



Memorandum #3

Date:	11/15/19
To:	Howard Brown, Village Manager
From:	Calvin, Giordano & Associates, Inc. (CGA) Team
Subject:	Public Stakeholder Meeting
Project:	Land Development Regulations (LDRs)
CC:	Village Council, members of the Indiantown community

On 11/15/19, the CGA project team held a public “stakeholder dialogue” meeting. The meeting was announced at the Village Council meeting on 11/14/19, with an invitation extended to any member of the public who may wish to participate. Approximately 22 individuals and community group representatives attended the stakeholder meeting. Several of the participants represented different branches of the development industry, including realtors, engineers, attorneys, developers, landscape architects, and others. Some of these participants were also members of the Chamber of Commerce’s Governmental Affairs Committee. Local landowners and residents were also in attendance.

CGA started the meeting by reiterating key points about the anticipated process and schedule, then proceeded to describe the purpose of the meeting (to allow the project team to learn about the stakeholders’ perceptions, concerns, aspirations and priorities) and how the dialogue would be conducted (as a sequence of conversations in response to various questions posed by the project team). The input received at this meeting, summarized in this memorandum (along with Council and staff input, as encapsulated in Memoranda #1 and #2), will be one of the bases for identifying key issues that the project team should address in the development of the new LDRs. This input will also feed into and help frame the approach and communication of issues in planned future public engagement as part of the LDR process.

Members of the development community can provide an important perspective to the land development regulation process, being one of the identified “Power Users” of a zoning or land development code. Business owners and residents also play an important role in ensuring that the code reflects the community vision, provides predictability, preserves property values, and is easy to understand for a lay-person.



Key takeaways of the stakeholder discussion are condensed below:

What do you hope the new code will achieve, and how?

Generally

- Use an incentive-approach to encourage the types of development the Village wants to attract.
- Promote mixed-income communities.
- Come to this process without preconceived notions (Note: this comment for CGA).
- Consider whether form-based approaches are appropriate (and where).
- Avoid the excessively onerous requirements of the Martin County Code which may not be contextually appropriate for Indiantown (e.g., requirement for land preservation).
- Emphasize user friendliness.
- Emphasize clarity of language to reduce the need for interpretation.
- Emphasize clarity of process steps
- Review comments received on the Comprehensive Plan process which may more appropriately apply to the LDRs (Note: Bonnie Landry can provide record of comments).
- Review former CRA documentation to get an understanding of the desired character for the Village.
- Cut review process times down from Martin County
- Look at Fellsmere code for ease of use
- Follow state code for many regulations.

Zoning and Land Uses

Encourage efficient use of land and creative ways of planning.

- Strengthen predictability in land uses (no "spot zoning").
- Emphasize land use compatibility.
- Ensure zoning for the downtown core is very mixed-use friendly (follow the Comprehensive Plan's Village Core FLU and look to Booker Park for patterns as well).
- Welcome a variety of uses – housing choices, retail and industry – present Indiantown as "open for business"
- Include zoning for land uses that are desirable and will be needed in the long-term, such as educational facilities (high school, satellite college), medical facilities, senior living facilities,
- Protect and strengthen accommodations for light manufacturing, heavy industry (already here), logistics, warehousing and utilities. (Comment: keep in mind that



Indiantown is part of a Free Trade Zone and Opportunity Zone and Historically Underutilized Business Zone).

- Consider incentives specific to industries Indiantown may wish to attract (e.g., cold storage, power production (solar), trucking, ag warehousing)

Density/Intensity and Building Height

- Provide density incentives for affordable housing.
- Consider clustering and density transfers to other parts of the property that are usable.
- Review height limits and whether as across-the-board they are realistic for uses such as industrial buildings, medical buildings (hospital), and others. Consider potential allowances for architectural design and special uses. (Note: The current height limit is 40 ft or 4 stories.
- Seek ways to unify the two sides of Warfield through form and design.

Housing

- Provide flexibility for variety of housing types (e.g., tiny houses, accessory units, farm worker housing) and lot sizes
- Make it possible for developers to produce affordable housing without the need for grants or federal program subsidies

Circulation and Connectivity

- Emphasize walkable connections between hubs of mixed-use development
- Include traffic calming options (Comment: what does the community want? How much can Indiantown slow traffic down when main roads are County or state-owned? Could tree canopy, planters and similar features be used to help calm traffic?)
- Emphasize multimodality: integrate sidewalk, biking, golf-cart and equestrian-friendly infrastructure)

Open Space, Landscape, Natural Environment

- Add flexibility to the landscape code and promote the use of Florida-friendly plant materials.
- Avoid requiring landscaping that doesn't work for the location. (e.g., stop requiring oak trees everywhere). There are many tree options that work for this area. Fruit trees would be preferable.
- Emphasize flexibility and choices (e.g., types of landscaping and mitigation)
- Constrain preservation requirements to unique and endangered areas identified by the state or federal government. (Note: check the Comprehensive Plan for those areas).