interoffice memorandum

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| to: | Teresa lamar-sarno, aicp, Village manager |
| from: | Bonnie c. landry, AIcp, director of planning |
| subject: | comprehensive plan update |
| date: | November 9, 2018 |
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Staff is in the final stages of collecting and sorting data to establish a baseline of current population and uses of land within the boundary of the Village of Indiantown. As specified in Florida State Statute 163.31777, the comprehensive plan will be based upon surveys, studies and data regarding the planning area including:

1. The amount of land required to accommodate anticipated growth
2. The projected permanent and seasonal population of the area
3. The character of undeveloped land
4. The availability of water supplies, public facilities and services

In order to achieve this, staff has partnered with Metro Forecasting Models who is strategically “scrubbing” the raw data provided by the Property Appraiser in order to understand what is currently built and an idea of how Indiantown would grow over the years based upon the current land use and zoning on the available vacant land. With this baseline, staff will recommend a Future Land Use Map which would respond to current needs and conditions, public input and direction from the Village Council.

Staff recommends that the surveys, studies and data that provides a foundation for the plan not be a part of the plan but rather be referenced as a supporting document to the plan. That said, the supporting documents will be made available for public inspections as required by law. This supporting data and/or summaries will be used to aid in the determination of compliance and consistency.

The Director of Planning met with Mr. Jeff Leslie, owner of the Indiantown Company on Tuesday, November 6th to better understand the current capacity of the private utility provider to ensure that as new homes and businesses are built that there will be adequate water and sewer available to support them. Based upon this meeting, it was discussed that although there is adequate capacity for residential and commercial development, there are challenges (though reasonable overcome) related to future development of Industrial property. The short answer for this challenge lies with the current requirements for fire flow as the requirements have become more stringent in recent years.

The next report to be provided by staff will include an analysis of population data and projections for population growth. Staff will draft a report and present at an upcoming CPR meeting for feedback, which will ultimately be presented to the Council for their consideration.