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# Indiantown Speeds Industrial Development With Faster Permitting in Martin County



Written by:  
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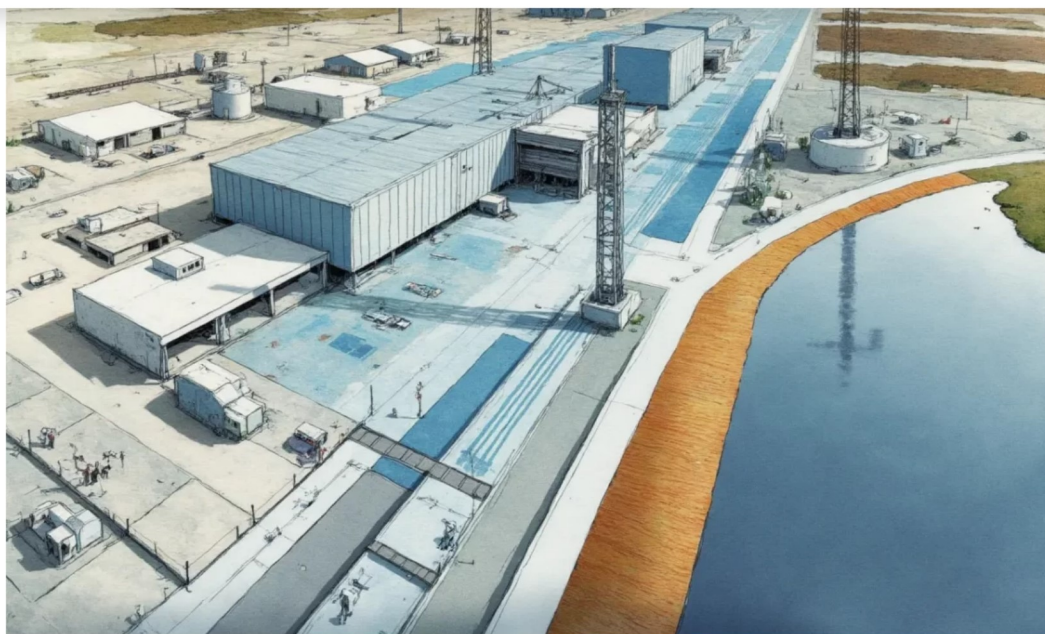


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[Indiantown](#) is attracting industrial projects from Martin County by offering faster permitting and fewer regulatory hurdles, according to Village Manager Taryn Kryzda. Developers increasingly choose Indiantown over Martin County to avoid long approvals and extra environmental rules.

A recent example highlights the difference: a pump testing facility for rocket engines spent 18 months trying to secure approvals in Martin County before relocating to Indiantown. There, the project progressed from an initial inquiry to a ribbon-cutting in just 12 months. Kryzda attributes this gap to Martin County's accumulation of local regulations that exceed state requirements, while Indiantown follows state guidelines without adding extra layers.

## Pump Testing Facility Relocates to Indiantown

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layers of regulations. He came to us, and we got him up and running in a year."

This case illustrates how newly incorporated municipalities like Indiantown are using streamlined regulatory frameworks to compete for development with more established county governments. Indiantown, incorporated in 2017, adopted its land use regulations in 2020–2021. Its shorter regulatory history means fewer accumulated restrictions than Martin County, which has decades of ordinances governing environmental protection, building standards, and land use.

## Martin County's Rules Extend Project Timelines

Kryzda points out that Martin County imposes wetland buffers and environmental setbacks that exceed state and federal requirements, adding to project costs and extending approval timelines. Indiantown, by contrast, defers to state agencies such as the South Florida Water Management District for wetland delineation and mitigation, accepting those decisions without additional local restrictions.

"Martin County has greater wetland restrictions and more buffering requirements," Kryzda says. "Here at the village, our rules and regulations follow what the state allows."

This regulatory difference translates directly into time for developers. Kryzda says that projects requiring land changes, rezoning, and environmental review in Martin County can

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construction sooner, improving their project economics.

"It comes down to time and money," Kryzda says. "The village has rules, but we follow state guidelines."

The pump testing facility is just one of several industrial projects that have relocated to Indiantown after running into obstacles in neighboring jurisdictions. Kryzda says the village is also working with a trust company that purchased five acres for a secure storage facility and a Washington State–based company planning a biosolids processing plant on a former citrus juice facility site. The biosolids project, which will be the first of its kind in Florida, is designed to process sewage byproducts into spreadable nutrients without PFAS contamination.

## State Policy Limits Local Development Rules

Florida's state government is actively discouraging local governments from imposing regulations that exceed state standards, especially in housing and economic development. Recent legislation has limited municipalities' ability to regulate building facades, colors, and other aesthetic elements, reflecting a broader push to reduce regulatory burdens on developers.

"The state regulates us," Kryzda says. "They don't want us to be more restrictive than what they've determined to be appropriate for development throughout the state. They recognize that additional layers make projects more expensive."

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currently reviewing its land-use regulations to ensure that no provisions conflict with state law or create unnecessary barriers to developers.

One example Kryzda cites is a former village rule requiring residential garages to be placed on the side or back of homes, rather than facing the street. This created complications for developers using standard home designs with front-facing garages, forcing redesigns or variance requests. After the state prohibited local governments from regulating building facades, Indiantown revised its garage placement rule to align with state policy and accommodate typical development patterns.

"For instance, one of our rules said garages had to be on the side or back of the house," Kryzda says. "That doesn't work for every property or developer. They already have their models, and those usually have driveways in the front."

## Permitting Timelines Affect Industrial Location Choices

The regulatory gap between Indiantown and Martin County is most evident for industrial and commercial projects that require land-use changes or environmental review. Kryzda says residential projects face fewer obstacles in both jurisdictions, but industrial users — especially in manufacturing, processing, or encounter much more scrutiny in the county.

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Kryzda explains that Martin County's review process involved multiple layers of staff analysis, public hearings, and environmental studies. In Indiantown, the process focused on confirming compliance with state standards and ensuring adequate infrastructure.

Indiantown's smaller staff and simpler regulatory system allow for faster decisions, but Kryzda says the speed advantage depends on projects meeting basic criteria. The village conducts pre-application meetings with developers, the village engineer, the utilities director, the planning and development director, and the county fire department to identify potential issues before formal applications are submitted. If concerns arise during this review, developers are advised to address them before proceeding.

"We bring in our engineer, our utilities director, planning and development, the County Fire Department, and myself," Kryzda says. "We see if there's anything that would give anyone pause."

## Can Indiantown Keep Its Fast-Permitting Edge?

Indiantown's regulatory advantage may erode as the village matures and adopts more detailed land-use rules. Kryzda acknowledges that the village is still learning which regulations are effective and which unintentionally create obstacles. The framework will likely change as more projects test its limits.

The village is small, with 35 employees serving 6,500 residents, which limits its ability to conduct detailed environmental or

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over the review process.

Martin County's restrictive approach reflects decades of development pressure and community demand for environmental protection, particularly in coastal areas. The county's four-story height limit and additional wetland protections aim to preserve the character of established communities and protect sensitive areas. Kryzda says she previously worked for Martin County and tried to make the county's regulatory framework more developer-friendly, but the political environment and regulatory history made major changes difficult.

"Martin County has had years and years of these regulations," Kryzda says. "They have a four-story height restriction and other rules that make it more expensive."

For developers, the choice between Indiantown County and Martin County increasingly depends on project type and timeline. Industrial users seeking fast approvals and lower costs are finding Indiantown's environment more accommodating, while residential developers may see fewer differences. This trend shows that regulatory differences are becoming a key factor in site selection for industrial and commercial projects in Florida's inland markets, with smaller municipalities gaining projects at the expense of established counties.

# Streamlined Permitting and Industrial Growth in Florida

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to limit local authority over development, municipalities with leaner regulations and faster approval processes are likely to attract more projects, at least in the near term.

However, as Indiantown grows and faces new pressures, its regulatory approach will likely evolve. The balance between economic growth, environmental protection, and community character will become more complex as more projects test the system. For now, Indiantown's streamlined process offers a case study in how regulatory simplicity can drive economic activity. At the same time, Martin County's approach reflects the trade-offs that come with prioritizing environmental and community safeguards.

For developers, understanding these differences is increasingly central to site selection and project planning in Florida's changing regulatory landscape.

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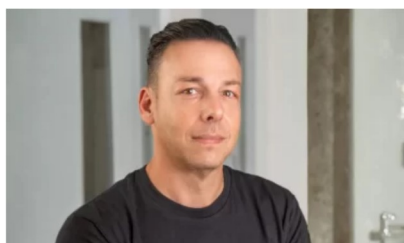
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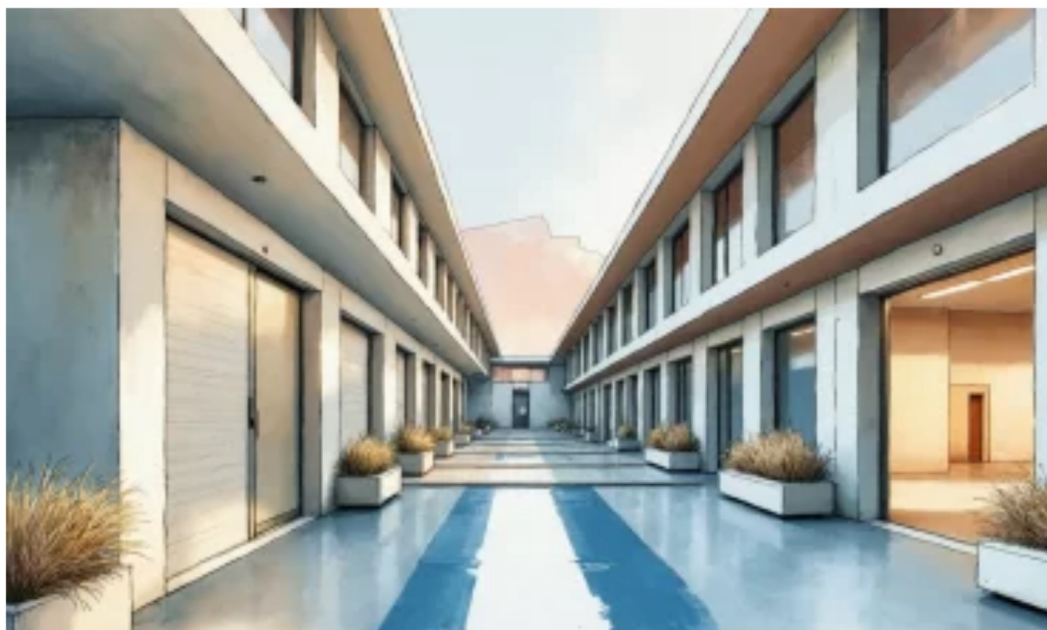
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