

Village of Indiantown



Introduction to Proposed Land Development Regulations Council Workshop 2 Module 2 – Articles 3 and 4

August 20, 2020



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EXCEPTIONAL SOLUTIONS™

Acknowledgements

Village Council

- Mayor Guyton Stone
- Vice Mayor Janet Hernandez
- Council Member Anthony Dowling
- Council Member Jackie Gary Clarke
- Council Member Susan Gibbs Thomas

Acknowledgements

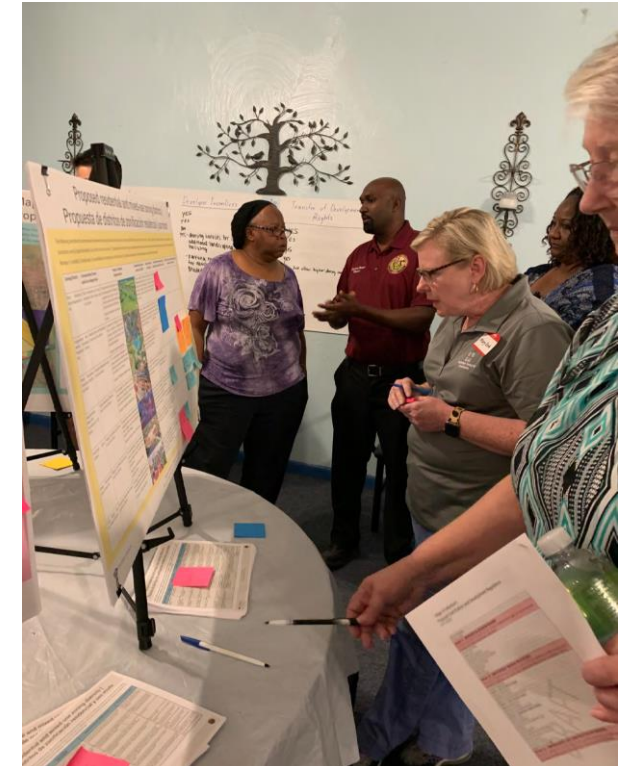
Village Staff

- Howard Brown, Village Manager
- Susan Owens, Village Clerk
- Wade Vose, Village Attorney
- Althea Jefferson, Community & Economic Development Director
- Bonnie Landry, Director of Planning
- William Archebelle, Director of Public Works/Village Engineer
- Daniel Eick, Management Analyst

Acknowledgements

Village Participants

And finally, **thank you** to all our residents, business owners, and other interested parties who participated in our Kick-off Meetings and Open Houses!



Comprehensive Plan vs. LDRs

COMPREHENSIVE PLAN IS MORE...

- Future focused (Vision)
 - Long term change
 - Holistic
 - General
- Legislative (establish policies)

LDRs ARE MORE...

- Present focused
- Incremental change
 - Narrow
 - Precise
- Quasi-judicial or administrative (apply policies)

What We Heard!

1) What are your expectations for the project? What kind of specific outcomes would you like to see?

LDRs that are...

- Uncomplicated (organization, content, and zoning structure)
- Easy to understand
- Streamlined/Simple
- A repository for all the necessary information (i.e., not having to go to multiple sources)
- Tailored to Indiantown's needs and wants
- Reflective of our community's unique traits and characteristics

Indiantown Land Development Regulations Goals

- Tailored to the Village's vision and needs
 - Maximize ease of use – organization, clarity, simplicity, graphic value
 - Consistent with the Comprehensive Plan
- Robust public participation
 - Consensus and buy-in from stakeholders (residents, business owners, development community)
- Legal defensibility



Process Highlights!

PHASE ONE Discovery	PHASE TWO Policy Framework	PHASE THREE Document Production	PHASE FOUR Adoption
<ul style="list-style-type: none">• Mobilization• Kick-off• Data Gathering• County Code Review• Stakeholder Interviews	<ul style="list-style-type: none">• Draft Code Development	<ul style="list-style-type: none">• Council Workshops• Final Code Development	<ul style="list-style-type: none">• Village Council Hearings for Adoption

Introduction to Proposed Land Development Regulations

Council Workshop 1 Module 1 – Articles 1, 2, 9, 10, 11 and 12

July 30, 2020

Introduction to Proposed Land Development Regulations

Council Workshop 2 Module 2 – Articles 3 and 4

August 20, 2020

ARTICLE 3 – Zoning Districts

- Establishing Districts and relationship to Comprehensive Plan – Proposing 14 new Districts (PUD is being added)
- Development standards for each Zoning District
- Graphics
- Supplemental Regulations
- Official Zoning District Map

ARTICLE 3 – Zoning Districts (cont.)

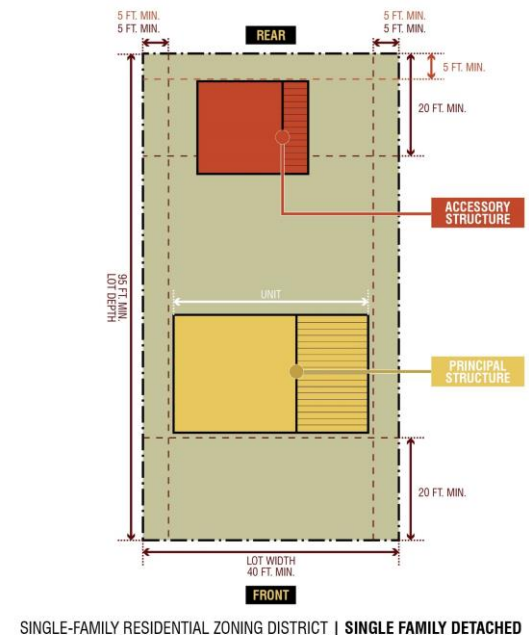
- Division 1 – General Provisions

Establishment of Districts and relationship to Comprehensive Plan –
Proposing 14 Districts

Proposed Zoning Districts			
Rural Residential (RR)	Downtown (D)	Light Industrial (LI)	Conservation (C)
Limited Residential (LR)	Village Mixed Use (V)	Heavy Industrial (HI)	Planned Unit Development (PUD)
Single-Family Residential (SR)	Canal Mixed Use (CM)	Civic Facilities (CF)	
Neighborhood Mixed Use (NM)	Utility (U)	Parks & Open Space (P)	

ARTICLE 3 – Zoning Districts (cont.)

- Division 2 – Zoning Districts and Standards
 - Provides for the general character and dimensional regulations for each zoning district
 - Minimum Lot Size
 - Lot Widths and Depths
 - Building Height
 - Setbacks
 - Graphic Depictions



ARTICLE 3 – Zoning Districts (cont.)

- Division 3 – Use Table
 - Provides for Permitted, Conditional, Special Exception Uses

Residential and Lodging Uses

	Rural Residential	Limited Family Residential	Neighborhood Residential	Mixed Use	Village Mixed-Use	Canal Mixed-Use	Light Industrial	Heavy Industrial	Parks and Open Space	Civic Facilities	Conservation		
Residential Uses													
Accessory Dwelling Units	P	P	-	P	P	-	-	-	-	-	-	-	-
Caretaker's Residence	-	-	-	-	-	-	P	P	P	P	P	SE	SE
Community Residential Home (7-Group Home (6 or fewer)	-	C	-	C	C	C	C	-	MU/C	-	-	-	-
Mobile Home	C	C	C	C	C	C	C	-	MU/C	-	-	-	-
Multi-family	P	-	EO	-	-	-	-	-	-	-	-	-	-
Single-family Detached	-	P	-	P	P	P	MU	-	MU	-	-	-	-
Single-family	P	P	P	P	P	P	MU	-	MU	-	-	-	-
Two-family	-	P	P	P	P	P	MU	-	MU	-	-	-	-
Zero Lot Line Single-Family	P	P	P	P	P	-	-	-	MU	-	-	-	-
Home Occupation	-	P	P	P	P	P	MU	-	MU	-	-	-	-
Live/Work Unit	P	P	P	P	-	-	-	-	-	-	-	-	-
Lodging Uses	-	-	-	P	P	P	P	-	-	-	-	-	-
Bed & Breakfast													
Boatel	SE	SE	-	P	P	-	-	-	-	-	-	-	-
Hotel/Motel	-	-	-	-	-	-	P	-	-	-	-	-	-
Resort	-	-	-	SE	P	P	-	-	-	-	-	-	-
	-	-	-	P	-	-	-	-	-	-	-	-	-

P=Permitted, C=Conditional, SE=Special Exception, EO= Existing Only, MU=In Mixed-Use Only, -=Not Allowed

ARTICLE 3 – Zoning Districts (cont.)

- Division 4 – Supplemental Development and Site Standards
 - Provides standards for subordinate structures and items
 - Decks
 - Docks
 - Fences
 - Parking and Loading Requirements
 - Signage

ARTICLE 3 – Zoning Districts (cont.)

- Division 5 – Standards for General and Temporary Uses
 - Provides standards for certain uses
 - Animals and Livestock
 - Outdoor Dining
 - Outdoor Storage
 - Special Events
 - Vehicle Storage

ARTICLE 3 – Zoning Districts (cont.)

- Division 6 – Design and Performance Standards
 - Crime Prevention Through Environmental Design
 - Lighting Standards
 - Design Standards in Certain Zoning Districts
 - Mixed Use Development Standards
 - Green and Sustainable Standards
 - Industrial Performance Standards

ARTICLE 3 – Zoning Districts (cont.)

- Division 7 – Conditional Use Regulations
 - Adult Businesses
 - Alcoholic Beverage Sales
 - Day Care and Group Homes
 - Food Trucks
 - Pawn Shops
 - Wireless Communications

Village of Indiantown Official Zoning Map



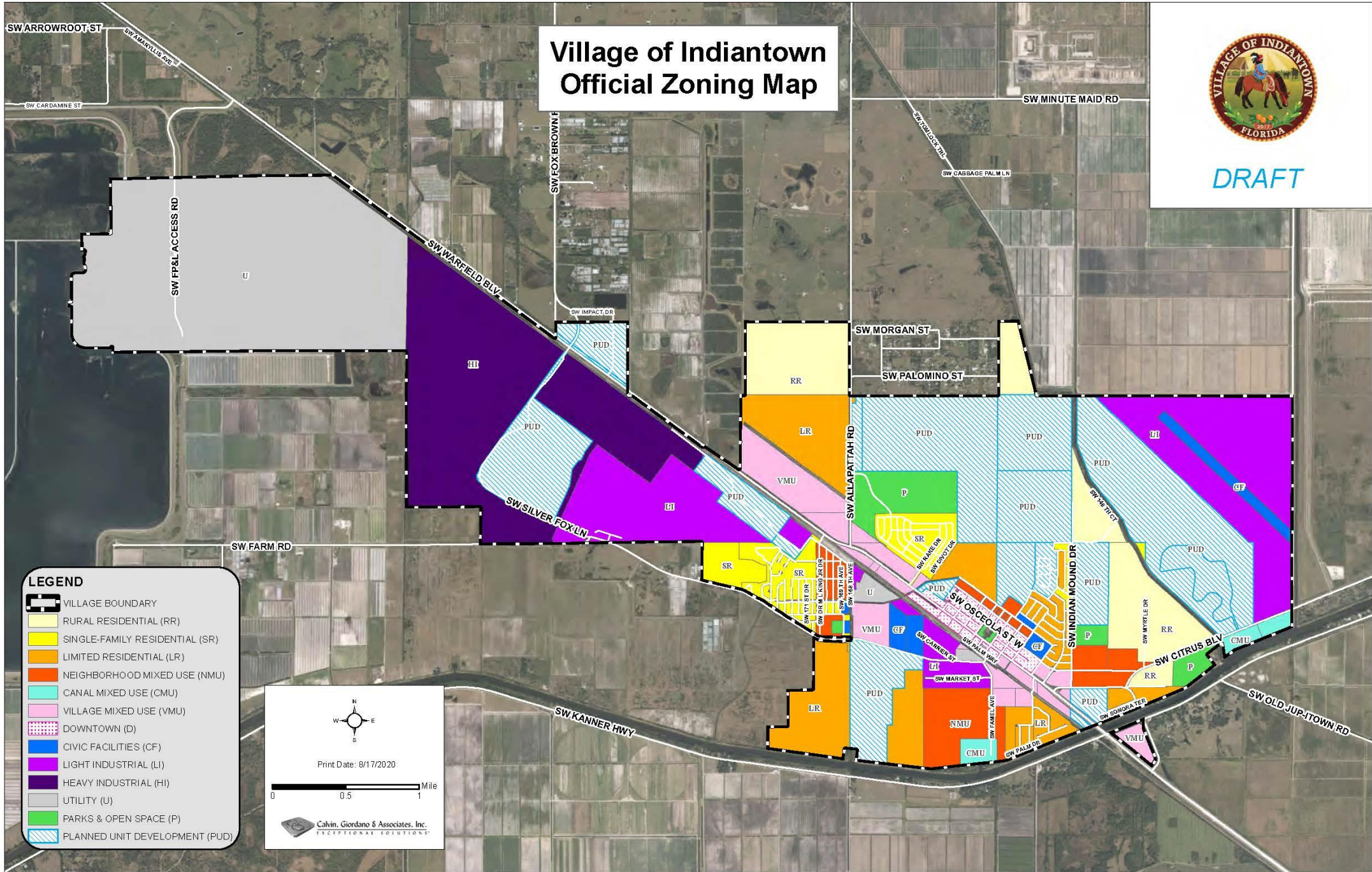
DRAFT

- LEGEND**
- VILLAGE BOUNDARY
 - RURAL RESIDENTIAL (RR)
 - SINGLE-FAMILY RESIDENTIAL (SR)
 - LIMITED RESIDENTIAL (LR)
 - NEIGHBORHOOD MIXED USE (NMU)
 - CANAL MIXED USE (CMU)
 - VILLAGE MIXED USE (VMU)
 - DOWNTOWN (D)
 - CIVIC FACILITIES (CF)
 - LIGHT INDUSTRIAL (LI)
 - HEAVY INDUSTRIAL (HI)
 - UTILITY (U)
 - PARKS & OPEN SPACE (P)
 - PLANNED UNIT DEVELOPMENT (PUD)

Print Date: 8/17/2020

0 0.5 1 Mile

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ARTICLE 4 – Landscaping and Natural Resources Protection

- Landscaping requirements
 - Sizes and quantities
- Maintenance and Irrigation
- Prohibited Species
- Wetlands
- Excavation

Next Steps

Introduction to Proposed Land Development Regulations

Council Workshop 3 Module 3 – Articles 5, 6 and 7

September 17, 2020

Village of Indiantown



QUESTIONS?

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