

Village of Indiantown



Introduction to Proposed Land Development Regulations Council Workshop 1

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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

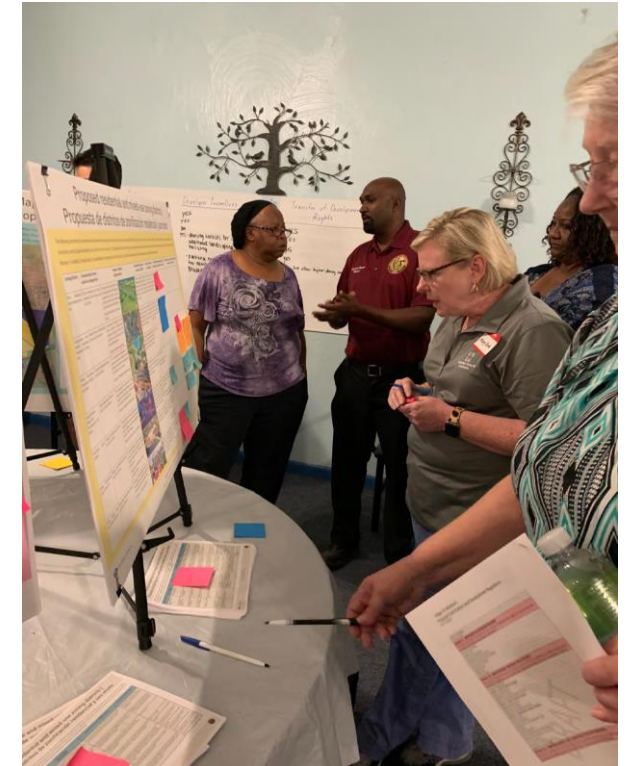
Village Staff

- 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)

Why Does The Village Need LDRs?

- LDRs (and zoning map) are used to implement the Comprehensive Plan's long-term vision and Goals, Objectives, and Policies (GOP)s
- LDRs direct development of property within Village boundaries

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

ARTICLE 1 – General Provisions

- General Intent
- General Definitions
- New Zoning Districts
- Nonconformities
- Vested Rights
- Enforcement of Regulations

ARTICLE 2 – Rules of Interpretation and Definitions

- Rules of Interpretation
 - How do you measure height, land area, setbacks?
- Definitions
 - Definitions relating to interpreting the LDRs

ARTICLE 9 – Development Agreements

- An Agreement between the Village and developer of property in order to provide improvements and ensure the adequacy of public facilities and sound capital improvement planning

ARTICLE 10 – Flood Protection

- Provide minimum requirements for flood protection
 - Building elevations
 - Floodplain Administrator

ARTICLE 11 – Reviewers and Decisionmakers

- Duties and responsibilities of the:
 - Village Council
 - Local Planning Agency
 - Planning Zoning and Appeals Board
 - Development Review Staff
 - Department of Community and Economic Development

ARTICLE 12 – Development Review and Procedures

- Advertising and other Notices
- Document submittal requirements
- Procedures for each type of development application

Next Steps

Introduction to Proposed
Land Development Regulations

Council Workshop 2
Module 2 – Articles 3 and 4

Introduction to Proposed Land Development Regulations

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

Village of Indiantown



QUESTIONS?

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