The Village of Indiantown

Draft Comprehensive Plan

Future Land Use Element

Goals, Objectives and Policies
**Purpose and Summary of The Future Land Use Element**

The purpose and intent of the Future Land Use Element is to establish land patterns that reflect the community’s unique history. This Future Land Use will recognize and protect established neighborhoods and provide a framework to create a town center area which encourages compact, mixed-use urban development and supports transit. The Future Land Use Element also provides a clear separation between urban, suburban, and rural areas. The Future Land Use Element is an important component of the Village’s planning because it defines the location of uses and intensities which will indicate where infrastructure and services are needed. The Goals, Objectives and Policies of the Future Land Use Element implement the framework for the Village of Indiantown Comprehensive Plan. The approximate acreage and the general range of density or intensity of use is provided for the gross land area included in each existing land use category. The element establishes the long-term end toward which land use programs and activities are ultimately directed.

Land uses include, but are not limited to residential, commercial, industrial, parks, public space, recreation, civic and government, open space, and natural conservation. Having a good assessment of existing and future land uses enables the community to:

- Make wise public infrastructure investments in a timely manner.
- Prevent and eliminate nuisances and incompatible uses.
- Strengthen property values and reduce blight conditions.

The Future Land Use Element is the centerpiece of the Comprehensive Plan because it coordinates the central themes and information found in all the plan's elements. The Future Land Use Data and Analysis is informed by the citizens, their vision for the Village and provides a roadmap to realize this vision. The goals, objectives, and policies of all the elements will mirror and support this vision.

The Future Land Use element will describe the general distribution, location, and extent of the uses of land including residential, commercial, industrial, agricultural, recreational, conservation, educational, public facilities, and other categories of the public and private uses of land. The plan will provide an approximate acreage and the general range of density or intensity for uses as well as an estimated gross land area included in each existing land use category.
The planning horizon for the Future Land Use Map Series is ten (10) years beginning in 2020 and ending in 2030. With 2,555 acres of vacant land representing an available 6,496 single family housing units and 393 acres of vacant land representing 1,451 multifamily housing units, the Village of Indiantown has more than enough vacant land to accommodate its future population growth for the next 10-year period.

"Future Land Use" is different from "zoning." Future Land Use designations establish general ranges of uses that are permitted in each district, while zoning districts include a specific list of permitted uses. Future Land Use designations also establish a range of densities (amount of residential development per acre) and intensities (amount of non-residential development per acre) for each Future Land Use category. However, this does not guarantee that the maximum amount of development allowed within the district will be achievable on a specific site.

The Future Land Use element will establish the long-term end toward which land use programs and activities will be ultimately directed. The distribution, location, and extent of the various categories of land use will be shown on a land use map which will be supplemented by supporting goals, policies, and measurable objectives.

Table 1 lists the Future Land Use designations by acreage for the Village of Indiantown based upon data in the Geographical Information System (GIS). Although the GIS renders a better approximation of land use allocation, it is an approximation, not an exact, survey-grade calculation. Total acreage for properties with a designated Future Land Use is 8693.3. This total does not include rights of ways and ditches.
Definitions and Acronyms

**American Community Survey (ACS)** - Demographic data from the U.S. Census Bureau.

Census-designated Place (CDP) - A Census-Dedicated Place is a concentration of population in a particular area defined by the U.S. Census Bureau for statistical purposes only. The boundaries of a CDP have no legal status; therefore, they may not always correspond with the local understanding of the area or community with the same name.

**Floor Area Ratio (FAR)** is the ratio of a building's total floor area to the size of the piece of land upon which it is built.

\[
\text{F A R} = \frac{\text{floor area}}{\text{lot area}}
\]

**Future Land Use (FLU) Element** - The FLU Element is the centerpiece of the Comprehensive Plan because it coordinates the central themes and information found in all the plan’s elements.

**Greenhouse gas** - a gas that absorbs and emits radiant energy within the thermal infrared range. Greenhouse gases cause the greenhouse effect. The primary greenhouse gases in Earth's atmosphere are water vapor, carbon dioxide, methane, nitrous oxide and ozone. The greenhouse gas is a result of coal burned in power stations contains carbon which combines with oxygen in the atmosphere to form carbon dioxide. The man-made (or anthropogenic) component of the greenhouse effect is caused by man's activities that emit greenhouse gases to the atmosphere. The most important of these is the burning of fossil fuels.

**Silviculture** - the growing or cultivation of trees.

**Impervious Surface Area (ISA)** - the total coverage by impervious surfaces in an area. Impervious areas are mainly artificial structures such as pavements (roads, sidewalks, driveways and parking lots).
Tax Increment Financing (TIF) - Tax increment financing is a unique tool available to cities and counties for redevelopment activities. It is used to leverage public funds to promote private sector activity in the targeted area. The dollar value of all real property in the Community Redevelopment Area is determined as of a fixed date, also known as the “frozen value.” Taxing authorities, which contribute to the tax increment, continue to receive property tax revenues based on the frozen value. These frozen value revenues are available for general government purposes. However, any tax revenues from increases in real property value, referred to as “increment,” are deposited into the Community Redevelopment Agency Trust Fund and dedicated to the redevelopment area.

### Table 1:

<table>
<thead>
<tr>
<th>Future Land Use</th>
<th>Total Acreage*</th>
<th>Percentage Distribution</th>
<th>Minimum Density</th>
<th>Maximum Density</th>
<th>Intensity</th>
</tr>
</thead>
<tbody>
<tr>
<td>Commercial Waterfront</td>
<td>101.1</td>
<td>1.2%</td>
<td>n/a</td>
<td>20 upa</td>
<td>&lt;3.0 FAR</td>
</tr>
<tr>
<td>Conservation</td>
<td>0</td>
<td>0%</td>
<td>n/a</td>
<td>n/a</td>
<td>&lt;10% ISA</td>
</tr>
<tr>
<td>Light Industrial</td>
<td>1250</td>
<td>14.3%</td>
<td>n/a</td>
<td>20 upa</td>
<td>&lt;2.0 FAR</td>
</tr>
<tr>
<td>Heavy Industrial</td>
<td>1363</td>
<td>15.6%</td>
<td>n/a</td>
<td>n/a</td>
<td>&lt;3 FAR</td>
</tr>
<tr>
<td>Institutional and Educational</td>
<td>111.8</td>
<td>1.3%</td>
<td>n/a</td>
<td>n/a</td>
<td>&lt;.75 FAR</td>
</tr>
<tr>
<td>Mobile Home</td>
<td>114.1</td>
<td>1.3%</td>
<td>n/a</td>
<td>8 UPA</td>
<td>n/a</td>
</tr>
<tr>
<td>Recreational</td>
<td>213.5</td>
<td>2.4%</td>
<td>n/a</td>
<td>n/a</td>
<td>&lt;.5 FAR</td>
</tr>
<tr>
<td>Residential</td>
<td>573.7</td>
<td>6.6%</td>
<td>n/a</td>
<td>8 UPA</td>
<td>n/a</td>
</tr>
<tr>
<td>Rural Community</td>
<td>637.4</td>
<td>7.3%</td>
<td>n/a</td>
<td>2 UPA</td>
<td>n/a</td>
</tr>
<tr>
<td>Small Farm Residential</td>
<td>481.7</td>
<td>5.5%</td>
<td>n/a</td>
<td>1 UPA</td>
<td>n/a</td>
</tr>
<tr>
<td>Suburban Residential</td>
<td>1450.5</td>
<td>16.6%</td>
<td>n/a</td>
<td>5 UPA</td>
<td>n/a</td>
</tr>
<tr>
<td>Urban Residential Office</td>
<td>261.6</td>
<td>3.0%</td>
<td>3 UPA</td>
<td>15 UPA</td>
<td>&lt;1.5 FAR</td>
</tr>
<tr>
<td>Utility</td>
<td>1650</td>
<td>18.9%</td>
<td>n/a</td>
<td>n/a</td>
<td>&lt;3.0 FAR</td>
</tr>
<tr>
<td>Village Core Mixed Use</td>
<td>525.18</td>
<td>6.0%</td>
<td>5 UPA</td>
<td>20 UPA</td>
<td>&lt;2.5 FAR</td>
</tr>
</tbody>
</table>

*This table excludes ditches and rights of way and percentages are estimates. This chart will be updated during the Evaluation and Appraisal Review (EAR).*
GOALS

1. Land Development Plan
   Develop and maintain an understandable and predictable plan for the use and development of land in the Village of Indiantown.

2. Planning for Growth
   Provide for a high quality of life by planning for population growth, public and private development and redevelopment and the proper distribution, location and extent of land uses by type, density and intensity consistent with adequate levels of services and efficient use of facilities and the protection of natural resources and residential neighborhoods.

3. Future Land Use Coordination
   The Village of Indiantown shall coordinate land uses with suitable topography and soil conditions, protect natural resources and consider the availability of adequate infrastructure through the establishment of a Future Land Use Map which depicts appropriate land use categories.

4. Growth Management Strategy
   The Village of Indiantown’s growth management strategy shall be integrated throughout the elements of the comprehensive plan in order to create guidelines for growth that pays for itself through the provision of well-paid jobs and economic leverage factors which enhance the quality of life of the community.

5. Future Land Use Coordination
   Land uses shall be compatible with adjacent uses.

6. Future Land Use Category Descriptions
   Provide for a high quality of life by planning for population growth, public and private development and redevelopment and the proper distribution, location and extent of land uses by type, density and intensity consistent with adequate levels of services and efficient use of facilities and the protection of natural resources and residential neighborhoods.
GOAL L1 Land Development Plan
Develop and maintain an understandable and predictable plan for the use and development of land in the Village of Indiantown.

OBJECTIVE L1.1 Planning Land for the Village Vision
The Village of Indiantown Comprehensive Plan shall protect and enhance the quality of life and include policies to capitalize on existing infrastructure, discourage a sprawl development pattern and provide educational, cultural, recreational, commercial, industrial and employment opportunities for the citizens.

POLICY L1.1.1 Discourage Urban Sprawl Through Land Development Regulations
Base the Land Development Regulations upon a desire to have The Village grow in an economically and environmentally friendly manner which discourages urban sprawl. This will be implemented by a series of guiding principles which include:

a) The Future Land Use Map will delineate a portion of the Village known as Urban Core to guide and coordinate land use densities and intensities with the availability of capital infrastructure and to discourage urban sprawl.

b) The Future Land Use Map will graphically distribute broad categories of land use and allowable densities and intensities. In conjunction with the Future Land Use Map, the Land Development Regulations will include standards regarding these land uses such as:
   - Permitted uses
   - Setbacks
   - Lot dimensions
   - Building coverage
   - Open Space
   - Design Standards

c) Future Land Use Category Summaries for each Future Land Use provide the allowable densities and intensities of uses for specific sites. Mixed use is encouraged.

d) These guiding principles will be incorporated throughout this element as goals, objectives and policies which do not act independently of each other but rather, form a set of parameters in which land use decisions are made.
POLICY L1.1.2 Promoting Walkability
The Village of Indiantown Comprehensive Plan and any amendments seek to result in a land pattern that provides opportunities for residential, shopping, employment, education and recreation use within walking distance of each other.

POLICY L1.1.3 Urban Core
The Village of Indiantown Comprehensive Plan and any amendments will promote higher density housing and concentrations of nonresidential activity in the urban core area and in close proximity to each other.

OBJECTIVE L1.2 Development and Availability of Resources
Direct development to areas which have in place, or have agreements to provide, the land and water resources, and service capacity to accommodate growth in an environmentally acceptable manner.

POLICY L1.2.1 Future Land Use Mapping Coordination with Infrastructure
The Village of Indiantown Comprehensive Plan and any amendments will include a Future Land Use Map that defines densities and intensities intended to reflect the availability of capital infrastructure. Capital infrastructure, which supports higher land use densities and intensities, consists of sewer and water, roads, mass transit, solid waste, drainage, and parks.

POLICY L1.2.2 Future Land Use Mapping Compatibility with Surrounding Lands
The adopted Future Land Use Map and any amendments will be appropriate to the location, access and surrounding land use.
**POLICY L1.2.3 Discourage Urban Sprawl Through Amendments**

The Future Land Use element and any amendment to the Future Land Use element shall discourage the proliferation of urban sprawl by adhering to at least four of the following indicators:

a) Directs or locates economic growth and associated land development to geographic areas of the community in a manner that does not have an adverse impact on and protects natural resources and ecosystems.

b) Promotes the efficient and cost-effective provision or extension of public infrastructure and services.

c) Promotes walkable and connected communities and provides for compact development and a mix of uses at densities and intensities that will support a range of housing choices and a multimodal transportation system, including pedestrian, bicycle, and transit, if available.

d) Promotes conservation of water and energy.

e) Preserves agricultural areas and activities, including silviculture (the growing and cultivation of trees), and dormant, unique, and prime farmlands and soils.

f) Preserves open space and natural lands and provides for public open space and recreation needs.

g) Creates a balance of land uses based upon demands of the residential population for the nonresidential needs of an area.

h) Provides uses, densities, and intensities of use and urban form that would remediate an existing or planned development pattern in the vicinity that constitutes sprawl or if it provides for an innovative development pattern such as transit-oriented developments.

**POLICY L1.2.4 Minimum and Maximum Densities**

In order to achieve efficient and effective use of infrastructure and land, the Future Land Use Map defines and locates desired, broad use categories, provides both minimum and maximum residential density and defines intensity standards for nonresidential development. The Village of Indiantown Future Land Use Map seeks to provide a land use pattern that prevents sprawl.

**POLICY L1.2.5 Development Orders and Level of Service**

Before a development order or permit is issued, the Village of Indiantown shall seek to ensure that the adopted level of service standards for the affected public facilities will be maintained in accordance with the established concurrency management system defined in the Comprehensive Plan and Land Development Regulations.
POLICY L1.2.6 Environmental and Development Ordinances
Environmental and development ordinances shall seek to ensure the explicit and strict protection of environmentally sensitive lands through adherence to applicable State and Federal regulations.

POLICY L1.2.7 Promotion of Alternative Transportation
The Future Land Use Map and any amendments will promote development patterns that discourage the requirement of a private automobile and encourage use of alternative transportation methods such as walking, biking, or convenient and safe public transportation.

POLICY L1.2.8 Urban Core Revitalization
The Village of Indiantown shall prioritize infrastructure improvement projects that are located adjacent to or within the Urban Core.

POLICY L1.2.9 Consideration of Water Resources in Future Land Use Planning
The Village shall consider, in land use planning and regulation, the impact of land use on water quality and quantity; the availability of land, water, and other natural resources to meet demands; and the potential for flooding.
OBJECTIVE L1.3 Land Development Regulation Coordination with the Comprehensive Plan

Within one (1) year after adoption of this Comprehensive Plan, the Village of Indiantown shall develop, maintain and enforce Land Development Regulations (LDR) that are consistent with the goals, objectives and policies of the Village of Indiantown Comprehensive Plan. The Village also shall provide a procedure within the land development regulations which will substantially mitigate or lead to the eventual elimination of nonconforming land uses.

POLICY L1.3.1 Smart Growth Principles
The Village of Indiantown LDR will be based upon the following Smart Growth Principles:
   a) Encourage mixed land uses
   b) Encourage compact building design
   c) Provide a range of housing types
   d) Create walkable neighborhoods
   e) Preserve and enhance the Village of Indiantown’s sense of place
   f) Preserve open space, natural beauty and critical environmental areas
   g) Strengthen and direct development towards existing communities
   h) Provide a variety of transportation choices
   i) Make development decisions that are predictable, fair and cost effective
   j) Encourage community and stakeholder collaboration in development decisions

POLICY L1.3.2 Historic Properties and Districts
Existing uses and structures listed on the local or national historic register at the time of the adoption of this Comprehensive Plan are considered conforming.
GOAL L2 Planning for Growth
Provide for a high quality of life by planning for population growth, public and private development and redevelopment and the proper distribution, location and extent of land uses by type, density and intensity consistent with adequate levels of services and efficient use of facilities and the protection of natural resources and residential neighborhoods.

OBJECTIVE L2.1 Sustainable Vision
Create a sustainable community with high quality neighborhoods while preserving small-town feel and sense of community.

POLICY L2.1.1 Future Land Use and Housing
The adopted Future Land Use Map and any amendments will provide for a range of housing opportunities which does not isolate families or individuals based upon age, income or race.

POLICY L2.1.2 Residential Development
The Village of Indiantown shall encourage residential development be directed to locations that:
   a) Support efficient land use planning principles found in traditional neighborhoods such as mixed use and complete streets that support all modes of transportation.
   b) Have the availability of services and infrastructure to support it.
   c) Are located near employment, commercial and cultural centers, and fire and police protection
   d) Avoid adverse impacts to identified natural resources

POLICY L2.1.3 Sustainable Development
Through incentives, which may include development review fast tracking, permit fee rebates, impact fee deferrals and administrative variance, the Village of Indiantown shall encourage Leadership in Energy and Environmental Design (LEED), Florida Green Building Coalition's Green land development and building standards or other "Green" certified buildings through methods including, but not limited to:
   a) Heat Island reduction
   b) Use of local materials, certified sustainable wood products and/or highly recycled content products
   c) Energy efficient equipment/fixtures
   d) Water saving fixtures
   e) Waste management and recycling
   f) Pervious paver alternatives
   g) Rainwater harvesting
   h) Solar and wind energy provisions
POLICY L2.1.4 Complementary Future Land Uses
The adopted Future Land Use Map and any amendments will encourage a mix of complementary land uses and concentrations of mixed-use development in appropriate locations.

POLICY L2.1.5 Planned Density Integration
The scale of densities and intensities represented in the Future Land Use Map will provide a range of appropriately located development patterns.

POLICY L2.1.6 Calculation of Density
When the result of density calculation is a number that ends in .5 or higher, the total unit count shall be rounded up.

POLICY L2.1.7 Proof of Utility Capacity
The Village of Indiantown shall require written confirmation of potable water capacity from the private utility provider from all applicants for development approval prior to the issuance of a development order.

GOAL L3 Future Land Use Compatibility with Geologic Conditions and Capital Infrastructure
The Village of Indiantown shall coordinate land uses with suitable topography and soil conditions, protect natural resources and consider the availability of adequate infrastructure through the establishment of a Future Land Use Map which depicts appropriate land use categories.

OBJECTIVE L3.1 Planned Coordination with Local, State and Federal Agencies
The Village of Indiantown will coordinate the plans of State government, School Board, the institutions of higher learning and other applicable entities with this Comprehensive Plan.

POLICY L3.1.1 Intergovernmental Negotiation on Locally Unpopular Land Uses
The Village of Indiantown shall develop a system of intergovernmental negotiation for siting locally unpopular land uses which considers the area of population served, the impact on land development patterns or important natural resources, and the cost-effectiveness of service delivery.
POLICY L3.1.2 Siting and Mitigating Airport Hazard Areas
The Village of Indiantown will develop regulations that will apply to the siting of public facilities and buildings within an airport hazard area as defined by Florida State Statute 333.01. By 2021, the Village of Indiantown shall also develop regulations that seek to ensure the siting of critical facilities avoid airport hazard areas and include provisions for the mitigation of existing critical facilities located in airport hazard areas.

POLICY L3.1.3 Siting of Traditional and Alternative Power Facilities
The Village of Indiantown shall provide for the siting of power plants, including solar and nuclear power plants, to meet the state’s determined need for electric power generation.

POLICY L3.1.5 Funding to Strengthen Infrastructure
The Village of Indiantown shall identify local, State and Federal funding in order to assess its vulnerabilities and strengthen the current infrastructure to protect against natural disasters in accordance with the Florida Comprehensive Hurricane Damage Mitigation Program.

OBJECTIVE L3.2 Future Land Use Map Amendment Guidelines
Amendments of the Future Land Use Map shall follow guidelines to the maximum extent possible listed in the policies of this objective.

POLICY L3.2.1 Future Land Use Map Amendments
The Future Land Use Map and any amendments to the Future Land Use Map shall be evaluated based upon the provision of urban services that are coordinated by Village of Indiantown to assure the natural resources are maintained, natural systems are not degraded, and that the fiscal health of the Village is maintained. This shall be accomplished by a planned, timed, and cost-effective capital improvement program.

POLICY L3.2.2 Future Land Use Map Amendments: Facility Evaluation
The Future Land Use Map and any amendments to the Future Land Use Map shall be evaluated by an analysis of the availability of facilities and services.
POLICY L3.2.3 Future Land Use Map Amendments: Proposed Use Evaluation
The Future Land Use Map and any amendments to the Future Land Use Map shall be evaluated by an analysis of its proposed use considering the character of the undeveloped land, soils, topography, aquifer vulnerability, natural resources, and historic resources on site.

POLICY L3.2.4 Future Land Use Map Amendments: Land Evaluation
The Future Land Use Map and any amendments to the Future Land Use Map shall be evaluated by an analysis of the minimum amount of land needed to achieve the goals and requirements of this section.

OBJECTIVE L3.3 Location of Public Facilities
The Village of Indiantown shall establish standards and regulations for the location of public facilities. The Village of Indiantown Future Land Use Map shall include a concentration of higher densities and intensities of land uses in areas that have an availability of capital infrastructure.

POLICY L3.3.1 Capital Infrastructure
Future Land Use Map densities and intensities shall be intended to reflect the availability of capital infrastructure. Capital infrastructure, which supports higher land use densities and intensities, consists of sewer and water, roads, mass transit, solid waste, drainage, and parks.

POLICY L3.3.2 Coordinating Density with Transportation and Capital Facilities
Higher density and mixed-use development and its ancillary activities shall be channeled into locations which have proper access to the existing transportation system, minimal environmental constraints, sufficient stormwater treatment capacity, compatible existing land use and readily available sewer and water infrastructure.

POLICY L3.3.3 Central Water and Sewer
The Village of Indiantown shall seek to coordinate with the private utility in an effort to provide central water and sewer to those residents who are currently not served by these services.
POLICY L3.3.4 Water and Wastewater System Acquisition
The Village of Indiantown will begin to negotiate with Indiantown Company to discuss possible acquisition of the water and wastewater systems.

POLICY L3.3.5 Capital Improvement Plan
The Village of Indiantown will maintain a five (5) year Capital Improvements Plan (CIP), updated each year, which provides a cost estimate and construction year for the future implementation of capital facilities projects.

POLICY L3.3.6 Promotion of Equitable Development Programs
The Village shall promote state programs, investments, development and redevelopment activities which encourage efficient development and occur in areas which will have the capacity to service new population and commerce.

OBJECTIVE L3.4 Maintaining Vision in Future Governmental Programs
The Village of Indiantown shall establish and maintain governing documents which shall be based upon its desire to have the available urban infrastructure while protecting environmentally sensitive lands and water bodies.

POLICY L3.4.1 Ecologically Friendly Incentive Programs
The Village shall develop a system of incentives and disincentives which encourages a separation of urban and rural land uses while protecting water supplies, resource development, and fish and wildlife habitats.

POLICY L3.4.2 Impact Review Process
The Village shall develop a comprehensive impact-review procedure to evaluate the effects of significant development activities in their jurisdictions.

POLICY L3.4.3 Education and Planning Research
The Village shall seek to provide educational programs and research to meet state, regional, and local planning and growth-management needs.
GOAL L4 Growth Management Strategy
The Village of Indiantown’s growth management strategy shall be integrated throughout the elements of the comprehensive plan in order to create guidelines for growth that pays for itself through the provision of well-paid jobs and economic leverage factors which enhance the quality of life of the community.

OBJECTIVE L4.1 Village Vision
The Village of Indiantown shall develop policies that illustrate a series of intentions related to best management practices for land use planning and will address issues that are important to the Village of Indiantown.

POLICY L4.1.1 Future Land Use Map
The Village of Indiantown shall develop a map series that graphically depicts land use categories with their allowable densities and intensities. The map series will also depict historic sites, topographical conditions, the transportation system, and the general location of environmental features which are to be preserved, or to which development limitations will apply as identified or required in the Conservation Element.

POLICY L4.1.2 Facilitate Economic Growth
The Village of Indiantown shall consider the need for job creation, capital investment, and economic development that will strengthen and diversify the community’s economy when developing the Future Land Use Map or when evaluating amendments to the Future Land Use map.

POLICY L4.1.3 Level of Service Standards
The Village of Indiantown shall seek to ensure that the Future Land Use map or any amendments to the Future Land Use map will achieve and maintain the adopted level of service standards set forth within the Village of Indiantown Comprehensive Plan and Land Development Regulations.
POLICY L4.1.4 Blended Densities
Site plans proposed as PUD zoning districts including two or more underlying future land use designations may be developed with "blended" densities. When so developed, the total maximum density of the applicable residential future land use designations may be distributed in the PUD boundary without regard to the precise boundary line of the underlying land use. In no case shall the blending of densities allow more residential units to be approved than the maximum gross densities allowed by the individual future land use designations.

OBJECTIVE L4.2 Mixed Use Development
The Village of Indiantown shall encourage mixed-use development which shall be guided by the policies in the Comprehensive Plan.

POLICY L4.2.1 Functional Mix of Future Land Uses
The Village of Indiantown shall be planned to enhance the livability and character of urban areas through the encouragement of an attractive and functional mix of living, working, shopping, and recreational activities.

POLICY L4.2.2 LDR Mixed Use Guidelines
The Village of Indiantown shall develop guidelines for mixed uses which will be included in the Land Development Regulations.

POLICY L4.2.3 Requirements for Mixed Use Projects
Mixed Use is an option for Commercial Waterfront, Light Industrial, Urban Residential Office, and Village Core Mixed Use Land Use categories. The following are requirements for mixed use projects:

1) Mixed use projects shall be comprised of a minimum of 20 percent residential and a maximum of 75% residential.

2) Density and intensity of mixed-use developments within these land use categories shall not exceed, in total, the maximum number of permitted residential units per acre for the land use category, plus the maximum FAR for the land use category.
OBJECTIVE L4.3 Strategy for Sustainability
The Village of Indiantown shall initiate efforts to reduce its impacts on climate change and shall promote sustainable and inclusive development for responsible economic growth.

POLICY L4.3.1 LDR Sustainability Incentives
The Village of Indiantown Land Development Regulations shall include incentives for development applications (both private and public sector) that promote fewer work-based vehicle trips. These incentives may include, but not be limited to, development review fast tracking, permit fee rebates, impact fee deferrals, and reduced parking requirements.

Items that will be considered to reduce vehicle miles traveled include, but are not limited to:

- Carpooling, bicycling and public transit use
- Video conferencing or conference calls
- Flex time programs for eligible employees
- Green building educational materials to the community
- Energy efficiency and cost saving measures

GOAL L5- Future Land Use Coordination
Future Land Uses shall be compatible with adjacent uses.

OBJECTIVE L5.1- Future Land Use Compatibility
The Future Land Use Map will be developed which provides an appropriate location to specific uses such as airports, schools and historic sites. These uses will be distributed so that they are compatible with their surrounding uses.

POLICY L5.1.1 Airports
The Indiantown Airport is a privately-owned airport that is open to the public. In recognition of potential conflicts between airports and the surrounding uses, the Village of Indiantown’s Comprehensive Plan includes policies to address these.

POLICY L5.1.2 Airport Land Use Compatibility
The Village of Indiantown Future Land Use Map shall provide for the compatibility of lands adjacent to the Indiantown Airport as defined in SS 330.35 (Regulation of Aircraft, Pilots and Airports)
and ss 333.02 (Airport Hazards and Uses of Land in Airport Vicinities).

**POLICY L5.1.3 Airport Zoning Protection**
The Village of Indiantown Land Development Regulations shall include an airport zoning protection as provided in FSS 330.35; specifically, for the Indiantown Airport to seek to ensure the airport area is free from any obstructions which could affect the ability of aircraft to take off, maneuver or land.

**POLICY L5.1.4 Educational Institution Future Land Use Category**
The Institutional and Educational Future Land Use category is clearly identified in the Future Land Use Map, and it is intended for public and private schools, as well as a broad range of community, civic, religious and institutional uses, including but not limited, to libraries, fire stations, police stations, civic educational centers, places of worship and supporting uses, community centers and clubhouses. School support facilities are also allowable, and include but are not limited to, play fields, gymnasiums, and other education-related uses.

**POLICY L5.1.5 Coordination with Martin County School District**
The Village of Indiantown will coordinate with the Martin County School District to determine projected needs for schools and to seek to ensure that there is a sufficient amount of land available to site new schools.

**POLICY L5.1.6 Public School Siting**
All proposals to site public schools, including post-secondary schools, shall be reviewed for consistency with the entire Comprehensive Plan. Such reviews shall be made in conjunction with the Martin County School Board to promote, to the greatest extent possible, opportunities for residential, shopping, employment, education and recreation within walking distance of each other, and to encourage development patterns which reduce trip length and/or the need for private automobile trips.

**POLICY L5.1.7 Historical Properties and Natural Resources**
The Village of Indiantown recognizes the importance of historic properties and will seek to ensure that properties which are listed on the local or national historic register are protected to the greatest extent possible from demolition or neglect.
POLICY L5.1.8 Industrial Locations
Industrial land shall be located in areas appropriate to its special needs and constraints including but not limited to consideration of: topography; choice and flexibility in site selection; access by truck, air or rail; commuter access for home-to-work trips; utilities; air and water quality considerations; proximity to supportive and related land uses; and compatibility with neighboring uses.

POLICY L5.1.9 Industrial Development
The timing and location of industrial development shall be permitted only with the availability and adequacy of existing or planned services and facilities.

POLICY L5.1.10 Industrial Compatibility
Industrial development shall be in such a manner as to prohibit industrial traffic through predominantly residential areas. Land Development Regulations shall address access standards for industrial and mining uses to protect predominantly residential areas from traffic impacts and/or traffic generated by industrial development.

POLICY L5.1.11 Recreational and Commercial Preservation
When and if applicable, the Village of Indiantown shall encourage the preservation of recreational and commercial working waterfronts for water dependent uses.

POLICY L5.1.12 Public Conservation
The Future Land Use Map for the Village of Indiantown will include a Conservation Future Land Use category for public and private lands designated for conservation in order to protect major reserve water supply areas and natural reservations. This intends to:

- Reduce air and water pollution
- Preserve open and green spaces
- Preserve fish and wildlife habitats, endangered species, and biodiversity
- Manage and protect watersheds and wetlands
- Maintain scenic landscapes and recreational amenities
- Prevent soil erosion and improve soil quality
POLICY L5.1.13 Military Installations
The Village of Indiantown does not currently contain military installation properties within the boundaries. Therefore, there are no lands within the boundaries that are adjacent to any military installations.

OBJECTIVE L5.2 Future Land Use Compatibility with Lands Outside of Village Boundaries
The Village of Indiantown shall seek to ensure that land uses adjacent to jurisdictional boundaries are compatible.

POLICY L5.2.1 Agricultural Land Preservation and Compatibility
There are no agricultural land uses within the boundary of the Village of Indiantown; however, agricultural land uses are in many parcels just beyond the boundary in unincorporated Martin County. The Village of Indiantown will monitor land uses adjacent to boundary to seek to ensure protection of agricultural land.

FUTURE LAND USE GOAL 6 Future Land Use Category Description
Provide for a high quality of life by planning for population growth, public and private development and redevelopment and the proper distribution, location and extent of land uses by type, density and intensity consistent with adequate levels of services and efficient use of facilities and the protection of natural resources and residential neighborhoods.

OBJECTIVE L6.1 Future Land Use Category Details
The Village of Indiantown shall establish policies and guidance for the mapping of Future Land Use Categories. These categories are designed to promote a variety of land use types and patterns to meet the needs of the community.

POLICY L6.1.1 Institutional and Educational Future Land Use
The Institutional and Educational Future Land Use category is intended for public and private schools, as well as a broad range of community, civic, religious and institutional uses, including but not limited to libraries, fire stations, police stations, civic educational centers, places of worship and supporting uses, community centers and clubhouses. School support facilities are also allowable, and include but are not limited to, play fields,
gymnasiums, and other education-related uses. Additional
description of allowable uses within the Institutional and
Educational Facilities Future Land Use category shall be further
defined in the Land Development Regulations.

**Intensity and Density:**
The maximum Floor Area Ratio (FAR) is .75 for Institutional and
Educational Future Land Use.

**POLICY L6.1.2 Mobile Home Future Land Use**
The Mobile Home Future Land Use category is intended to recognize
and support existing mobile home sites. The Village of Indiantown
will draft its land development regulations to provide design and
building standards for mobile and manufactured home developments.
These standards will provide for an adequate number of sites in
areas outside flood zones and the hurricane storm surge zone. In
order to promote a consistent pattern of residential land uses and
protect property values within the Village, mobile homes will be
allowed in specified residential categories in mobile home
developments which may be rent parks, cooperatives, condominiums
or subdivisions. Pursuant to F.S. Ch. 320, all local requirements
will be reasonable and uniformly applied and enforced.
Requirements may include appearance standards to seek to ensure
compatibility of appearance within a neighborhood. The land
development regulations will include a provision for the
conversion of existing mobile home sites to transition to single
family homes.

**Density and Intensity:**
The maximum density for the Mobile Home Future Land Use is eight
(8) units per acre. There is no minimum density.

**Location:**
This land use is located adjacent to the urban core.
POLICY L6.1.3 Recreational Future Land Use
The primary intent of the Recreational Future Land Use category is to accommodate recreation and open space uses as identified within the Village of Indiantown’s comprehensive plan to serve the public’s recreation needs. This category includes government and/or privately-owned lands which have active or passive recreational facilities, historic sites, forests, cemeteries, or wildlife management areas. This category is also intended for government-owned lands with structural or nonstructural stormwater facilities and other examples of open, green space. These areas may be used for passive parks that do not contain any permanent structure. Allowable open space uses include but are not limited to parks, nature preserves and unimproved pervious parking areas.

Density and Intensity:
The maximum Floor Area Ratio (FAR) is .5 for the Recreation Future Land Use. In general, land uses within this category are low intensity in character with a minimum of impervious surface coverage in order to retain as much natural vegetation and landscape as possible.

Location:
The land use is located throughout the Village to provide recreational opportunities throughout Indiantown.

Special Conditions:
Development shall be subject to design standards to be included in the Land Development Regulations. These design standards will preserve the scenic and rural character of this category and protect surrounding residential development from offsite impacts of non-residential development. Design standards shall include, but not be limited to, signage, lighting, parking, landscape buffers, and building materials. Existing uses and structures listed on the local or national historic register at the time of adoption of this amendment shall be considered conforming.

POLICY L6.1.4 Rural Community Future Land Use
The Rural Community Future Land Use category is intended to represent a charming, small town neighborhood atmosphere. The Rural Community Future Land Use Designation has a moderately low-density development pattern with a small-town feel. This area has a density typically less than those desirable within an urban area. The intensity and layout of development within these communities more closely reflects rural design characteristics than urban design characteristics.
Density and Intensity:
The maximum density for the Rural Community Future Land Use is two (2) units per acre. There is no minimum density for this land use.

Location:
The area designated as Rural Community is generally situated between Small Farm Residential and Suburban Residential properties. This land use intends to provide a transition from very low density to low density land uses.

POLICY L6.1.5 Small Residential Farm Future Land Use
The purpose of the land use Small Farm Residential is to preserve and protect areas adjacent to agricultural lands and to provide the opportunity for very low-density residential with the option to have small “hobby” farms. These areas are situated in locations that typically do not currently have urban services and have a sparse development pattern. The land use maintains a lower density in efforts to preserve rural character.

Density and Intensity:
The maximum density is one (1) unit per acre (UPA). There is no minimum density for this land use.

Location:
This land use is generally located between the more traditional agricultural lands surrounding the Village of Indiantown boundary in unincorporated Martin County and the traditional neighborhoods adjacent to the urban core of the Village of Indiantown.

POLICY L6.1.6 Residential Future Land Use
The Residential Future Land Use category is intended to recognize established neighborhoods, characterized by existing homogeneous residential areas within the community which are predominantly accessible by local streets. The primary function is to protect existing stable and viable residential areas from incompatible land use intensities and density intrusions. Future development primarily will consist of infill due to the built-out nature of the areas. Commercial, including office as well as any industrial land uses, are prohibited. Future arterial and/or expressways should be planned to minimize impacts within this category. Single family, townhouse and cluster housing may be permitted within a range of up to eight units per acre. Consistency with surrounding residential type and density shall be a major determinant in granting development approval.
Density and Intensity:
The maximum density for the Residential Future Land Use is eight (8) units per acre. There is no minimum density for this Future Land Use category.

Location:
Established neighborhood areas.

Special Conditions (Density bonus):
Projects with the Residential Future Land Use designation may be approved for a maximum of 10 units per gross acre (a density bonus) after demonstrating compliance with all of the following criteria:
(a) The development commits to providing affordable or workforce housing;
(b) The site is or can be serviced by a full complement of urban services including water and wastewater service;
(c) The applicant provides a significant open space buffer, natural landscape (including a landscaped berm where appropriate), plant material and/or an aesthetic wall or fence to effectively shield the Residential use from any existing or potential adjacent nonresidential use or from any single-family use.

POLICY L6.1.7 Suburban Residential Future Land Use
The Suburban Residential Future Land Use is intended to provide for a wide range of housing types and opportunities in a low-density residential development pattern. It is also intended that community facilities (Recreation, Community Services and Light Infrastructure) related to residential use be allowed.

Density and Intensity:
The maximum density for the Suburban Residential Future Land Use is five (5) units per acre. There is no minimum density for Suburban Residential Future Land Use category.

Location:
Suburban Residential is primarily located on the outer fringe of the urban core.

POLICY L6.1.8 Urban Residential Office Future Land Use
The Urban Residential Office Future Land Use category is intended to provide a mix of low to medium density residential and small-scale commercial development. Residential uses and types include, but are not limited to, single family detached houses and multifamily residential structures. Commercial uses include, but are not limited to, small professional offices and small retail which supports the surrounding residential uses.
**Density and Intensity:**
This is a mixed use land use category. The maximum residential density for the Urban Residential Office Future Land Use is fifteen (15) units per acre. The minimum residential density is three (3) units per acre. The maximum Floor Area Ratio (FAR) is 1.5 for non-residential uses in Urban Residential Office Future Land Use.

**Location:**
Urban Residential Office land use is located adjacent to and within the Urban Core.

**POLICY L6.1.9 Utility Future Land Use**
The Utility Future Land Use category seeks to ensure the availability of land for services such as water and sewer plants, electrical power plants and associated ancillary uses are adequate to meet the current and future needs.

**Density and Intensity:**
The maximum Floor Area Ratio (FAR) for the Utility Future Land Use is 3.0.

**Location:**
Most of the Utility Future Land Use is comprised of power generation which is located in the western portion of Indiantown.
POLICY L6.1.10 Village Core Mixed Use Future Land Use

The Village Core Mixed Use Future Land Use category is intended to maximize the values of traditional neighborhood design, and to encourage incorporated residential uses. This land use will provide opportunities for shops and services to serve nearby residents. Emphasis on commercial uses shall include, but not be limited to, convenience goods and services, small to moderate scale grocery stores, pharmacies and offices. Office and commercial development shall be developed in scale with the surrounding residential areas. The Village Core Mixed Use category is intended to provide opportunities for residential, shopping, services, professional office, employment, education and recreation use within walking distance of each other where feasible. Development in this category shall be encouraged to develop utilizing traditional neighborhood development standards that will be established in the Land Development Regulations. Uses will include, but not be limited to, medium to high density residential land use, small to moderate scale commercial shopping opportunities for area residents, services, professional offices, schools and small to moderate scale churches, and recreational and leisure-oriented amenities for the enjoyment of area residents. New development in this category encourages the establishment of a true, mixed-use project, either through buildings that integrate a mixture of uses or series of buildings that result in a compatible mix of uses. Integration could include pedestrian connections, shared public spaces, streetscapes that focus on people before automobiles and parking designs that minimize their visibility. Commercial development is encouraged to develop with a walkable scale (where appropriate given the context), and with an intensity so that they are safely accessible to pedestrians living in the surrounding residences. Parking requirements may be
reduced to reflect increased pedestrian access. Residential development is encouraged to include a mix of densities and housing types and be located to maximize pedestrian access to shops, public facilities and recreational opportunities that are passive or active.

**Density and Intensity:**
This is a mixed use land use category. The maximum residential density for the Village Core Mixed Use (Urban Core) land use is twenty (20) units per acre. The minimum residential density is five (5) units per acre. Higher density housing and concentrations of nonresidential activity will be near each other. When calculating the number of residential units per acre in Village Core Mixed Use, units of 800 or fewer square feet shall be counted as one half of a unit. The maximum Floor Area Ratio (FAR) is 2.5 for non-residential uses in Village Core Mixed Use Future Land Use.

**Location:**
The Village Core Mixed Use is primarily located along Warfield Boulevard and locations that had previously been included in the Indiantown Mixed Use Overlay.

**Policy L6.1.11 Conservation**
The Conservation Future Land Use category is reserved for public and private lands that are designated for conservation. These lands will be protected and maintained in perpetuity.

**Density and Intensity:**
The maximum Impervious Surface Area (ISA) is 10% for the Conservation Future Land Use.
Policy L6.1.12 Heavy Industrial Future Land Use

The Heavy Industrial Land Use category is intended for industrial uses which have or may have substantial offsite impacts. These areas have locational criteria more stringent than residential or commercial. Off-site impacts require extensive buffering and/or relative distance from other land uses. Ancillary commercial uses designed to serve adjacent workers may be permitted. Other commercial and residential land uses are prohibited due to the encroachment factor. No additional property shall be designated with the Heavy Industrial Land Use category. This use will be further defined in the Land Development Regulations. It is intended to include additional requirements for the use of Mining. Higher intensity uses may require employment of techniques to prevent substantial impacts off-site or require mitigation and/or minimization techniques for impacts. Those industries that have the potential to result in any other pollution of the air or ground shall adhere to existing local, state and federal operational or industry standards, and avoid or mitigate these potential impacts.

Intensity and Density:
The maximum Floor Area Ratio (FAR) is 3.0 for Heavy Industrial Future Land Use. There is no residential permitted in this Land Use Category.

Location:
This land use is located west of the urban area of Indiantown.

Special Conditions:
The following special conditions shall apply to the Heavy Industrial Land Use category:
1. Administrative offices that support and are functionally related to onsite activities are allowed in any of the implementing zoning districts for the Industrial Future Land Use Category.
2. Site plans must demonstrate the protection of adjacent non-industrial properties through development standards outlined in the land development regulations.
3. A plan for vehicular access to and from the site addressing heavy trucks and equipment must be submitted with site plans and must demonstrate compatibility with adjacent land uses.
4. Hydraulic fracturing, commonly referred to as fracking, is not a permitted use in the Heavy Industrial Future Land Use.

**Policy L6.1.13 Light Industrial Future Land Use**
The Light Industrial Land Use category is intended to provide areas for industrial and warehousing activities, including storage, service commercial, office and assembly activities. It is intended that regulations implementing this development pattern will preclude non-light industrial uses which would limit or interfere with industrial development. It is also intended that community facilities (Recreation, Community Services, Post-Secondary Schools, and Light and Heavy Infrastructure) may be allowed in a manner which would ensure the protection of the allowable uses within and adjacent to this development pattern. Office use, and commercial use up to 10,000 square feet per parcel, is allowed.

**Intensity and Density:**
This is a mixed use land use category. The maximum Floor Area Ratio (FAR) is 2.0 for Light Industrial Future Land Use. Residential uses shall be allowed in the Light Industrial Future Land Use designation as part of a mixed-use project. For mixed use projects, the residential density shall not exceed 20 units per gross acre. Site plans for mixed use projects in the Light Industrial Future Land Use will demonstrate adequate buffers to protect surrounding residential uses.

**Location:**
This land use is located west and east of the urban area of Indiantown.

**Policy L6.1.14 Commercial Waterfront Future Land Use**
Commercial Waterfront Future Land Use provides for variety of marina and water-related uses and services including, but not limited to, commercial docking, boat slips and launches, marine equipment and boat sales, resorts, restaurants, shops and more intense marine services such as boat repair and construction.
Residential uses may be allowed as part of a mixed-use project. The Land Development Regulations will include zoning standards for specific uses consistent with Commercial Waterfront Future Land Use.

**Intensity and Density:**
This is a mixed use land use category. The maximum Floor Area Ratio (FAR) is 3.0 for Marine Waterfront Commercial Future Land Use. Residential uses shall be allowed in the Waterfront Commercial Future Land Use designation as part of a mixed-use project. For mixed use projects, the residential density shall not exceed 20 units per gross acre. A hotel/motel density shall not exceed 30 units per gross acre.

**Location:**
This land use is located along accessible waterfront sites with the potential to satisfy the unique location, market and resource needs of water-dependent, marine service/industrial uses.

**Special Conditions:**
The Land Development Regulations will include additional development standards for the more intense marine services uses in the Commercial Waterfront Land Use category to ensure the stability of adjacent and nearby residential areas and to avoid or mitigate potential impacts to surrounding parcels.