy and were included in the 2024 the tax roll

# Projects In Review – Non-Residential



Project Name	Square Footage	Type of Business	Status
Yellowpine Trusses	62,959	Truss Manufacturing	In Review
P3 Technologies	8,000	Pump Testing Facility	In Review
Sedron	63,800	Biosolid Processing	In Review
Terra Lago Clubhouse & Commercial Space	105,000	Recreational and Retail	No submittal to date



## Projects Early Stages – Non-Residential



Project Name	Square Footage	Type of Business	Status
Green Carbon – Phase 2	13,800	Industrial Charcoal Processing Plant	To Submit Final Site Plan
Performance Power Boats	11,733	Pump Testing Facility	Building Permit Stage



# Assumptions for Calculations

- Residential projects are phased over years
  - Based upon 30 homes per month for one builder and 15 homes per month for another builder
    - Totally an estimate, have no data other than what one builder had stated
- Phases are based upon the above assumption over 5 years
  - Beginning August 2025 and completed by December 31, 2025 are reflected in FY25/26 tax base
- Non-Residential that are under construction are calculated for completion December 2025
  - Those not under construction are planned in 2026, 2027, 2028, 2029, 2030 (homes completed in 2030 will be on tax roll for FY31/FY32)
- Millage rate stays at 1.8250
- Taxable Value estimates are conservative for new construction, are not inflated for existing property values, based upon current value and homestead exemptions are not included
- Will depend upon market once homes begin to sell
- Agricultural land remains at a constant value (1% and less over 5 years)
- Water capacity is available for 2028 projects



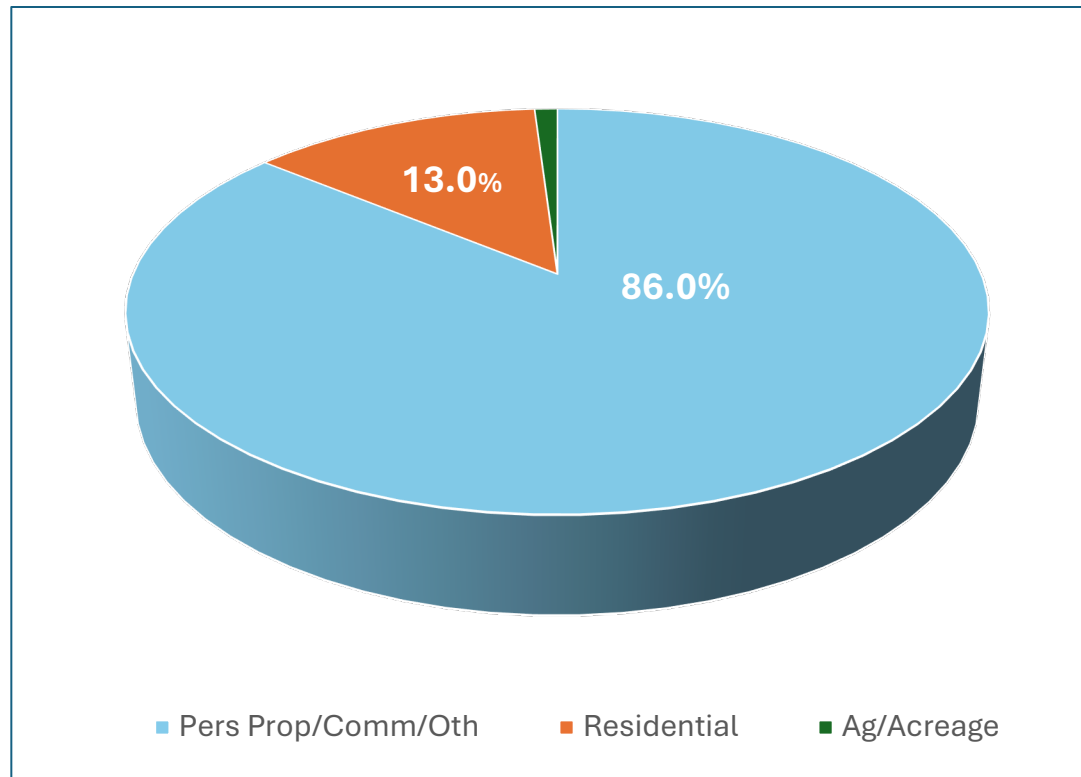
## Impact to Future Taxable Values and Population

- Phases are based upon the above assumption over 5 years
  - Beginning August 2025
- Non-Residential that are under construction are calculated for completion December 2025
  - Those not under construction are planned in 2026 and 2027
- Millage rate stays at 1.8250
- Water capacity is resolved end of 2027 (aggressive)
- Taxable Value estimates are conservative
- Will depend upon market once homes begin to sell
- Population based upon 2.57 persons per residence

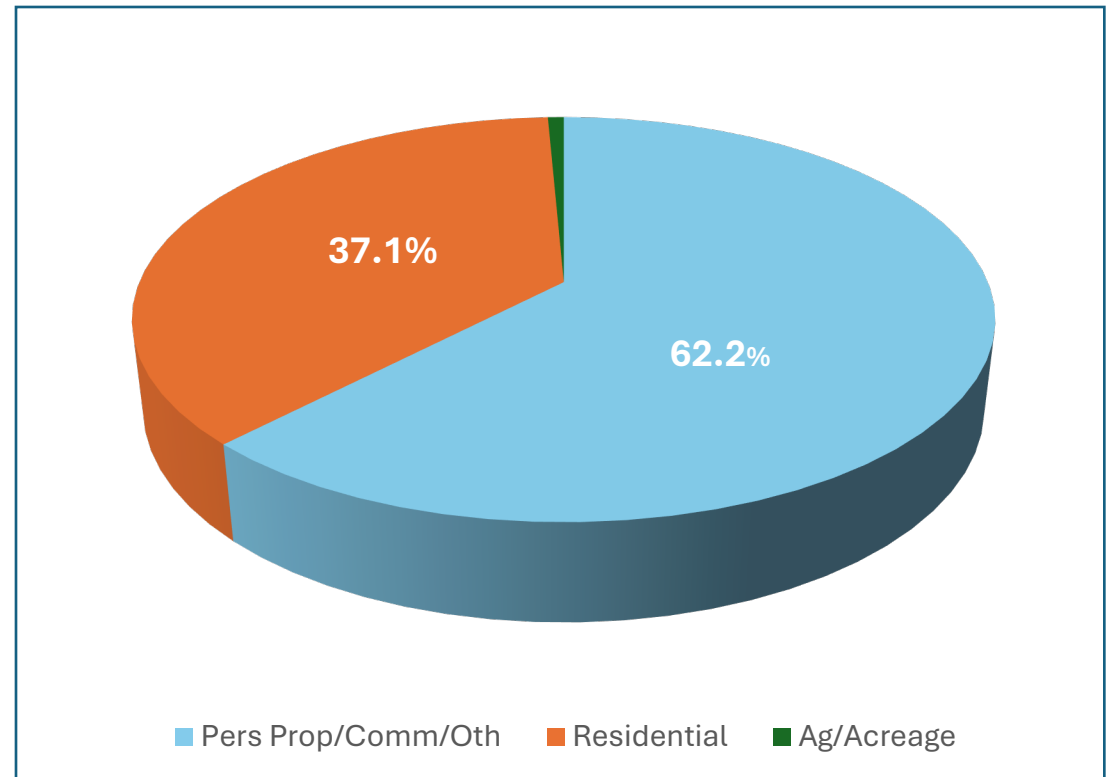


# FY25/26 to FY31/32 Comparison of Taxable Values

**Year 2024 for FY25/26**

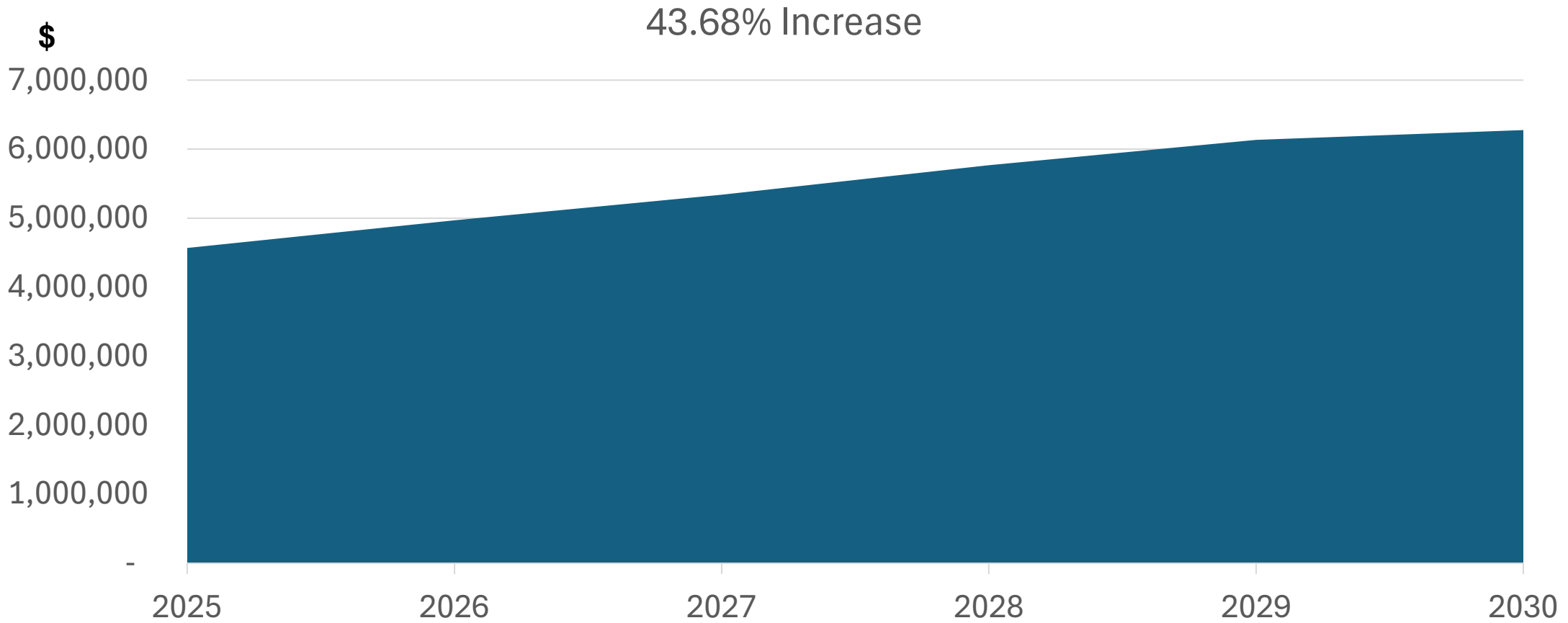


**Year 2030 for FY31/32**



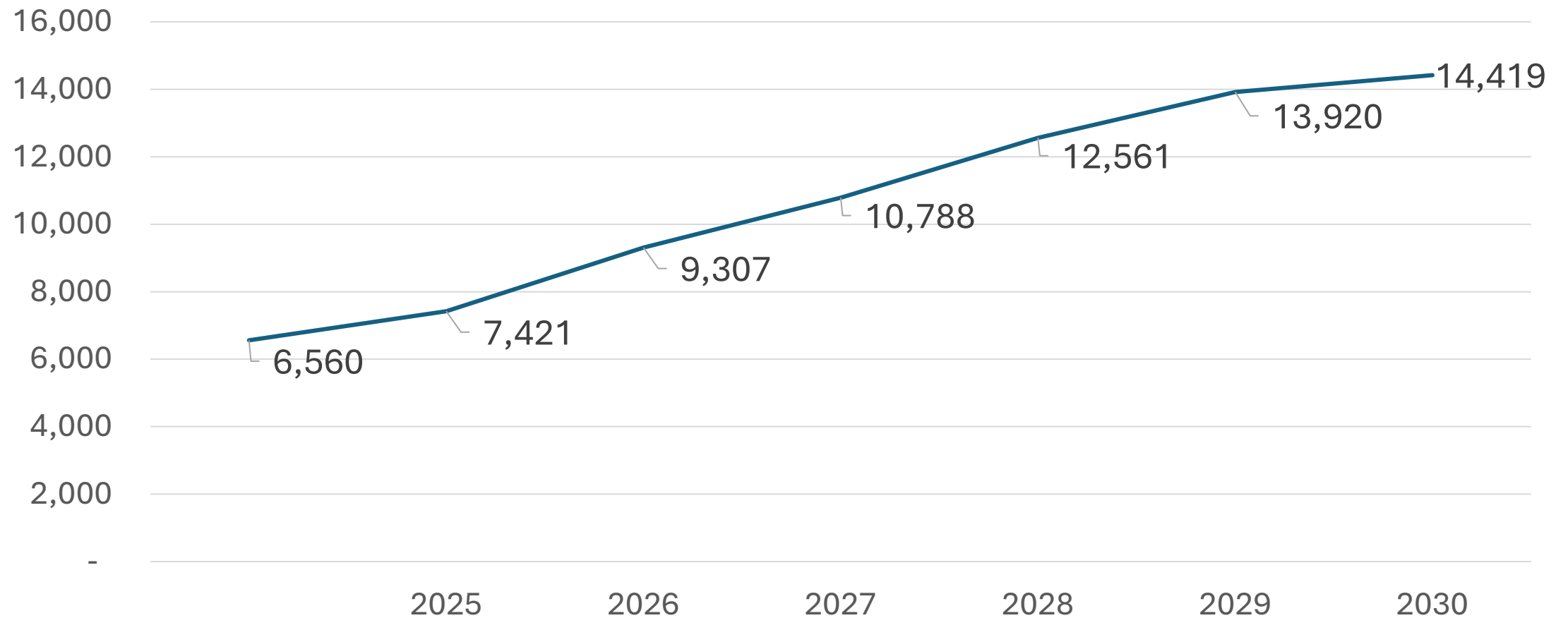


# Taxes to be Collected for Village from FY26/27 to FY30/31





# Population Estimates





# Future Considerations

- As the population increases, and roads, parks, etc. are created that will be conveyed to the Village, Village staff will need to be increased
  - Keep up with demands
  - Limited existing space
  - Currently hard to recruit
- Diversification of tax base is necessary
  - Limit future impacts should FP&L tax base decrease
  - In 2021 and 2022 tax base decreased total of \$88M
  - Loss of \$374K in ad valorem over 2 years

# Questions?

