



**Village of Indiantown
Planning, Zoning & Appeals Board
Staff Report**

Beskar Investments, LLC

SECTION A: APPLICATION INFORMATION

<u>Application Number</u>	CPA 24-073 Beskar Investments, LLC
<u>Project Name:</u>	Beskar Investments, LLC Large Scale Comprehensive Plan Amendment to Change the Future Land Use Map
<u>Hearing Date</u>	TBC : April 2, 2026
<u>Date of Report</u>	March 2026
<u>Property Owner/ Applicant</u>	Beskar Investments, LLC Indiantown North, LLC Indiantown II North, LLC Indiantown II Mid, LLC Jerry L. Emmert and Nicole L. Emmert, as Trustees of the Jerry L. Emmert and Nicole L. Emmert Living Trust
<u>Agent for Applicant</u>	Tyson Waters, Esq. Fox McCluskey, 3461 SE Willoughby Blvd. Stuart, FL 34994
<u>Village Project Coordinator</u>	Deanna Freeman, Community & Economic Development Director

SECTION B: PROJECT DESCRIPTION/DETAILS

Applicant Request

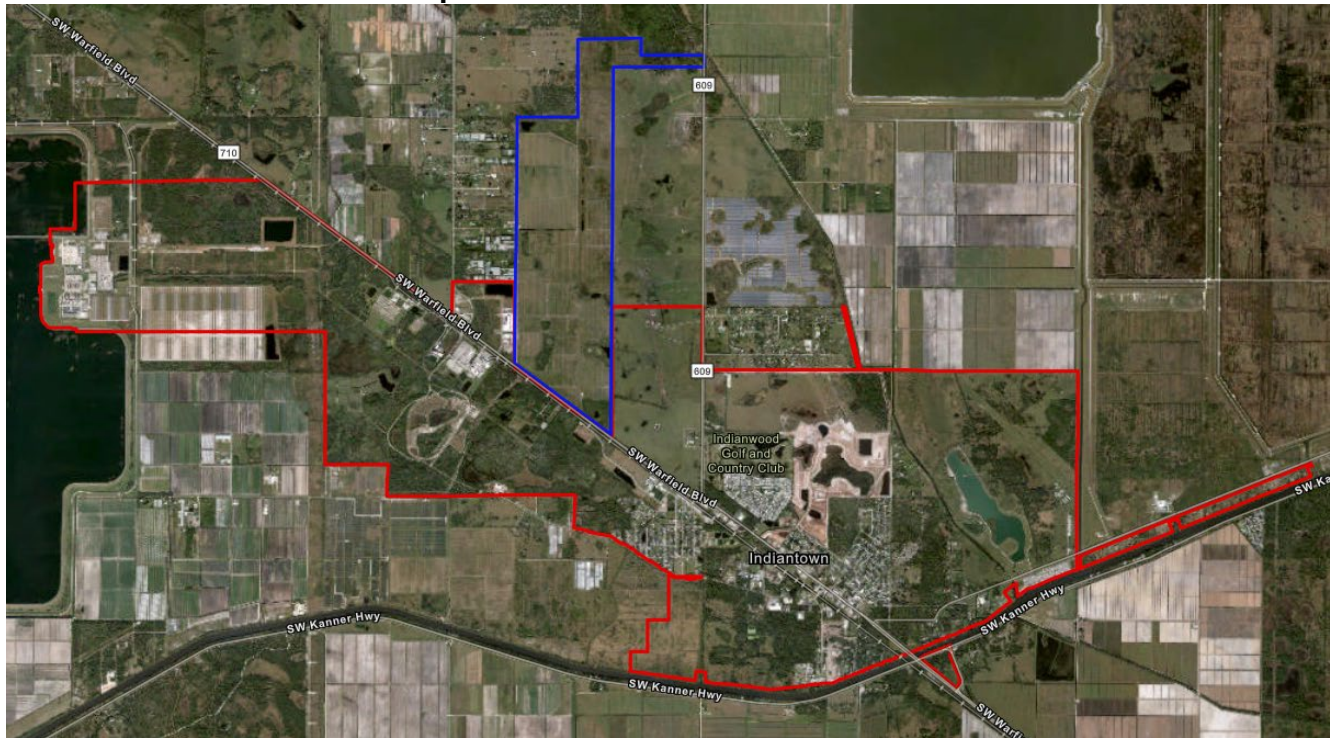
APPLICATION NO: CPA 24-073, REQUEST FOR APPROVAL OF A LARGE-SCALE COMPREHENSIVE PLAN AMENDMENT (CPA) AFFECTING EIGHT (8) PARCELS OF LAND TOTALING +/-1,289.71-ACRES LOCATED ON THE NORTH SIDE OF SW WARFIELD BOULEVARD, EAST OF SW FOX BROWN ROAD, WEST OF SW ALLAPATTAH ROAD, AND BOUNDED ON THREE SIDES BY THE MUNICIPAL BOUNDARIES OF THE VILLAGE OF INDIANTOWN.

Beskar Investments, LLC, Indiantown North, LLC, Indiantown II North, LLC, Indiantown II Mid, LLC, and Jerry L. Emmert and Nicole L. Emmert, as Trustees of the Jerry L. Emmert and Nicole L. Emmert Living Trust ("Applicant") are seeking a recommendation of approval from the Planning, Zoning and Appeals Board ("PZAB") for a Large-Scale Comprehensive Plan Amendment (CPA) of 8 parcels of land pursuant to Land Development Regulation Sec. 12-4. – Comprehensive Plan text and map amendment applications and F.S. §§ 163.3184.

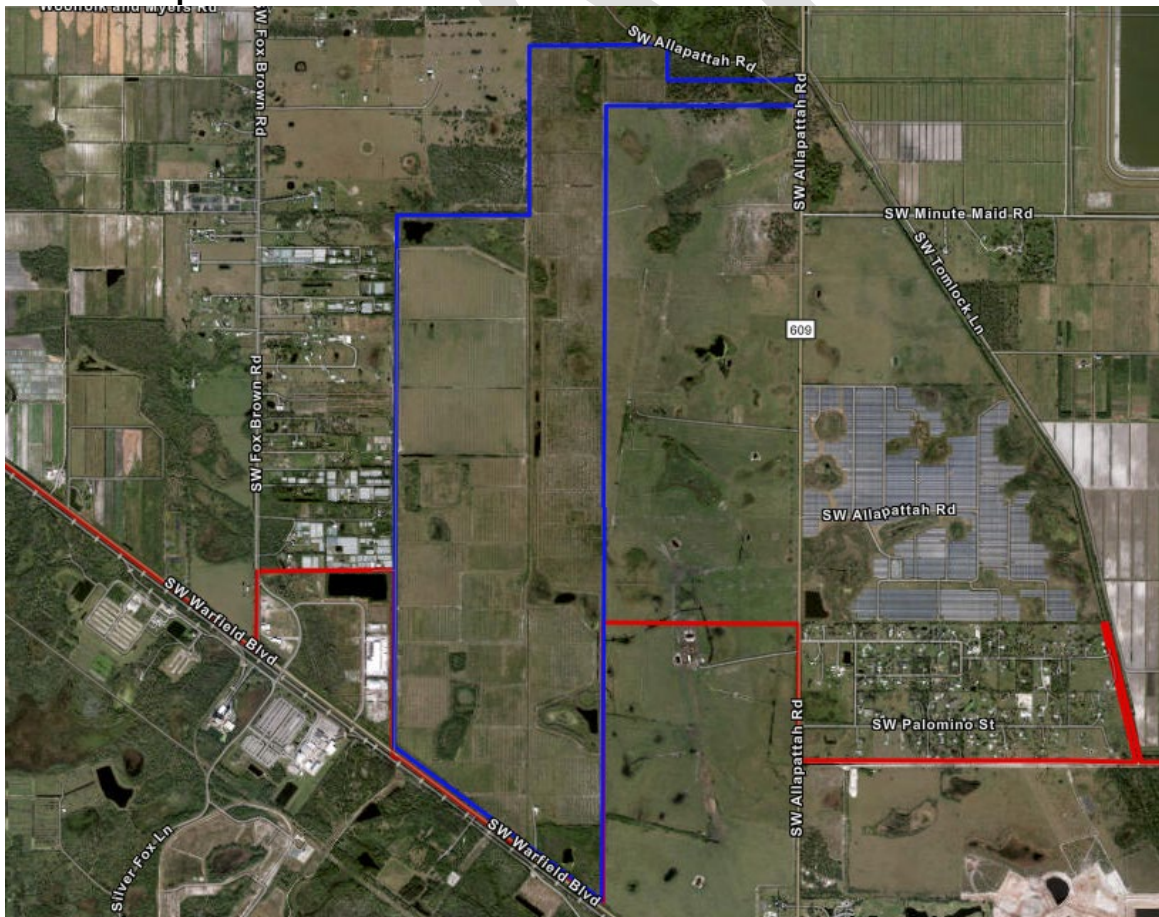
Because the property is currently located within unincorporated Martin County and designated Agricultural on the Martin County Future Land Use Map, a concurrent Future Land Use Map amendment is required to assign an appropriate Village of Indiantown land use designation should the voluntary annexation request be approved.

Location: The approximately 1,289.71-acre subject property is located on the north side of SW Warfield Boulevard, east of SW Fox Brown Road, west of SW Allapattah Road, and immediately bounded on three sides by the municipal boundaries of the Village of Indiantown.

Location & Jurisdictional Map:



Aerial Map:



Parcel ID Numbers: Parcel acreages shown in the table above are based on Martin County Property Appraiser records. The total project acreage of ±1,289.71 acres is derived from the boundary survey and legal description submitted with the application.

Parcel Number	Acreage	Use Code/Property Classification
25-39-38-000-000-00020-1	66.53	6300-GrazLD Soil Cpcty CL II
24-39-38-000-000-00030-2	180.3	6300-GrazLD Soil Cpcty CL II
13-39-38-000-000-00030-5	173.9	6300-GrazLD Soil Cpcty CL II
25-39-38-000-000-00021-0	115.25	6300-GrazLD Soil Cpcty CL II
22-39-38-001-001-00220-3	18.6	6300-GrazLD Soil Cpcty CL II
22-39-38-001-001-00190-9	439.59	6300-GrazLD Soil Cpcty CL II
22-39-38-001-001-00010-7	218.43	6300-GrazLD Soil Cpcty CL II
36-39-38-001-002-00000-7	56.2	6300-GrazLD Soil Cpcty CL II

Legal Description: Refer to the attached exhibit.

SECTION C: VILLAGE REVIEWERS

The following reviewers, as Development Review Colleagues, have reviewed the request for a voluntary annexation into the Village. At the time the report was completed, all reviewers had completed their reviews and had no outstanding issues requiring a response from the applicant in relation to the applicant's request.

- **Planning & Procedural Reviewer:** Deanna Freeman, Community & Economic Development Director 772-597-8269 dfreeman@indiantownfl.gov
- **CED Office Coordinator:** Lucia Mendoza, 772-597-8299 lmendoza@indiantownfl.gov
- **Public Works & Utilities Reviewer:** Pat Nolan, Public Works & Utilities Director 772-341-3098 pnolan@indiantownfl.gov
- **Village Engineer & Traffic Reviewer:** Tom Jensen, P.E., Kimley-Horn, Inc., Village Engineer 561-248-5967 tom.jensen@kimley-horn.com
- **Fire Reviewer:** Douglas V Killane III, Fire Marshal 772-288-5633 dkillane@martin.fl.us

- **Village Surveyor:** Ricky Barnes, PSM, Village Surveyor 863-484-8324 Ricky Barnes ricky.barnes@bsmsurvey.com
- **Legal Reviewer:** Wade Vose, Village Attorney 407-645-3735 ext. 1020 wvose@indiantownfl.gov

SECTION D: APPLICATION THRESHOLDS & MATERIALS SUBMITTED

Review Process and Public Hearing Requirements:

Pursuant to Land Development Regulations (LDR) Chapter 11 – Reviewers and Decisionmakers, the proposed large-scale Comprehensive Plan Amendment is subject to the following review process:

1. Review and recommendation by staff as the Development Review Colleagues (DRC).
2. Public hearing and recommendation by the Planning, Zoning & Appeals Board (PZAB).
3. First public hearing before the Village Council (transmittal hearing).
4. Consultation with Florida Commerce and other required consultees as a 30 day timeline based on Florida State Statutes.
5. Second public hearing before the Village Council (adoption hearing).
6. Adoption of the amendment by ordinance.

The application is processed in accordance with Section 163.3184, Florida Statutes (2023), which governs large-scale comprehensive plan amendments.

Following the first Village Council public hearing (transmittal), the proposed amendment will be transmitted to the state land planning agency and other required reviewing agencies for comment. Reviewing agencies are afforded the statutory review period to provide comments, objections, or recommendations.

After receipt and consideration of agency comments, the Village Council will conduct a second public hearing for final adoption of the ordinance. Within 10 working days following the adoption hearing, the amendment will be transmitted to the state land planning agency as required by Section 163.3184, Florida Statutes. The amendment will become effective pursuant to statutory provisions unless timely challenged.

Ahead of any scheduled public hearings occurring, all public notice requirements will be satisfied in accordance with applicable provisions of Chapter 163, Florida Statutes, and the Village Land Development Regulations.

Application Material Submittals Included:

1. Cover Letter.
2. Development application.
3. Justification Statement.
4. Description of Surrounding Land Uses and Properties.

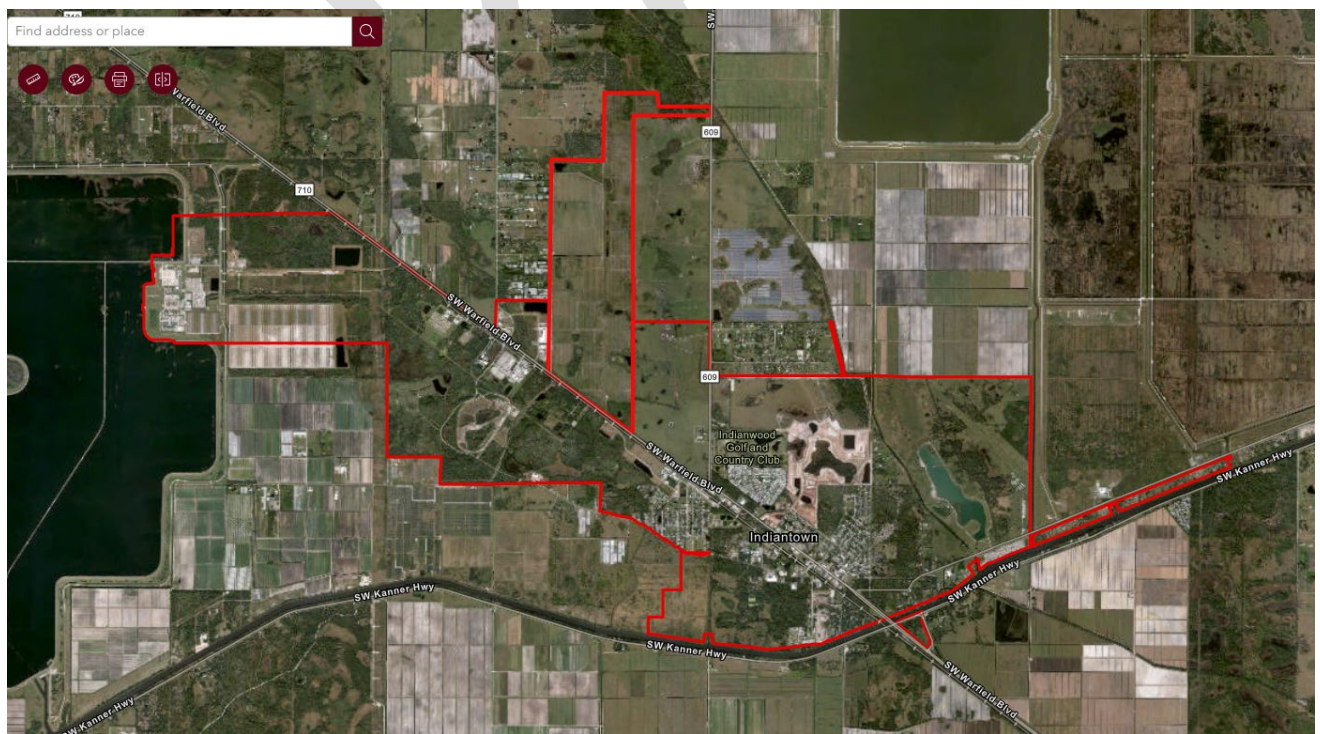
5. Maps.
6. Legal Description.
7. Deeds.
8. Traffic Analysis.
9. Boundary Survey.
10. Soil Maps.
11. Economic Impact Analysis.
12. Industrial & Commercial Land Analysis.

SECTION E: LOCATION AND SITE INFORMATION

Subject Property Parcel Size: +/-1,289.71-acres

Parcel Ownership: The property is owned by Beskar Investments, LLC, Indiantown North, LLC, Indiantown II North, LLC, Indiantown II Mid, LLC, and Jerry L. Emmert and Nicole L. Emmert, as Trustees of the Jerry L. Emmert and Nicole L. Emmert Living Trust for the voluntary annexation of eight contiguous parcels of land into the Village of Indiantown.

Current Use: The property is currently used for grazing and low intensity agricultural uses, with no building structures, improved roads or other developed features located on the site. The property lies within Martin County jurisdiction, contiguous and abutting the existing boundary of the Village of Indiantown on three sides.

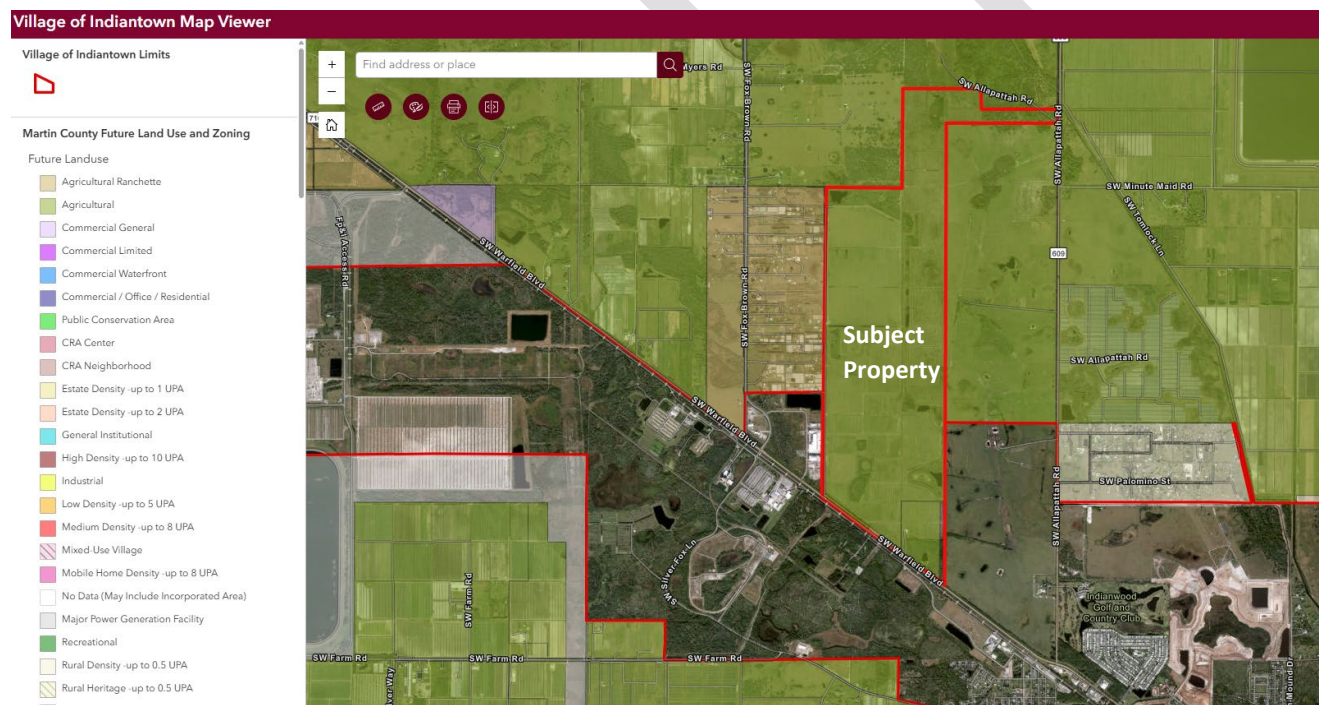


Future Land Use & Zoning

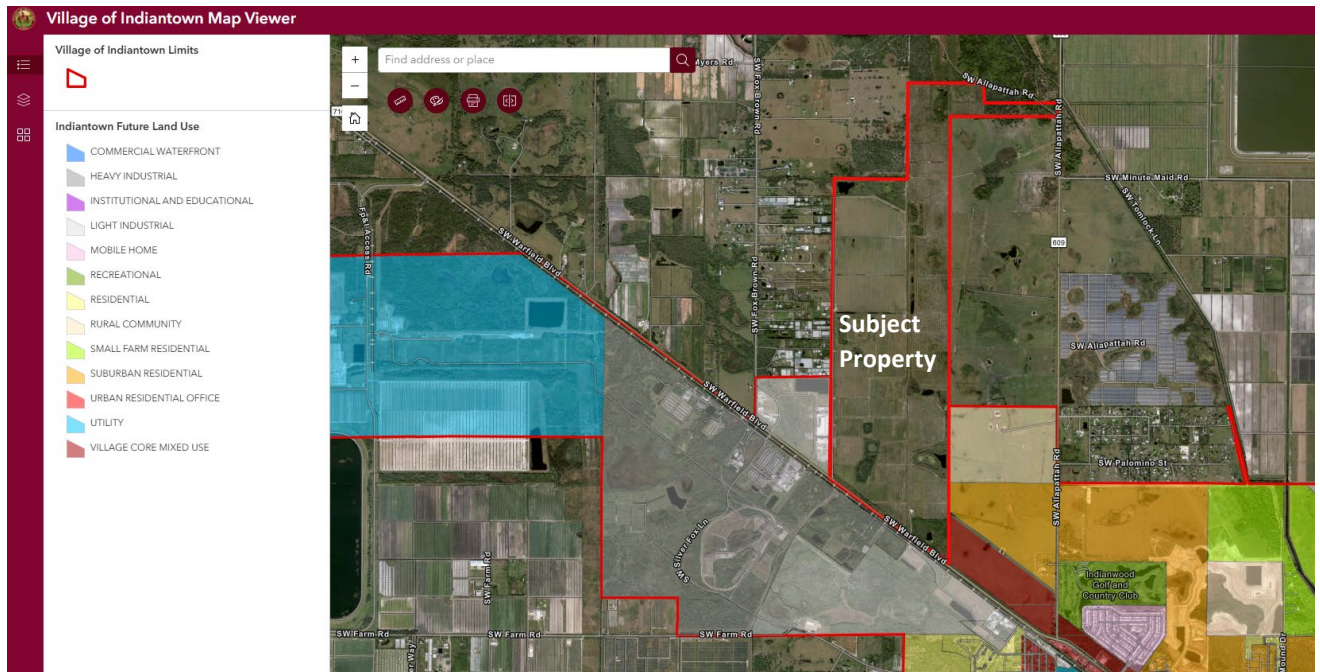
The subject property has a Martin County Future Land Use designation of Agricultural and a Martin County zoning district designation of A-2, Agricultural. The current land use and zoning district designation are inconsistent. Any development on the vacant subject property triggering a development application would require a mandatory rezoning from A-2, to AG-20A, Agricultural, consistent with the Agricultural Future Land Use designation.

The applicant has a concurrent application filed with the Village of Indiantown for a Voluntary Annexation to add eight contiguous parcels of land into the municipal boundaries of the Village of Indiantown. A request to change the zoning from A-2, Agriculture to Light Industrial zoning district or a Planned Unit Development (PUD) zoning designation are required to amend the zoning district designation following any approval of the future land use map amendment.

Current Future Land Use Martin County: Agricultural



Current Future Land Use Map Village of Indiantown



Proposed Future Land Use: Light Industrial

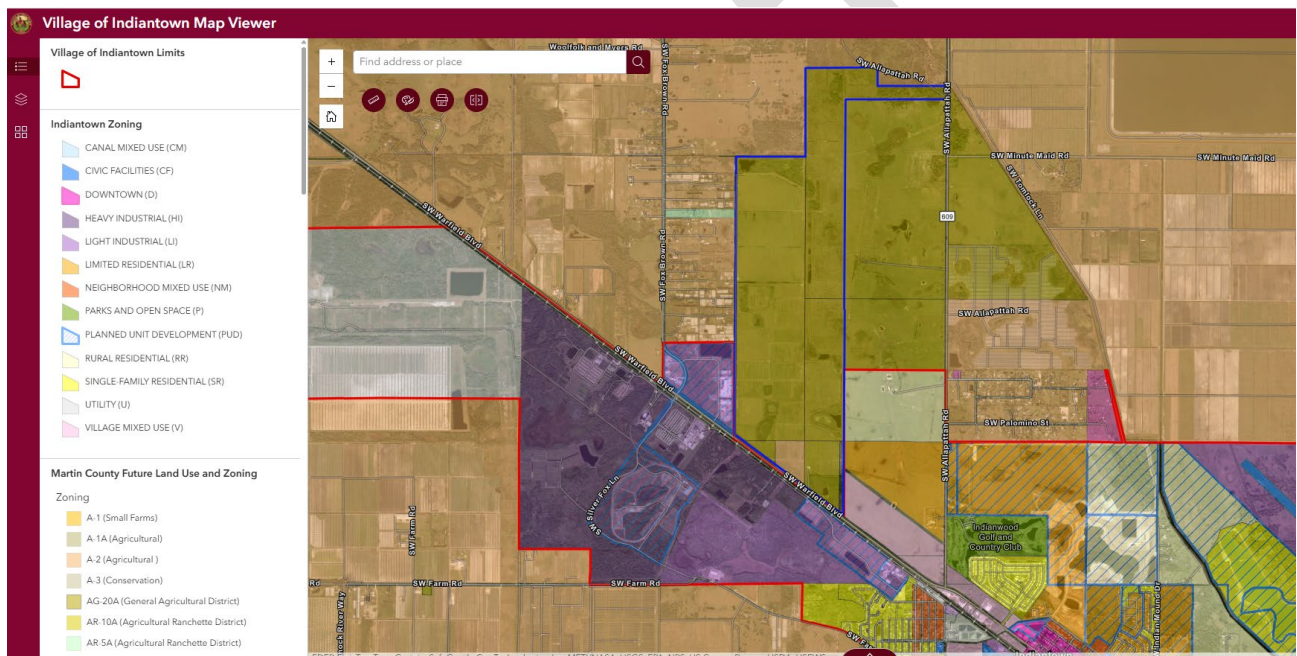


SECTION F: PLANNING ANALYSIS

Surrounding Land Use, Zoning & Existing Use:

The subject property is currently used for grazing and low intensity agricultural uses, with no building structures, improved roads or other developed features located on the site. The subject property has an agricultural exemption classification for real estate property tax purposes. The applicant's narrative and economic impact analysis for a potential hyperscale data center includes reference to the expectation of a substantial increase in the ad valorem tax revenues received from properties when located within the Village of Indiantown.

Existing Zoning Map Martin County & Village of Indiantown:



The following table provides a more detailed breakdown of existing use, land use and zoning of properties within proximity to the subject property.

Direction	Future Land Use	Zoning	Existing Use
Site:	Agricultural	A-2, Agricultural AG-20A Agricultural	Vacant
North:	Agricultural	A-2, Agricultural	FPL Utility Vacant agricultural
East:	Agricultural Rural Community Suburban Residential Village Core Mixed Use	A-2, Agricultural	Vacant agricultural
South:	Heavy Industrial Agricultural Light Industrial	Heavy Industrial A-2, Agricultural Light Industrial	Canal Rights-of-way CSX Railroad SW Warfield Blvd Florida Natural Gas & Vacant Industrial Indiantown Commerce & Technology Park
West:	Light Industrial Agricultural Ranchette	Light Industrial AR-5A, Agricultural Ranchette A-2, Agricultural	Venture Park Industrial Subdivision Agricultural Single-family – 10-acre lot and agricultural buildings FPL – vacant land

Why is the proposed change to the FLUM needed?

The applicant has submitted a petition for voluntary annexation of approximately ±1,289.71 acres currently located within unincorporated Martin County into the municipal boundaries of the Village of Indiantown.

If the annexation is approved by the Village Council pursuant to Chapter 171, Florida Statutes, the property must be assigned a Village of Indiantown Future Land Use designation. As the property is presently designated Agricultural under the Martin County Future Land Use Map, a concurrent Large-Scale Comprehensive Plan Amendment is required to amend the Future Land Use Map to a Village land use category. The applicant has requested a Light Industrial Future Land Use designation for the subject property.

Approval of the request for a Light Industrial Future Land Use designation does not authorize development on the subject property. Following annexation and

Comprehensive Plan amendment approval, the property owner will be required to submit a rezoning application consistent with the adopted Future Land Use designation. The applicant has indicated that a Planned Unit Development (PUD) rezoning application is anticipated. The PUD would include:

- A master development plan.
- Phasing and development timetable.
- Design standards.
- Permitted and restricted use provisions.
- Special conditions and development limitations.

The rezoning request will be processed separately following any approval of the annexation and Comprehensive Plan amendment.

Any future development will require site plan review and approval consistent with:

- The adopted Future Land Use Map designation.
- Applicable zoning district regulations.
- Comprehensive Plan policies.
- Village Land Development Regulations.
- Concurrency and infrastructure capacity requirements.

Accordingly, the proposed Future Land Use Map amendment is necessary to establish the appropriate land use framework for the property upon annexation and to allow consideration of employment-generating land uses consistent with the Village's Comprehensive Plan and long-term economic development objectives. The amendment establishes policy direction for the property but does not authorize development. Any future development will require rezoning, site plan approval, and compliance with all applicable concurrency and infrastructure capacity requirements.

Approval Evaluation Criteria

This application has been reviewed for compliance with the Village of Indiantown Land Development Regulations (LDRs), including the submittal requirements for Comprehensive Plan map amendments set forth in Section 12-4(3).

Staff have determined that the Applicant has satisfied the applicable submittal and procedural requirements of the LDRs. The proposed amendment is being processed pursuant to Section 12-4 – Comprehensive Plan Text and Map Amendments, including subsection (4) governing procedures, and in accordance with Section 163.3184, Florida Statutes (2023), which establishes the statutory process for large-scale comprehensive plan amendments.

As a large-scale Future Land Use Map amendment, the application is subject to review and recommendation by the Development Review Committee (DRC), a public hearing and recommendation by the Planning, Zoning & Appeals Board (PZAB), and two public hearings before the Village Council (transmittal and adoption).

Analysis & Review of Village of Indiantown Comprehensive Plan Policies

The following sections of this report provide a detailed analysis of the proposed amendment based on applicable Comprehensive Plan policies, Land Development Regulations, statutory requirements, and procedural standards.

Comprehensive Plan OBJECTIVE L1.1 PLANNING LAND FOR THE VILLAGE VISION

The Village of Indiantown Comprehensive Plan shall protect and enhance the quality of life and include policies to capitalize on existing infrastructure, discourage a sprawl development pattern and provide educational, cultural, recreational, commercial, industrial and employment opportunities for the citizens.

Staff Review & Analysis: *The subject property is located off SW Warfield Boulevard, adjacent and abutting existing lands within the Village of Indiantown. More specifically existing established Light Industrial designated lands. The subject property is located within Martin County jurisdiction and can only be accessed by travelling through the Village of Indiantown. This constitutes a jurisdictional enclave or access-dependent enclave, created at the time of incorporation and the establishment and adoption of Village boundaries. The subject property requires travel through the Village to reach it, relying on infrastructure such as roads and emergency service access outside of Martin County jurisdiction. Florida growth management policy generally favors contiguous and compact municipal boundaries to avoid fragmented governance patterns. Existing infrastructure is either available or planned to be provided within the Village of Indiantown with any improvements to provide capacity being the responsibility of the applicant/property owner at the site plan stage in a proposal.*

Expanding employment and industrial development opportunities adjacent to those established industrial areas promotes compatibility of uses, minimizes land use conflicts, and reduces impacts on residential neighborhoods. The proposal presents an opportunity to strengthen the Village's economic base, support job creation, and enhance opportunities for workforce development while discouraging sprawl and fragmented development patterns.

Comprehensive Plan Policy L1.2.3 Discourage Urban Sprawl Through Amendments

The Future Land Use element and any amendment to the Future Land Use element shall discourage the proliferation of urban sprawl by adhering to at least four of the following indicators:

- a) Directs or locates economic growth and associated land development to geographic areas of the community in a manner that does not have an adverse impact on and protects natural resources and ecosystems.

Staff analysis: *The proposed amendment directs economic growth to areas contiguous to established industrial districts. By concentrating development in areas already characterized by similar land uses, the amendment minimizes fragmentation of natural systems and reduces adverse impacts to ecosystems. Any development of the subject property will require FDEP and SFWMD review and approval in addressing environmental impacts including natural resources and ecosystems. Any future industrial development on the subject property at the site plan stage in review will require landscape buffers and setbacks to ensure no adverse impacts to properties with agricultural operations, small-farms, and vacant residential properties to the east.*

- b) Promotes the efficient and cost-effective provision or extension of public infrastructure and services.

Staff Review & Analysis: *Locating industrial and employment uses adjacent to existing industrial areas maximizes the use of available roadway networks, utility systems, and service capacity. Any improvements required to existing infrastructure, including water capacity, will be required to be addressed by the applicant/property owner as part of any site plan review. Reservation of capacity is required and demonstration of fire flow requirements ahead of approval of any future site plan and development of the property.*

- c) Promotes walkable and connected communities and provides for compact development and a mix of uses at densities and intensities that will support a range of housing choices and a multimodal transportation system, including pedestrian, bicycle, and transit, if available.

Staff Review & Analysis: *While industrial development is not typically pedestrian-oriented in the same manner as mixed-use centers, employment clustering within established industrial corridors contributes to a more compact overall development pattern. By avoiding dispersed industrial sites, the amendment supports a more orderly urban form and maintains opportunities for multimodal connections where appropriate.*

- d) Promotes conservation of water and energy.

Staff Review & Analysis: *Concentrating development where infrastructure exists or has the availability to be connected to when available, reduces energy consumption associated with extended utilities and transportation distances. Industrial development within designated areas also allows for modern site design standards that incorporate water conservation and energy efficiency measures.*

- e) Preserves agricultural areas and activities, including silviculture (the growing and cultivation of trees), and dormant, unique, and prime farmlands and soils.

Staff analysis: Based on the data provided (NCCPI, Capability Class, and soil descriptions), the soils on the site are generally low-quality for agricultural production and exhibit significant wetness and drainage limitations.

1. *Agricultural Productivity (NCCPI):* Details provided from the applicant confirm the site's average NCCPI is 23.82. NCCPI values range from 4 to 28 where prime farmland soils typically score significantly higher, often 60+. An average NCCPI of 23.82 therefore indicates low overall crop productivity potential compared to high-value agricultural lands.
2. *Land Capability Classification:* The details provided in the soil maps and data show most soils fall into Class 4w – Severe limitations due to wetness, Class 6s – Severe limitations, generally unsuitable for cultivation, Class 7w – Very severe limitations; largely unsuitable for commercial crop production, and Muck soils that are frequently ponded. Land Capability Classes 4–7 indicate increasing restrictions for cultivation and generally require extensive drainage improvements to support farming. There are no Class 1 or Class 2 soils, no identified prime farmland soils and the soil maps and data provided detail predominantly hydric or poorly drained soils.
3. *Soil Characteristics:* The dominant soils (Waveland, Immokalee, Lawnwood, Myakka fine sands) are:
 - Poorly drained to somewhat poorly drained
 - Often associated with seasonal high water tables
 - Limited in agricultural versatility without significant modification

Depressional and muck soils (Placid, Basinger, Sanibel, Samsula) are:

- Frequently ponded
- Hydric
- Not suitable for intensive row crop agriculture

Analysis of the Soil Maps and Data confirms the subject property does not contain high-quality agricultural soils and does not represent prime farmland. From an agricultural capability standpoint, the soils are considered low quality and constrained, and preservation for prime agricultural use is not supported by the soil data.

- f) Preserves open space and natural lands and provides for public open space and recreation needs.

Staff analysis: *The property does not have a designation as Open Space or Recreation. Not applicable.*

- g) Creates a balance of land uses based upon demands of the residential population for the nonresidential needs of an area.

Staff analysis: *The requested land use amendment would increase the amount of land designated for industrial and employment-based uses within the Village. Expanding opportunities for nonresidential development can contribute to a more balanced mix of residential and nonresidential land uses and provide additional locations for employment-generating activities that support the needs of the residential population. The Village has recently considered the expansion of industrial land as part of its broader economic development strategy, including the approval of additional acreage designated for industrial uses. The proposed amendment represents an additional policy consideration regarding the amount, distribution, and timing of industrial land within the Village and whether further expansion is appropriate to support long-term employment and economic development objectives. The consideration of this amendment does not predetermine the Village's long-term industrial land supply strategy, and each proposed land use amendment is evaluated on its own merits based on location, compatibility, infrastructure availability, and consistency with the Comprehensive Plan.*

- h) Provides uses, densities, and intensities of use and urban form that would remediate an existing or planned development pattern in the vicinity that constitutes sprawl or if it provides for an innovative development pattern such as transit-oriented developments.

Staff analysis: *By consolidating industrial uses within an established corridor rather than permitting isolated or leapfrog development, the amendment reinforces a cohesive land use pattern and mitigates the potential for sprawl. Concentrated industrial clustering represents a corrective and preventative strategy against fragmented development patterns.*

Staff conclusions regarding Comprehensive Plan Policy L1.2.3 Discourage Urban Sprawl Through Amendments: *The request has been reviewed against the Comprehensive Plan Policy L1.2.3 Discourage Urban Sprawl Through Amendments with detailed responses to address each of the discouragement of the proliferation of urban sprawl through amendments. Based on satisfying those criteria, including the subject properties proximity to existing Village of Indiantown boundaries and adjacent to lands currently within the Village with a Light Industrial and Heavy Industrial future land use designation, and providing an opportunity to address what*

is considered a jurisdictional enclave, staff have found the request to comply with discouraging urban sprawl.

Comprehensive Plan Policy L1.2.2 - Future Land Use Mapping Compatibility with Surrounding Lands: *The adopted Future Land Use Map and any amendments will be appropriate to the location, access and surrounding land use.*

Staff Review & Analysis: *The proposed amendment to designate the subject property as Light Industrial is compatible with surrounding land uses and infrastructure. The property is located within the Village's emerging industrial corridor and is adjacent to lands designated Light Industrial to the west and Heavy Industrial to the south on the Village Future Land Use Map. The site is served by SW Warfield Boulevard (SR-710), which provides regional transportation access appropriate for employment and industrial uses.*

Existing surrounding uses include agricultural lands to the north, lands owned by Florida Power & Light, and agricultural and utility-related uses to the west, with limited single-family residences associated with agricultural operations. Nearby industrial developments include Venture Park, I-Town Rail & Commerce, and the approved Indiantown Commerce and Technology Park, along with other heavy industrial facilities in the area.

Future development will be subject to the Village's Land Development Regulations, including landscape buffering and industrial performance standards that address potential impacts such as noise, vibration, glare, and air or water quality.

Given the site's proximity to existing industrial development, access to regional transportation infrastructure, and applicable buffering and performance standards, the proposed amendment is compatible with surrounding land uses and consistent with Policy L1.2.2.

Comprehensive Plan Policy L1.2.5 Development Orders and Level of Service: *Before a development order or permit is issued, the Village of Indiantown shall seek to ensure that the adopted level of service standards for the affected public facilities will be maintained in accordance with the established concurrency management system defined in the Comprehensive Plan and Land Development Regulations.*

Staff Review & Analysis: *The Village continues to evaluate the capacity and long-term planning of its potable water system to ensure that adopted level of service standards can be maintained as development occurs. While the proposed land use amendment does not in itself authorize development, any future site plan or development order associated with the subject property must demonstrate the availability of adequate public facilities at the time of review. If sufficient capacity is*

not available, the applicant may be required to phase development or participate in system improvements necessary to maintain adopted levels of service in accordance with the Village's concurrency management system and Land Development Regulations.

Section 163.3177(6)(a)9., Florida Statutes states the future land use element and any amendment to the future land use element shall discourage the proliferation of urban sprawl. The primary indicators that a plan or plan amendment does not discourage the proliferation of urban sprawl are listed below. The evaluation of the presence of these indicators shall consist of an analysis of the plan or plan amendment within the context of features and characteristics unique to each locality to determine whether the plan or plan amendment:

(I) Promotes, allows, or designates for development substantial areas of the jurisdiction to develop as low-intensity, low-density, or single-use development or uses.

Staff Review & Analysis: No. The subject property is located adjacent to the Village of Indiantown municipal boundary and in proximity to existing industrial development, including the Venture Park Industrial Subdivision and other properties designated for industrial uses south of SW Warfield Boulevard (SR-710). The surrounding area contains a concentration of existing and planned employment-oriented land uses and is not characterized by rural or low-intensity development patterns.

While undeveloped industrial-designated lands remain within the Village, the suitability of individual sites for development may vary based on factors such as infrastructure availability, parcel configuration, ownership patterns, and market conditions. The 2023 Martin County Commercial and Industrial Land Analysis prepared by Metro Forecasting Models indicates that, at a countywide level, sufficient land capacity exists to accommodate projected commercial and industrial demand within the planning horizon. However, the analysis also recognizes that the timing and location of development can be influenced by site-specific constraints and market readiness.

The proposed amendment would designate additional land for employment-generating uses in proximity to existing transportation corridors and areas planned for industrial activity, rather than directing growth toward low-intensity or rural areas of the jurisdiction. In addition to the overall supply of industrial land, the distribution and location of such land relative to transportation corridors, infrastructure availability, and existing employment areas are also important planning considerations in determining whether additional industrial designations are appropriate.

(II) Promotes, allows, or designates significant amounts of urban development to occur in rural areas at substantial distances from existing urban areas while not using undeveloped lands that are available and suitable for development.

Staff Review & Analysis: No. The subject property is located adjacent to the Village of Indiantown municipal boundary and in proximity to existing industrial development, including the Venture Park Industrial Subdivision and other properties designated for industrial uses south of SW Warfield Boulevard (SR-710). The surrounding area contains a concentration of existing and planned employment-oriented land uses and is not characterized by rural or low-intensity development patterns. As such, the proposed amendment would occur in an area already influenced by urban and employment-related development rather than directing urban development into rural areas at substantial distances from existing urbanized lands.

The 2023 Martin County Commercial and Industrial Land Analysis prepared by Metro Forecasting Models identifies adequate overall commercial and industrial land capacity within Martin County to accommodate projected demand within the planning horizon. However, that analysis evaluates supply at a countywide level and does not address the geographic distribution, site readiness, or infrastructure characteristics of individual industrial areas. The subject property is located in proximity to existing transportation infrastructure and areas designated for industrial development. As a result, the amendment would represent an extension of an existing employment area rather than the creation of a new isolated development area in a rural location.

In addition to overall land supply considerations, the distribution and location of employment lands relative to infrastructure, transportation corridors, and established development patterns are also relevant planning factors when evaluating the appropriateness of additional industrial designations. The subject property's proximity to SW Warfield Boulevard (SR-710), a regional transportation corridor, further supports the concentration of employment-generating uses in locations with appropriate roadway access rather than dispersing development into rural areas lacking comparable infrastructure.

(III) Promotes, allows, or designates urban development in radial, strip, isolated, or ribbon patterns generally emanating from existing urban developments.

Staff Review & Analysis: No. The property is contiguous to existing industrial uses on multiple sides and represents a continuation of an established development pattern. The amendment does not create a radial or ribbon extension along a transportation corridor; instead, it consolidates industrial land uses within a defined employment node. The proposal strengthens land use cohesion rather than creating fragmentation.

(IV) Fails to adequately protect and conserve natural resources, such as wetlands, floodplains, native vegetation, environmentally sensitive areas, natural groundwater aquifer recharge areas, lakes, rivers, shorelines, beaches, bays, estuarine systems, and other significant natural systems.

Staff Review & Analysis: No. The property is located adjacent to existing industrial development and designated industrial lands on multiple sides, representing a continuation of an established employment-oriented development pattern rather than expansion into undeveloped natural areas. Based on the available data provided (NCCPI, Land Capability Class, and soil descriptions), the soils on the site are generally low-quality for agricultural production and exhibit wetness and drainage limitations.

In addition, any future development of the property will be required to comply with applicable federal, state, and local environmental protection regulations, including permitting requirements administered by the South Florida Water Management District and the Florida Department of Environmental Protection, as well as the Village's Land Development Regulations addressing stormwater management, wetland protection, and natural resource preservation. These regulatory requirements ensure that wetlands, floodplains, native vegetation, and other environmentally sensitive areas are identified and appropriately protected during the development review process.

Any future development of the site will require detailed environmental assessments and stormwater management design to address wetland systems, seasonal groundwater conditions, and drainage characteristics in accordance with permitting requirements of the South Florida Water Management District and applicable state environmental regulations.

The proposed amendment does not authorize development activities or alter existing environmental protection standards. Any future development of the subject property would be subject to site plan review and environmental permitting to ensure compliance with applicable resource protection regulations and adopted level of service standards for stormwater and drainage infrastructure.

(V) Fails to adequately protect adjacent agricultural areas and activities, including silviculture, active agricultural and silvicultural activities, passive agricultural activities, and dormant, unique, and prime farmlands and soils.

Staff Review & Analysis: No. The subject property is not identified as containing prime farmland soils or regionally significant agricultural resources. Available soil data, including NCCPI ratings and land capability classifications, indicate that the soils present on the site have limitations associated with drainage and wetness and are

not considered highly productive for sustained agricultural use. As such, the amendment does not result in the conversion of high-value agricultural lands.

The property is located adjacent to existing industrial development and designated industrial lands, reflecting an established pattern of employment-oriented land uses in the area. While agricultural activities occur in portions of the surrounding area, the proposed land use designation would occur in proximity to existing industrial uses and along a regional transportation corridor rather than within a concentrated agricultural production area.

Any future development of the property will be required to comply with applicable buffering, stormwater management, and compatibility standards contained within the Village's Land Development Regulations. These standards are intended to minimize potential land use conflicts and protect the continued viability of adjacent agricultural operations. Agricultural operations located in the surrounding area are also afforded protections under the Florida Right to Farm Act, which limits nuisance claims against qualifying agricultural activities and supports the continued operation of established agricultural uses. As a result, the amendment is not expected to materially interfere with or preclude ongoing agricultural or silvicultural activities in the surrounding area.

(VI) Fails to maximize use of existing public facilities and services.

Staff Review & Analysis: No. The site is in proximity to existing transportation corridors, utility infrastructure, and public safety services. Development will be required to connect to any available public water and sewer systems or initially depend on well and septic, consistent with the approved and developed Venture Park industrial subdivision to the west. Any future development on the subject property will be subject to concurrency, capacity reservation, proportionate share, and impact fee requirements.

(VII) Fails to maximize use of future public facilities and services.

Staff Review & Analysis: No. The subject property is located adjacent to the Village of Indiantown municipal boundary in an area planned for employment-generating land uses and served by existing regional transportation infrastructure, including SW Warfield Boulevard (SR-710). Development within or near the municipal boundary allows future growth to occur in locations where public facilities and services can be more efficiently provided and coordinated.

Any future development of the property will be subject to the Village's concurrency management system and development review process, which requires the

demonstration of adequate public facility capacity, including potable water, wastewater, transportation, and fire protection services prior to the issuance of development orders or permits. Locating employment uses in proximity to existing infrastructure and service areas helps support the efficient use of public facilities and reduces the need for the extension of services into more remote areas.

As a result, the proposed amendment does not represent development in an area lacking public services and does not fail to maximize the use of future public facilities and services.

(VIII) Allows for land use patterns or timing which disproportionately increase the cost in time, money, and energy of providing and maintaining facilities and services, including roads, potable water, sanitary sewer, stormwater management, law enforcement, education, health care, fire and emergency response, and general government.

Staff Review & Analysis: No. The subject property is located adjacent to existing and planned industrial development and is served by an established regional roadway network, including SW Warfield Boulevard (SR-710). The location of the property in proximity to existing development patterns and transportation infrastructure supports the efficient extension and coordination of public facilities and services.

Development that occurs in areas contiguous to existing urbanized or planned employment areas generally allows public services, including transportation, potable water, wastewater, stormwater management, law enforcement, fire protection, and other governmental services to be provided more efficiently than development occurring in isolated or remote locations. Concentrating employment uses in areas with existing infrastructure helps reduce the potential for leapfrog development patterns that can increase the long-term costs associated with constructing, operating, and maintaining public facilities and services.

Any future development of the subject property would be required to demonstrate compliance with the Village's concurrency management system and applicable development review standards to ensure that public facilities and services are available or can be provided in a manner that maintains adopted level of service standards. As a result, the proposed amendment does not promote land use patterns that would disproportionately increase the cost in time, money, or energy associated with the provision of public facilities and services.

(IX) Fails to provide a clear separation between rural and urban uses.

Staff Review & Analysis: No. A voluntary annexation application has been submitted concurrently with the proposed land use amendment. Upon annexation, the subject property would be incorporated into the Village of Indiantown's municipal boundary and urban service area, where urban development and the provision of municipal services are intended to occur.

Lands located to the north and east of the subject property remain within the jurisdiction of Martin County and retain Agricultural Future Land Use designations. These lands are planned and regulated for rural and agricultural uses under the County's Comprehensive Plan, thereby maintaining a clear functional distinction between urban development within the Village and rural lands outside the municipal boundary.

The proposed amendment would extend an existing employment-oriented development pattern contiguous to the Village rather than introducing urban development into isolated rural areas. As a result, the amendment maintains a definable transition between urban and rural land use patterns and does not blur the separation between urban and rural uses.

(X) Discourages or inhibits infill development or the redevelopment of existing neighborhoods and communities.

Staff Review & Analysis: No. The subject property is located adjacent to existing industrial development and designated employment lands within and near the Village of Indiantown, including the Venture Park Industrial Subdivision. The surrounding area contains a concentration of existing and planned industrial and employment-oriented uses, reflecting an established development pattern.

The proposed amendment would allow future development to occur contiguous to existing employment areas rather than directing development to more remote or rural locations. Development in proximity to existing infrastructure and employment centers supports the efficient use of land and public facilities and is consistent with infill and expansion of established development areas. As a result, the amendment does not discourage or inhibit infill development or redevelopment within the Village. Instead, it supports the continued build-out of an existing employment cluster in an area planned for industrial and employment-generating uses.

(XI) Fails to encourage a functional mix of uses.

Staff Review & Analysis: No. The Light Industrial Future Land Use designation permits a range of employment-generating and supporting uses, including light manufacturing, warehousing, distribution, and related commercial services. The subject property is located in proximity to existing industrial, mixed-use, and residential areas within and near the Village of Indiantown, allowing employment

uses to be located within reasonable distance of residential neighborhoods and other supporting land uses.

Providing opportunities for employment-generating land uses within the Village supports a more balanced relationship between residential and nonresidential land uses and allows for a functional mix of uses at the community scale. The proposed amendment expands the availability of land designated for employment uses in an area already characterized by industrial development and transportation access, rather than creating isolated single-use development patterns.

As a result, the amendment does not fail to encourage a functional mix of uses and is consistent with the Village's broader land use pattern of integrating employment areas with nearby residential and supporting commercial uses.

(XII) Results in poor accessibility among linked or related land uses.

Staff Review & Analysis: No. The subject property is located adjacent to existing industrial development and designated employment lands and is served by SW Warfield Boulevard (SR-710), a regional transportation corridor that provides connectivity to surrounding employment areas and the broader regional roadway network. The location of the site in proximity to established industrial subdivisions supports coordinated access among related employment uses.

Development occurring in areas contiguous to existing industrial and employment centers promotes efficient movement of goods, services, and employees and allows related land uses to function together within a connected development pattern. The proposed amendment would extend an existing employment cluster in an area with established transportation access rather than creating isolated development that would result in poor accessibility.

As a result, the amendment does not result in poor accessibility among linked or related land uses and maintains connectivity between employment areas and the regional transportation network.

(XIII) Results in the loss of significant amounts of functional open space.

Staff Review & Analysis: No. The property is not designated as conservation or public open space. Future development will be required to provide open space, stormwater retention, and landscape areas consistent with Village regulations. No regionally significant open space resources are eliminated by the amendment.

Conclusion: *Based on the evaluation of the urban sprawl criteria outlined above, the proposed amendment is not anticipated to promote urban sprawl as defined by Florida Statutes. The subject property is located adjacent to existing and planned employment areas, within proximity to regional transportation infrastructure, and in an area where urban development and municipal services can be efficiently provided. The amendment represents a continuation of an established development pattern rather than the expansion of urban development into isolated rural areas.*

Florida Statutes and Comprehensive Plan Policy L1.2.3 Discourage Urban Sprawl Through Amendments requires:

The proposed amendment was evaluated against the urban sprawl indicators identified in Section 163.3177(6)(a)9., Florida Statutes. The analysis considers the location of the property relative to existing development patterns, infrastructure availability, environmental resources, and the Village's adopted growth management policies. The analysis of urban sprawl indicators must be considered collectively rather than individually, consistent with guidance provided in Florida growth management case law.

Section 163.3177(6)(a)9., Florida Statutes, and Comprehensive Plan Policy L1.2.3 require that future land use amendments discourage the proliferation of urban sprawl. A proposed amendment is considered to discourage urban sprawl if the development pattern incorporates four or more of the following criteria.

(I) Directs or locates economic growth and associated land development to geographic areas of the community in a manner that does not have an adverse impact on and protects natural resources and ecosystems.

Staff Review & Analysis: *Future development of the subject property will be subject to the policies of the Village Comprehensive Plan, the Village Land Development Regulations, and applicable state and regional permitting requirements. These include environmental review and permitting administered by the South Florida Water Management District and the Florida Department of Environmental Protection.*

Environmental resource protection measures, including wetland delineation, stormwater management, floodplain compliance, and protection of environmentally sensitive areas, will be addressed during site plan review and environmental permitting. These regulatory processes ensure that natural systems, water resources, and ecological functions are appropriately evaluated and protected prior to development.

The amendment directs potential growth to an area adjacent to existing development and infrastructure rather than encouraging dispersed development in environmentally sensitive or undeveloped rural areas. Accordingly, the proposed amendment directs growth to an appropriate geographic area while ensuring protection of natural resources and ecosystems.

(II) Promotes the efficient and cost-effective provision or extension of public infrastructure and services.

Staff Review & Analysis: *The subject property is proposed to be incorporated into the Village of Indiantown municipal jurisdiction through a concurrent voluntary annexation application. The property is located adjacent to existing industrial development and within proximity to infrastructure and services that can be extended in a coordinated and efficient manner.*

Future development will be subject to the Village's concurrency management system. Prior to the issuance of development orders, the applicant will be required to demonstrate adequate capacity for potable water, sanitary sewer, fire protection, stormwater management, and transportation concurrency. The project will also be subject to applicable mobility fees, impact fees, and proportionate fair-share obligations.

Locating employment-generating uses contiguous to existing development patterns supports the efficient use of infrastructure and avoids the higher costs associated with extending services into remote or rural areas. Therefore, the amendment promotes the efficient and cost-effective provision of public infrastructure and services.

(III) Promotes walkable and connected communities and provides for compact development and a mix of uses at densities and intensities that will support a range of housing choices and a multimodal transportation system, including pedestrian, bicycle, and transit, if available.

Staff Review & Analysis: *The proposed Light Industrial land use designation supports compact development within an established employment node and reinforces an existing industrial and employment cluster within the Village. Development will occur in proximity to existing transportation infrastructure, including SW Warfield Boulevard (SR-710), which serves as a regional transportation corridor.*

At the site plan stage, internal circulation, pedestrian connectivity, and linkage to existing transportation facilities will be evaluated. While industrial development does not typically include residential uses, the amendment contributes to a more

balanced relationship between employment opportunities and nearby residential neighborhoods. Locating employment uses near existing and planned housing areas may reduce overall commuting distances and vehicle miles traveled.

Development will occur in accordance with the Light Industrial Future Land Use designation and either the Light Industrial zoning district or a Planned Unit Development (PUD), both of which require compliance with adopted design, access, and connectivity standards.

(IV) Promotes conservation of water and energy.

Staff Review & Analysis: Future development will be required to comply with applicable state and local regulations related to water conservation, irrigation efficiency, stormwater management, and energy-efficient building practices. Development occurring adjacent to existing infrastructure reduces the need for extensive extension of utilities and transportation systems, thereby reducing associated energy demands. In addition, locating employment-generating uses within an established development corridor promotes shorter travel distances between residential areas and employment opportunities. These factors collectively support the conservation of water and energy resources.

(V) Preserves agricultural areas and activities, including silviculture (the growing and cultivation of trees), and dormant, unique, and prime farmlands and soils.

Staff Review & Analysis: The applicant has provided soil survey data and supporting analysis indicating that the subject property does not contain prime farmland soils. The site is predominantly characterized by soils with wetness limitations and relatively low agricultural productivity ratings.

The amendment does not result in the conversion of regionally significant agricultural lands or prime farmland soils. In addition, the property is located adjacent to existing industrial development and within an emerging employment corridor rather than within a concentrated agricultural production area. Future development will remain subject to environmental review and permitting by applicable regulatory agencies as well as Village development review processes to ensure compatibility with surrounding land uses.

(VI) Preserves open space and natural lands and provides for public open space and recreation needs.

Staff Review & Analysis: The subject property is not designated within the Comprehensive Plan as conservation land, public open space, or recreational land. No regionally significant open space systems or publicly designated conservation areas will be eliminated as a result of the proposed amendment.

Future development of the property will be required to comply with the Village Land Development Regulations related to landscaping, buffering, stormwater retention, and open space. Any environmentally sensitive areas identified during site-specific environmental review will be protected or mitigated in accordance with applicable regulatory requirements.

(VII) Creates a balance of land uses based upon demands of the residential population for the nonresidential needs of an area.

Staff Review & Analysis: The proposed amendment supports a more balanced land use pattern by expanding opportunities for employment-generating uses within the Village. Recent residential approvals within the Village—including Terra Lago Phases 1A and 1B, Seminole Crossings, River Oak, and Osceola Pines—have resulted in more than 1,200 approved dwelling units, with additional phases anticipated to increase the total number of approved or planned units to more than 4,500.

Using an estimated average household size of approximately 3.66 persons, continued residential development is expected to result in population growth within the Village and surrounding area. Population increases typically generate corresponding demand for employment opportunities, goods, services, and supporting commercial and industrial activities.

Employment data indicates that the area has experienced a net increase of approximately 3,740 jobs over the past 15 years, representing an average annual growth rate of roughly 250 jobs. As residential growth continues, maintaining an adequate supply of land suitable for employment-based uses becomes increasingly important to support local economic activity.

The addition of industrially designated land may support economic diversification, expanded employment opportunities, and improved jobs-to-housing balance while potentially reducing reliance on commuting to other jurisdictions. Accordingly, the proposed amendment may contribute to a more balanced distribution of residential and nonresidential land uses.

(VIII) Provides uses, densities, and intensities of use and urban form that would remediate an existing or planned development pattern in the vicinity that constitutes sprawl or if it provides for an innovative development pattern such as transit-oriented developments.

Staff Review & Analysis: The proposed amendment does not directly remediate an existing development pattern identified as urban sprawl, nor does it introduce a

transit-oriented or other innovative development pattern. However, the amendment reinforces a coordinated development pattern by locating industrial uses adjacent to existing and planned employment areas within the Village.

The proposal expands industrial land in a location contiguous to existing development and within the Village's emerging employment corridor. Concentrating compatible employment uses in proximity to one another supports more efficient land utilization and infrastructure planning while reducing the potential for scattered or isolated development patterns.

By directing employment uses to a contiguous development area rather than allowing such uses to occur in dispersed locations, the amendment helps avoid fragmented development patterns commonly associated with urban sprawl.

Policy L3.2.1 Future Land Use Map Amendments

Policy L3.2.1 requires that Future Land Use Map amendments be evaluated based on the availability and coordination of urban services to ensure protection of natural resources and maintenance of the Village's fiscal health.

Staff Review & Analysis: The proposed amendment will be evaluated in coordination with the Village's concurrency management system, capital improvements planning, and development review processes. Future development of the subject property will be required to demonstrate the availability of adequate public facilities and services and compliance with adopted level-of-service standards prior to the issuance of any development order.

Development will be subject to the Village's Land Development Regulations and concurrency requirements addressing potable water, sanitary sewer, stormwater management, transportation, fire protection, and other municipal services. The Village's capital improvement planning process further ensures that infrastructure investments are coordinated with anticipated development patterns and fiscal capacity.

Locating employment-generating land uses contiguous to existing development patterns and infrastructure supports efficient service delivery, coordinated infrastructure planning, and cost-effective capital improvements. This development pattern also minimizes the potential need for extending infrastructure into undeveloped or rural areas where service provision would be less efficient and potentially more costly.

Based on these considerations, the proposed amendment is consistent with Policy L3.2.1 of the Village Comprehensive Plan.

Policy L3.2.2 Future Land Use Map Amendments: Facility Evaluation

Policy L3.2.2 requires that Future Land Use Map amendments be evaluated through an analysis of the availability of public facilities and services necessary to support development.

Staff Review & Analysis:

The proposed Light Industrial Future Land Use designation is located within an area of the Village served by an established transportation network, including SW Warfield Boulevard (SR-710), which provides regional connectivity and access to surrounding employment areas. The site is located in proximity to existing development and infrastructure, allowing public services to be provided in a coordinated and efficient manner.

Public facilities necessary to support future development including potable water, sanitary sewer, transportation infrastructure, stormwater management systems, fire protection, and law enforcement services—have been evaluated as part of the amendment review process. Any future development of the property will remain subject to the Village's development review procedures, including site plan approval and compliance with all applicable Comprehensive Plan policies and Land Development Regulations.

Prior to the issuance of development orders or permits, the applicant will be required to demonstrate the availability of adequate public facilities and obtain capacity reservations for potable water, wastewater, transportation, and other applicable infrastructure consistent with the Village's concurrency management requirements.

The proposed amendment consolidates employment-generating land uses within an emerging industrial and employment corridor of the Village. Concentrating industrial uses in proximity to existing development and infrastructure supports more efficient utilization of public facilities and reduces the potential need for extending services into more remote or undeveloped areas.

Based on the analysis contained in this staff report and the Village's concurrency and development review processes, public facilities appear capable of being provided in a coordinated and fiscally responsible manner. Accordingly, the proposed amendment appears consistent with Policy L3.2.2 of the Village Comprehensive Plan.

Policy L4.1.2 Facilitate Economic Growth

Policy L4.1.2 directs the Village to consider the need for job creation, capital investment, and economic development that strengthens and diversifies the community's economy when developing the Future Land Use Map or evaluating amendments to the Future Land Use Map.

Staff Review & Analysis:

The proposed amendment to designate the subject property as Light Industrial expands opportunities for employment-generating land uses within the Village's municipal boundary and within an emerging employment corridor. Industrial and employment-oriented land uses typically support job creation, private capital investment, and diversification of the local economic base.

The designation of additional land for industrial and employment uses may enhance the Village's ability to attract new businesses, support regional economic activity, and accommodate industries that serve local, regional, and statewide markets. Expanding the inventory of employment land within the Village may also contribute to strengthening the local tax base and supporting long-term fiscal sustainability.

Preliminary fiscal analysis indicates that development of the property could generate approximately \$500,000 in annual ad valorem tax revenue at buildout, exclusive of additional revenues associated with vertical construction, business tax receipts, mobility and impact fees, utility connection fees, and developer-funded infrastructure improvements.

Given the scale of the subject property and its proximity to existing and planned industrial development, the site may be well positioned to accommodate employment uses that contribute to economic diversification and long-term economic resilience within the Village. Expanding opportunities for employment uses within the municipal boundary may also support improved jobs-to-housing balance and reduce reliance on commuting to other jurisdictions for employment opportunities.

Based on these considerations, the proposed Future Land Use Map amendment appears consistent with Policy L4.1.2 and supports the Village's long-term economic development objectives.

Summary of Impact Analysis

A review of existing and projected public facility capacity was conducted in conjunction with the proposed large-scale Comprehensive Plan Amendment. Staff

evaluated the amendment in the context of surrounding land use and zoning patterns, recently approved development activity, and the availability and planned expansion of public infrastructure, including transportation networks, utilities, and municipal services.

The subject property is located contiguous to existing industrial and employment-related development within the Village of Indiantown. The proposed amendment would extend an established employment corridor rather than introduce isolated or fragmented development patterns. Locating employment-generating land uses adjacent to existing development patterns allow infrastructure and public services to be provided in a coordinated and efficient manner.

Although the Village of Indiantown is characterized as a rural community in certain regional planning documents, the municipal area functions as an established urban service environment with access to public utilities, transportation infrastructure, parks, and community facilities. The Village provides municipal services on a jurisdiction-wide basis and does not distinguish between primary and secondary urban service areas.

Future development of the subject property will require site plan approval and development review by the Village. At that stage, the applicant will be required to demonstrate the availability of adequate public facilities and obtain capacity reservations for potable water, sanitary sewer (where applicable), transportation concurrency, fire protection, and other required services prior to the issuance of development orders. These requirements are implemented through the Village's concurrency management system and coordinated through the Village's Capital Improvements Program.

At the time of this analysis, the Village has identified capacity constraints related to the potable water system. However, the Village is actively evaluating infrastructure improvements and long-range capital planning initiatives intended to address system capacity needs and support anticipated growth. Where legally permissible and consistent with applicable state and local regulations, potential interim service strategies may also be evaluated during subsequent stages of development review.

Infrastructure design, engineering analysis, and detailed service coordination are typically addressed during the site plan and permitting stages rather than at the Comprehensive Plan amendment stage. These later stages allow for more precise evaluation of infrastructure capacity, system improvements, and appropriate phasing of development.

Based on the subject property's proximity to existing infrastructure and development patterns, the requirement for concurrency verification prior to development approval, and the Village's ongoing infrastructure planning and capital improvement efforts, the proposed amendment is not anticipated to create disproportionate

demands on public facilities or result in inefficient extension of public services. The amendment supports coordinated growth within an established service area and is generally consistent with the Village's long-term infrastructure planning framework.

Existing Land Use – Analysis of Thresholds for Development

Agricultural Future Land Use – Martin County

The subject property is currently designated Agricultural on the Martin County Future Land Use Map. Martin County Comprehensive Plan Policy 4.13A.1 establishes the intent of the Agricultural designation to protect and preserve lands suitable for agricultural production and related uses. The policy recognizes that agricultural lands often occur in locations distant from urban service areas and that conversion of such lands to urban development may require substantial public investment in infrastructure and services.

Under the Martin County Agricultural Future Land Use designation, development is permitted at a maximum density of one (1) dwelling unit per twenty (20) acres. Based on the approximately ±1,289.71-acre subject property, the current land use designation would theoretically allow a maximum of approximately 64 residential dwelling units, assuming full buildout consistent with the density limitation. Any such residential development would require appropriate zoning approvals under Martin County regulations prior to site plan review and development authorization.

Location and Service Context

Although the Agricultural designation typically applies to lands located at substantial distance from urban services, the subject property occupies a location that differs from many rural agricultural tracts contemplated under this policy framework. The property is located immediately adjacent to the Village of Indiantown municipal boundary and contiguous to existing and planned employment-oriented development patterns.

The subject property is in proximity to existing infrastructure and development, including:

- Regional transportation infrastructure, including SW Warfield Boulevard (SR-710).
- Established industrial and employment-related subdivisions within the Village.
- Municipal utilities and public services available within the Village jurisdiction.
- Existing and approved residential developments within the Village and surrounding area.

As a result, the property does not function as an isolated or remote agricultural area requiring extensive new infrastructure extensions in the manner typically contemplated by the Agricultural land use designation's policy rationale.

Fiscal and Infrastructure Considerations

Development of the subject property under Village jurisdiction would be subject to applicable financial and infrastructure requirements designed to ensure that new development contributes proportionately to the cost of public facilities and services needed to support growth. These requirements may include:

- Payment of mobility fees and impact fees, where applicable.
- Proportionate fair-share contributions for transportation improvements, if required.
- Utility connection and capacity reservation fees.
- Compliance with the Village's concurrency management system and level-of-service standards.
- Generation of ad valorem tax revenues associated with future development.

These mechanisms are intended to ensure that development contributes toward the cost of infrastructure and public facilities necessary to support growth, thereby minimizing the potential for unfunded fiscal impacts on the Village.

In addition, the location of the property adjacent to existing industrial and employment areas may allow future development to utilize existing infrastructure more efficiently. Concentrating industrial and employment-generating uses within an established employment corridor supports coordinated service delivery and infrastructure planning when compared to dispersed or isolated development patterns.

Planning Conclusion

While the Martin County Agricultural Future Land Use designation is generally intended to preserve lands that are distant from urban service areas, the subject property does not function as remote agricultural land in practical terms. The site is located adjacent to the Village of Indiantown municipal boundary and within proximity to existing development and infrastructure.

Given the property's location and surrounding development pattern:

- The site's proximity to the Village supports the coordinated provision of urban services rather than requiring the extension of infrastructure into remote rural areas.
- Conversion of the property from a County Agricultural designation to a Village Light Industrial designation would occur contiguous to existing development patterns and is not anticipated to promote inefficient or scattered development commonly associated with urban sprawl.
- The amendment may expand opportunities for employment-generating land uses while supporting efficient infrastructure utilization and maintaining fiscal responsibility for the Village.

Accordingly, the proposed amendment appears consistent with sound planning principles related to infrastructure efficiency, land use compatibility, and coordinated growth management.

Approval of the proposed Future Land Use Map amendment establishes the long-term policy framework for potential land use but does not grant development rights, authorize site development, or guarantee approval of any future project. Any future development will remain subject to rezoning, site plan review, concurrency evaluation, environmental permitting, and compliance with all applicable Village, regional, and state regulatory requirements.

Proposed Future Land Use

Policy L6.1.13 Light Industrial Future Land Use - The Light Industrial Land Use category is intended to provide areas for industrial and warehousing activities, including storage, service commercial, office and assembly activities. It is intended that regulations implementing this development pattern will preclude non-light industrial uses which would limit or interfere with industrial development. It is also intended that community facilities (Recreation, Community Services, Post-Secondary Schools, and Light and Heavy Infrastructure) may be allowed in a manner which would ensure the protection of the allowable uses within and adjacent to this development pattern.

Intensity and Density: This is a mixed use land use category. The maximum Floor Area Ratio (FAR) is 2.0 for Light Industrial Future Land Use. Residential uses shall be allowed in the Light Industrial Future Land Use designation as part of a mixed-use project. For mixed use projects, the residential density shall not exceed 20 units per gross acre. Site plans for mixed use projects in the Light Industrial Future Land Use will demonstrate adequate buffers to protect surrounding residential uses. Location: This land use is located west and east of the urban area of Indiantown.

Existing Conditions and Surrounding Context

The subject property ($\pm 1,289.71$ acres) is bounded on three sides by the Village of Indiantown municipal boundary and abuts property designated Light Industrial to the west. Lands to the south and southwest are developed with industrial and employment uses. Lands to the north and portions to the northeast and northwest remain within Martin County jurisdiction under Agricultural designation.

The property is contiguous to established urban development patterns and does not represent isolated or leapfrog expansion.

Although residential uses are technically permitted within the Light Industrial designation as part of a mixed-use project, the applicant has not proposed residential development. The applicant has indicated that a forthcoming rezoning application will limit permitted uses consistent with the Light Industrial designation and exclude residential uses. Such limitation may be formalized through a Planned Unit

Development (PUD) zoning agreement. All future development will require site plan review and approval.

Development Potential – Existing vs. Proposed Existing Martin County Agricultural FLU

Under the current Agricultural designation (1 unit per 20 acres):

$\pm 1,289.71 \text{ acres} \div 20 \text{ acres per unit} = \text{Maximum } 64 \text{ single-family dwelling units}$

Any such development would require zoning approval under Martin County regulations.

Proposed Light Industrial designation:

Maximum FAR = 2.0

$\pm 1,289.71 \text{ acres} \times 43,560 \text{ sq ft per acre} = 56,182,167 \text{ sq ft of land area}$

At FAR 2.0, theoretical maximum = 112,364,334 square feet of building area

However, the applicant is voluntarily restricting development intensity to 2,000,000 square feet of general light industrial use. This voluntary restriction significantly reduces the theoretical maximum development potential and serves as a traffic and infrastructure mitigation measure.

Additional Industrial Lands within the Village of Indiantown

While the Village contains existing industrially designated lands, the availability of land designated for industrial use does not necessarily equate to immediate development capacity. Factors such as parcel size, ownership patterns, infrastructure availability, site configuration, environmental constraints, and market readiness may influence whether individual sites are capable of accommodating large-scale employment uses. As a result, the evaluation of industrial land supply involves not only the total acreage designated for industrial use but also the suitability and readiness of specific sites to support potential economic development opportunities.

The Village of Indiantown recently approved a large-scale Comprehensive Plan amendment and annexation involving approximately 5,720 acres of industrial land, significantly expanding the Village's inventory of employment-generating lands intended to support long-term economic development and regional employment opportunities.

The current application proposes an annexation of approximately 1,289.71 acres and the assignment of a Light Industrial Future Land Use designation. If approved, the

Village's potential inventory of industrial land would exceed 8,500 acres, including existing industrial lands, recently approved industrial annexations, and the acreage proposed through this amendment.

In support of the request, the applicant submitted an Industrial Land Analysis and Economic Impact Analysis prepared by Fishkind Consulting. The study evaluates the potential economic impacts associated with development of a hypothetical hyperscale data center on the subject property and estimates substantial economic activity associated with both construction and operational phases, including capital investment, employment generation, and regional economic output.

The analysis also notes that certain large-scale industrial and technology facilities, including hyperscale data centers, often require large contiguous parcels, significant electrical capacity, advanced telecommunications infrastructure, and separation from residential areas. The subject property's size, unified ownership, and proximity to existing employment areas may allow it to accommodate industrial development of a scale that smaller or fragmented parcels may not support.

However, the economic analysis evaluates a potential development scenario rather than a confirmed project. The report does not identify a specific developer, tenant, or committed development timeline and focuses primarily on potential economic impacts rather than a comprehensive assessment of the Village's overall industrial land supply.

At present, the Village contains approximately 1,500 acres of existing industrial land and recently approved an additional 5,720 acres of industrial land through annexation and a large-scale Comprehensive Plan amendment. These approvals significantly expanded the Village's inventory of land designated for employment-generating uses.

As a result, the primary planning consideration for decision-makers is not solely whether industrial development may be appropriate at this location, but whether the timing, scale, and distribution of additional industrial land designations align with the Village's broader growth management and economic development strategy. Decision-makers may therefore wish to consider whether the Village's existing and recently approved industrial lands provide sufficient capacity to accommodate anticipated employment-generating uses, including large-scale industrial facilities, or whether the designation of additional industrial lands at this time would further support the Village's long-term economic development objectives.

While the proposed amendment may expand opportunities for large-scale industrial development, the determination of whether additional industrial land should be designated at this time is ultimately a legislative policy decision of the Village Council. In making this determination, the Council may weigh multiple considerations, including the Village's existing industrial land inventory, long-term economic

development goals, infrastructure planning, market demand, and the appropriate timing of future industrial land designations within the Village.

Planning Policy Consideration

The proposed amendment presents a policy choice regarding the appropriate timing and scale of additional industrial land designations within the Village of Indiantown. On one hand, approval of the amendment could expand the Village's inventory of large, contiguous industrial sites capable of accommodating major employment-generating uses that may not be feasible on smaller parcels. On the other hand, the Village has recently approved a significant expansion of industrial land through the annexation and designation of approximately 5,720 acres, and decision-makers may wish to consider whether that recently approved supply already provides sufficient capacity to meet anticipated demand in the near to intermediate term.

Accordingly, the determination of whether to designate additional industrial land at this time represents a legislative policy decision for the Village Council, balancing the Village's long-term economic development objectives with considerations related to infrastructure planning, land supply, and the timing of future growth.

Traffic Analysis

A traffic study was prepared evaluating Short-term horizon year (2031) and Long-range horizon year (2045). The analysis evaluated development consistent with the voluntary cap of 2,000,000 square feet of general light industrial use. Based on the Traffic analysis all significantly impacted roadway segments are projected to operate at acceptable levels of service in both planning horizons. The proposed Future Land Use change, subject to the voluntary intensity limitation, meets the Village's transportation requirements. Any future permitted uses under the Light Industrial designation must generate traffic equivalent to or less than the trips associated with 2,000,000 square feet of general light industrial development.

Public Facilities and Concurrency

Capacity review at the Comprehensive Plan amendment stage has included an evaluation of the following:

- Proximity to existing water and sewer infrastructure.
- Transportation network access.
- Availability of utilities.
- Existing development patterns.

Prior to development approval, the applicant must:

- Submit a detailed site plan for each phase of the development.

- Request and obtain Adequate Public Facilities Reservation, including regarding water and sewer capacity and fire suppression requirements.
- Submit a project-specific traffic analysis consistent with the master site plan traffic, and more specific to each of the phases and development thresholds.
- Pay applicable impact fees, mobility fees, and utility connection fees (including the ERCs as available).
- Provide proportionate fair share contributions if necessary.

No development order will be issued without confirmation that adequate public facilities and infrastructure capacity are available to maintain adopted levels of service.

Planning and Policy Conclusion

The proposed Light Industrial Future Land Use:

- Expands an existing industrial corridor.
- Avoids residential encroachment into employment areas.
- It is contiguous to established development.
- Includes a voluntary intensity cap well below theoretical maximum.
- Meets transportation level-of-service standards.
- Requires concurrency and infrastructure capacity verification.
- Does not authorize development absent adequate public facilities.

The proposed amendment represents a logical and coordinated expansion of an existing employment corridor and is generally consistent with the goals, objectives, and policies of the Village of Indiantown Comprehensive Plan.

Financial Feasibility

A financial feasibility review was conducted to evaluate the fiscal implications of annexation and future development of the ±1,289.71-acre subject property. The current taxable value of the property is approximately \$341,520. At the Village of Indiantown's current millage rate of 1.8250 mills, the property presently generates minimal ad valorem revenue. If annexation is approved and the property is developed consistent with the proposed Light Industrial Future Land Use designation, taxable value is anticipated to increase substantially. For planning-level fiscal analysis purposes, an estimated conservative land value of \$45,000 per acre was utilized. At ±1,289.71 acres, this equates to an estimated taxable value of approximately \$58,037,000 (1,289.71 acres × \$45,000 per acre). Applying the Village's current millage rate of 1.8250 mills results in projected annual ad valorem revenue of approximately \$105,843 annually.

This estimate reflects land value only and does not include additional taxable value associated with vertical construction, buildings, site improvements, or equipment.

Upon development, total assessed value would increase significantly, resulting in substantially higher ad valorem revenue. In addition to ad valorem taxes, future development would generate:

- Mobility and impact fees
- Utility connection fees (including ERCs)
- Proportionate fair share contributions (if applicable)
- Business tax receipts
- Permit and inspection fees

These revenues would contribute to infrastructure improvements, public facility maintenance, and capital investment within the Village.

Fiscal Impact Conclusion

Based on available fiscal analysis, annexation and future development of the property under the proposed Light Industrial designation are anticipated to generate a net positive fiscal impact for the Village of Indiantown. Concentrating industrial development contiguous to existing employment areas promotes infrastructure efficiency, reduces redundant service expansion, and strengthens the Village's tax base.

By directing growth to a location already proximate to established services and infrastructure, the amendment supports long-term fiscal sustainability while generating new recurring revenue that can be reinvested in community improvements and capital projects.

Public Services & Facilities Analysis

The proposed amendment to designate the subject property as Light Industrial supports the efficient utilization of existing and planned public infrastructure, particularly along established transportation corridors such as SW Warfield Boulevard (SR-710). Concentrating employment-generating uses in proximity to existing industrial development promotes coordinated infrastructure planning and avoids the dispersed infrastructure extensions that are often associated with low-density development patterns.

Public services and facilities must be available concurrently with development in accordance with the Village's concurrency management system. Detailed evaluation of infrastructure capacity and service availability will occur during the site plan and development review process, when specific project design, engineering, and infrastructure requirements can be fully evaluated. The applicant has acknowledged that any future development must demonstrate compliance with Village concurrency requirements and obtain reservations of capacity prior to the issuance of development orders.

Water & Sewer

The Village of Indiantown owns and operates municipal water and wastewater treatment facilities. Any future development will be required to obtain capacity reservations and demonstrate adequate service availability during site plan review and prior to the issuance of development orders.

The Village has identified existing potable water capacity constraints and is currently evaluating long-range infrastructure improvements and capital planning initiatives to address system capacity needs. Should development be proposed prior to the completion of planned system improvements, interim service options may be evaluated where legally permissible and consistent with applicable state and local regulations.

Connection to central water and sewer services will be required when service becomes available and consistent with Village policy. No development order will be issued without confirmation that adequate water and wastewater capacity exists to maintain adopted level-of-service standards.

Drainage & Stormwater Management

Village staff conducted a preliminary review of soils, environmental conditions, and development constraints during the policy analysis stage. Future development will require the submission of detailed civil engineering and stormwater management plans designed in accordance with the Village Land Development Regulations, requirements of the South Florida Water Management District, the Florida Department of Environmental Protection, applicable floodplain standards, and the Florida Building Code.

Finished floor elevations, stormwater retention and treatment systems, and discharge requirements will be evaluated during site plan review to ensure compliance with applicable state and local regulations.

Transportation

The subject property is located along SW Warfield Boulevard (SR-710), an established regional transportation corridor serving existing industrial and employment uses. A traffic study was submitted by the applicant and reviewed and accepted by Village staff. The analysis evaluated both short-range (2031) and long-range (2045) planning horizons and incorporated the applicant's voluntary limitation of 2,000,000 square feet of general light industrial development.

Based on the traffic consultant's analysis:

- Significantly impacted roadway segments are projected to operate at acceptable levels of service within both planning horizons.

- No roadway improvements are required as a condition of the Future Land Use amendment at this time.
- Future development applications may require project-specific traffic analysis during site plan review if warranted.

Mobility fees and impact fees will be assessed in accordance with adopted Village regulations to address transportation impacts associated with development.

Sanitary Sewer

The Village owns and operates a wastewater treatment facility within its jurisdiction. Any development proposal will require submission of construction plans and engineering review to confirm capacity availability and connection requirements. Reservation of sewer capacity will be required prior to development approval, and all applicable connection fees and impact fees must be satisfied prior to the issuance of building permits.

Waste Management

Solid waste disposal services are provided through regional facilities, including the Okeechobee Landfill, which maintains significant long-term capacity. The proposed amendment does not generate residential population increases and is not anticipated to create capacity concerns for solid waste services.

Parks & Recreation

The proposed amendment designates the property **for industrial land uses** and does not include residential development. As a result, no additional demand for parks and recreational facilities is anticipated. Employees associated with future development will have access to existing Village park facilities and regional recreational resources within Martin County.

Fire Rescue & Emergency Services

Fire rescue services are currently provided by Martin County Fire Rescue through an interlocal agreement with the Village of Indiantown. This service arrangement will remain in effect following annexation and the proposed land use amendment. At the site plan stage, development proposals must comply with applicable fire code requirements, including fire suppression systems, emergency access standards, and fire apparatus circulation. Mobility and impact fees will reflect any increase in service demand attributable to development.

Schools

The Light Industrial Future Land Use designation does not permit residential development. Accordingly, no impacts to public school concurrency are anticipated. If residential uses were ever proposed as part of a future mixed-use development scenario, a School Impact Assessment would be required during development review, and applicable school impact fees would be assessed prior to issuance of building permits.

Beaches & Libraries

Beach and library level-of-service standards are administered at the Martin County level. Because the proposed amendment does not introduce residential population growth, no additional demand on beach or library facilities is anticipated.

Electrical & Natural Gas

The subject property is located adjacent to major electrical transmission infrastructure. Florida Power & Light has indicated plans to construct a substation as part of the initial development phase to support anticipated electrical demand. The proposed infrastructure improvements would provide additional electrical capacity necessary to support future industrial operations.

Infrastructure Implementation Consideration

While the proposed Future Land Use amendment establishes the long-term development potential of the property, it does not authorize development or guarantee the immediate availability of infrastructure capacity. The timing and phasing of future development will remain dependent upon the availability of adequate public facilities and services in accordance with the Village's concurrency management system and Capital Improvements Program. Should infrastructure capacity constraints exist at the time development is proposed, the applicant may be required to phase development, participate in infrastructure improvements, or delay development until adequate capacity is available. These determinations will occur during subsequent development review and permitting processes when detailed engineering and infrastructure analyses are conducted. Accordingly, approval of the amendment does not commit the Village to provide infrastructure beyond its adopted level-of-service standards or capital planning framework.

Conclusion

The proposed Future Land Use amendment does not authorize development without confirmation of adequate public facilities and services. Detailed infrastructure evaluation will occur during the site plan and development review process, where concurrency compliance, capacity reservations, and payment of

applicable fees will be required prior to development approval.

Based on the property's location adjacent to established infrastructure, the accepted traffic analysis, and the requirement for concurrency verification prior to development orders, the proposed amendment appears capable of being served by public facilities in a coordinated and fiscally responsible manner. Accordingly, the amendment is generally consistent with adopted level-of-service standards and the Village's public facility planning framework.

Planning Record Clarification

The analysis contained in this staff report evaluates the proposed Future Land Use Map amendment for general consistency with the Village Comprehensive Plan, applicable Land Development Regulations, and the requirements of Chapter 163, Florida Statutes. The findings contained herein are based on currently available information and planning-level analysis appropriate for a comprehensive plan amendment. Approval of the amendment does not authorize development of the subject property. Any future development will require separate approvals including rezoning, site plan review, concurrency evaluation, and compliance with all applicable local, regional, and state regulatory requirements. The Village Council may also consider additional planning, policy, and economic development considerations in making its legislative determination regarding the amendment.

SECTION G: CONCLUSION & RECOMMENDATIONS

Overall Staff Findings

The proposed Large-Scale Comprehensive Plan Amendment to change the Future Land Use designation of the subject property from Martin County Agricultural to Village of Indiantown Light Industrial is generally consistent with the existing and emerging land use pattern in the surrounding area, particularly to the south and west of the site.

The subject property is contiguous to and functionally integrated with established Light and Heavy Industrial designated lands located to the west, south, southeast, and southwest within the Village's jurisdiction. As such, the proposed Light Industrial designation represents a logical and coordinated expansion of an existing employment corridor rather than isolated or leapfrog development.

The property's location allows it to capitalize on existing and planned infrastructure, including major transportation corridors such as SW Warfield Boulevard (SR-710) and utility infrastructure serving the surrounding industrial area, including facilities associated with Florida Power & Light. The amendment may support economic

development opportunities, strengthen the Village's employment base, and contribute to long-term fiscal sustainability.

Staff's review of transportation impacts, infrastructure availability, environmental considerations, and fiscal implications indicates that the proposed amendment:

- Does not promote urban sprawl as defined in Section 163.3177(6)(a)9., Florida Statutes.
- Supports the efficient and cost-effective provision of public facilities and services.
- Reinforces a compact and contiguous development pattern within an established employment corridor.
- Does not adversely affect significant natural resources or agricultural lands.
- Is generally consistent with the adopted goals, objectives, and policies of the Village Comprehensive Plan.
- Ensures that future development will remain subject to site plan review, concurrency verification, capacity reservations, and applicable local, regional, and state permitting requirements.

Legislative Decision Standard

Amendments to the Comprehensive Plan are legislative policy decisions of the local governing body. In evaluating a proposed Future Land Use Map amendment, the Village Council may consider a range of planning, policy, and economic development factors in addition to the technical analysis contained in this staff report. While staff analysis evaluates consistency with the Comprehensive Plan, applicable statutes, and infrastructure considerations, the ultimate determination regarding the appropriate timing, location, and scale of land use designations rests with the Village Council as the legislative body responsible for establishing community growth policy.

Staff Recommendation – Approval with Policy Consideration

Based on the analysis contained in this staff report, the proposed Large-Scale Comprehensive Plan Amendment appears generally consistent with the Village Comprehensive Plan and the requirements of Chapter 163, Florida Statutes.

The subject property is contiguous to existing development patterns and transportation infrastructure and may support the continued expansion of employment-generating land uses within the Village of Indiantown.

The proposed Light Industrial designation may expand opportunities for economic development, job creation, and private capital investment while providing sites capable of accommodating large-scale employment uses requiring substantial acreage and infrastructure capacity.

At the same time, the designation of additional industrial lands involves broader considerations related to the Village's long-term economic development strategy, infrastructure planning, and the timing of future growth.

Accordingly, staff recommends approval of the proposed Future Land Use Map amendment and associated annexation, while recognizing that the ultimate determination regarding the designation of additional industrial land represents a legislative policy decision of the Village Council.

The Village Council retains full legislative discretion in determining whether the proposed amendment is in the best long-term interest of the Village.

Planning, Zoning & Appeals Board (PZAB) Recommendation as the Local Planning Agency

TBD

Village Council Recommendation – 1st Reading

TBD

Village Council Decision – 2nd Reading

TBD

Attachments to be included in agenda packet:

- Attachment A – Application Materials
- Attachment B – Draft Ordinance.
- Attachment C – Public Notice Ad.
- Attachment D – Public Notice Mail Out Letters & Posted Signage.
- Attachment E – Copy of Certified Notice to Martin County Board of County Commissioners.