

WELCOME! | BIENVENIDOS!

Village of Indiantown



Public Open Houses | Sesiones de Puertas Abiertas
Land Development Regulations | Normas de Desarrollo Urbano

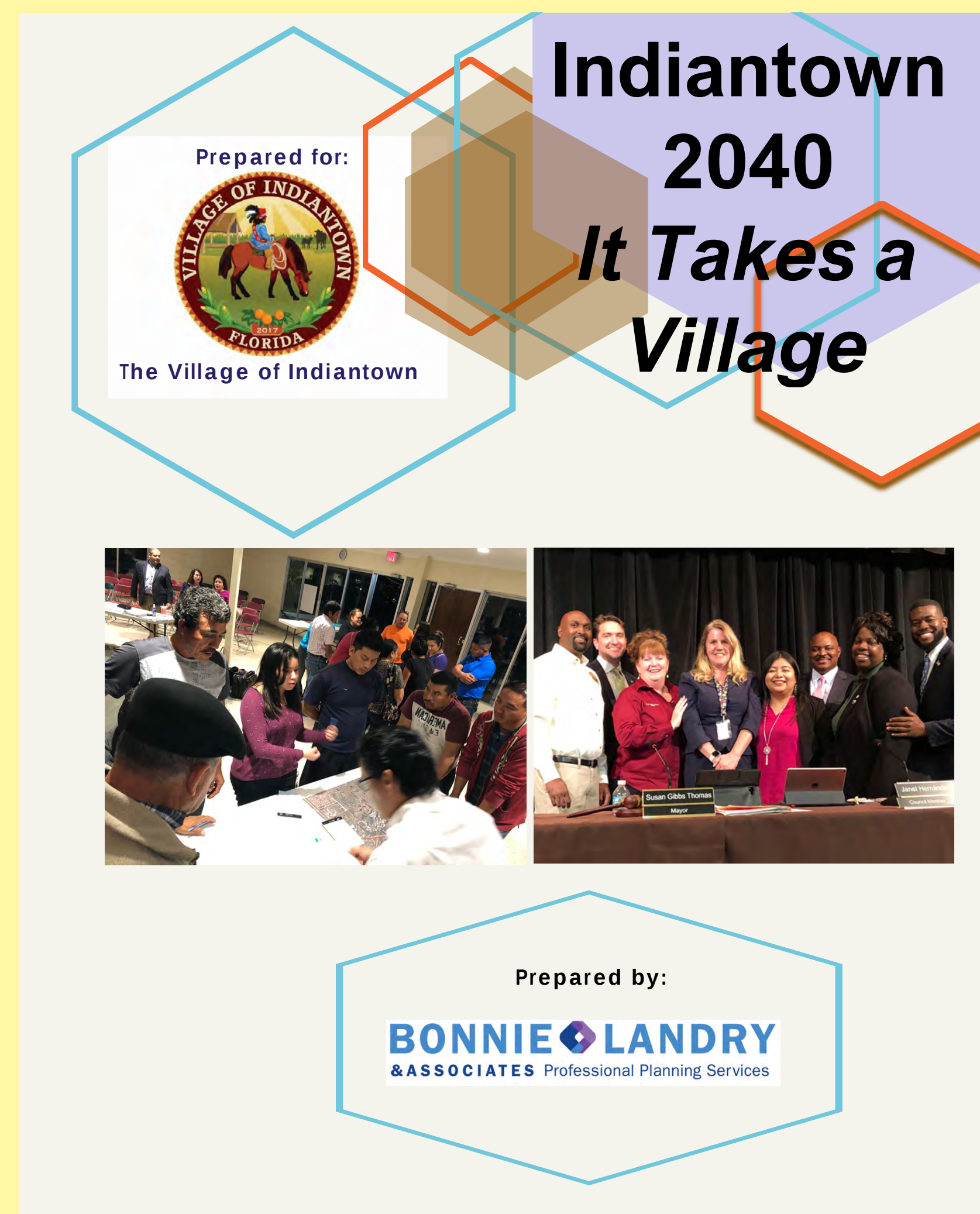
What is this about? | De qué se trata esto?

After completing a state-required comprehensive plan, Indiantown has embarked on the process of preparing its first “Indiantown-tailored” code of land development regulations (LDRs for short). **Today’s Open Houses are an opportunity for you, as a stakeholder in the Village’s future, to participate in this process by offering your ideas about how our community should regulate development moving forward.**

The new LDRs must be consistent with the recently adopted Village Comprehensive Plan; this means that the LDRs must implement the Plan’s Vision (depicted in a Future Land Use Map) through **zoning** and descriptions of how development will take place in each area of the Village. Those descriptions will address factors such as acceptable land uses, density and intensity of development, building massing, impervious coverage of a lot, landscaping, drainage, access, parking, circulation, and other elements of development form.

The LDRs will also describe the procedures for obtaining approvals for development and redevelopment projects, establish the bodies authorized to grant those approval and address other administrative and legal requirements.

The Village has hired a consultant, Calvin, Giordano & Associates, Inc. (CGA) to help prepare the new LDRs. Your input at today’s Open Houses will provide CGA guidance to draft regulations that are truly community-driven. We look forward to seeing your ideas!



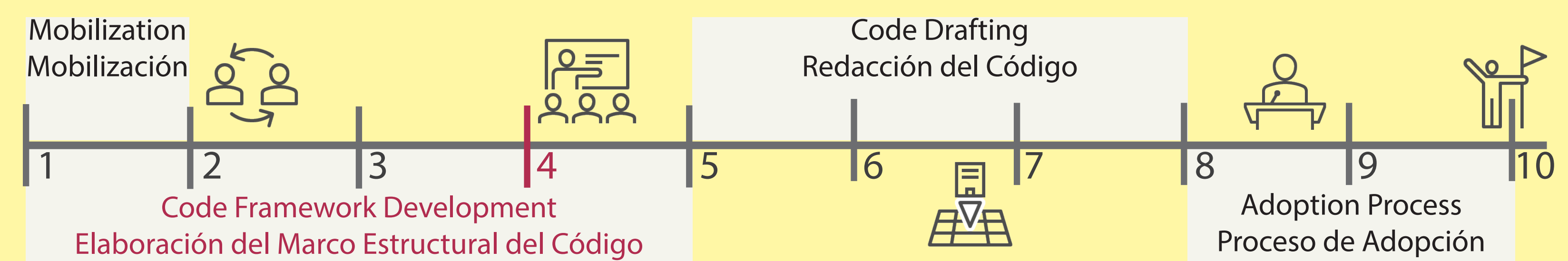
The Village's new Comprehensive Plan was approved by the Village Council on December 12, 2019 | El Plan General de la Aldea fue aprobado por el Consejo el 12 de diciembre del 2019

Después de completar un plan general requerido por el estado, Indiantown ha iniciado el proceso de preparar su primer código de normas de desarrollo urbano (LDR, por sus siglas en inglés) “hecho a la medida” para Indiantown. **Las Sesiones de Puertas Abiertas de hoy son una oportunidad para que usted, como parte interesada en el futuro de la Aldea, participe en este proceso ofreciendo sus ideas sobre cómo nuestra comunidad debería regular el desarrollo de ahora en adelante.**

Las nuevas normas deben ser consistentes con el Plan General recientemente adoptado por la Aldea; esto significa que dichas normas deben poner en práctica la Visión del Plan (ilustrada en un Mapa de Uso Futuro de la Tierra) a través de un marco de zonificación y descripciones de cómo se llevará a cabo el desarrollo en cada zona de la Aldea, considerando factores tales como usos de suelo aceptables, densidad e intensidad del desarrollo, volumetría de los edificios, cobertura impermeable de un lote, acondicionamiento de zonas verdes, drenaje, acceso, estacionamiento, circulación, y otros elementos de la forma de desarrollo.

Las normas también describirán los procedimientos para obtener aprobaciones para proyectos de urbanización y reurbanización; establecerán los organismos autorizados para otorgar esas aprobaciones; y abordarán otros requisitos administrativos y legales.

La Aldea ha contratado a un consultor, Calvin, Giordano & Associates, Inc. (CGA) para ayudar a preparar las nuevas normas. Tu aporte durante las Sesiones de hoy permitirá a CGA preparar reglamentos verdaderamente motivados por las preferencias de la comunidad. ¡Esperamos ver sus ideas!



The LDR preparation process started in November of 2019, and will last approximately 9 months. CGA is squarely in the second work phase, developing the code framework. | El proceso de preparación de las Normas de Desarrollo Urbano empezó en Noviembre del 2019 y durará unos 9 meses en total. CGA se encuentra en la segunda fase de trabajo, elaborando el Marco Estructural del código.

Why does Indiantown need Land Development Regulations? | Por qué Indiantown necesita Normas de Desarrollo Urbano?

The land development regulations are the primary tool used to implement the zoning that directs the development of property located within a community's boundaries. Zoning, in turn, implements the community's comprehensive plan. In Florida, both the local comprehensive plan and land development regulations are required by state law.

Prior to the Village's incorporation in December of 2017, development in Indiantown was regulated by the Martin County Comprehensive Plan and Land Development Regulations.

According to the Village Charter, our municipality is required to prepare a new comprehensive plan and development regulations in accordance with the procedures required by the state of Florida. Until such time as we do, land development in the Village would continue to follow the County documents as they were on the date of incorporation.

Now that the new comprehensive plan, *Indiantown 2040*, is adopted, the Village can move forward with the creation of the required Land Development Regulations to implement the plan.

But why, you may wonder, not continue to use the Martin County regulations that have been in effect for so many years? The fact is that the County code is too complex and burdensome to adequately serve the needs of our community. It is not adjusted to our aspirations, nor is it consistent with the vision and policies of the Village's comprehensive plan. This is why we need a code of "Indiantown-tailored" LDRs!

Las normas de desarrollo urbano son la herramienta principal que se emplea para implementar la zonificación que guía el desarrollo de las propiedades ubicada dentro de los límites de una comunidad. La zonificación, a su vez, implementa el plan general de la comunidad. En Florida, la ley estatal requiere que todo municipio tenga su propio plan general y normas de desarrollo.

Antes del establecimiento de la Aldea en diciembre de 2017, el desarrollo en Indiantown estaba regulado por el plan General y las Normas de Desarrollo Urbano de Martin County.

De acuerdo con nuestra Acta Constitutiva, el municipio debe preparar un nuevo plan general y normas de desarrollo de acuerdo con los procedimientos requeridos por el estado de Florida. Hasta el momento en que dichos documentos se ejecuten, el desarrollo de tierras en la Aldea continuaría sujeto a los documentos de Martin County, como se encontraban en la fecha de constitución de la Aldea.

Ahora que el nuevo plan general, *Indiantown 2040*, ha sido ratificado, la Aldea puede avanzar con la creación de las Normas de Desarrollo Urbano que se necesitan para poner en práctica el plan.

Pero, ¿por qué, se preguntarán tal vez, no seguir usando las normas de Martin County que han estado vigentes durante tantos años? El hecho es que el código del Condado es demasiado complejo y engorroso para atender adecuadamente las necesidades de nuestra comunidad. No está adaptado a nuestras aspiraciones, ni es coherente con la visión y las políticas del Plan General de Indiantown. Por eso necesitamos unas normas de desarrollo urbano hechas a nuestra medida!

LDR Process Goals | Metas del Proceso de Preparación de Normas de Desarrollo Urbano

01 . Clarity

02 . Simplicity

03 . Accessibility

04 . Ease

05 . Predictability

06 . Customization

07 . Legal Defensibility

08 . Completeness

09 . Coherence

Proposed organization of the LDRs | Propuesta para la organización de la Normativa

Since its incorporation, in accordance with our Charter, the Village has used the Martin County Land Development Regulations to manage development. But Martin County’s code is overly restrictive for Indiantown’s needs, and contains a lot of elements that are not relevant to our community. It is long and not intuitively organized. The proposed Indiantown Land Development Regulations will be organized to meet its users’ needs. Related content will be consolidated and condensed, to make information easier to find. And the code will incorporate helpful charts, tables and graphics to explain technical concepts easily. | Desde su incorporación, de acuerdo a nuestra Acta Constitutiva, la Aldea ha utilizado las Normas de Desarrollo de Martin County para regular el desarrollo. Pero el código de Martin County es demasiado restrictivo para las necesidades de Indiantown y contiene muchos elementos que no son relevantes para nuestra comunidad. Es muy extenso y no tiene una fácil estructura. La nueva normativa de Indiantown está planeada para satisfacer las necesidades de sus usuarios. Temas conectados se consolidarán y condensarán para facilitar la búsqueda de información. Y el código incorporará convenientes cuadros, tablas y gráficos para explicar fácilmente conceptos técnicos.

The graphic to the right shows the proposed (draft) outline of the new Indiantown LDRs. Post a note below with your feedback on the proposed outline. | La gráfica a la derecha muestra el propuesto índice (borrador) de los nuevos reglamentos de Indiantown. Escribe tus comentarios en una nota y colócala abajo.

Propose Organization (DRAFT OUTLINE)	Co-Working Space	Use of Funds & Establishment of School Impact Fee Trust Fund
Article 1 - GENERAL PROVISIONS <i>This article will explain the basics of why the regulations exist, how they work, when and where they apply, and how they relate to the Comprehensive Plan and other parts of the Village Code.</i>	Day Cares (adult and child)	Refund of Fees Paid
Title	Drive Throughs	Exemption, Credits & Deferrals
Purpose & Applicability	Flea Markets/Famer's Markets	Review of Fee Structures
Authority	Home Occupations	Penalty & Enforcement Provisions
Relationship to Comprehensive Plan	Marijuana Dispensaries	School Impact Fee Schedule
Relationship to Other Parts of the Code	Marinas	Article 9 - DEVELOPMENT AGREEMENTS <i>This article will describe how contracts may be entered into by the Village and a developer to expressly define a development project's rules, regulations, commitments, and policies for a specific period of time</i>
Vested rights	Neighborhood Assisted Residences with 6 or fewer Residents	Purpose & Applicability
Reasonable Accommodation Procedures	Outdoor Storage or Display	Application Requirements
Amendments to the Code	Peddlers & Itinerant Merchants	Process
Effective Date	Shooting Range (indoor/outdoor)	Standards for Review
Severability	Telecommunication Facilities	Standards of Content
Article 2 - RULES OF INTERPRETATION & DEFINITIONS <i>This article will provide a framework for understanding approaches, terminology, formulas, and calculations used in the rest of the document. All the terms and definitions used in the document will be consolidated in this one section so there's no need to consult different sections of the code. In the digital version of the document, all the terms will be cross-referenced from the sections where they appear.</i>	Article 4 - RESOURCE PROTECTION <i>This article will cover special regulations based on Florida Statutes and other applicable requirements for protecting the environment.</i>	Recordation & Effect
Purpose & Applicability	Purpose & Applicability	Changes to Development Agreements
Rules of Interpretation	Wetlands and Shorelines	Expiration or Revocation
Definitions	Areas of Critical Concern	Periodic Review
Acronyms & Abbreviations	Mangrove Protection	Enforcement
Article 3 - ZONING DISTRICTS <i>This article is really the crux of the LDRs. It will describe each of the zoning districts that implement the Future Land Use Map (FLUM) and their corresponding development standards. All the information relevant to a district (including the applicable metrics) will be consolidated, as will be the list of as-of-right and discretionary uses. This article will also contain supplemental use regulations and development standards grouped by type of development (residential or non-residential), so they are easy to find.</i>	Wellfield Protection	Article 10 – NONCONFORMITIES <i>This article will explain how the Village will handle any use or situation which predates the adoption of the new zoning and land development regulations and which does not conform to the new standards. It is a goal of this effort to minimize the creation of nonconformities to the maximum possible extent.</i>
Purpose & Applicability	Vegetation Removal and Site Clearing	Purpose & Applicability
Division 1 - General Provisions	Flood Protection	Nonconforming Structures & Buildings
Establishment of Districts	Excavation, Filling and Mining	Nonconforming Parcels
Zoning Map	Cultural Resources	Nonconforming Uses
Zoning of Annexed Land	Article 5 - SUBDIVISION DESIGN <i>This article will contain all the requirements that apply to the subdivision of land.</i>	Nonconforming Signs
Division 2 - Zoning Districts and Standards	Purpose & Applicability	Eminent Domain
Rural Residential	Access, Rights-of-Way & Connectivity	Article 11 - REVIEWERS & DECISION-MAKERS <i>This article will establish and specify the scope of power and duties of each agency or body charged with reviewing and deciding on development applications.</i>
Single-Family Residential	Lot Layout	Purpose & Applicability
Mixed Residential	Block Layout	Village Council
Neighborhood Mixed-Use	Cluster Design	Planning & Zoning Board
Downtown	Open Space	Development Review Committee
Village Commercial	Pedestrian Amenities	Director of Planning and Development
Canal Mixed-Use	Article 6 – ROADWAY SYSTEM, TRAFFIC AND PARKING DESIGN <i>This article will contain design standards aimed at producing multimodal, safe, convenient, connected, and user-friendly circulation networks, consistent with the mobility goals and levels of services established in the Comprehensive Plan.</i>	Director of Public Works
Light Industrial	Purpose & Applicability	Village Attorney
Heavy Industrial	Right-of-Way Standards	Village Clerk
Civic Facilities	Roadways, Sidewalks and Bike Lane Standards	Plat Committee
Utility	Off-Street Parking & Loading	Article 12 - DEVELOPMENT REVIEW PROCEDURES <i>This article will establish the various procedures and standards for submitting and obtaining approval for development applications, with specific requirements pertaining to each type of application or process.</i>
Parks and Open Space	Fees-in-Lieu	Purpose & Applicability
Conservation	Article 7 – INFRASTRUCTURE IMPROVEMENTS AND ADEQUATE PUBLIC FACILITIES <i>This article will contain design standards for safe, efficient and sufficient public infrastructure, consistent with the goals and levels of services established in the Comprehensive Plan.</i>	Division 1 - Administrative Processes
Division 4 – Supplemental Residential Development Standards	Purpose & Applicability	Applicable Development
Exceptions to Setback Standards	Adequate Public Facility Standards	Application Procedures
Accessory Structures & Buildings	Schools	Approvals & Commencing Development
Access, Driveways & Parking	Potable Water	Division 2 - Public Hearing Processes
Decks, Balconies, Patios & Porches	Wastewater Disposal Systems	Applicable Development
Docks & Seawalls	Stormwater Management	Application Procedures
Fences & Walls	Parks	Notice & Advertising Requirements
Landscaping & Buffers	Fees-in-Lieu	Division 3 – Development Review Decisions
Mechanical Equipment	Article 8 - IMPACT FEES <i>This article will explain the process for determining and applying impact fees for new development. (NOTE: The scope of work of the LDR preparation does not include evaluating the current impact fees)</i>	Major Site Plans
Renewable Energy Systems	Purpose & Applicability	Plats & Subdivisions
Swimming Pools & Spas	Division 1 - Generally	Amendments to a Development Order
Division 5 - Supplemental Nonresidential and Mixed-Use Development Standards	Authority	Variances
Exceptions to Setback Standards	Applicability	Special Exceptions
Accessory Structures & Buildings	Imposition of Impact Fees	Rezoning & Planned Developments
Access & Driveways	Computation of Impact Fee	Appeal of Administrative Decision
Decks, Balconies, Patios & Porches	Payment of Fee	Text Amendments
Docks & Seawalls	Special Revenue Funds & Benefit Districts Established	Annexation Procedures
Fences & Walls	Use & Collection of Funds	Appeal of Council Decision
Lighting	Refund of Fees Paid	Article 13 – ENFORCEMENT FOR CONSTRUCTION IN PROGRESS <i>This article will describe how the Village will ensure that construction in progress complies with the required building and zoning regulations, consistent with Florida Statutes.</i>
Mechanical Equipment	Exemptions, Credits & Deferrals	
Landscaping Buffers	Review of Fee Schedule	
Renewable Energy Systems	Appeals	
Swimming Pools	Division 2 - School Impact Fees	
Temporary Uses & Structures	Rules of Construction	
Division 3 – Use Table	Imposition of School Impact Fees	
Division 4 – Conditional Use Regulations	Computation of School Impact Fee	
Adult Businesses	Payment of Fee	
Airports	School Impact Fee Trust Fund Established	
Commercial Kennels		

Proposed residential and mixed-use zoning districts | Propuesta de distritos de zonificación residencial y uso mixto

The following describes the recommended framework of zoning districts and their purposes, while aiming to fulfill several key goals of the LDR process: (1) clarity; (2) simplicity; (3) accessibility; (4) consistency with the Comprehensive Plan; (5) customization; and (6) legal defensibility. Use a Post-It note to comment. | El siguiente texto describe el marco recomendado de distritos de zonificación y sus objetivos, en tanto que busca alcanzar varias metas claves del proceso de preparación de las Normas: (1) claridad; (2) simplicidad; (3) accesibilidad; (4) coherencia con el Plan General; (5) adaptación a Indiantown; y (6) defensibilidad legal. Usa una nota Post-It para comentar.

Zoning District	Corresponding Future Land Use Category(ies)	Purpose / Character (Representative)	Allowable Uses (General - specific use lists TBD)	Maximum Density and Intensity	What should the maximum building height be in this district? (Place a Post-It)	What other ideas do you have about regulating this district? (Place a Post-It)
Rural Residential (Area Residencial Rural)	Rural Community and Small Residential Farm Future Land Use Districts	To maintain a scenic character in very low-density parts of the Village. Development may cluster in small enclaves or hamlets without detracting from the rural character of the area. Character: Dispersed or clustered rural living	 Primarily detached single-family dwellings along with accessory uses characteristic of rural development. Low-impact farming activities are permitted on parcels larger than one (1) acre.	Range of one (1) dwelling unit per acre (du/ac) to two (2) du/ac, depending upon the underlying Future Land Use District.		
Single-Family Residential (Vecindario Residencial Unifamiliar)	Mobile Home and Residential Future Land Use District	To preserve the integrity of established residential neighborhoods, including established mobile home subdivisions, while allowing compatible infill development. Character: Suburban neighborhood	 Primarily detached single-family dwellings, including mobile homes where appropriate, and residential accessory uses. Commercial development is not allowed.	Eight (8) du/ac, with an optional density bonus up to ten (10) du/ac when in compliance with additional criteria.		
Mixed Residential (Vecindario Residencial Mixto)	Suburban Residential Future Land Use District.	To accommodate development in newer, outer-fringe residential neighborhoods, together with complementary facilities to serve them. Character: Traditional neighborhood	 Detached and attached single-family as well as small-scale multi-family dwellings (at appropriate locations) and accessory uses and facilities.	Five (5) du/ac.		
Neighborhood Mixed-Use (Vecindario de Uso Mixto)	Urban Residential Office Future Land Use District.	To encourage the creation of complete neighborhoods through the integration of residential, commercial and mixed-use developments. Character: Walkable neighborhood	 A mix of dwelling types, as well as small-scale neighborhood-serving commercial uses and a complement of civic amenities.	Fifteen (15) du/ac. Floor area ratio of 1.5 for non-residential uses.		
Downtown (Casco Urbano)	Village Core Mixed Use Future Land Use District.	To provide for a dense, mixed-use and walkable district to serve as the business, cultural, social and geographic center of the Village. Character: Urban center / Main street	 A variety of complementary and integrated uses that are walkable, including office, retail, entertainment, dining and employment centers, together with a full array of dwelling types and civic amenities.	Twenty (20) du/ac with a minimum density of five (5) du/ac. Floor area ratio of 2.5 for non-residential uses.		
Village Commercial (Area Comercial)	Village Core Mixed Use Future Land Use District.	To accommodate a broad range of uses in corridors and nodes, but with more flexible design standards than Downtown. Character: Community corridor / walkable center	 A variety of single-family and multi-family residences as well as office, retail, dining and employment.	Twenty (20) du/ac with a minimum density of five (5) du/ac. Floor area ratio of 2.5 for non-residential uses.		
Canal Mixed Use (Uso Mixto Costero)	Commercial Waterfront Future Land Use District.	To support the development of water-dependent and water-related uses along waterfront-accessible sites. Character: Active waterfront	 Marinas with docking facilities of all types, boating-related sales and repair, restaurants, retail, and hotel and residential if associated with a mixed-use project.	Residential and hotel at twenty (20) and thirty (30) du/ac max. Floor area ratio of 3.0 for non-residential uses.		

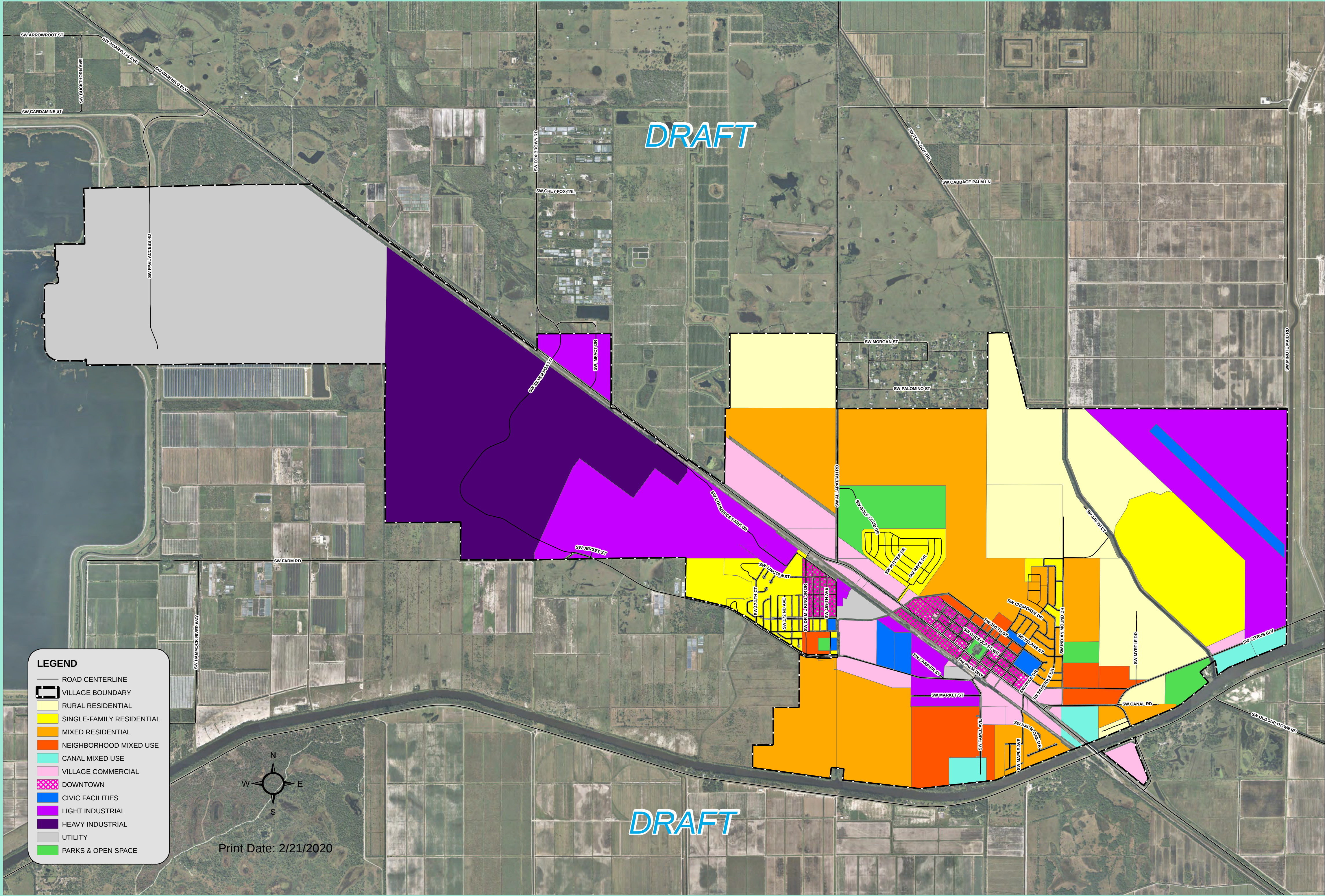
Proposed non-residential zoning districts | Propuesta de distritos de zonificación no residencial

The following describes the recommended framework of zoning districts and their purposes, while aiming to fulfill several key goals of the LDR process: (1) clarity; (2) simplicity; (3) accessibility; (4) consistency with the Comprehensive Plan; (5) customization; and (6) legal defensibility. Use a Post-It note to comment. | El siguiente texto describe el marco recomendado de distritos de zonificación y sus objetivos, en tanto que busca alcanzar varias metas claves del proceso de preparación de las Normas: (1) claridad; (2) simplicidad; (3) accesibilidad; (4) coherencia con el Plan General; (5) adaptación a Indiantown; y (6) defensibilidad legal. Usa una nota Post-It para comentar.

Zoning District	Corresponding Future Land Use Category(ies)	Purpose / Character (Representative)		Allowable Uses (General - specific use lists TBD)	Maximum Density and Intensity	What should the maximum building height be in this district? (Place a Post-It)	What other ideas do you have about regulating this district? (Place a Post-It)
Light Industrial (Industria Ligera)	Light Industrial Future Land Use District	To accommodate manufacturing businesses and activities which do not have a substantial impact on adjacent uses, together with complementary commercial activities. Character: Employment center		Research, development, small-scale production, assembly, warehousing and other uses which do not use hazardous materials and processes or create noise, smoke, vibration, and dust.	Maximum floor area ratio is 2.0. Residential may be allowed as part of mixed-use developments at a density of up to twenty (20) dwelling units per acre.		
Heavy Industrial (Industria Pesada)	Heavy Industrial Future Land Use District	To accommodate manufacturing businesses and activities which may substantially impact adjacent uses, subject to strict requirements and locational criteria. Character: Employment center		Intensive production uses, such as extraction, batching or mixing plants, which create noise, smoke, vibration, or dust; or which utilize or store hazardous materials. Accessory commercial is allowed.	Maximum floor area ratio is 3.0. No residential uses are permitted in this zoning district.		
Civic Facilities (Equipamiento Comunitario)	Institutional and Educational Future Land Use District	To accommodate public and semi-public uses, facilities and services necessary to a complete community. Character: Specialty district		Schools, libraries, community centers, fire stations, police stations, religious facilities and accessory facilities associated with these uses.	Maximum floor area ratio is 0.75.		(Should caretaker or employee residences (only) be allowed in this district?)
Utility (Servicios Públicos)	Utility Future Land Use District	To accommodate existing (and future) utility infrastructure. Character: Specialty district		Water, sewer, and electrical plants as well as accessory utility infrastructure.	Maximum floor area ratio is 3.0		
Parks and Open Space (Parques y Espacios Abiertos)	Recreational Future Land Use District	To designate and preserve publicly and privately-owned recreational and open space property and facilities. Character: Open space		Passive and active parks and recreational facilities, including historic sites, cemeteries, and publicly-owned stormwater facilities.	Maximum floor area is 0.5.		(Should caretaker residences (only) be allowed in this district?)
Conservation (Conservación)	Enables the Conservation Future Land Use District	To facilitate the conservation of environmentally sensitive public and private lands. Character: Open space		May include wilderness and wildlife management areas, forests, wetlands, and other natural resource protection areas. Lands zoned Conservation must be protected and maintained in a natural state in perpetuity.	A maximum impervious surface area of ten percent (10%) is permitted in this district.		

Proposed Zoning Map | Mapa de Zonificación propuesto

This preliminary map depicts the recommended framework of zoning districts. It seeks to fulfill several key goals of the LDR process: (1) clarity; (2) simplicity; (3) predictability; (4) consistency with the Future Land Use Map (Comprehensive Plan); (5) customization; and (6) legal defensibility. Use Post-It notes to comment. | Este mapa preliminar describe el marco recomendado de distritos de zonificación. Busca cumplir varias metas claves del proceso de preparación de Normas: (1) claridad; (2) simplicidad; (3) predecibilidad; (4) coherencia con el Mapa del Uso Futuro de Tierras (Plan General); (5) adaptación a Indiantown; y (6) defensibilidad legal. Usa notas Post-It para comentar esta propuesta.



Specialty topics | Temas especializados

Early conversations with stakeholders raised specific regulatory topics which the community may wish to explore in the LDRs, or which come up regularly in the normal course of development review. Use a Post-It note to suggest ideas about if and how the LDRs should address these, or to suggest topics not listed. | Conversaciones iniciales con diversas partes interesadas plantearon temas regulatorios específicos que la comunidad desea explorar en los reglamentos, o que surgen con frecuencia en el curso normal del proceso de permisos. Use una nota Post-It para sugerir ideas sobre si las nuevas normas deben tratar estos temas, y cómo; o para sugerir temas que no figuran en la lista

Drive-Throughs

A drive-through (or drive-thru) is typically a place where you can stay in your car to get served by a business, such as a bank, a pharmacy, a fast-food restaurant, etc. Drive-throughs provide a convenience to customers but they also create negative impacts such as noise from idling cars and voice amplification equipment, lighting, and queued traffic interfering with on-site and off-site traffic and pedestrian flow. Good design of drive-through components, including stacking lanes and service areas, is very important in mitigating these problems. How should Indiantown address drive-throughs? Should they be allowed in all in commercial areas, or only some of them (as is the case today)? What design issues should we pay most attention to?

Ventanillas de Auto-servicio

La ventanilla de auto-servicio se provee en negocios tales como bancos, farmacias, restaurantes de comida rápida, etc., donde puede quedarse en su automóvil mientras es atendido. Las ventanillas de auto-servicio ofrecen conveniencia a los clientes, pero también crean impactos negativos como el ruido de los coches que hacen fila y el equipo de amplificación, la iluminación y los coches en espera que interfieren con el flujo de vehículos y peatones dentro y fuera del sitio. Un buen diseño de las ventanillas de auto-servicio, incluyendo los carriles de espera y las zonas de servicio, es muy importante para mitigar estos problemas. ¿Cómo debería Indiantown tratar esta conveniencia? ¿Deberían permitirse en todas las áreas comerciales, o solo en algunas (como es el caso hoy)? ¿A qué aspectos de diseño debemos prestarle más atención?



Specialty topics | Temas especializados

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Chain-link Fences

Chain-link fencing is one of the most common fencing types. It is cost effective and practical. It features a standard woven framework of wire mesh fixed to strained wires set between angle-iron stakes, which makes the fence secure and moderately difficult to climb. Chain-link, however, does not offer much privacy, and it isn't particularly beautiful when compared to other fence types. However, different types of coating, color, and mesh size can make a metal fence more attractive. Where do you in a property's yard should Indiantown allow chainlink fence (i.e., rearyard, sides, front)? How high?



Cerca (Valla) de Malla Metálica

La cercas de malla metálica son uno de los tipos de cercado más comunes. Es rentable y práctica. Se trata de una malla de alambre entretejida, fijada a alambres tensados entre estacas de hierro, lo que hace que la cerca sea segura y moderadamente difícil de escalar. Sin embargo, la malla metálica no ofrece mucha privacidad, y no es particularmente atractiva en comparación con otros tipos de cerca. Sin embargo, diferentes tipos de recubrimiento, color y tamaño del entretejido pueden hacer una cerca de malla más atractiva. ¿En qué parte del patio de una propiedad debería Indiantown permitir la cerca de malla (es decir, patio trasero, lateral, frente)? ¿Qué tan alta?

Specialty topics | Temas especializados

Early conversations with stakeholders raised specific regulatory topics which the community may wish to explore in the LDRs, or which come up regularly in the normal course of development review. Use a Post-It note to suggest ideas about if and how the LDRs should address these, or to suggest topics not listed. | Conversaciones iniciales con diversas partes interesadas plantearon temas regulatorios específicos que la comunidad desea explorar en los reglamentos, o que surgen con frecuencia en el curso normal del proceso de permisos. Use una nota Post-It para sugerir ideas sobre si las nuevas normas deben tratar estos temas, y cómo; o para sugerir temas que no figuran en la lista

Accessory Dwelling Units (ADUs)

An ADU is a really simple idea: it's a second small dwelling right on the same grounds (or attached to) your regular single-family house. An ADU can be, for example, an apartment over a garage, a backyard cottage, or a tiny house. ADUs have been around for a long time; they've been known as granny flats, in-law units, and a hundred other names. ADUs are legally part of the same property as the main house and cannot be bought, or sold, separately. ADUs can provide affordable housing; they can gently densify neighborhoods; and they can provide financial and social benefits to families. Should Indiantown allow ADUs? If so, where? And how?

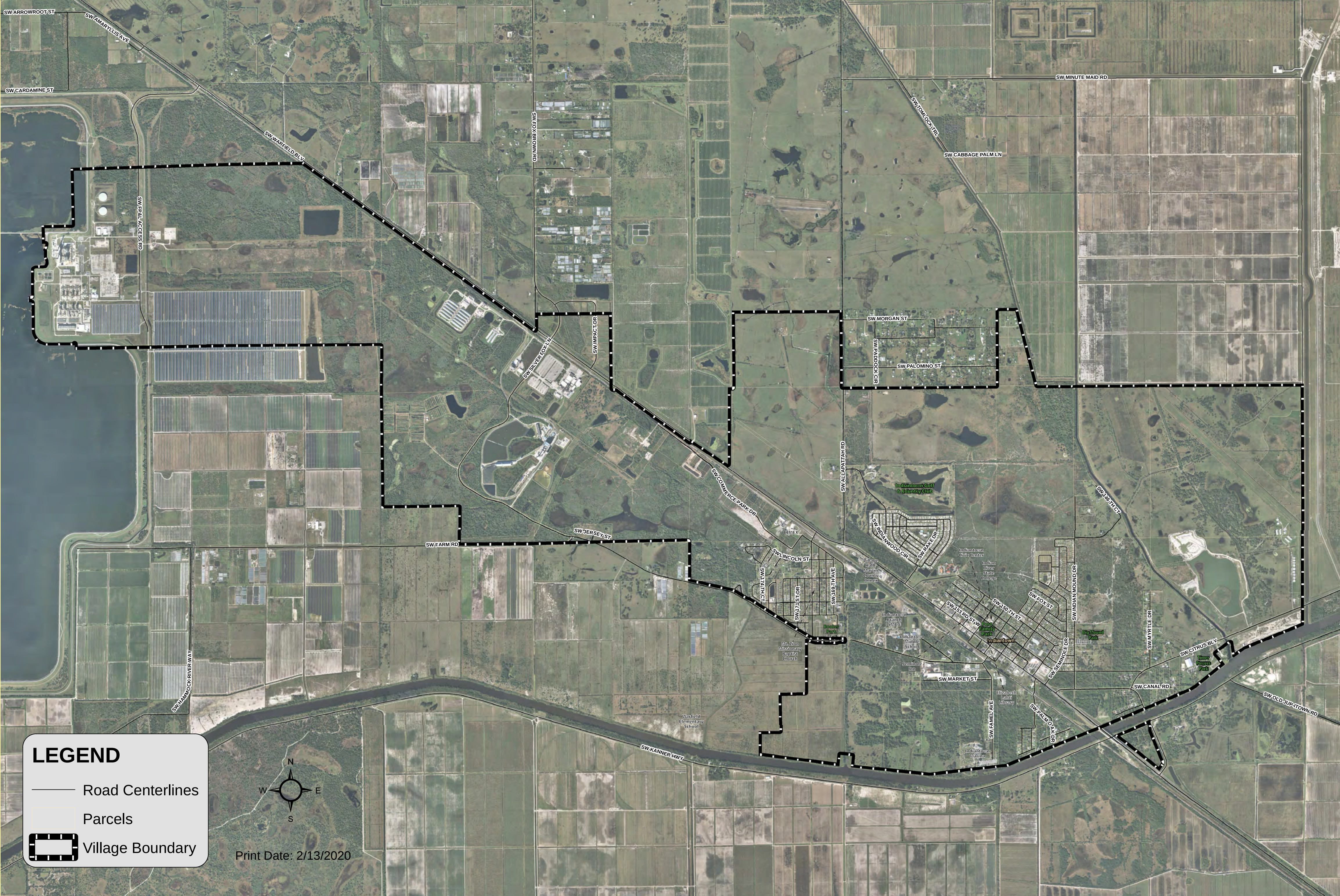


Unidades secundarias de vivienda (USV)

Una USV es una idea realmente simple: es una segunda vivienda pequeña en el mismo terreno (o adjunta) a tu vivienda unifamiliar. Una USV puede ser, por ejemplo, un apartamento sobre un garaje, una mini-vivienda en el patio trasero o una suite anexada a la casa. Las USVs han existido por mucho tiempo y se les conoce por diversos nombres. Legalmente, las USVs son parte de la misma propiedad que la vivienda principal y no se pueden comprar ni vender por separado. Las USVs pueden ofrecer asequibilidad de costo; crean densidad moderada, y pueden beneficiar financiera y socialmente a las familias. ¿Debe Indiantown permitir USVs? ¿Si es así, donde? ¿Y cómo?

Tell us about yourself | Dínos un poco acerca de ti mismo

Place a dot sticker to mark where you live and a dot sticker to mark where you work, if within the Village or nearby. If you live or work outside the Village, place your stickers under the correct box to the right of the map | Use un punto y un punto para marcar donde vive y donde trabaja, si es dentro de la Aldea o en la cercanías. Si usted vive o trabaja fuera de la Aldea, coloque los puntos adhesivos en la casilla correspondiente a la derecha del mapa.



Martin County
Other Martin County Municipality Otra Municipalidad en Martin County
Other (Outside Martin County) Otro (Fuera de Martin County)

How would you describe yourself? (Place stickers)| Cómo te describirías? (Coloca etiquetas adhesivas)

Landowner in Indiantown Terrateniente en Indiantown	
Resident Residente	
Developer or representative Desarrollador o representante	
Development industry professional Profesional en la industrial del desarrollo	
Business Owner Empresario	
Other Otro	

Tell us about yourself | Dínos un poco acerca de ti mismo

What is your interest in this event? (Place stickers) | Cual es tu interés respecto a este evento? (Usa etiquetas adhesivas)

Learn about this process Informarme sobre este proceso	Protect my interests Proteger mis intereses
To give my input Dar mi aporte	Other Otro (Use Post-It Notes)

What is your experience with zoning or navigating a municipal code? (Place stickers)| Qué experiencia tienes navegando una normativa de zonificación o código municipal? (Usa etiquetas adhesivas)

I'm Inexperienced	I'm Moderately Experienced
	I'm Highly Experienced

Building permit Permiso de construcción	Appeal Apelación
Site plan approval Aprobación de un plano de situación	Platting (Subdivision) Fraccionamiento (Urbanización)
Variance approval Aprobación de varianza	Find my property zoning and development requirements Encontrar la zonificación de mi propiedad y los requisitos de desarrollo
Zoning Amendment Enmienda de Zonificación (map or text)	Other Otro

Which aspects of the new LDRs do you care about most? (Place stickers)| Qué características de las Normas de Desarrollo Urbano te importan más? (Coloca etiquetas adhesivas)

Incorporates community input Incorpora aportes de la comunidad	Provides a simple zoning structure Ofrece una simple estructura de organización territorial
Promotes development that we want here Fomenta la clase de desarrollo que queremos aquí	Uses summary tables and graphics to explain concepts Utiliza cuadros sinópticos y gráficas para explicar conceptos
Is internally consistent Tiene coherencia interna	Easy to find what I need Fácil de encontrar lo que necesito
Is consistent with the Comprehensive Plan Es coherente con el Plan General	Uses plain language Usa lenguaje simple
Is legally defensible Tiene defensibilidad legal	Explains technical terms clearly Explica terminología técnica claramente
Introduces innovative zoning concepts (e.g., sustainability, etc.) Introduce conceptos innovadores de zonificación (e.g., sostenibilidad, etc.)	Provides short and easy development approval processes Ofrece procesos de aprobación cortos y sencillos
Other (Use a Post-It to describe) Otro (Usa una nota adhesiva para describir)	