VILLAGE OF INDIANTOWN, FLORIDA
AGENDA MEMORANDUM

MEETING DATE: January 22, 2026

MEETING TYPE: Regular Village Council Meeting

AGENDA ITEM TITLE: Offer to Acquire Property Located at 16870 SW Charleston Street in Indiantown from Martin County Board of County Commissioners Community Redevelopment Agency

SUMMARY OF ITEM:

Village Staff has been communicating with Martin County Board of County Commissioners' (Board) Staff on the possibility of acquiring the property at 16870 SW Charleston Street in Indiantown. The parcel is adjacent to the Village's multi-use athletic field in Booker Park across the street from the Parks & Recreation office building. The parcel is roughly 1.0124 acres.

In 2001, Martin County established various Community Redevelopment Agencies (CRAs), with Indiantown CRA being one of them. The Indiantown CRA acquired the vacant property in 2011 for $24,900 with plans to provide affordable housing. When the Village incorporated, the parcel was included in the Village boundary and the Indiantown CRA was decommissioned. Because it was acquired with CRA Tax Increment Financing (TIF) funds, the County is requesting the Village buy the property, at fair market value, and reimburse the County's CRA.

The County had an appraisal performed on the property, which indicates there were limited comparables, but given the current Village Zoning of Neighborhood Mixed-Use, the value would be $310,000. The County offered the property to the Village for a price of $283,234. The Village had an appraisal done for comparison purposes, which appraised the parcel at $275,000. Staff is recommending the Village Council authorize the Village Manager to make an offer to the County CRA to acquire the parcel at the Village appraised price of $275,000. Staff would like to add the parcel

to the park inventory for possible expansion of athletic facilities relating to the multi-use athletic field that is adjacent to the parcel. Funds from the half-cent infrastructure sales tax that was approved by Martin County voters for land acquisition would be the source of funding.

Staff is recommending the Village Council authorize the Mayor to make an offer to the County's CRA to approve and recommend to the Board to sell the property to the Village for the appraised price of $275,000. Staff would like to add the parcel to the park inventory for possible expansion of athletic facilities adjacent to the multi-use athletic field

FISCAL IMAPCT STATEMENT:	Last year, a voter referendum was approved for a one-half cent infrastructure sales tax for ten years for acquisition of Martin County environmental lands, with collections beginning January 2025. The Village receives a portion of the funds collected, which are not restricted to environmental lands, but are required to be used for infrastructure, with land acquisition meeting that requirement. The Village collects on average (based on past nine months), $62,121, which for a full year would be $745,459. The Village has spent $375,000 of these funds to date, for the acquisition on the property adjacent to Village Hall. There would be an estimated $370,459 of an annual collection remaining for this acquisition.
RECOMMENDATION:	Village Council approve making an offer to Martin County Board of County Commissioners CRA in an amount of $275,000 for the property located at 16870 SW Charleston Street (adjacent to the Village's multi-use athletic field in Booker Park) in Indiantown.
PREPARED BY:	Taryn Kryzda DATE: 01/09/26

ATTACHMENTS:
Description
appraisal Charleston parcel.pdf