



# Summary of Public Input from February 20, 2020 Open Houses



# WELCOME! | BIENVENIDOS!

## Village of Indiantown



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

Additional information | Información adicional:  
<https://www.indiantownfl.gov/planning-development>



What is this about? / De que se trata esto?

After completing a state-required comprehensive plan, Indiantown has embarked on the process of preparing its first "Indian-themed" code of land development regulations (CDR) 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 CDR must be consistent with the recently adopted Village Comprehensive Plan; this means that the CDR must require the Park's Vision depicted in a Future Land Use Map through zoning and decisions of how development will take place in each area of the Village. These decisions will address factors such as acceptable land uses, density, lot coverage, setbacks, building height, parking, access, and other elements.

The CDR will also describe the procedures for obtaining approval for development via subdivision projects, establish the rules and standards for short-term rental and other uses, and address other requirements.

The Village has held a series of public meetings to gather input from residents and businesses. Your input at these Open Houses will provide a valuable opportunity to help shape the regulations that will govern our community's future.

For more information, please contact the Planning & Development Bureau at 352-885-1111.

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Thank you for your participation in this process. We look forward to your input and to working together to create a vibrant and sustainable future for our community.

Indiantown 2040 It Takes a Village



## Open Houses: Summary of Results

February 20, 2020

This document summarizes the Open Houses conducted by the Village consultant Calvin, Giordano & Associates, Inc., (CGA) for the Land Development Code process. The summary includes the following sections:

1. Overview
2. Purpose
3. Who we heard from
4. What we learned

### 1. Overview

On February 20, 2020, CGA and the Village of Indiantown held two public Open House-format workshops to gather input for the Land Development Code. The first event took place from 11 am to 1 pm at the Indiantown Civic Center.

The second event was scheduled from 6:30 pm to 8:30 pm at the Mt. Zion Missionary Baptist Church. Both open houses were identical, in format as well as content, allowing participants to drop by at their convenience and to stay for as little or as long as their scheduled permitted.

The Open Houses were advertised through multiple methods, both low- and high-tech, including:

- Bilingual announcements on the project webpage, located at the following address: <https://www.indiantownfl.gov/planning-development/page/about-land-development-code-acer-ca-del-c%C3%B3digo-de-desarrollo-urbano>;
- Bilingual posts on the Village's available social media;
- Bilingual posters set up at key locations, including the Village's lobby and the event venues;
- Bilingual flyers available and posted throughout the Village (including distributed to the elected officials to give out to constituents);
- Bilingual press release; and
- Partnering with local organizations to set up email blasts.



Propuesta residencial anti-mixed-use zoning district  
Propuesta de distritos de zonificación residencial y anti

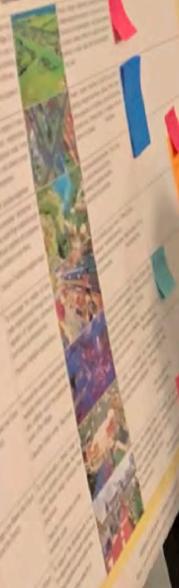
Developer Incentives

- yes
- yes
- no
- yes - density bonuses for additional land/rooftop housing
- parking for shared
- Wade

Transfer of Development Rights

- yes
- yes
- yes
- Just allow higher density on

Complete	Intermediate	High-Density	Medium-Density	Low-Density	Residential	Commercial	Industrial	Office	Public
...	...	...	...	...	...	...	...	...	...



Handwritten notes and a sticky note on a document on the table.

Handwritten notes and a sticky note on a document held by a person in the foreground.

Handwritten notes and a sticky note on a document on the table in the bottom left corner.



## 2. Purpose

The purpose of the Open Houses was to provide the community multiple opportunities to offer ideas regarding the Village's future Land Development Code, ensuring that the standards ultimately contained in the LDC are customized to the Village's needs, and that they produce the kind of community that residents, businesses and community leaders aspire to.

Prior to the Village's incorporation, development in Indiantown was regulated by the Martin County Comprehensive Plan and Land Development Regulations. However, Martin County's code is too complex and burdensome to adequately serve the needs of the Village, especially given the completion of the *Indiantown 2040: It Takes a Village* comprehensive plan. The recent adoption of this document allowed the Village to move forward with the creation of the Land Development Code.

## 3. Who we heard from

Close to 50 people attended the Open Houses. One of the Open House stations asked the attendees to provide some individual (but anonymous) information, which provides a snapshot of attendee characteristics. However, because answers were given voluntarily, and several of the Open House questions were not mutually exclusive, the input provided is not statistically consistent from question to question, nor does it necessarily match attendance recorded via sign-in sheets.

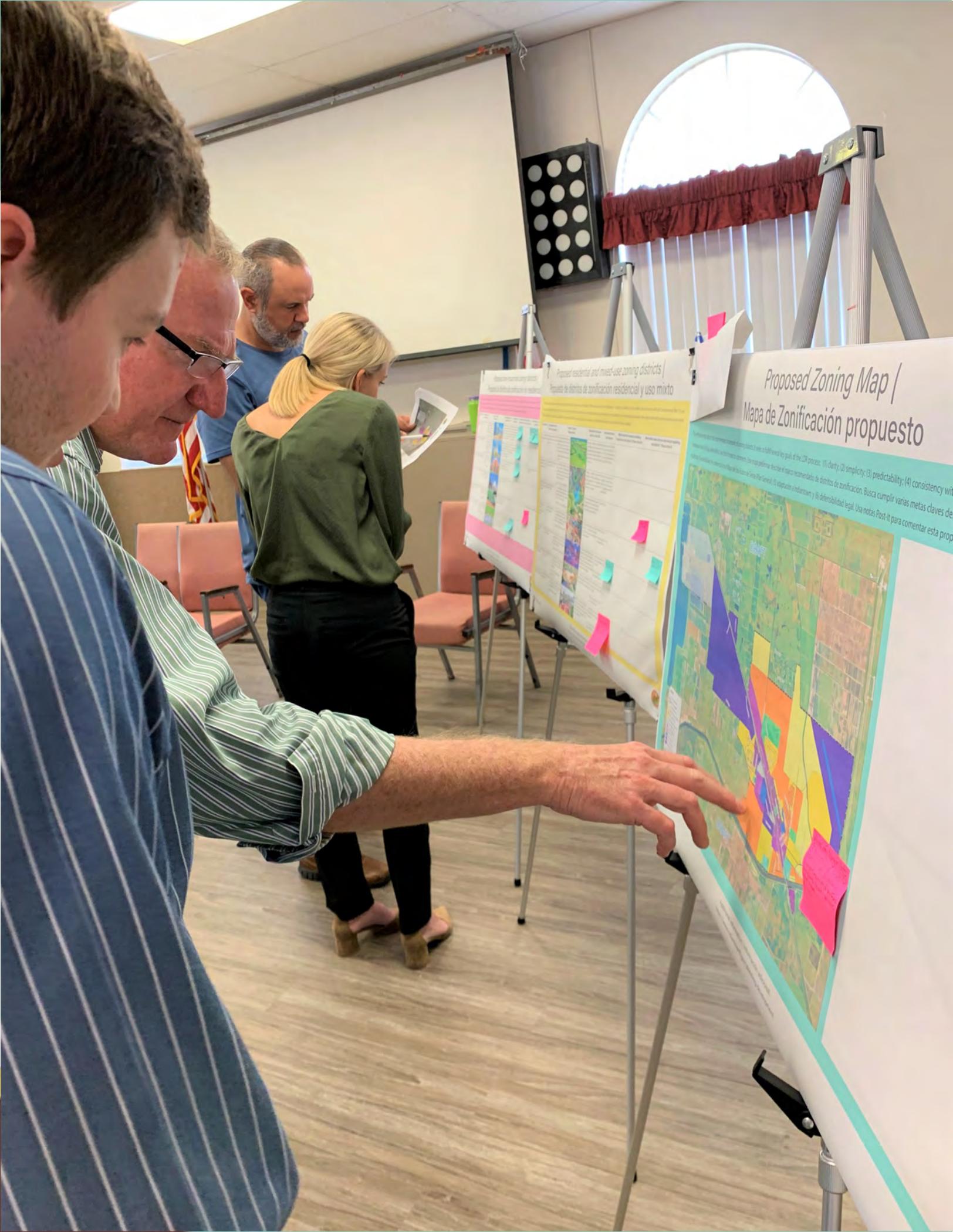
### *Where participant live and/or work*

At this station, attendees could place a color dot sticker on a map, showing where they live and/or work within the Village boundaries; or they could place their stickers in boxes off the map indicating they live or work outside the Village but in unincorporated Martin County, a different Martin County municipality, or outside Martin County.

On the map, "local" attendees marked 25 different live or work locations, including some concentrations:

- Booker Park – 28%
- Town Center and "in-town" neighborhoods – 28%
- Indianwood - 12%

The remaining markers are widely scattered throughout other parts of the Village. An additional 11 live and/or work stickers were placed in the unincorporated Martin County box, outside the Village limits. One (1) "work" marker was placed under the category "Other Martin County municipalities." Four (4) attendees indicated that they live outside of Martin County.



# Proposed Zoning Map / Mapa de Zonificación propuesto

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

Guidance for implementation during the public review process: (1) clarity; (2) simplicity; (3) predictability; (4) consistency with the community's needs; (5) defensibility. Busca cumplir varias metas claves de zonificación. Usa notas Post-it para comentar esta propuesta.





*How attendees describe themselves*

At the same station, using dot stickers, attendees were able to indicate whether they are a resident, a landowner, developer (or representative), a development industry professional, a business owner, or other. These categories are not mutually exclusive, so participants could make more than one choice.

<b>Description</b>	<b>Participant count</b>
Landowners	13
Residents	7
Business Owners	9
Development Industry Professionals	5
Developers	1
Other	0

\* The development industry professionals were mostly in the fields of real estate, planning, engineering and landscape architecture, based on conversations held at the Open Houses.

*Specific participant interests*

At a related station, participants were asked about their specific interest or goals in attending the event. The respondents could choose multiple answers. A vast majority of the respondents indicated their main purpose in attending the event was to give input.

<b>Interest</b>	<b>Participant count</b>
To learn about the process	5
To protect my interests	6
To give my input	15
Other	0

# Proposed Zoning Map | Mapa de Zonificación propuesto

These preliminary maps depict the recommended reorganization of zoning districts. It aims to help reveal key goals of the City Council. It is not intended to be a final decision. It is subject to change. It is not intended to be a final decision. It is subject to change. It is not intended to be a final decision. It is subject to change.



EXIT

...ality topics |  
...mas especializados



## 4. What we learned

The Open Houses were designed in a casual “drop-in” format, consisting of a series of “stations” which attendees could visit and interface with, in an established order or as they saw fit, spending as much or as little time as they chose.

Each station was staffed by members of the consultant team, who stood ready to assist with station-specific activities designed to collect input or to answer questions. Participation in the station activities was not required; hence differences in the number of responses from one question or activity to another.

Several of the stations were designed primarily to provide information about the project and related topics, while other boards asked for input on specific topics, or collected ideas in an open-ended manner.

Several boards asked participants about their level of experience using codes, while others asked about their priorities for the new code. More specifically, several of the station boards were dedicated to presenting for the first time, and collecting feedback on, the proposed new code outline and preliminary zoning districts. Participants were also able to review the draft Zoning Map.

While the purpose of these stations was to elicit active participation, the Open House format is expressly to allow each attendee their own level of comfort to give feedback while raising awareness and providing knowledge about topics related to the Land Development Code process.

A summary of the responses the station activities are provided below.

### *Participant experience with zoning or navigating a municipal code*

Fifteen (15) Open House participants answered this question on a scale ranging from “I’m inexperienced” to “I’m highly experienced.”

- Highly experienced – 40%
- Moderately experienced – 33.3%
- Inexperienced – 26.7%

### *Types of experience*

At the same station, participants were asked about the specific types of experience they have in navigating a municipal zoning code, if any. The respondents could choose multiple answers. Site plan approvals and zoning amendments were the types of actions that many of the respondents were experienced with.





<b>Type of Experience</b>	<b>Participant count</b>
Building permit	5
Site plan approval	7
Variance approval	3
Zoning amendment	7
Appeal	0
Platting	4
Find my property zoning/development requirements	6
Other	2

### *LDC priorities*

Here, respondents could prioritize from a series of project objectives and aspects. Some of these are related to the substance of the future code, while others had more to do with its format. Among the former, by far a majority of those who provided input are interested in a code that supports innovative and sustainable kinds of development. This priority is followed closely by a desire to ensure the future code promotes development that the Village wants to attract, and then by a desire to have short and easy approval processes.

<b>Priorities</b>	<b>Participant count</b>
<b>1. Substance</b>	
• Incorporates community input	4
• Promotes development that we want here	9
• Is consistent with the Comprehensive Plan	5
• Is legally defensible	3
• Introduces innovative zoning concepts	10
• Provides short and easy development approval processes	8
• Other: Signage height (25 ft v 8 ft – visibility)	1
<b>2. Form</b>	
• Provides a simple zoning structure	7
• Uses summary tables and graphics to explain concepts	4
• Offers ease to find what I need	8
• Uses plain language	8
• Explains technical terms clearly	5



*Input on Draft Zoning Districts and Draft Zoning Map*

There were two boards describing the proposal for zoning districts: one for the residential and mixed-use districts, and one for the non-residential districts. The boards asked participants to provide input on what they thought the maximum building height should be in each district, as well as any other ideas they may wish to offer regarding the districts. Another board at this station showed the proposed zoning map; here, attendees were welcome to annotate the map or place Post-It notes with their input.

**1. Residential and mixed-use zoning districts | Distritos residenciales y de uso mixto**

<b>Zoning District</b>	<b>What should the maximum building height be in this district?</b>	<b>What other ideas do you have about regulating this district?</b>
Rural Residential   Area Residencial Rural	<ul style="list-style-type: none"> <li>• 2 story max</li> <li>• 2 story homes max</li> </ul>	<ul style="list-style-type: none"> <li>• Maintain buffers from any other zones with good transitions</li> <li>• Good transitional buffers</li> <li>• Varying needs by land acreage</li> <li>• Larger parcels allowed animals? (chickens, cows, horses)</li> </ul>
Single Family Residential   Vecindario Residencial Unifamiliar	<ul style="list-style-type: none"> <li>• No comments</li> </ul>	<ul style="list-style-type: none"> <li>• Keep it to 8 per acre</li> </ul>
Mixed Residential   Vecindario Residencial Mixto	<ul style="list-style-type: none"> <li>• No comments</li> </ul>	<ul style="list-style-type: none"> <li>• No comments</li> </ul>
Neighborhood Mixed-Use   Vecindario de Uso Mixto	<ul style="list-style-type: none"> <li>• No comments</li> </ul>	<ul style="list-style-type: none"> <li>• Golf cart paths through shopping areas from Indiantown</li> <li>• Golf cart accessible buildings (business area) – parking lots, etc.</li> </ul>

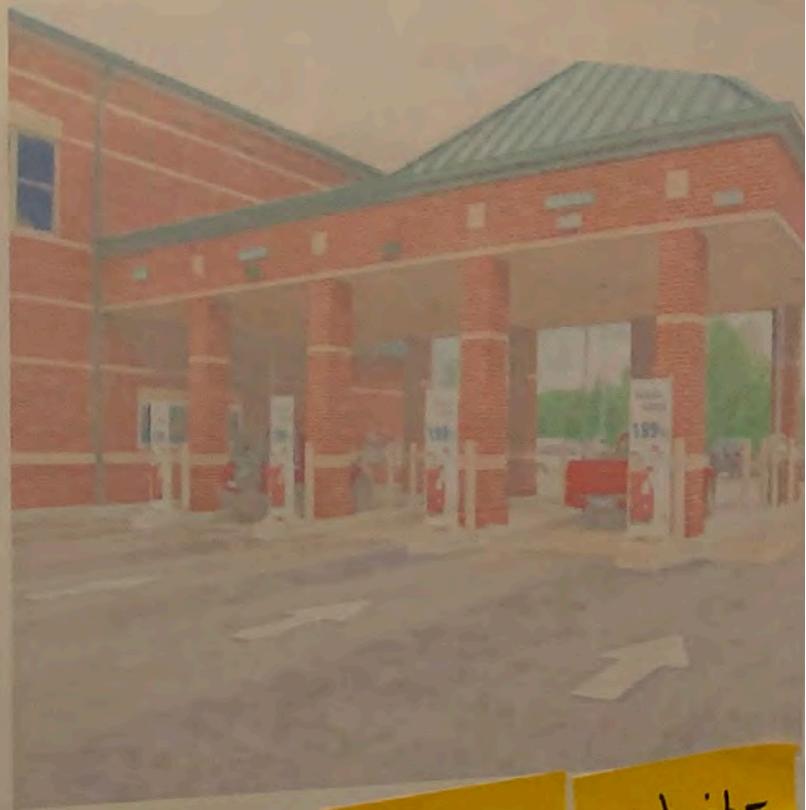


Downtown   Casco Urbano	<ul style="list-style-type: none"> <li>• 4-5 stories</li> <li>• 4-5 stories</li> </ul>	<ul style="list-style-type: none"> <li>• 0' setbacks between commercial uses in downtown</li> <li>• Encourage on-street parking</li> <li>• Allow for shared parking</li> <li>• Centralized parking area for developers to utilize</li> <li>• MLKB to continue being zoned for business, do not let people build just anything on just any street (i.e., keep areas outside of MLKB for residential)</li> <li>• Promote shaded pedestrian pathways</li> <li>• Street tree program</li> </ul>
Village Commercial   Area Commercial	<ul style="list-style-type: none"> <li>• No comments</li> </ul>	<ul style="list-style-type: none"> <li>• (The two comments above seem to apply to this district too)</li> </ul>
Canal Mixed-Use   Uso Mixto Costero	<ul style="list-style-type: none"> <li>• 6 stories</li> <li>•</li> <li>• 4 stories</li> </ul>	<ul style="list-style-type: none"> <li>• Would like to see 30 du/ac residential</li> </ul>

**2. Non-residential zoning districts | Districtos de zonificación no-residenciales**

Zoning District	What should the maximum building height be in this district?	What other ideas do you have about regulating this district?
Light Industrial / Industria Ligera	<ul style="list-style-type: none"> <li>• 65 feet</li> <li>• 2 stories</li> <li>• No more than 30 feet</li> </ul>	<ul style="list-style-type: none"> <li>• At end of "Allowed uses" add "Unlisted uses are not strictly prohibited." (allowance)</li> <li>• Determined by Planning Council</li> </ul>
Heavy Industrial   Industria Pesada	<ul style="list-style-type: none"> <li>• 65 feet</li> </ul>	<ul style="list-style-type: none"> <li>• No comment</li> </ul>

ve-thru) is typically a place where you can served by a business, such as a bank, a phar- rant, etc. Drive-throughs provide a conve- t they also create negative impacts such as nd voice amplification equipment, lighting, rfering with on-site and off-site traffic and design of drive-through components, includ- service areas, is very important in mitigating should Indiantown address drive-throughs? d in all in commercial areas, or only some of day)? What design issues should we pay most



servicio se provee en negocios tales como ban- rantes de comida rápida, etc., donde puede móvil mientras es atendido. Las ventanillas de conveniencia a los clientes, pero también crean como el ruido de los coches que hacen fila y el ción, la iluminación y los coches en espera que jo de vehículos y peatones dentro y fuera del o de las ventanillas de auto-servicio, incluyen- pera y las zonas de servicio, es muy importante oblemas. ¿Cómo debería Indiantown tratar esta erían permitirse en todas las áreas comerciales, omo es el caso hoy)? ¿A qué aspectos de diseño más atención?

Where should drive-thrus be placed front, back, side?

It Depends on location

No high-rise

REAR + SIDE IF MOST VISIBLY APPEALING

Drive throughs in commercial areas away from residential areas

I prefer a one lane drive-thru. Multiple is too much.



Civic Facilities   Equipamiento Comunitario	<ul style="list-style-type: none"> <li>• 45-50 feet</li> <li>• 4-5 stories</li> </ul>	<ul style="list-style-type: none"> <li>• No comments</li> </ul>
Utility   Servicios Publicos	<ul style="list-style-type: none"> <li>• No comment</li> </ul>	<ul style="list-style-type: none"> <li>• No comment</li> </ul>
Parks and Open Space   Parques y Espacios Abiertos	<ul style="list-style-type: none"> <li>• No comment</li> </ul>	<ul style="list-style-type: none"> <li>• Bike trails or walking trails</li> <li>• Greenbelts</li> <li>• Open spaces &amp; parks throughout all residential areas</li> <li>• Prohibit invasive species</li> <li>• Encourage native species</li> </ul>
Conservation   Conservacion	<ul style="list-style-type: none"> <li>• Lookout towers – 3 stories?</li> </ul>	<ul style="list-style-type: none"> <li>• No comment</li> </ul>

**3. Zoning map**

- Buffer zone around Indianwood for wildlife
- Area of larger lots (2+ acres) with residential zoning does not allow rural residential privileges neighbors have across the road (referring to Rural Residential zoning)
- Leave as is

*Input on Draft Land Development Code Outline*

One (1) of the Open House boards showed the proposed chapters and organization of the future code and asked participants for any suggestions.

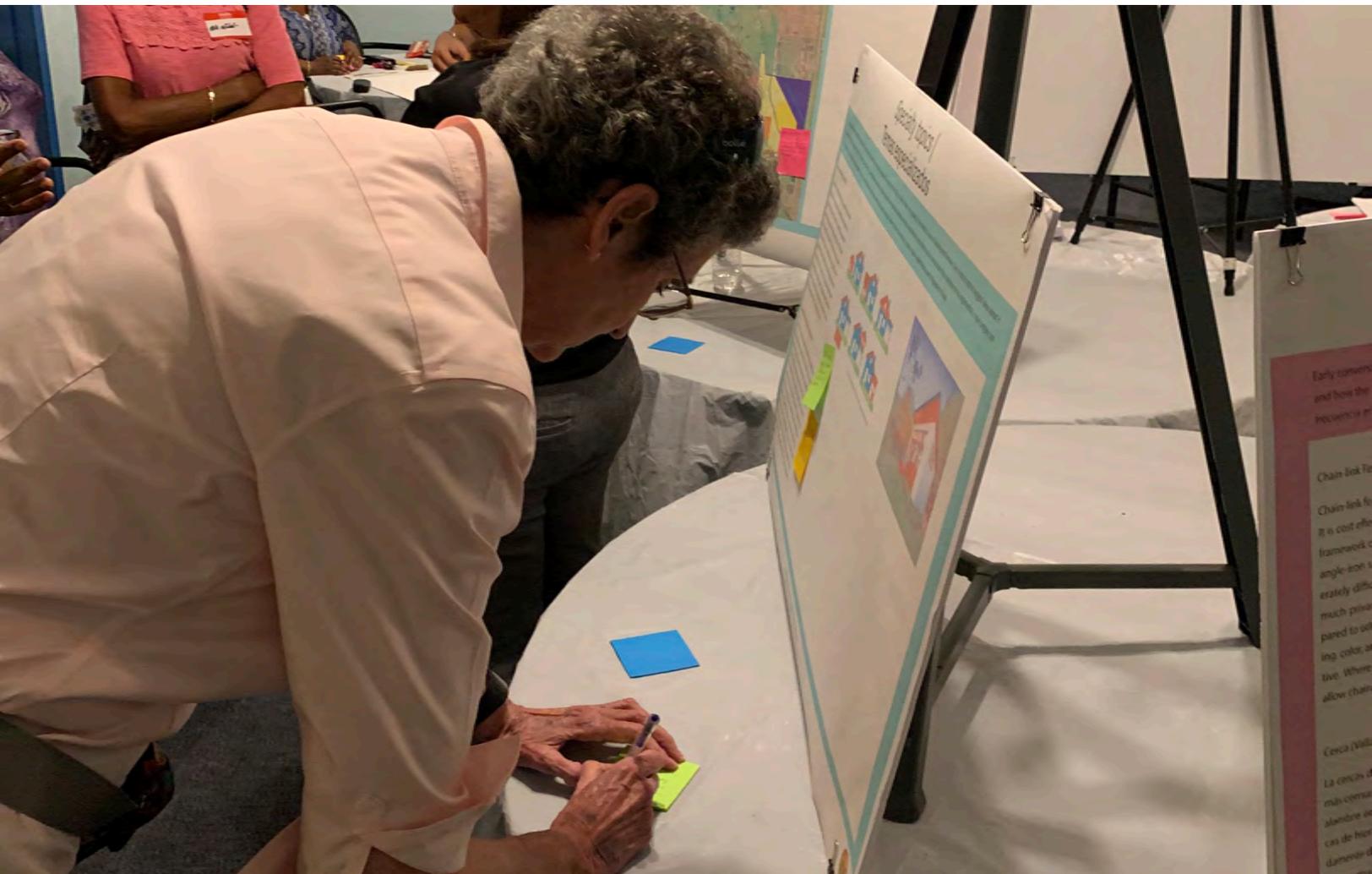
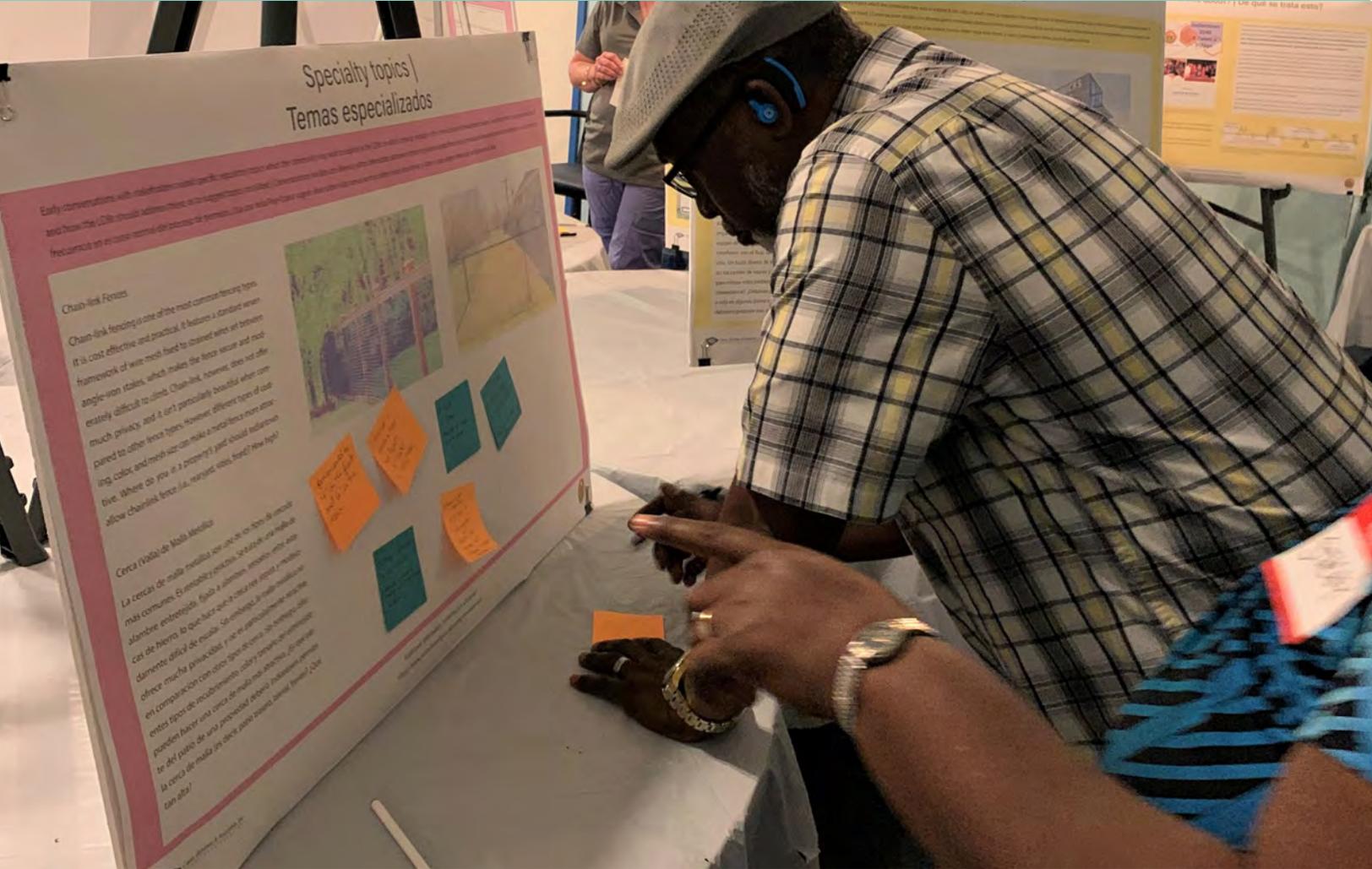
- Article 2 – Acronyms should be Article 1

*Input on Special Topics*

At the last station of the Open House events, three (3) boards and several Post-It flip chart sheets asked attendees for input on individual issues that the Village’s Planning and Zoning Department regularly receives inquiries about. The boards offered background information on each topic, including potential approach choices, and asked which approach is perceived to be the optimal for the Village. The Post-It sheets allowed participants to indicate whether they favored or rejected specific regulatory or incentive approaches. Open-ended responses were allowed

**1. Drive-thrus**

- Acceptable depending on location (several comments mentioned this)
- Location is key to eliminate impacts – not too many design restrictions, focus on safety and





functionality

- Side or rear of site (several recommended this)
- Allow only in commercial areas, away from residential areas
- Properties on 710 should be able to have them
- One-lane drive-thrus, multiple lane-drive-thrus is too much
- No high rise (unsure how this relates)
- Ensure sufficient stacking (two mentioned this)
- Look at Okechobee as a potential model

## 2. Chainlink fences

- Chainlink not a problem if well maintained
- Chainlink fences should be in the front and rear
- 6' max – allow in all districts
- Allow in front if hedge installed in front to block it
- Chainlink fences should be in the rear and side, not in front – 4' front, 6' side and rear (internal contradiction?)
- Chainlink fence 4' high in residential but prefer non metal but sturdy to keep pets safe
- 4' front, 6' rear, mix of chainlink and wood
- Only allow in industrial and agricultural as is; allow in residential only if decorative elements included
- 6' all around in the rear and sides (two mentioned this)
- The height should be no more than 5'. I love the concept of colors. But privacy fencing should be for back yard only

## 3. Accessory Dwelling Units (ADUs)

- Yes to allowing ADUs within setbacks
- Allow but only one on each property to keep down excess vehicles and discourage slumlords
- Depends on lot size, not too many. Also add guidelines
- Not unless use is specified and limited, subject to neighborhood approval

## 4. Transfer of Development Rights?

In favor = 4

Against = 1 (“No, just allow higher density overall”)

## 5. Developer Incentives?

In favor = 4

“Density bonuses for green design, additional landscaping affordable housing”

“Parking requirement reduction for developers who provide shaded pedestrian connectivity”

Against = 0

