VILLAGE OF INDIANTOWN, FLORIDA
AGENDA MEMORANDUM

MEETING DATE: October 23, 2025

MEETING TYPE: Regular Village Council Meeting

AGENDA ITEM TITLE: Update on Due Diligence Concerning Purchase of Property Immediately Behind Village Hall Prior to Conclusion of Inspection Period on November 12, 2025

SUMMARY OF ITEM: At its August 14, 2025 meeting, after many months of prior public discussions concerning the matter, the Village Council approved an Option Contract for the purchase of the land located immediately behind Village Hall (the "Property") owned by Indiantown Park View LLC (the "Property Owner").

Approval of the Option Contract began a 90 day Inspection Period, during which the Village could conduct due diligence concerning the property, and could terminate the agreement if the Village found that the Property was not satisfactory for its purposes. The 90 day Inspection Period concludes on Wednesday, November 12, 2025, which falls before the next regular Council meeting. As such, this item is to provide the Council with updates concerning due diligence, and to doublecheck that there is no contrary direction from the Council prior to the conclusion of the Inspection Period.

Soon after the beginning of the Inspection Period, the Property Owner provided staff with copies of the prior title commitment, geotechnical, soils, and stormwater exfiltration reports, environmental assessment, and boundary survey, none of which revealed any concerns.
The Village thereafter procured a new title commitment for the purchase of the property, as well as a new boundary survey depicting the Property to be purchased, both of which are attached. Notably, in the course of getting the new survey, the Property to be purchased was staked, which revealed in a visually compelling exactly how constrained the back portion of the current Village Hall property is, as shown in the attached photographs.

Finally, at the request of Vice Mayor Waters Brown, the Village inquired of the structural engineer who had

conducted a structural analysis of the Village Hall building prior to its purchase in December 2023, whether adding a second story to the existing Village Hall building was more feasible than building on vacant land. His professional opinion was that the structural improvements that would have to be made to the existing building to make it load bearing for a second story would exceed the cost of a new building on vacant land.

Based on the due diligence conducted, no information has been revealed that would cause Village staff to change its recommendation that the Village purchase the Property.

Indeed, the visualization of the current constraints of the back of the Village Hall property shown by the staking of the Property for survey work, and the professional opinion that adding a second story to the existing building is not a cost-effective option, both indicate that the purchase of the Property would be an example of effective planning for the future of the Village.

FISCAL IMAPCT STATEMENT: Last year, the voters in Martin County approved a one-half cent infrastructure sales tax to acquire conservation lands. Municipalities are recipients of a portion of the proceeds from that sales tax and are not restricted to utilize it for conservation land, but it does have to be for infrastructure related projects (capital projects), including related land acquisition. At the beginning of the calendar year, the Village began receiving their portion of the sales tax. The Village's receipts from the sales tax fluctuate from month to month, but to date have averaged about $65,000 per month, with distribution monthly. The Village presently anticipates receiving roughly $900,000 annually (the sales tax runs for ten years) and remaining proceeds will be included as a funding source when the Village considers adopting an updated Capital Improvement Plan (CIP). To date, since the sales tax began, the Village has received roughly $446,000 from sales tax collections through August 2025.

RECOMMENDATION: Staff recommends that the Village Council allow the Inspection Period to conclude without cancellation, and that the Village proceed to close on the purchase of the Property per the terms of the Option Contract.

PREPARED BY: Wade C Vose Esq DATE: 10/16/25

ATTACHMENTS:
Description
Title Commitment - 1685616 Fund Commitment C21.pdf
Boundary Survey - 19-84A LOTS3-5BLK 22 BNDY-SHEET (1).pdf
memo to Council on structural analysis for VIllage Hall.pdf
Photos of Staking of Property to be Purchased â€“ Along Back Property Line of Village Hall Property - reduced.pdf