



# Village of Indiantown

## Introduction to the Land Development Regulations Process

November 14, 2019



**Calvin, Giordano & Associates, Inc.**  
EXCEPTIONAL SOLUTIONS™

# CGA COMPANY OVERVIEW

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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

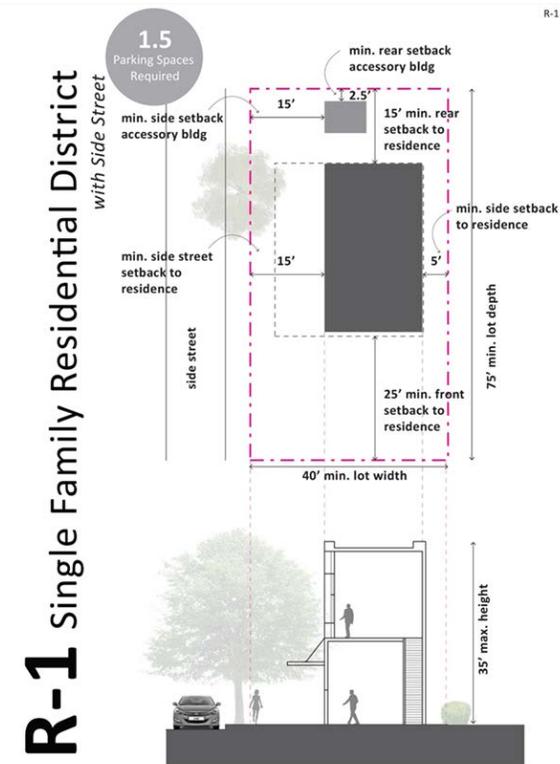
## CITY OF OPA-LOCKA

### 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





# COMPREHENSIVE PLAN vs. LDRs

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## 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

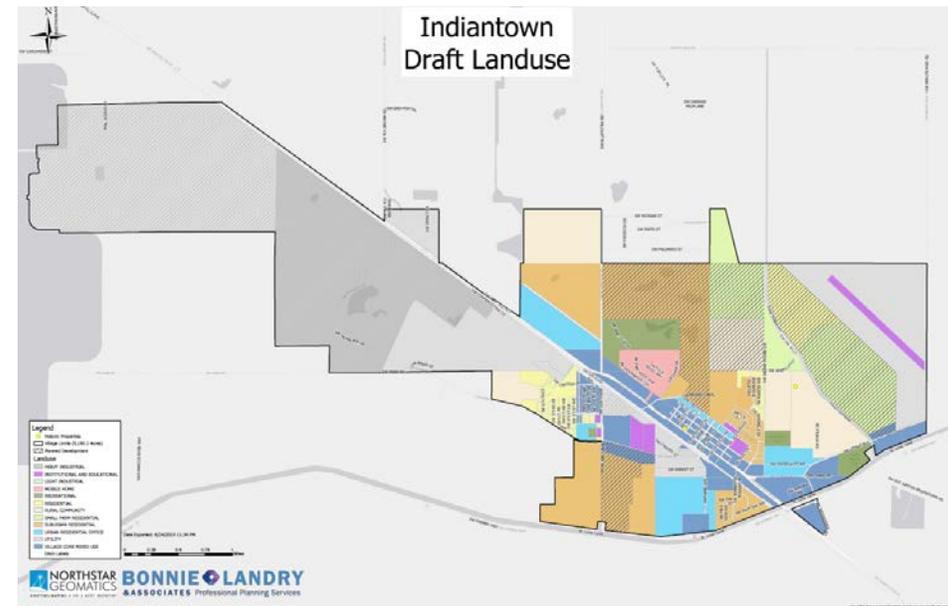
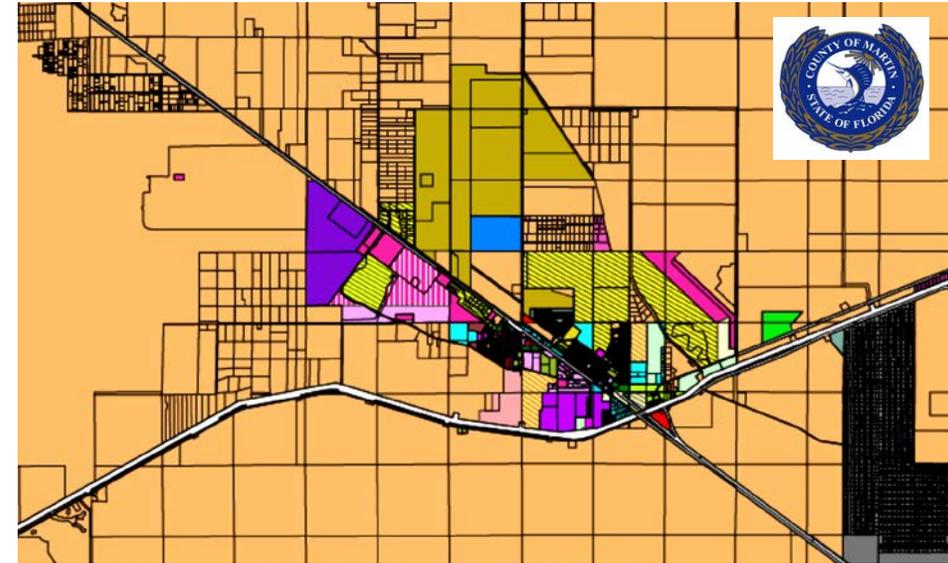
PHASE 1: Discovery Month 1	PHASE 2: Framework Months 1 - 4	PHASE 3: Production Month 5 - 7	PHASE 4: Adoption Months 8 - 9
<ul style="list-style-type: none"><li>• Mobilization</li><li>• Kick-off</li><li>• Data Gathering</li><li>• County Code Review</li><li>• Stakeholder Interviews</li></ul>	<ul style="list-style-type: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

WE  
ARE  
HERE



# 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





# COUNCIL ENGAGEMENT

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What are your expectations  
for the project?

What outcomes  
would you like to see?

What impediments do you foresee  
to achieving  
these outcomes?



# QUESTIONS?

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