



Office of Village Manager

MEMORANDUM

To: Honorable Mayor and Members of the Village Council
From: Howard W. Brown, Jr., City Manager 
CC: Village Staff
Date: October 26, 2019
Re: Bi-Monthly Report and Update (For week ending Saturday, October 26, 2019)

In the interest of keeping you informed of administrative matters on a frequent basis, I am providing this report for your review and consideration.

Human Resources

The Management Analyst has been given a start date of **Tuesday, November 12, 2019**.

The Village is currently recruiting for several positions at this time: The following positions are currently being advertised:

- Parks Superintendent – this position is currently being advertised and closes on Thursday, October 31, 2019
- Office Coordinator – this position is currently being advertised and closes on Tuesday, October 29, 2019
- Permit Technician (Part-time) – this position is currently being advertised and closes on Friday, November 1, 2019.

ICMA Conference:

This past week, I attended the International City Manager's Association (ICMA) conference in Nashville, TN. This conference is essential for public administrators that serve as City Managers and senior level leaders. We were able to hear and share information with several representatives in the public and private sector throughout the United States. Over the next few months, I plan to implement some of the successful initiatives particularly as it relates to organizational culture and public safety.

Martin County Fire Rescue Department

A while back, I requested information from the Martin County Fire Rescue Department pertaining to calls for services and general activities. Attached you will find a synopsis of the report for Fire Station No. 24.

Parks and Recreation Department

With the recent transfer of Parks and Recreation Department to Indiantown, I will be evaluating the personnel complement, budget and programming to ensure that we provide quality services for the community. To date, we have increased the duties resulting in a need to convert one of our current part-time employees to a temporary full-time position. I have retained the services of David Miller, a retired Parks and Recreation Director, to develop an Action Plan focused on future management, operations and maintenance of departmental activities for your review and approval. Mr. Miller has a decade of experience in park operations and management. He was recommended by the Florida Parks and Recreation Association. Mr. Miller will attend the next Village Council meeting.

Temp Positions

To date, there are two full-time positions that need to be filled permanently. In the meantime, we are working with Express Temps located in Stuart, Florida, to provide temporary employment. Ms. Sharon Slade will serve as the Office Coordinator (Temp) and Ms. Betsy Marzan will serve as the Part-Time Technician (Temp).

Census 2020

Martin County has created a U.S. Census Complete Count Committee. They would like to know if we would like to have representation on this committee.

Treasure Coast League of Cities Conference

The Village Council and members of the Administration attended the Treasure Coast League of Cities Conference. This forum was well attended. We were able to hear about some of the legislative matters that will impact Indiantown particularly from a financial perspective.

Park Repairs and Maintenance

There are a number of repairs and maintenance that require immediate action at Big Mound, Post Family and Booker Park. I have discussed this matter with Luis Perez, Administrative Support Generalist, and William Archebelle, Public Works Director. We are having challenges with obtaining the adequate number of quotes to secure contractors. We will be expanding our outreach to various contractors, as soon as possible.

Finance

The Fiscal Year 2018 Annual Audit is near completion. The Village's Auditor, Mauldin and Jenkins, have been on-site to conduct the audit. G&L Accountants, serving as the Village's Interim Finance Director, is providing the necessary information requested by the Auditor. The Audit should be finalized by the end of the month. It is our goal to have this on the Village Council Meeting agenda by November or December for review, comments and subsequent approval. Mauldin and Jenkins will start the Audit process for Fiscal Year 2019.

Planning and Development

We are near the end of the comprehensive planning process with Landry and Associates. The Comprehensive Plan has already been submitted to the Florida Department of Economic Opportunity. We are waiting on the Objections, Recommendations, and Comments (ORC) Report from the DEO. Once we receive the ORC Report, we will address any issues contained in the report and schedule the final adoption hearing of the Comp Plan. We anticipate that hearing taking place on December 10.

The Village of Indiantown is required within 365 days after the adoption of the Village Comprehensive Plan to prepare Land Development Regulations (LDRs). We hope to get Calvin Giordano and Associates (CGA) to initiate a kick-off with the Village Council on November 14, 2019 at 6:30 PM.

The Village of Indiantown received minor comments from Martin County on the Comp Plan Transmittal to the Treasure Coast Regional Planning Council. I have attached a copy of the letter for your review. The following is from the Planning Director:

- Biomedical Industrial Park, LLC has submitted a development application to construct a two-story 20,000 square foot industrial building in the Indiantown Commerce Park located on 7.62 acres located on SW Market Street. This project is currently under review by staff. The staff report will be release on or before October 31. The company is owned by a physician who will be manufacturing eye drops for national distribution. This business is currently located south of Indiantown and is expected to bring high-tech jobs to the Village of Indiantown. This project is a minor site plan so it will be approved administratively.

- Casa Bella has submitted their response to the comments from the Development Review Committee (DRC) August. 1, 2019. This is a mixed use building with 7 apartments and 3 live-work. Location is 153rd Street. This project is a minor site plan so it will be approved administratively.

Code Enforcement

At a previous Village Council meeting, the purchase of three vehicles were approved to be used exclusively by the newly created Parks and Recreation Department, Community Development Department and my administration. These vehicles were purchased off of the state contract and will take nearly eight (8) weeks to be shipped to us. Meanwhile, we are renting pick-up trucks for Code Enforcement and Parks and Recreation Department.

We are currently extending an offer to another Code Enforcement Officer candidate. We hope to have this person on board by Friday, November 8, 2019.

Public Works and Engineering:

Mr. Bill Archebelle, Public Works Director, is assisting us with the Parks and Recreation Department until the Parks Superintendent position is filled. The following is an update from the Public Works Director:

- Pothole repairs continue on an as needed basis, and the Contractor recently drove the Village and addressed all they saw. If anyone notices things that were missed, please update Public Works with locations so we can try to stay ahead of the worst ones as they develop.
- Palmera Landscaping is preparing a scope of work to provide tree trimming, trash pickup, pressure washing and general upgrading of the Big Mound Park. Work is anticipated to commence as soon as the proposal has been reviewed and approved.
- PRP Construction will be recreating shallow swales along Seminole Drive in the vicinity of Yalaha Street to open drainage flows up for a significant portion of the road.
- Road bank stabilization and re-sodding will be taking place along Indian mound Road in the near future as erosion is threatening the edge of the roadway.
- Met representatives of Brightview to review uptown mowing and pointed out several areas of concern. Contractor is to address these immediately.

.END OF MEMORANDUM

TREASURE COAST REGIONAL PLANNING COUNCIL

MEMORANDUM

To: Council Members AGENDA ITEM 4B_
From: Staff
Date: October 24, 2019
Subject: Local Government Comprehensive Plan Review
Village of Indiantown Comprehensive Plan
Amendment No. 19-PLAN

Introduction

The Community Planning Act, Chapter 163, *Florida Statutes*, requires that the regional planning council review local government comprehensive plan amendments prior to their adoption. The regional planning council review and comments are limited to adverse effects on regional resources or facilities identified in the Strategic Regional Policy Plan (SRPP) and extrajurisdictional impacts that would be inconsistent with the comprehensive plan of any affected local government within the region. Council must provide any comments to the local government within 30 days of the receipt of the proposed amendments and must also send a copy of any comments to the state land planning agency.

The amendment package from the Village of Indiantown was received on September 27, 2019. This is the first comprehensive plan for the Village, which was incorporated on December 31, 2017.

Summary of Proposed Amendment

Section 163.3177 of the Florida statutes requires that all local governments in the state prepare a comprehensive plan to provide principles, guidelines, standards and strategies to ensure there is “balanced future economic, social, physical, environmental, and fiscal development” and document the community’s obligations to implement that plan. The plan is intended to serve as guidance to establish meaningful and predictable standards for the programs, activities, and land development regulations the local government will implement and enforce.

The Village of Indiantown, first established in the early 1900s and recently incorporated in December of 2017, is a rural community located in the western area of Martin County. Prior to incorporation, the Village was one of seven designated Community Redevelopment Areas in the County. The Village has a population of less than 7,000 that is governed by a Mayor and Council elected at large, with the day-to-day operations being directed by a Village Manager. The Village is a small community with diverse cultures, ages, social circumstances, and economic groups.

Due to the extensive volume of material, the proposed new comprehensive plan has been provided as a supplement on Council’s website. A summary of each element follows:

Element 1: Future Land Use

This element seeks to establish land patterns that reflect the community’s unique history and recognizes the need to protect established neighborhoods and provide a framework to create a town center area that encourages compact, mixed-use urban development and supports transit. Goals contained in the element support: development of a predictable plan for the use and development of land; planning principles that will provide a high quality of life with adequate levels of service and efficient use of facilities that protect natural resources and residential neighborhoods; coordinated land uses that consider the availability of infrastructure, suitable topography, and soil conditions; a growth management strategy that is integrated throughout all elements of the comprehensive plan in order to create guidelines for growth that pays for itself through the provision of well-paid jobs and other economic factors; and establish land uses that are compatible with adjacent uses. Shown in the table below are the approximate acreage, the general range of density of use, and the proportion of the gross land area within each existing land use category:

Future Land Use	Total Acreage*	Percentage Distribution	Minimum Density	Maximum Density
Commercial Waterfront	101.1	1.16%		
Conservation	0	0%	n/a	n/a
Industrial	2612.7	29.91%		
Institutional and Educational	111.8	1.28%	n/a	n/a
Mobile Home	114.1	1.31%	n/a	8 UPA
Recreational	213.5	2.44%	n/a	n/a
Residential	573.7	6.57%	n/a	8 UPA
Rural Community	637.4	7.3%	n/a	2 UPA
Small Farm Residential	481.7	5.52%	n/a	1 UPA
Suburban Residential	1450.5	16.61%	n/a	5 UPA
Urban Residential Office	261.6	3.0%	3 UPA	15 UPA
Utility	1650	18.90%	n/a	n/a
Village Core Mixed Use	525.18	6.01%	5 UPA	20 UPA
*This table excludes ditches and rights of way and percentages are estimates. This chart will be updated during the Evaluation and Appraisal Review (EAR) which will be completed at least once every 7 years as defined in Florida Statute 163.3191.				

The distribution and location of the various land use categories are shown on the proposed Future Land Use Map (Exhibit 2). The plan indicates that there are no large-scale agricultural uses within the Village; however, consideration was given to the adjacent agricultural uses in the

unincorporated areas of the County when assigning the future land use designations. The plan does not assign the Conservation land use to any property within the Village.

Policies include using development standards that discourage the proliferation of urban sprawl and using design principles that support: economic growth; efficient and cost-effective provision of public infrastructure and services; walkable and connected communities with compact development and a mix of uses; conservation of water and energy; protection of open space; and transit-oriented development.

Element 2: Infrastructure and Water Resources

Included within this element are goals, objectives, and policies regarding potable water provision, wastewater treatment, solid waste disposal, stormwater management, and aquifer protection. The adequate provision of these services is intended to promote orderly growth within areas best suited to accommodate development; protect sensitive natural resource systems and rural and agricultural areas; and preserve the public health, safety, and general welfare of the Village's citizens. The plan indicates that the Village will cooperate with South Florida Water Management District and will provide any relevant data to the privately owned utility provider that is serving Indiantown at the time (the Indiantown Company).

The goals in this element seek to: achieve and sustain adequate and equitable access to safe and affordable drinking water; protect, maintain, and restore the Florida Aquifer; coordinate with the private utility provider to encourage the provision of cost-effective wastewater treatment and environmentally appropriate effluent disposal through central wastewater treatment systems; promote the building of resilient infrastructure; provide for the clean, efficient, economical and environmentally sound management of solid waste; and encourage sustainable development through incentives such as development review fast tracking, permit fee rebates, impact fee deferrals and administrative variances.

Element 3: Housing

The goals, objectives, and policies contained in this element are intended to identify and address current and future deficits in the provision of moderate, low, and very low-income housing, group homes, foster care facilities, and housing for those with special needs. In addition, the element provides guidance to public and private sector housing providers, as well as to the residents of the Village, regarding the redevelopment of existing neighborhoods, removal of substandard housing, relocation assistance, and critical housing assistance programs. Goals and policies in this element seek to:

- Implement a housing policy by allocating land area to accommodate a supply of housing responsive to the diverse housing needs of the existing and future population of the Village.
- Preserve and enhance the Village's heritage and character through the protection of historically significant housing.
- Enact policies to facilitate self-sufficiency of low-income residents by creating processes and incentives for affordable housing projects to minimize the need for additional local services.

- Coordinate housing type and location with transportation to assure that affordable housing, higher density housing, and housing for special groups are accessible to future public transportation programs or transit systems.
- Ensure the adequate provision of residential sites to accommodate the needs of the Village’s diverse population.
- Implement activities and programs that eliminate and prevent substandard housing conditions.
- Guide growth towards economic and environmental sustainability by providing policies for guiding the development and redevelopment of housing.

Element 4: Recreation and Open Space

This element recognizes that the Village is a community with diverse cultures, ages, and both seasonal and year-round residents and visitors, and there are challenges on how to best serve the varied needs and desires of all residents. To ensure that a priority for a high quality of life remains for current and future generations, this element lays out goals, objectives and policies that will ensure adequate recreational opportunities for the citizens of the Village. The element is a long-range plan for how the Village will provide a high-quality system of parks, open space, recreational facilities, and programs and to meet future projected demands and recreation trends. Goals of this element state the Village shall: provide an exemplary system of recreational programs, sites and facilities that are convenient to citizens of all ages, and social and economic groups; provide an exemplary system of green space and open spaces; provide opportunities for its residents to experience active and healthy lifestyles; increase and promote recycling in its recreation and open spaces; and seek to ensure that programs and facilities for parks and open space are adequately funded.

Element 5: Intergovernmental Coordination

Formerly a part of unincorporated Martin County, Indiantown incorporated as the Village of Indiantown in December of 2017. Currently, the Village has several interlocal agreements with various agencies in Martin County for service provision. This element details how the Village intends to develop, maintain, and strengthen coordination with Martin County, adjacent municipalities and counties, the Martin County School Board, the Martin Metropolitan Planning Organization, the South Florida Water Management District, and other State and regional agencies.

The one goal of this element states the Village “shall work with the appropriate governments and outside agencies in order to manage growth and development in a way that preserves the quality of life for residents, and results in the efficient and cost-effective delivery of services and public facilities.” Objectives include: coordinating this comprehensive plan with municipalities and agencies to ensure it complements and supports other planning efforts; establishing intergovernmental processes, agreements, and programs that will result in effective coordination of facilities and funding sources; and collaborating with local, state, federal, and nonprofit agencies to ensure effective delivery of services to the community.

Element 6: Transportation and Mobility

This element is designed to plan for multimodal transportation systems that place emphasis on public transportation and overall mobility, where feasible. Guiding principles discourage sprawl, encourage efficient use of the urban cluster, reduce vehicle miles travelled, and provide safety for users of all transportation methods. Goals require the Village to develop and maintain a multimodal transportation system and implement a mobility plan to provide for efficient travel of all users. It is intended that the plan will support and enhance the Village's environment, economy and residential character, provide safety for all users, and provide transportation alternatives. Additionally, this element states the Village will pursue grant funding opportunities to offset transportation infrastructure costs. Throughout the element, there are policies that state the Village shall coordinate transportation planning and activities, when appropriate, with Martin County, the Martin Metropolitan Planning Organization, and the Florida Department of Transportation.

Element 7: Conservation

The goals, objectives, and policies of this element are intended to guide the management of air, water, soil, mineral, vegetative, wildlife, and other natural resources without duplication of federal and state requirements. Goals outline how the Village will maintain air and water quality; conserve environmentally sensitive land and native vegetation; protect the natural diversity and abundance of wildlife, and the structure, function, and integrity of marine and land ecosystems; and strive to create a sustainable community.

Element 8: Capital Improvements

The purpose of this element is to provide guidance for capital projects needed to maintain levels of service and accommodate new growth; identify ways to program and fund those projects; outlines a system to ensure concurrency among various governmental and quasigovernmental agencies; and guides the creation and implementation of a Capital Improvements Plan (CIP). The comprehensive plan indicates the goal of this element is to "utilize sound fiscal policies to develop a CIP that will detail the funding and construction timeline for vital and adequate public facilities." Backup materials indicate the Village's CIP will be based upon projects selected from Martin County's CIP and projects in the former Community Redevelopment Area plan prior to incorporation.

Regional Impacts

No adverse effects on regional resources or facilities and no extrajurisdictional impacts have been identified. The Village is cautioned to carefully plan for the impacts on public services and the time necessary to meet them in conjunction with the approval of development orders. To that end, Council offers the following comments:

Comment 1: While not required by law, this is a great opportunity for the Village to memorialize its beginnings by creating an Introduction section for the plan. The Village has a rich and storied history that should be told. Demographics should be included as well as the Mission, Vision and Value Statements for the Village that were adopted August 23, 2018 and

convey the priorities of the Village to its citizens, business and property owners, and the public. The Introduction will help inform interpretation of the plan's intent and the consideration of future amendments.

Comment 2: Policy L1.2.3 should be revised to require all of the listed indicators be met when proposing amendments to the comprehensive plan. Currently, the policy only requires four of the indicators, as shown below:

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.
- b) Promotes the efficient and cost-effective provision or extension of public infrastructure and services.
- 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.
- d) Promotes conservation of water and energy.
- e) Preserves agricultural areas and activities, including silviculture (the growing and cultivation of trees), and dormant, unique, and prime farmlands and soils.
- f) Preserves open space and natural lands and provides for public open space and recreation needs.
- g) Creates a balance of land uses based upon demands of the residential population for the nonresidential needs of an area.
- 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.

Comment 3: In Policies L1.2.5 and L4.1.3 where it states that the Village will “seek to ensure the adopted level of service can be met” in conjunction with new development and amendments, remove the words “seek to” so that the level of service standards are effective in coordinating growth with service provision.

Comment 4: In Policy L.12.1.7 there is no mention of ensuring that sanitary sewer capacity is available. This should be added.

Comment 5: We suggest that Policy L3.2.4 be enhanced to limit the designation of new commercial areas until only after the existing commercial and mixed use areas have been fully developed. This will help reduce pressure to sprawl and will limit diversion of development activity away from the Urban Core.

Comment 6: In Policy L5.1.5 school capacity should be a consideration in new residential development to help preserve quality of life.

Comment 7: In Policy L5.1.9 we suggest that preservation of existing Industrial land be included in the text of the policy so that industrial lands are not converted to other uses for short-term market reasons thereby jeopardizing the future economic health of the Village. A key advantage the Village has for future prosperity is its status as one of the few places in the County with significant industrial space located near energy and transportation corridors.

Comment 8: The description of Industrial in Policy L6.1.12 says that residential uses can be allowed as part of a mixed-use project, however we have concerns that including residential can create incompatibilities and impediments to current and future industrial activity due to complaints about noise, smells, activity levels, etc.

Comment 9: The Village should identify all the natural and environmental resources within the boundaries of the Village and assign those properties the Conservation land use designation. This will preserve, maintain, and protect irreplaceable resources such as wetlands, floodplains, water recharge areas, environmentally sensitive areas, shorelines, and other natural systems.

Comment 10: The comprehensive plan does not reference a planning horizon, nor is one on the proposed Future Land Use Map. Chapter 163.3177(5)(a) of the Florida Statutes requires the establishment of at least two planning periods, one for the first 5-year period after the adoption of the comprehensive plan, and one covering a 10-year period. The Village should provide this information in the text of the comprehensive plan as well as on the Future Land Use Map.

Comment 11: In the Infrastructure Element, Policy IWR2.2.6 can be strengthened by mapping areas where septic tank systems have been allowed and will continue to be allowed for the planning horizon, and requiring extensions of mains and connections to central sanitary sewer in all other areas of the Village. The eventual complete transition to central sewer will never be accomplished if new developments are allowed to use septic systems.

Comment 12: The Infrastructure Element should include level of service standards for water, sanitary sewer, stormwater, transportation, and recreation.

Comment 13: In the Recreation Element, it is suggested that the level of service standard in Policy R.1.1.2 be supplemented with target levels of service for various recreational amenities (playgrounds, ballfields, etc.) to help better manage and plan for the recreational needs of the community. The Element can be further enhanced by adding consideration of a land dedication requirement in conjunction with new residential development so that the level of service is not degraded by the demands imposed by new residential development and so that parks are near the residents they serve.

Comment 14: It may prove difficult to administer the provisions in Policy T1.4.7 which allow the proportionate share funds to be provided up to 3 years after a building permit is issued because the developer may be out of the picture at that point and getting the payment may be impossible.

Comment 15: The provisions of Policy T1.2.6 calling for cross-access connections for vehicles and pedestrians are commendable and will prove very useful for the Village. We suggest adding a policy which explicitly supports the provision of an interconnected grid network of streets in the Village.

Comment 16: The Village should strongly consider an Annexation Element or policies which will provide for a consistent approach to the consideration of expanding the Village's boundaries. The policies should include an analysis of the relative financial benefits and detriments of the annexation, how the new area is to be incorporated into the Village's approach to land use, the extension of utilities, etc. There are examples in the Region that may prove useful in exploring this concept.

Comment 17: The Village should establish an intensity cap for non-residential uses and the Urban Residential Office and Village Core Mixed Use land use designations. Without this, the adequacy of services for developed allowed in the proposed plan as well as the impact of future amendments cannot be determined.

Extrajurisdictional Impacts

Council requested comments from local governments and organizations expressing an interest in reviewing the proposed amendment on October 3, 2019. On October 23, 2019, Martin County provided correspondence providing minor comments on the draft plan. That correspondence is included as Exhibit 3.

Conclusion

No adverse effects on regional resources or facilities and no extrajurisdictional impacts have been identified. Comprehensive plans should reflect the vision, needs, and desires of its community members. Council commends the Village for their extensive public outreach efforts during the process of developing this draft comprehensive plan. It is also noteworthy that the plan consistently references coordination with other governmental entities and agencies. Ongoing intergovernmental coordination is essential to ensure there are no extrajurisdictional impacts or issues of conflict with current and future plans of its neighbors as the Village grows.

The creation of a comprehensive plan represents a great opportunity for the Village to incorporate good planning principles that ensure efficient development and secure a healthy and prosperous future for new and existing residents of the Village. The Village has included many of the strategies contained in the SRPP that call for the preservation of the natural environment and countryside while revitalizing existing urban areas. The Village's plan recognizes that future development should not sprawl, because it is expensive and degrades the community's quality of life. Additionally, many of the goals, objectives, and policies effectively connect all the important components of public and private life (e.g., sites for homes, shopping, parks, jobs, schools, churches, civic uses, etc.). In other words, correcting the problems of community design, balance, inclusion, and serviceability that plague much of the Region.

Recommendation

Council should approve this report and authorize its transmittal to the Village of Indiantown and the Florida Department of Economic Opportunity.

Council Action – December 13, 2019

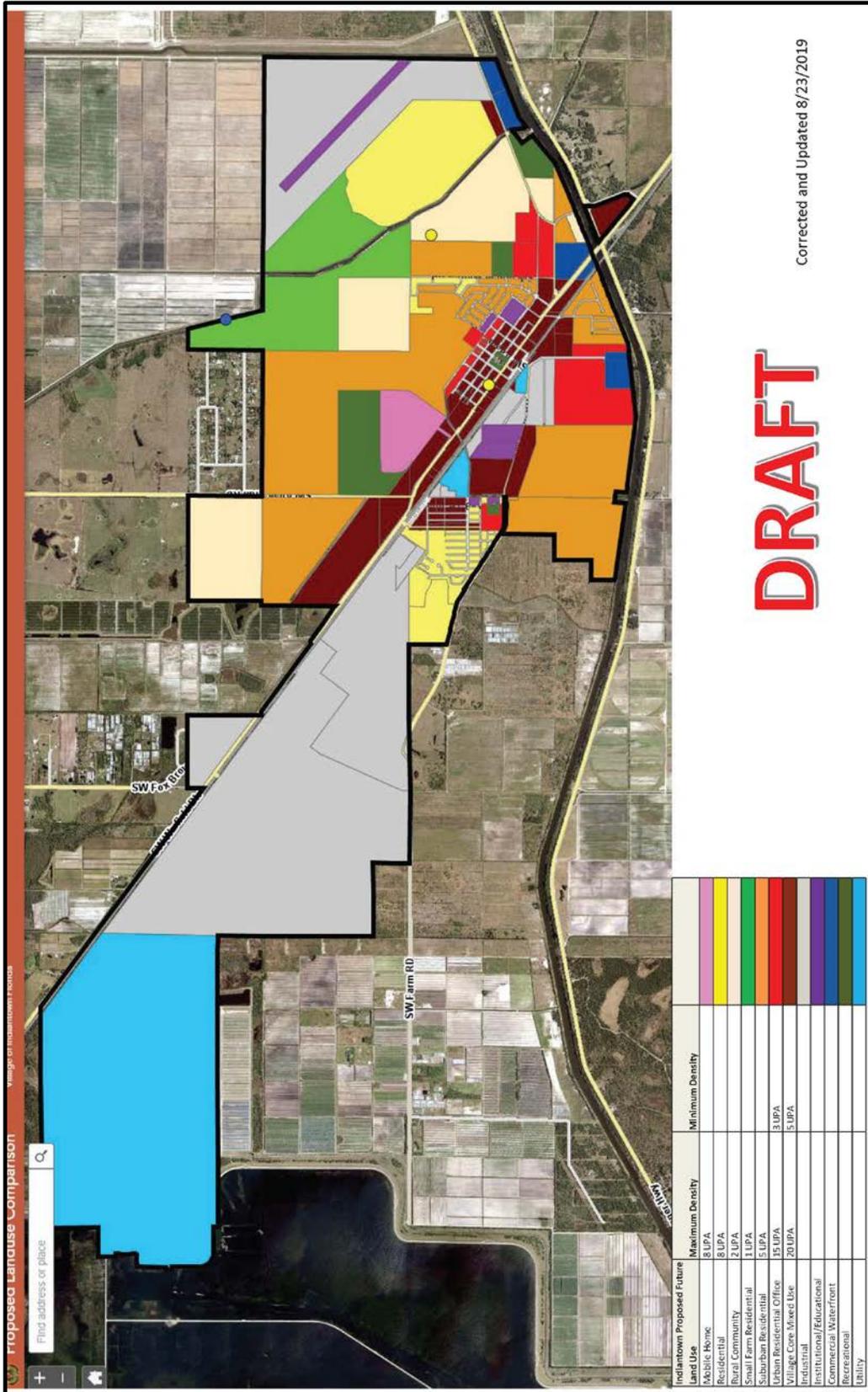
Attachments

List of Exhibits

Exhibit

- 1 General Location Map
- 2 Proposed Future Land Use Map
- 3 Letter Dated October 23, 2019 from Martin County

Exhibit 2 Proposed Future Land Use Map



Corrected and Updated 8/23/2019

DRAFT

Indianatown Proposed Future Land Use	Maximum Density	Minimum Density
Mobile Home Residential	8 UPA	
Rural Community	8 UPA	
Small Farm Residential	2 UPA	
Suburban Residential	1 UPA	
Urban Residential Office	5 UPA	
Village Core Mixed Use	15 UPA	3 UPA
Institutional	20 UPA	5 UPA
Institutional/Educational		
Commercial Waterfront		
Recreational		
Utility		

Exhibit 3
Letter Dated October 23, 2017 from Martin County



MARTIN COUNTY
BOARD OF COUNTY COMMISSIONERS
2401 S.E. MONTEREY ROAD • STUART, FL 34996

DOUG SMITH	Commissioner, District 1	TARYN KRZYDA, CPM	County Administrator
STACEY HETHERINGTON	Commissioner, District 2	SARAH W. WOODS	County Attorney
HAROLD E. JENKINS II	Commissioner, District 3		
SARAH HEARD	Commissioner, District 4	TELEPHONE	(772) 288-5400
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October 23, 2019

Stephanie Heidt, AICP
Economic Development and
Intergovernmental Programs Director
Treasure Coast Regional Planning Council
421 SW Camden Avenue
Stuart, FL 34994

via Electronic & US Mail

Re: Martin County Comments on the Village of Indiantown Draft Comprehensive Plan
Infrastructure and Water Resources Element Goals, Objectives and Policies

Dear Stephanie:

Thank you for allowing us to comment on the Village of Indiantown Plan. In August 2019, Martin County provided informal comments on the Plan as the Village considered its proposed Plan during its public workshop and public hearing process. We appreciate the Village's consideration of our informal comments.

The County only has minor comments on the Draft plan that was formally transmitted to the Department of Economic Opportunity and the state and regional review agencies. By copy of this letter, we are providing the Village with our minor comments.

Martin County Comments on the Village of Indiantown Plan:

The following projects identified in the draft plan have already been constructed and should be removed from the future project list:

- Indiantown CRA-Carter Park Lighting
- CR609 Outfall Ditch Culvert Replacement
- SW Farm Road Restoration

Ms. Stephanie Heidt
October 23, 2019
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Lastly, please see attached review comments on the Infrastructure and Water Resource Element.

Sincerely,

A handwritten signature in blue ink that reads "Nicki van Vonno". The signature is written in a cursive, flowing style.

Nicki van Vonno, AICP
Growth Management Director

NVV/mh

Enclosure

Copy: Howard W. Brown, Jr., Village of Indiantown Manager
Bonnie C. Landry, AICP, Village of Indiantown Director of Planning



The Village of Indiantown
Draft Comprehensive Plan
Infrastructure and Water Resources
Element
Goals, Objectives and Policies

Introduction

The purpose of the Infrastructure Element is to provide guidance in the provision of services necessary to accommodate existing and future development in a way that is environmentally sensitive, efficient, and cost-effective. Included within this Element are goals, objectives, and policies regarding potable water provision, wastewater treatment, solid waste disposal, stormwater management, and aquifer protection, as required by Florida Statutes FSS 163.3177 (6)(a). The adequate provision of these services is intended to promote orderly growth within areas best suited to accommodate development; protect sensitive natural resource systems and rural and agricultural areas; and preserve the public health, safety, and general welfare the Village of Indiantown's citizens.

DEFINITIONS AND ACRONYMS:

Average Annual Daily Flow (AADF)- average flow for the individual year or multi-year period of interest. It is obtained by dividing the sum of all the individual daily flows by the number of daily flows recorded for the year.

Aquifer- An underground layer of water-bearing permeable rock, rock fractures or unconsolidated materials. Groundwater can be extracted using a water well

Environmental Protection Agency (EPA)- a federal agency established in 1970 that researches, monitors, sets standards for and enforces activities to ensure that the environment is protected.

Equivalent Residential Connections (ERCs)- A factor used to convert a given annual daily flow (ADF) to the equivalent number of units required for connection to the County-Village system.

Commented [MC1]: Definition?

Florida Public Service Commission (FPSC)- A state agency that employs regulatory authority over utilities in one or more of three key areas: rate base/economic regulation; competitive market oversight; and monitoring of safety, reliability, and service.

Groundwater quality- the condition of water that is located beneath the Earth's surface in a given area.



Municipal Service Taxing Unit (MSTU)- is a non-ad valorem assessment district to provide funding for an essential improvement in a specific geographic area within the county taxing district. An MSTU consists of a group of properties that share in the benefit and cost of that improvement.

Natural Water System - A natural water system is network of water in the environment. This includes the water that falls from the sky as precipitation, water that is absorbed into the ground and water that flows into streams, rivers, lakes and oceans. Revise to include a policy.

Non-ad valorem assessment- assessments that are primarily for paving services, storm water and solid waste collection and disposal. The collection of taxes, as well as the assessment, is in accordance with the rules and regulations of the Florida Department of Revenue* and Florida Statutes*.

Potable water- water that is suitable for drinking.

South Florida Water Management District (SFWMD)- is a regional governmental agency that manages the water resources in the southern half of Florida.

Surface water- water that collects on the surface of the ground.

Water reuse program- using treated wastewater for a beneficial purpose.



Goals

1. Potable Water

The Village of Indiantown seeks to achieve and sustain adequate and equitable access to safe and affordable drinking water for its residents and visitors.

2. Groundwater Quality Protection

The Village of Indiantown seeks to protect, maintain and restore the Floridan (artesian) Aquifer in an effort to ensure the quality and availability of water for future generations.

3. Wastewater, Stormwater and Sanitary Sewer Management

The Village of Indiantown will coordinate with the private utility provider in its efforts to encourage the provision of cost-effective wastewater treatment and environmentally appropriate effluent disposal through central wastewater treatment systems.

4. Build Resilient and Sustainable Infrastructure

The Village of Indiantown shall promote the building of resilient infrastructure, inclusive and sustainable industrialization, and foster innovation for all the residents.

5. Solid Waste

The Village of Indiantown will provide for provide the clean, efficient, economical and environmentally sound management of solid waste.



GOAL IWR1 Potable Water

The Village of Indiantown seeks to achieve and sustain adequate and equitable access to safe and affordable drinking water for its residents and visitors.

OBJECTIVE IWR1.1 Identify Needed Facilities

Identify any problems and/or associated needs with existing water resources. This includes waste and stormwater treatment facilities, availability of central sewer, the quality of capital water infrastructure, and the availability of alternative rainwater collection mechanisms.

POLICY IWR1.1.1 Correct Existing Facilities' Deficiencies

The Village shall coordinate with the private utility provider to identify any deficiencies in the potable water system in accordance with regulatory requirements and encourage them to prioritize projects to correct and upgrade the facilities.

POLICY IWR1.1.2 Maximize Use of Existing Facilities

The Village shall coordinate with the private utility provider and encourage them to prioritize the repair and maximization of use within existing water resource facilities.

POLICY IWR1.1.3 Coordinate with Water Management and Utility Companies

The Village shall coordinate with the private utility provider and South Florida Water Management District to implement integrated water resource management at all levels.

OBJECTIVE IWR1.2 Coordination of Extension and Increase of Facilities to Meet Future Needs

The Village shall coordinate with the private utility provider to encourage the extension and retrofitting of existing water facility infrastructure to accommodate new development and redevelopment.

POLICY IWR1.2.1 Innovative Water Conservation

The Village of Indiantown shall strive to build infrastructure that is resilient, promote inclusive and sustainable industrialization, and foster innovative techniques for water conservation.



POLICY IWR1.2.2 Discourage Urban Sprawl

The Village of Indiantown shall discourage sprawl through policies in the Future Land Use Element and Future Land Use Map and the Capital Improvements Element.

POLICY IWR1.2.3 Wellfield Protection

The Village of Indiantown shall address Wellfield Protection as a means of protection of its potable water supply in the Land Development Regulations.

OBJECTIVE IWR1.3 Efficiency, Pollution and Contamination

The Village of Indiantown shall strive to conserve the potable water supply by:

- A. Encouraging the reduction in water demand
- B. Seeking to prevent and reduce wasteful, uneconomical, impractical, or unreasonable use of water
- C. Seeking to preserve the natural groundwater aquifer supplies for existing and future population
- D. Encouraging the private utility to continue its distribution of reclaimed water as a source for non-potable water
- E. Promoting water conservation programs

POLICY IWR1.3.1 Potable Water Resources

The Village of Indiantown shall coordinate with the private utility provider in efforts to avoid water scarcity as the Village develops by promoting water use efficiency and encouraging sustainable withdrawals.

POLICY IWR1.3.2 Reduce Water Pollution

The Village of Indiantown seeks to improve water quality by promoting the reduction of pollution, eliminating dumping, and minimizing the release of hazardous chemicals and materials into the water ecosystem.

POLICY IWR1.3.3 Water Contamination Prevention Education

The Village of Indiantown shall encourage the participation of residents in improving water and sanitation management by providing educational resources on the importance of clean drinking water and the cataclysmic effects of water contamination throughout the entire water ecosystem.



GOAL IWR2 Groundwater Quality Protection

The Village of Indiantown seeks to protect, maintain and restore the Floridan (artesian) Aquifer in an effort to ensure the quality and availability of water for future generations.

OBJECTIVE IWR2.1 Aquifer Recharge Problems and Needs

The Village of Indiantown shall protect the aquifer from pollutants resulting from household detergents, lawn fertilizers, chemicals and bacteria from septic tanks and waste disposal sites.

POLICY IWR2.1.1 LDR Protection of Natural Water Sources

The Village of Indiantown Land Development Regulations (LDR) shall include requirements for land use which assist in the protection of groundwater aquifer recharge and protection of existing and future groundwater supplies. For example, hazardous waste treatment facilities should not be constructed above or near wellhead protection areas or highly effective aquifer recharge areas.

POLICY IWR2.1.2 Identification and Protection of Water Recharge

The Village's Land Development Regulations (~~LDR~~) shall support and comply with the South Florida Water Management District's (SFWMD) regulations regarding high aquifer recharge areas. To ensure continued compliance with these, the Village of Indiantown will review the SFWMD regulations on an annual basis and update the LDRs as needed.

POLICY IWR2.1.3 Protect Aquifer Recharge Areas

The Village of Indiantown shall construct projects in a way that preserves the predevelopment conditions of the highly effective aquifer recharge with regard to soil type, drainage rates, and grade elevation, in order to minimize the reduction in the recharge of the surficial aquifer.

POLICY IWR2.1.4 {Need title for this Policy}

The Village's Land Development Regulations shall require that development applications include a field analysis that delineates the area enveloped by the highly effective aquifer recharge area and demonstrate that the groundwater level, quality and fluctuations shall not be worse after construction than under predevelopment conditions.



OBJECTIVE IWR2.2 Protection of Natural Water Systems

The Village shall have an objective to reduce the potential for contamination of groundwater aquifer through stormwater best management practices and through management of land use activities that may threaten groundwater quality near wellfield sites.

POLICY IWR2.2.1 Water Supply Plan

The Village of Indiantown shall, through the coordination with the private utility provider, adopt and implement a 10-Year Water Supply Plan, in accordance with the South Florida Water Management District (SFWMD) by 2022 (within 18 months after South Florida Water Management District updates its regional water supply plan) pursuant to Florida State Statute 373.709.

POLICY IWR2.2.2 Water Supply

The Village of Indiantown shall coordinate and participate in the SFWMD Upper East Coast Water Supply Process.

POLICY IWR2.2.3 Wellfield Protection Zones

The Village of Indiantown shall establish wellfield protection areas. The intent of wellfield protection areas is to protect potable water wells from contamination, and to prevent the need for their replacement or restoration due to contamination. Land uses and construction within the wellfield protection zone shall not create a threat to groundwater quality resulting from contamination entering the ground. Use and activities within the wellfield protection areas shall be consistent with the requirements and prohibitions stipulated within the Ground Water Protection Measures in Wellhead Protection Areas section of the Land Development Regulations.

POLICY IWR2.2.4 Future septic systems

The Village shall discourage the creation of new septic tanks and drain fields for new development through the enforcement of standards for availability and mandatory connection to available sewer systems no less strict than those set forth in Sections 381.0065 and 381.00655, Florida Statute.

POLICY IWR2.2.5 Increase Quality of Natural Water Systems



The Village of Indiantown shall educate the public on the importance of high-quality water in the Village's natural water systems and ways to improve the quality.

POLICY IWR2.2.6 Increasing Quantity of Natural Water Systems

The Village of Indiantown shall provide education and demonstrations of ways to increase the quantity of water that remains in the natural water systems in the Village. (Reference Infrastructure and Water Resources Policy IWR 4.3.2 "Living Infrastructure".)

POLICY IWR2.2.7 Low Water Use Landscaping

The Village of Indiantown's Land Development Regulations shall include provisions that encourage new development and redevelopment to utilize landscaping materials that are drought resistant. (Reference University Florida IFAS Extension Florida-Friendly Landscaping).

POLICY IWR2.2.8 Reclaimed water

The Village shall discourage the use of potable water for irrigation and collaborate with the private utility provider to encourage the use of reclaimed water for irrigation purposes.

GOAL IWR3 Wastewater, Stormwater and Sanitary Sewer Management

The Village of Indiantown will coordinate with the private utility provider in its efforts to encourage the provision of cost-effective wastewater treatment and environmentally appropriate effluent disposal through central wastewater treatment systems.

Commented [MC2]: Separate Stormwater management from the wastewater and sanitary management. They don't relate. Create a Goal for Drainage and Stormwater Management.

OBJECTIVE IWR3.1 Future Sanitary Sewer Needs

The Village will coordinate with the private utility provider to seek to provide the public with economically and environmentally sound wastewater collection and treatment, which protects investments in existing facilities and promotes orderly, compact urban growth.

POLICY IWR3.1.1 Minimum Level of Service for Sanitary Sewer

The Village of Indiantown shall coordinate with the private utility provider in the Village's efforts to establish and maintain a minimum level of service for sanitary sewer to serve the Village and its utility service areas.

POLICY IWR3.1.2 Maximize Existing Facilities

The Village shall coordinate with the private utility provider in the private utility provider's efforts to ensure continued maintenance of the sanitary sewer system.

POLICY IWR3.1.3 Alternative Sources for Sewer Treatment

The Village of Indiantown shall coordinate with the private utility provider to identify alternative sources for sewer treatment if sewer service capacities are not sufficient to meet or exceed the sanitary sewer established level of service standard.

POLICY IWR3.1.4 Protect the Functions of Natural Drainage Features

The Village shall protect natural drainage and water filtration features in the Village by introducing innovative and cost-effective techniques that remove debris and pollution from waterways such as:

Commented [MC3]: Remove drainage from this Goal.

1. Nets attached to drainage pipes that collect debris in water as it flows out of the pipes
2. Increase the number of recycling and trash bins around the Village to make it convenient for the public to properly dispose of recyclables and trash.
3. Use proprietary stormwater devices such as baffle boxes, exfiltration trenches and sand filters.



OBJECTIVE IWR3.2 Flood Prevention and Stormwater Management
The Village of Indiantown seeks to limit property damage and inconvenience to the public created by poor street drainage by implementing stormwater mitigation strategies throughout the Village.

Commented [MC4]: This would be in the new Goal for Drainage and Stormwater Management.

POLICY IWR3.2.1 Public Outreach on Stormwater Impacts
The Village of Indiantown shall provide educational opportunities for the public on the impacts of individual behavior and activities on the contamination of stormwater runoff.

POLICY IWR3.2.2 Flood Prevention
The Village of Indiantown shall contribute to the prevention of street and drainage flooding by encouraging sustainable flood prevention practices.
(Reference Infrastructure and Water Resources Policy IWR 4.3.2 "Living Infrastructure".)



GOAL IWR4 Build Resilient and Sustainable Infrastructure

The Village of Indiantown shall promote the building of resilient infrastructure, inclusive and sustainable industrialization, and foster innovation for all the residents.

OBJECTIVE IWR4.1 Promote Sustainable and Long-Lasting Infrastructure

The Village of Indiantown seeks to develop quality, reliable, sustainable, and resilient infrastructure to support economic development and human well-being.

POLICY IWR4.1.1 Efficient Building Techniques and Materials

The Village of Indiantown shall promote inclusive and sustainable industrialization by encouraging the use of energy efficient materials and building techniques.

POLICY IWR4.1.2 Retrofit and Upgrade Existing Infrastructure

The Village of Indiantown shall plan for and fund projects that upgrade and retrofit infrastructure which is in disrepair or is obsolete.

POLICY IWR4.1.3 Sustainable Development Incentives

The Village of Indiantown shall facilitate sustainable and resilient infrastructure development in the Village through incentive programs for developers who utilize this framework. These incentives will be described in the Land Development Regulations.

POLICY IWR4.1.4 Renewable Energy Sources

The Village of Indiantown shall seek to partner with agencies, such as Florida Power and Light, to integrate solar projects into development within the community to create clean and renewable energy.

OBJECTIVE IWR4.2 Innovative Vision

The Village of Indiantown shall support innovative industrial diversification by providing residents, landowners, business owners, and potential developers access to information that supports the vision for the Village to build sustainable developments for generations to come to utilize and enjoy.



POLICY IWR4.2.1 Connecting the Village Areas

The Village shall support positive economic, social and environmental links between urban and rural areas by strengthening development planning. The Village will seek opportunities for greenbelts and linear parks to serve as connections between varying land uses.

POLICY IWR4.2.2 Public Education on Pollution

The Village of Indiantown shall seek to partner with outside agencies to provide community education on the importance of each citizen to participate in the Village's goal to reduce pollution and improve the environment.

POLICY IWR4.2.3 Water Conservation Plans & Education Programs

The Village shall cooperate with the South Florida Water Management District to implement and participate in water conservation activities and programs.

POLICY IWR4.2.4 Public Outreach on Water Conservation

The Village shall educate water users in the use of water conservation techniques by posting information on the Village's website.

OBJECTIVE IWR4.3 Low Impact Development

The Village of Indiantown's Land Development Regulations shall encourage low impact development practices that reduce the volume and rate of stormwater runoff from a site.

POLICY IWR4.3.1 Water Conservation Fixtures

New construction shall be encouraged to use water fixtures that efficiently distribute water in a manner that reduces overuse and promotes water conservation.

Commented (MCS): Is this pertaining to water uses and wells? It should be in the OBJECTIVE IWR1.3 for water conservation.

POLICY IWR4.3.2 Living Infrastructure

The Village shall include the use of Living Infrastructure in their capital projects and encourage private development to do the same.

1. Bioretention and rain gardens- shallow, vegetated areas that collect and absorb runoff from rooftops, sidewalks and streets. This practice mimics natural hydrology by infiltrating, evaporating and transpiring stormwater runoff.
2. Pervious pavement- permeable interlocking pavers, grass pavers, pervious concrete and porous asphalt.
3. Tree Canopies - the aboveground portion of a tree which helps to provide shade.
4. Planter Boxes- rain gardens with vertical walls and either open or closed bottoms that collect and absorb runoff from sidewalks, parking lots, and streets. They also have the benefit of contributing to streetscape beautification.
5. Low Impact Development - a land planning approach to manage stormwater runoff with the use of on-site natural features.
6. Green Streets and Infrastructure - integrating vegetation into stormwater treatment such as street trees, permeable pavements and bioswales.
7. Rainwater Harvesting - collecting rainwater for reuse.
8. Natural Vegetation Landscaping "Nature scaping" - landscape design which typically focuses on native plants.
9. Green Landscaping Practices - sustainable or eco-landscaping which nurture wildlife and reduce pollution.



GOAL IWR5 Solid Waste

The Village will provide for provide the clean, efficient, economical and environmentally sound management of solid waste.

(NOTE: At the time of this draft of the Comprehensive Plan, the Village of Indiantown outsources its solid waste collection to a solid waste provider through an interlocal agreement with Martin County Board of County Commissioners. - Reference Resolution 042-2018, adopted 9-13-18.)

OBJECTIVE IWR5.1 Solid Waste Management

The Village of Indiantown, in cooperation with a solid waste provider shall facilitate the safe operation and maintenance of solid waste management facilities, in compliance with all stipulations and conditions of Florida Department of Environmental Protection (FDEP), as well as with other applicable local, state and federal regulations that protect water, soil and air quality.

POLICY IWR5.1.1 Reduction of Solid Waste

The Village of Indiantown shall promote the reduction of solid waste by providing educational information on topics of source reduction such as:

1. Reusing products
2. Using repairable, refillable and durable products with the capacity for a long useful lifespan
3. Reducing the use of single use plastics

POLICY IWR5.1.2 Protection of Natural Resources

The Village of Indiantown shall seek partnerships and coordination opportunities with state and federal departmental agencies to provide funding and educational resources in regard to waste source reduction, recycling options and alternative methods to keep the streets and waters of the Village of Indiantown clean.

POLICY IWR5.1.3 Addressing Littering, Dumping and Yard Waste

The Village of Indiantown shall coordinate with agencies such as the Department of Environmental Protection (DEP) and the Environmental Protection Agency (EPA) to provide educational opportunities on the negative multi-level effects that littering, pollution, and yard waste have on the community as a whole.



POLICY IWR5.1.4 Hazardous Waste

The Village of Indiantown shall provide education on the proper management and disposal of hazardous household wastes, medications, batteries and electronic devices. The Village shall seek out grants and technical assistance programs such as the Department of Economic Opportunity's Household Hazardous Waste Collection Center to provide implementation of solid waste management programs and local household hazardous waste collection programs.

POLICY IWR5.1.5 Individual Composting

The Village of Indiantown shall coordinate with agencies such as Florida Cooperative Extension Services to provide community education on the importance of backyard composting, also known as "grass cycling," to decrease the amount of organic (yard and kitchen) waste that enters into and disrupts the effectiveness of water utility infrastructure.

OBJECTIVE IWR5.2 Statewide Goal of 75% Recycling by 2020

The Village shall support Florida's goal to recycle at least 75% of waste by 2020 as referenced in Florida State Statute 403.7032 "Recycling".

POLICY IWR5.2.1 Adopt a Recycling Program

The Village shall coordinate with outside agencies to develop new recycling programs such as the Department of Economic Opportunity's Recycling Business Assistance Center and the Florida Recycling Loan Program for individual business operators.

POLICY IWR5.2.2 Waste Management Recycling Program

The Village shall pursue coordination with the solid waste management provider in recycling efforts and increase educational opportunities on the benefits of recycling.



POLICY IWR5.2.3 Addressing Recycling Contamination

The Village seeks to coordinate with the solid waste provider to provide educational programs and information to the public on the importance of keeping recycling clean of contamination in order to maximize the amount of recyclable materials that are able to be successfully recycled.

POLICY IWR5.2.4 Public Recycle Bins

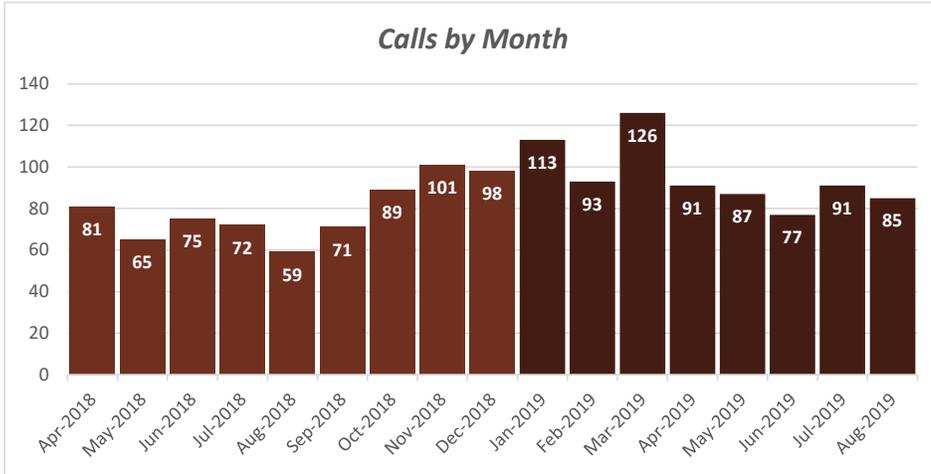
The Village seeks to coordinate with the solid waste management provider in an effort to provide ample recycling bins and opportunities for recycling in easily accessible public spaces.



Station 24 Zone - Call Activity

Prepared by: Howard W. Brown, Jr., Village Manager
 Source: Martin County Fire Rescue
 Date: October 18, 2019

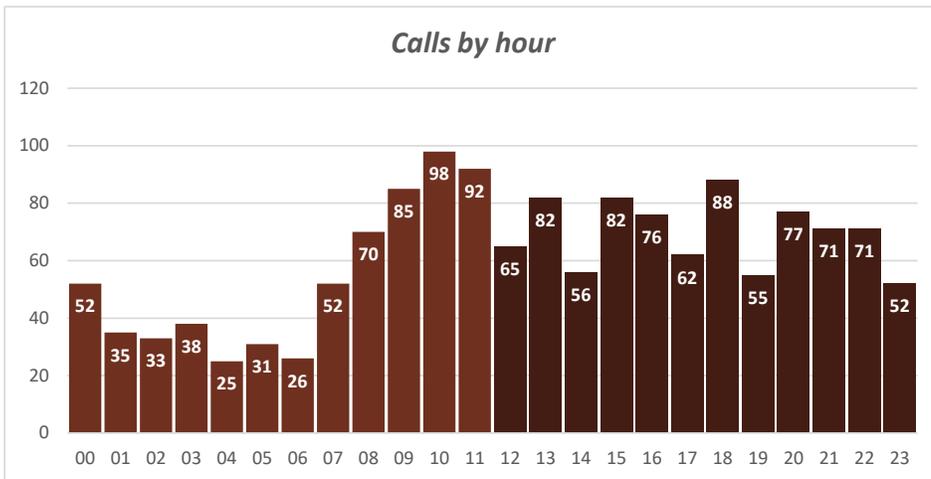
Call Activity - APR 1, 2018 to AUG 31, 2019 in Station 24's Zone



Calls by Month	
AVG	87
MIN	59
MAX	126

Insight

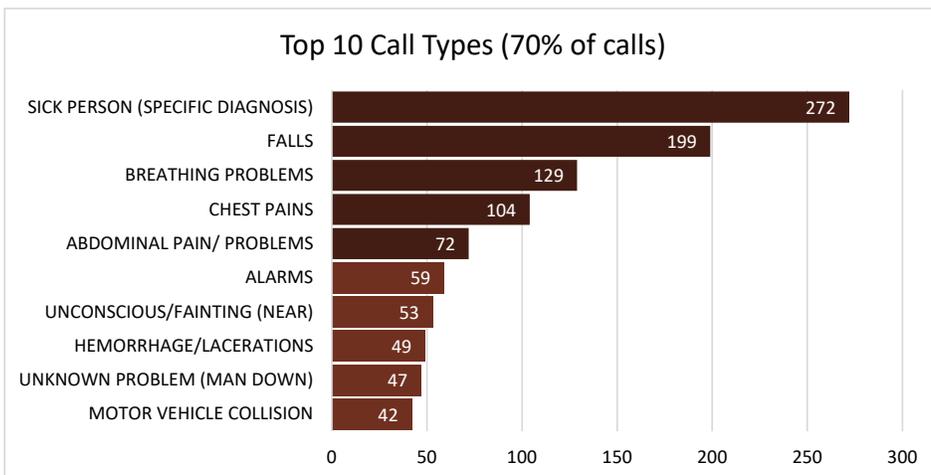
In the past year monthly calls have ranged between 59 to 126 and averaging around 87. This year calls appear to be a bit higher than last year.



Calls by Hour	
AVG	61
MIN	25
MAX	98

Insight

Typically not many calls occur between 1AM to 7AM. Call appear to peak a couple hours before noon.



Calls by Hour	
TOTAL	1,474
TOP 5	53%
TOP 10	70%

Insight

The top 10 call types shown account for 70% of all calls. The most common call is for "SICK PERSON", occurring 18% of the time.