



& ASSOCIATES

Professional Planning Services

Comprehensive Plan Technical Memorandum #1 Broad Themes

Date: November 30, 2018

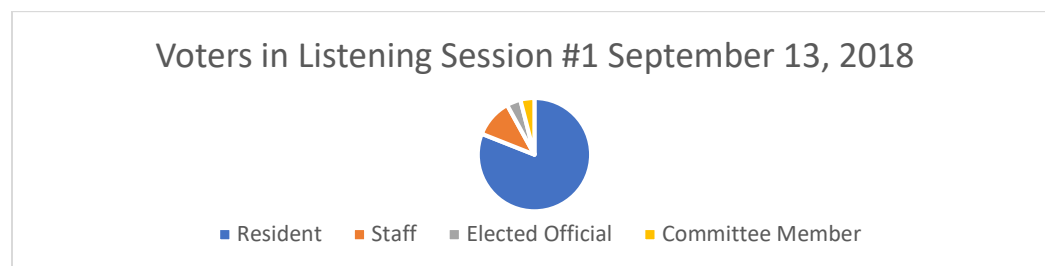
To: Comprehensive Planning Review Committee members

From: Bonnie C. Landry, AICP

RE: Village of Indiantown Comprehensive Plan: Broad Themes

INTRODUCTION

The results detailed in this memorandum reflect the views of the residents, village council members and Comprehensive Planning Review Committee members in attendance of the listening session on September 13, 2018. Eighty-one percent of the people in attendance of the listening session were residents of Indiantown. The remainder of the people voting in the polls conducted at the meeting were business owners, committee members and elected officials.



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Purpose

The Comprehensive Plan provides the principles, guidelines, standards and strategies for orderly and balanced future economic, social, physical, environmental and fiscal development of the area that reflects community commitments to implement the plan and its elements. It contains goals, objectives and policies that establish a meaningful and predictable standard for the use and development of land. These goals, objectives and policies also serve as a guideline for the development of a detailed land development and use regulation (LDR).

LIST OF ACRONYMS USED IN THE COMPREHENSIVE PLAN

	INTERGOVERNMENTAL COORDINATION ACRONYMS
BCC	Board of County Commissioners
CGMP	Comprehensive Growth Management Plan
FDEP	Florida Department of Environmental Protection
FDOT	Florida Department of Transportation
FIND	Florida Inland Navigation District
MOU	Memorandum of Understanding
MPO	Metropolitan Planning Organization
SFWMD	South Florida Water Management District
TCRPC	Treasure Coast Regional Planning Council
TPO	Transportation Planning Organization
	FUTURE LAND USE ACRONYMS
CGMP	Comprehensive Growth Management Plan

COR	Commercial Office/Residential
CR	County Road
CRA	Community Redevelopment Area
F.A.C.	Florida Administrative Code
FAR	Floor Area Ratio
FLUM	Future Land Use Map
F.S.	Florida Statutes
GC	General Commercial
GIS	Geographic Information System
LC	Limited Commercial
LOS	Level of Service
MUO	Mixed Use Overlay
NWI	National Wetlands Inventory
PUD	Planned Unit Development
SR	State Road
USD	Urban Service District

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SUMMARY OF BROAD THEMES

As per the results from the listening session conducted at the Indiantown Civic Center on September 13, 2018, it was revealed that most of the residents had either a general or basic understanding of the concept of a Comprehensive Plan. Of the neighborhoods in Indiantown, an equal percentage of residents in attendance that day reside in the neighborhoods of Indianwood and Uptown.

Sense of community is thought to be Indiantown's greatest asset according to 60% of the voters. Rural lands were also considered as a significant asset, while education, housing and independence were not considered by many to be the biggest asset.

The residents of Indiantown believed that their biggest need was to have more places to work and more places to live. Residents would also enjoy having more places to shop. They were not concerned with having enough places to play, but they are greatly in favor of maintaining the existing parks and playgrounds as well as designating locations for organized sports. Those polled were satisfied with the current amount of open and green space available in Indiantown.

Concerning how the land should be used, 48% of residents believe adding homes is most important issue regarding land use. Manufacturing, retail/ shopping and mixed-use land were equally second most important in terms of how the land in Indiantown should be used. Most residents in Indiantown believe that more rental housing and single-family homes are needed; but adding multi-family homes was less of a concern. Indiantown residents who participated in the poll believe that having more affordable housing options is very important, especially for people in the workforce. Regarding current home density on land, the majority believe homes are correctly spaced as they are currently sited.

Regarding current state of roads, water and wastewater services, the residents largely believe that the roads in place now should be fixed and that other travel options such as cartways, bike paths, sidewalks and busses should be made available. As to the current level of service regarding water and wastewater services, those polled wanted to see improvement in this area.

Most residents in Indiantown desire an improvement with relationships throughout government such as with the county, school district and adjacent municipalities.

These results were presented at the September 28, 2018 CPR meeting and the October 11, 2018 Indiantown Council meeting. It is important to note that these are broad themes which will continue to be discussed and refined, especially on a neighborhood level. As outlined in the approved Public Involvement Plan, there will be a series of meetings within neighborhoods to provide ease of access and to potentially garner more attendance. Experience has proven that public involvement is more successful when provided in a variety of locations as residents tend to feel more comfortable in a meeting in their own neighborhood. In addition, CPR members have agreed to volunteer to attend meetings in their neighborhoods to provide support to the staff.

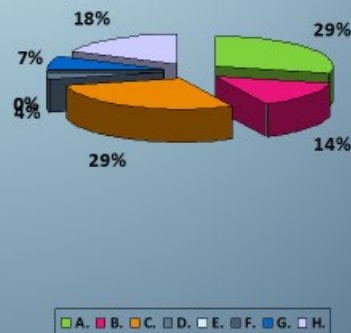
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5) What is your level of understanding regarding Comprehensive Planning?

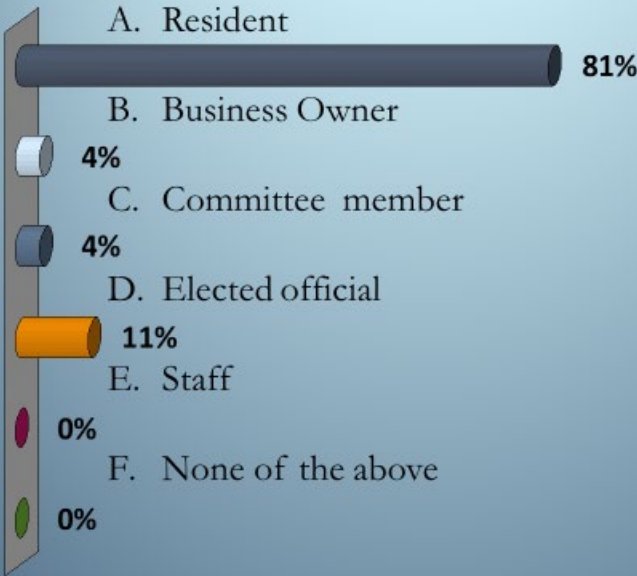


Where do you live?

- A. Uptown
- B. Booker Park
- C. Indianwood
- D. Westbrook
- E. Waynesbrook
- F. New Hope
- G. Other _____
- H. Outside of Indiantown

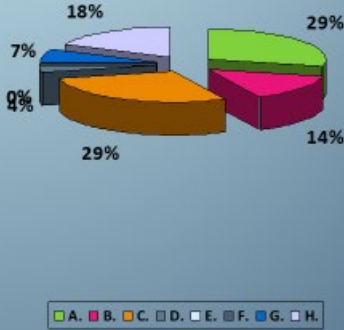


What best describes you?

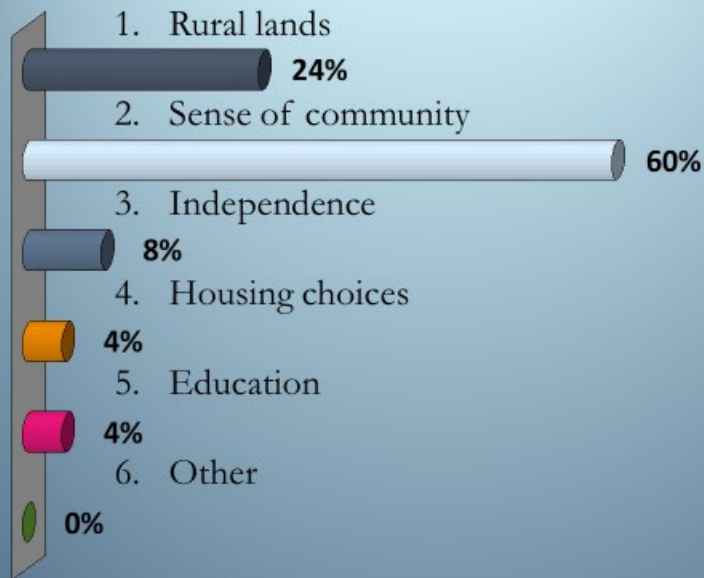


Where do you live?

- A. Uptown
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What is Indiantown's biggest asset?

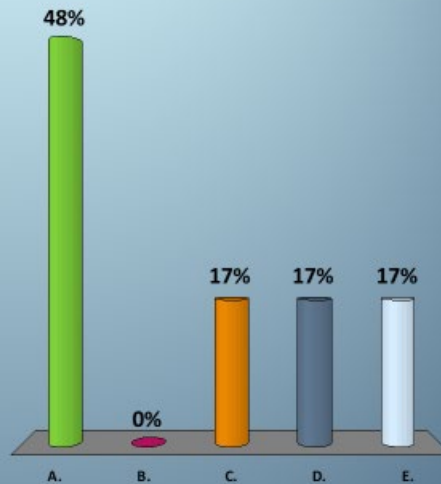


What is Indiantown's biggest need?



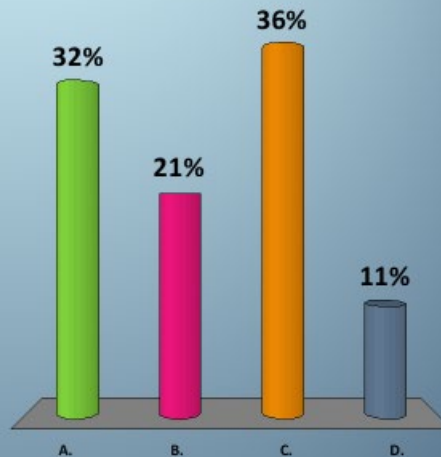
Land Use

- A. We need more land for homes
- B. We need more land for agriculture
- C. We need more land for manufacturing
- D. We need more land for retail/shopping
- E. We have the right mix of uses



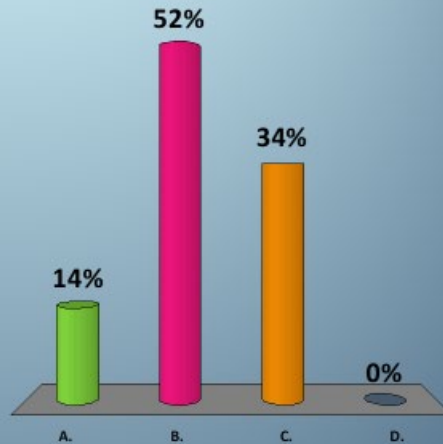
Housing for Indiantown

- A. We need more single family homes
- B. We need more multi-family homes
- C. We need more rental housing
- D. We have the right mix of housing



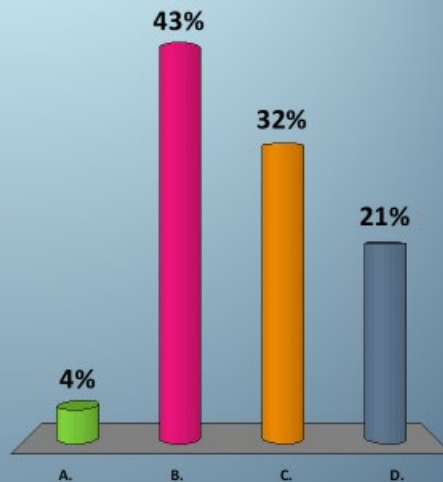
Housing for Indiantown

- A. We need more housing for the elderly
- B. We need more housing that is affordable
- C. We need more workforce housing
- D. We need more housing for _____



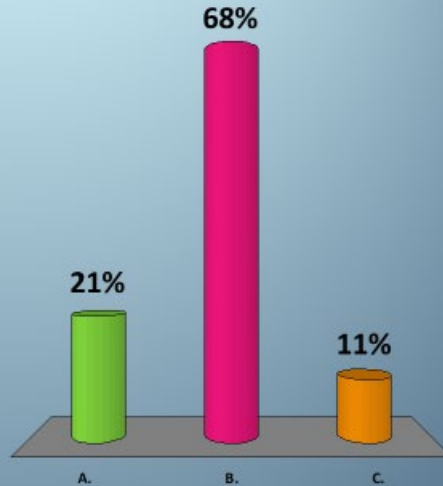
Density

- A. Homes here should be closer together
- B. Homes here should be further apart
- C. Homes here have the right distance between them
- D. No preference



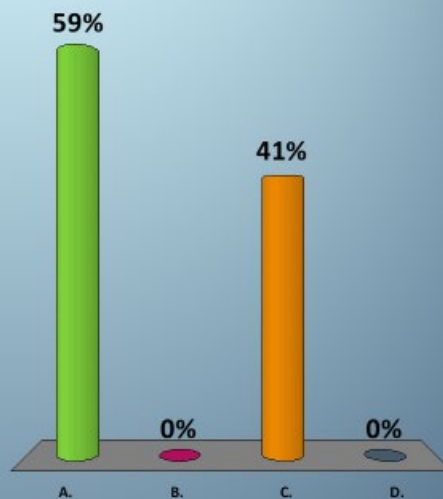
Water and Sewer

- A. I am satisfied with my current water and wastewater services.
- B. I am NOT satisfied with my current water and wastewater services.
- C. I prefer well and septic as my source of drinking water and wastewater treatment



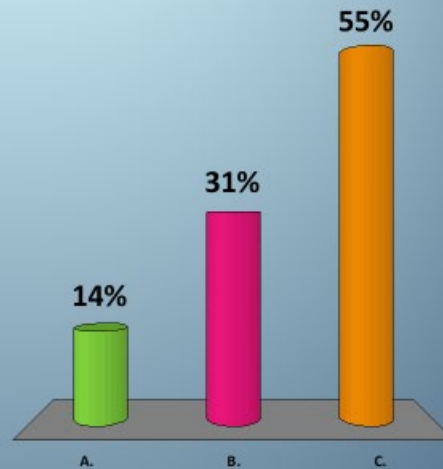
Choose ONE answer that best describes your Transportation wishes

- A. We need to fix the roads that we have
- B. We need to build more lanes for cars
- C. We need to provide more travel options (cartways, bike paths, sidewalks, buses)
- D. Other



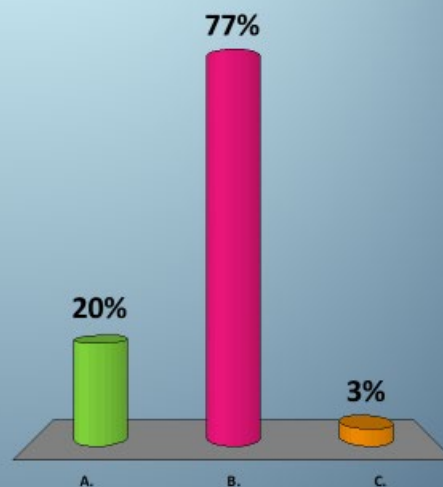
Open Space and Green Space

- A. We need more land for open space/green space
- B. We need more land for development
- C. We have the right amount of land dedicated to green space and development



Intergovernmental Coordination

- A. We have a wonderful relationship with other governments (county, school district, adjacent municipalities)
- B. We need to improve our relationship with other governments (county, school district, adjacent municipalities)
- C. We need to focus on improving our relationship with _____



Recreation and Parks

- A. We need more playgrounds
- B. We need locations for organized sports
- C. We need to focus on maintaining the existing parks and playgrounds
- D. Other

