



Village of Indiantown

Introduction to the Land Development Regulations Process

November 14, 2019



Calvin, Giordano & Associates, Inc.
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CGA COMPANY OVERVIEW

FOUNDED IN HOLLYWOOD

1937



370+
EMPLOYEES

Serving

60+

Municipalities Throughout Florida

- Multi-disciplinary/full-service firm
- South Florida-based
- 370+ employees
- 25+ types of professional services to municipalities including:
 - Planning and Zoning
 - Urban design
 - Environmental
 - Landscape architecture
 - Transportation planning & engineering
 - Civil engineering
 - Data technology & development
 - Multimedia and Web Design Services



SIMILAR PROJECT EXPERIENCE



SUSTAINABLE OPA-LOCKA

2015 LAND DEVELOPMENT REGULATIONS

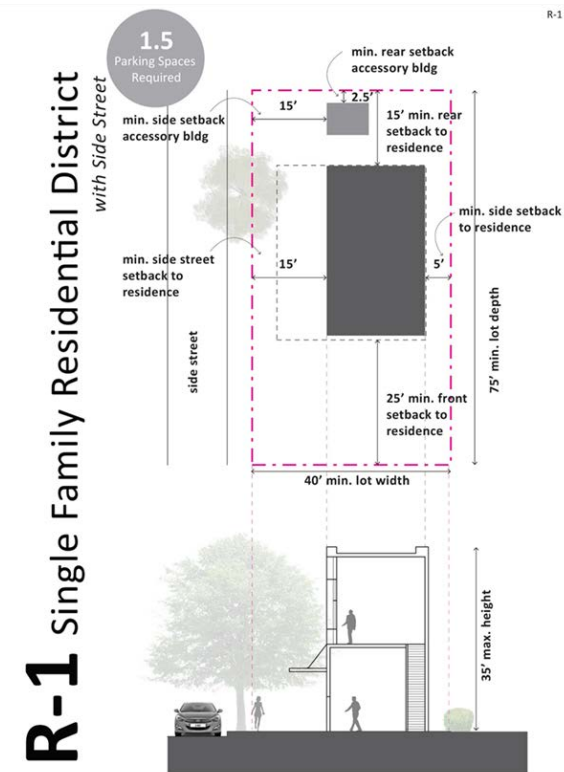
CITY OF OPA-LOCKA

Update of Comprehensive Plan and Land Development Code

City of Opa-locka Sustainable Opa-locka 20/30 Comprehensive Plan and 2015 Sustainable Opa-locka Land Development Regulations; Opa-locka, FL: This process completely overhauled both the City's Comprehensive Plan and Land Development Regulations.

Highlights:

- Clear and concise definitions
- Streamlined Code organization
- Use of visuals



SIMILAR PROJECT EXPERIENCE

TOWN OF CUTLER BAY

Land Development Regulations

- Town incorporated in 2005
- Original code was Miami-Dade County's
- New LDR's incorporated mixed-use development in certain corridors, green building standards civic form principles and environmental protection standards

Highlights:

- Town-tailored LDR's
- Clear and concise definitions
- Easy-to-understand application processes
- Streamlined sections for each zoning district
- Use of visuals



Sec. 3-81. - Civic form principles.



- (a) Civic buildings should be built to terminate a street vista whenever possible, and shall be of sufficient design to create visual anchors for the town.
- (b) Civic building walls shall be clad in stone, stucco, brick, glass or marble. Decorative cast concrete and wood may be used as a minority element on facades facing public streets.
- (c) Stained glass window treatments or other decorative window treatments are encouraged for places of public assembly.
- (d) Principal civic buildings adjacent to residential structures are encouraged to have pitched roofs or similar architectural features to ensure compatibility.
- (e) Buildings along a corner must address both streets separately. No street facade shall remain unpierced by a window or doorway for more than 15 feet. Building facades shall have a human scale by using wood, stone, brick, stucco, glass or combination, not metal.
- (f) Buildings shall incorporate five of the following design treatments:
 - (g) Arcades a minimum of eight feet clear in width along the building facade and one additional wall;
 - (h) Artwork a minimum of six feet in height and displayed in a plaza area a minimum of 500 square feet in area;
 - (i) Consistent pattern of arches along the building facade;
 - (j) Consistent rhythm of display windows along all building walls;
 - (k) Ornamental and structural architectural details which are integrated into the building structure and overall design;
 - (l) Decorative landscape planters, a minimum of five feet wide, and areas for shaded seating a minimum of 1,000 square feet in area;
 - (m) Integration of specialty pavers, or stamped concrete along the building's walkway;
 - (n) Water elements shall be a minimum of 300 square feet in area;
 - (o) Public open space, a minimum of 1,000 square feet in area to include a plaza, lawn or covered seating area.

(Ord. No. 12-03, § 2(3-81), 6-20-2012)



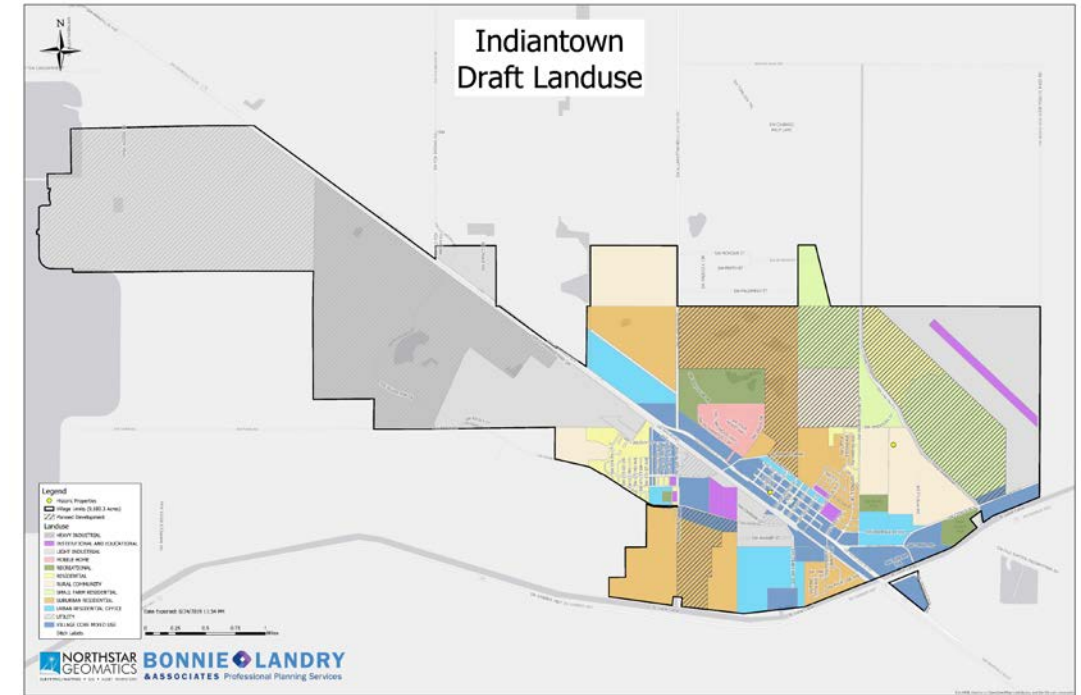
INDIANTOWN LDR's GOALS

- Land Development Regulations 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)
- Legally defensibility



WHY DOES INDIANTOWN NEED LDRs?

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



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)



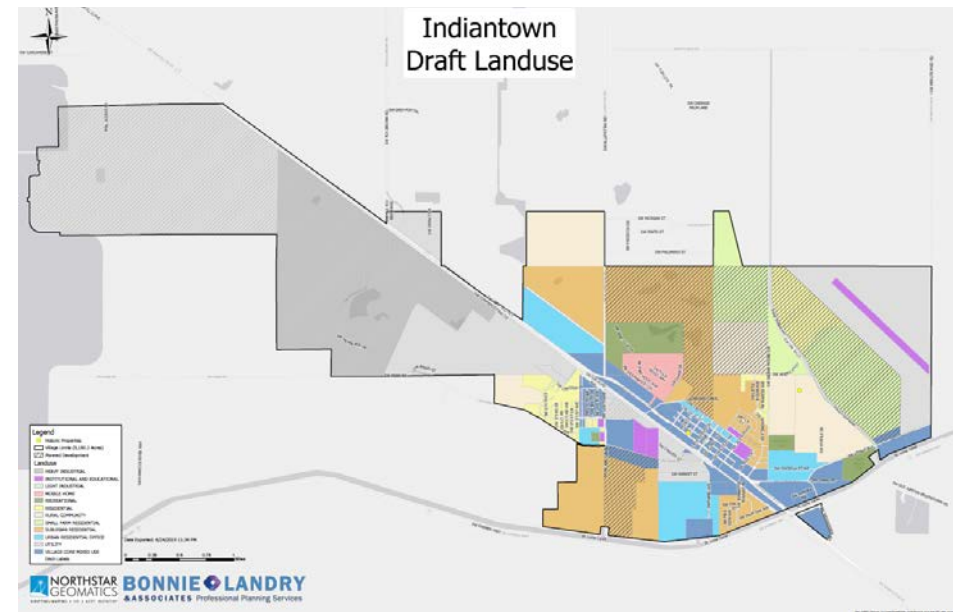
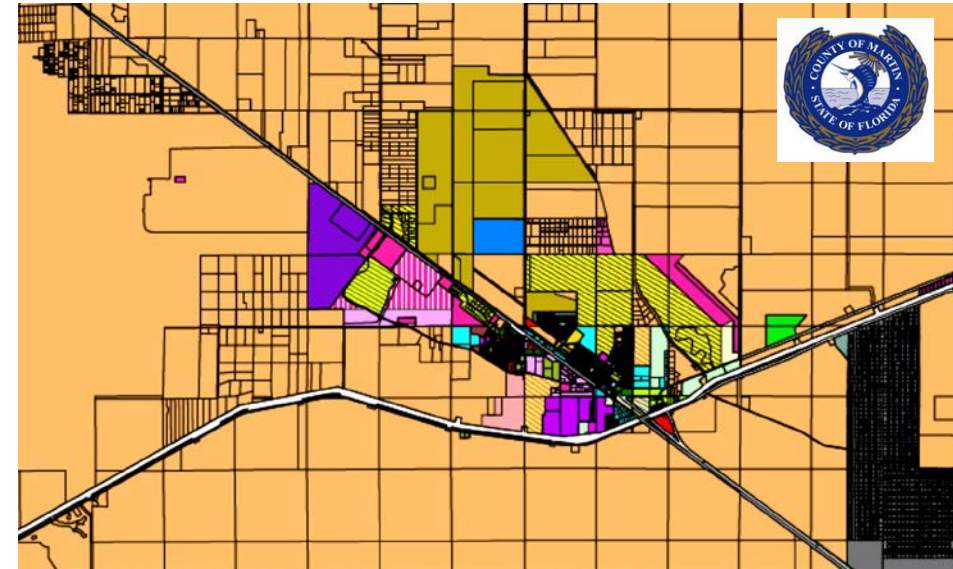
PROCESS HIGHLIGHTS

PHASE 1: Discovery Month 1	PHASE 2: Framework Months 1 - 4	PHASE 3: Production Month 5 - 7	PHASE 4: Adoption Months 8 - 9
<ul style="list-style-type: none">• Mobilization• Kick-off• Data Gathering• County Code Review• Stakeholder Interviews <div>WE ARE HERE</div>	<ul style="list-style-type: none">• Draft Code Development• Community and Council Workshops	<ul style="list-style-type: none">• Final Code Development	Village Council Hearings for Adoption



FIRST IMPRESSIONS - MARTIN COUNTY CODE

- Overcomplicated and cumbersome for a community like Indiantown
 - 50+ Zoning Districts
- *However* - defer to the County where warranted
- No need to reinvent the wheel if practicable - some things may be transferable
- Degree of consistency with Village FLUM
- Golden Rule: Don't create nonconformities

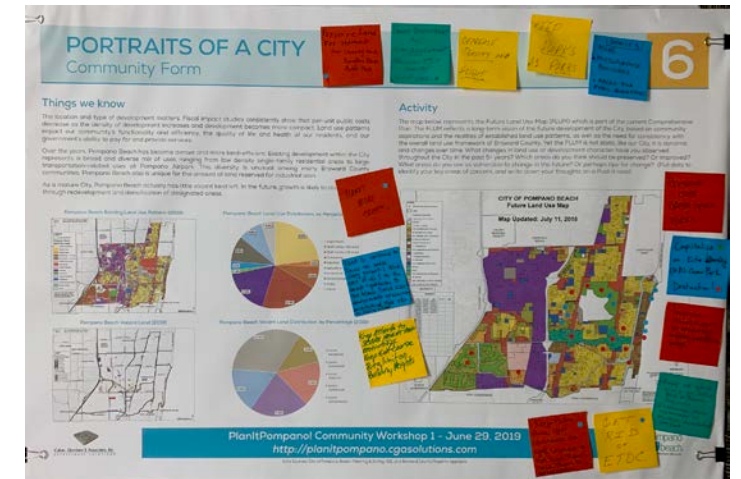
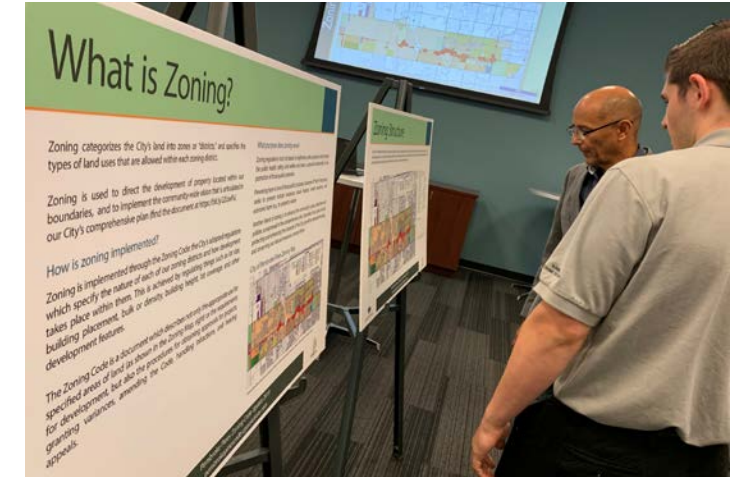
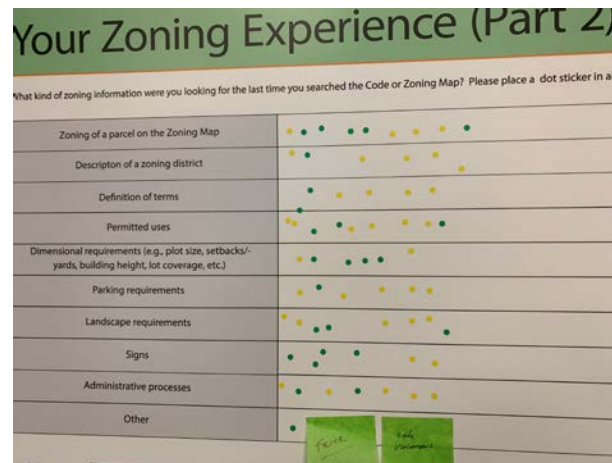
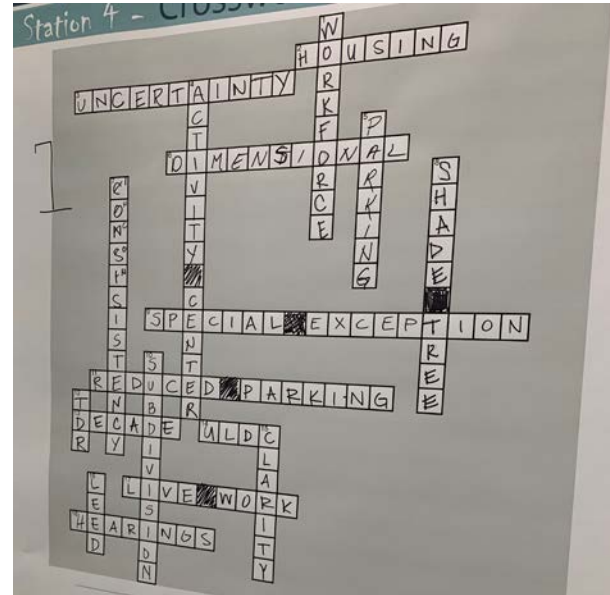


PUBLIC PARTICIPATION

- Inclusive and transparent
- Multiple ways to participate
- Leverage stakeholder interest

Outreach Strategy Components

- Stakeholder interviews
- Community open house/workshops
- Online presence (Town webpage, social media, Next Door, email blasts, online surveys)
- Local printed media and TV as feasible
- Flyers/posters at public locations
- Council briefings
- Public hearings



COUNCIL ENGAGEMENT

What are your expectations
for the project?

What outcomes
would you like to see?

What impediments do you foresee
to achieving
these outcomes?



QUESTIONS?

