VILLAGE OF INDIANTOWN, FLORIDA
AGENDA MEMORANDUM

MEETING DATE: May 28, 2026

MEETING TYPE: Regular Village Council Meeting

AGENDA ITEM TITLE:

ORDINANCE NO. 04-2026 AN ORDINANCE OF THE VILLAGE OF INDIANTOWN, FLORIDA, ADOPTING AMENDMENTS TO THE VILLAGE OF INDIANTOWN COMPREHENSIVE PLAN BASED ON THE VILLAGES EVALUATION AND APPRAISAL OF THE COMPREHENSIVE PLAN PURSUANT TO SECTION 163.3191, FLORIDA STATUTES; AND PROVIDING FOR FINDINGS, SEVERABILITY, CONFLICTS, CODIFICATION, AND AN EFFECTIVE DATE.

SUMMARY OF ITEM:

The Village of Indiantown's Inaugural Comprehensive Plan was adopted on December 12, 2019, following the Incorporation of the Village on December 31, 2017. At least once every seven (7) years, pursuant to Rule Chapter 73C-49, Florida Administrative Code, the Village must review its Comprehensive Plan to determine whether amendments are needed to reflect changes in state laws and local conditions. The Village reviewed their plan and notified the State on July 14, 2025, that changes are necessary to comply with current law and reflect local conditions. The Village contracted with Planning Consultant BCLA to prepare this update in 5 phases: Phase 1 Project Framework; Phase 2 Data, Inventory, and Analysis (DIA); Phase 3 Goals, Objectives, and Policies (GOPs); Phase 4 Transmittal; and Phase 5 Adoption. Phases 1-3 have been completed.

Funding for this project was provided by a technical assistance grant from Florida Commerce. In addition to the funding provided, the Village has direct access with the reviewers from Florida Commerce who are providing feedback leading up to the final draft submitted for formal review. This ensures that all laws have been considered should result in fewer comments from the State at transmittal. **It is important to note that this document will**

continue to evolve, and beyond the version posted in this agenda packet to address comments pending comments from the State.

On Saturday, May 16, 2026, BCLA and Village Staff facilitated a Joint Workshop with the Village Council and the Planning, Zoning, and Appeals Board (PZAB), at the Elisabeth Lahti Library to review the draft updated plan and solicit feedback prior to this Transmittal Hearing.

On Thursday, May 21, 2026, the Planning, Zoning and Appeals Board (PZAB) held an advertised hearing for Ordinance 04-2026 to review the proposed EAR-based amendments to the Village's Comprehensive Plan to comply with changes to Florida laws and current conditions. The public hearing included a presentation by the Consultant, summarizing the proposed changes, discussing the changes with the Village's PZAB, and allowed time for the pubic to comment. The input from the PZAB and public will be considered by the Council.

The purpose of today's public hearing is to present the final draft of the Updated Comprehensive Plan and supporting documents to be transmitted to Florida Commerce for their review, specifically – Data, Inventory, and Analysis (DIA); Goals, Objectives, and Policies (GOP); and Map Series and receive feedback from the Council and public on all documents presented. There are a total of 10 Elements, including a Consolidated Glossary and a new Economic Development Element based upon the findings of the Future Growth Strategies Report and the Comprehensive Economic Development Strategy prepared by the Treasure Coast Regional Planning Council (TCRPC).

The consultant will document comments from this hearing and ask for a motion from the Village Council to transmit the draft amendments which may include changes directed to the Consultant to make prior to transmittal to the State. The

resulting document will be transmitted to the State in June, followed by a report from the state known as Objections, Recommendations and Comments report (ORC). The consultant will prepare any changes based upon this report and facilitate the adoption hearing later this summer.

FISCAL IMAPCT STATEMENT: N/A

RECOMMENDATION: Village Staff recommends that the Village Council approve the proposed comprehensive plan amendments for transmittal to Florida Commerce.

PREPARED BY: Deanna Freeman DATE: 05/22/26

ATTACHMENTS:
Description
EAR Amendment Newspaper AD.pdf
Ordinance 04-2026 - Adoption of EAR Amendments to Comprehensive Plan wcv rev 05-18-26.docx
VOI_2026 EAR DIA_DRAFT.pdf
VOI_2026 EAR_GOP_DRAFT.pdf
VOI_2026 EAR_Florida Law Matrix_VC Transmittal.xlsx
VOI_2026 EAR_Matrix of GOP Changes_VC Transmittal.xlsx
VOI_2026 EAR_Maps_2026 Alternative Modes of Transportation.pdf
VOI_2026 EAR_Maps_2026 Environmentally Sensitive Areas.pdf
VOI_2026 EAR_Maps_2026 Roadways.pdf
VOI_2026 EAR_Maps_2050 Alternative Modes of Transportation.pdf
VOI_2026 EAR_Maps_2050 Future Land Use.pdf
VOI_2026 EAR_Maps_2050 Roadways.pdf
2026.04.24 - Water Supply Plan (1).pdf
2026.04.24 - SFWMD Comments with Responses.pdf
VOI Council_2026_05_28.pdf