

The Village of Indiantown  
~~Draft~~ 2050 Comprehensive Plan  
Housing Element  
Goals, Objectives and Policies

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## ~~Purpose~~ Introduction

The purpose of the Housing Element is to provide guidance for the development of safe, sanitary, and affordable housing for all residents of the Village of Indiantown. In particular, the goals, objectives, and policies contained in this element are intended to identify and address current and future deficits in the provision of moderate, low, and very low-income housing, group homes, foster care facilities, and housing for those with special needs. In addition, this element is intended to provide guidance to public and private sector housing providers, as well as to the residents of the Village of Indiantown, regarding the redevelopment of existing neighborhoods, removal of substandard housing, relocation assistance, and critical housing assistance programs.

### ~~DEFINITIONS AND ACRONYMS~~

~~**BEER**—Bureau of Economic and Business Research, University of Florida~~

~~**FMR**—Fair Market Rent~~

~~**HOME**—HUD program: Home Investment Partnerships~~

~~**HUD**—U.S. Department of Housing and Urban Development~~

~~**International Code Council (ICC)** is an association that develops such model codes and standards used in the design, building, and compliance process to “construct safe, sustainable, affordable and resilient structures.” The ICC publishes ICodes: a complete set of models comprehensive, coordinated building safety and fire prevention codes, for all aspects of construction, that have been developed by ICC members. All 50 states have adopted the I-Codes. The Florida Building Code incorporates all building construction related regulations for public and private buildings in the State of Florida other than those specifically exempted by Section 553.73, F.S.~~

~~**LHAP**—Local Housing Assistance Plan~~

~~**SHIP**—State Housing Initiative Partnership~~

~~**Affordable Housing** — means healthy and safe housing that people with moderate to very low incomes can live in without paying more~~

~~than 30 percent of their household income (not including utility payments).~~

~~**Extremely low income** – Federal guidelines define an extremely low-income household as a household whose income is at less than 30% of the median income for the area~~

~~**Very low-income** – Federal guidelines define a very low-income household as a household whose income is at less than 50% of the median income for the area~~

~~**Low income** – Federal guidelines define a low-income household as a household whose income is between 50% and 80% of the median income for the area~~

~~**Moderate income** – Federal guidelines define a moderate-income household as a household whose income is between 80% and 120% of the median income for the~~

~~**Workforce housing** – means housing that is affordable to persons or families whose total household income does not exceed 140 percent of the area median income, adjusted for household size.~~

~~**Standard housing** – means housing that meets the regulations set forth in the guiding documents.~~

~~**Substandard housing** – means housing that does not meet regulations. Specifically it lacks complete plumbing or sanitary facilities for occupants; violates one or more major sections of the Florida Building Code but could be rehabilitated for less than 50 percent of the property value., but which could be economically repaired to meet regulations.~~

~~**Dilapidated housing** – means housing that does not meet regulations; could not be repaired economically to meet regulations; and should be demolished for health or safety reasons.~~

~~**Substantial rehabilitation** – means repair or restoration of a dwelling unit where the value of such repair or restoration exceeds 40 percent of the value of the dwelling.~~

~~**Housing cost burden** – defined as the percent of a household's income that is used to pay for housing costs, is frequently used as a measure for determining whether housing is affordable. According to federal housing program guidelines, housing costs should not exceed 30 percent of a household's income in order to be considered affordable.~~

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~~**HOUSING GOAL H1: IMPLEMENT A HOUSING PROGRAM**~~

~~Allocate land area to accommodate a supply of housing responsive to the diverse housing needs of the existing and future population of the Village of Indiantown, and assist the private sector to responsively meet the demand for quality housing in neighborhoods protected from incompatible uses and served by adequate public facilities.~~

**OBJECTIVE H1.1**

The Village of Indiantown shall develop programs and strategies to achieve adequate and safe housing for current and future populations.

**POLICY H1.1.1**

The Village ~~of Indiantown~~ shall monitor and evaluate population and housing trends, including housing construction activity, annually.

**POLICY H1.1.2**

The Village ~~of Indiantown~~ Future Land Use Map shall designate adequate residential land to accommodate ~~anticipated~~ the medium population growth projections as published by the Florida Office of Economic and Demographic Research through the year ~~2028~~ 2040.

**POLICY H1.1.3**

The Village ~~of Indiantown's~~ Future Land Use Map shall allocate land resources that ~~shall~~ provide opportunities to accommodate a range of housing densities and structure types to accommodate current and future population needs. The Village Comprehensive Plan and Land Development Regulations shall include provisions for residential-only and mixed-use development land use and zoning classifications.

~~**POLICY H1.1.4**~~

~~The Village of Indiantown's Future Land Use Map shall provide opportunities for a range of housing densities and structure types to accommodate current and future population needs. The result of this plan includes provisions for residential-only classifications in the Future Land Use Map and the Land Development Regulations.~~

**~~POLICY H1.1.5~~**

~~The Village of Indiantown shall coordinate a local housing program by partnering with private organizations and public agencies at all levels of government to seek to ensure that the underserved can access affordable housing. The Village of Indiantown shall also facilitate discussions with community partners to resolve related fiscal challenges which hinder families from receiving adequate housing.~~

**POLICY H1.1.6<sup>4</sup>**

The Village ~~of Indiantown~~ shall coordinate with private organizations and public agencies to provide technical assistance, information, and referral services to the housing industry in order to maintain housing production enough to meet the projected housing market demand, particularly for affordable housing construction activities.

**~~POLICY H1.1.7~~**

~~The Village of Indiantown shall provide technical assistance, information, and referral services to the housing industry in order to maintain housing production sufficient to meet the projected housing market demand, particularly for affordable housing construction activities.~~

**~~POLICY H1.1.8~~**

~~The Village of Indiantown shall monitor housing construction activity.~~

**POLICY H1.1.9<sup>5</sup>**

The Village ~~of Indiantown will~~shall coordinate with the Florida Department of ~~Economic Opportunity~~Commerce, Department of Health, and Department of Children and ~~Family Services~~Families regarding grant programs available to the ~~Village of Indiantown~~ for affordable housing, housing rehabilitation, and group home facilities in order to leverage local tax dollars.

**POLICY H1.1.10<sup>6</sup>**

The Village ~~of Indiantown~~ shall implement a coordinated housing program that will result in the construction, ~~or~~ or rehabilitation ~~and/or recycling or demolition~~ of the housing units needed to meet

the objectives outlined for housing affordability and special needs.

**POLICY H1.1.117** ~~Addressing Public Infrastructure in the Capital Improvements Plan~~

The Village shall adopt and update annually a Five-Year Capital Improvements Plan that identifies needed improvements to public infrastructure in residential areas and that provides for funding and scheduled improvements.

**POLICY H1.1.8**

The Village Land Development Regulations shall include provisions for smaller lots and reduced setback requirements where appropriate for established neighborhoods in efforts to maintain the small-town charm. This provision is contingent upon the availability of public access for fire protection.

**POLICY H1.1.9**

The Village shall continue to promote a variety of housing choices which capitalize on existing infrastructure and public services. This shall be accomplished through coordination with the private sector, Martin County and the Treasure Coast Regional Planning Council. The Village Land Development Regulations shall include strategies that encourage planned development projects, clustered townhomes, apartment units, guest houses and mixed use as appropriate to diversify housing options.

**POLICY H1.1.10**

The Village Land Development Regulations shall include a provision to permit accessory dwelling units in outbuildings such as converted garages, new detached additions to existing homes or attached additions to existing homes.

**POLICY H1.1.11**

The Village Land Development Regulations shall 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 Chapter 320, F.S., all local requirements will be reasonable and uniformly applied and enforced. Requirements may include appearance standards to ensure compatibility of appearance within a neighborhood.

**~~OBJECTIVE H1.2~~ ~~Historically Significant Housing~~**

The Village of Indiantown shall preserve and enhance ~~their~~its heritage and character through the protection of historically significant housing.

**~~POLICY H1.2.1~~ ~~Preservation of Indiantown's Historic Housing~~**

~~The Village of Indiantown shall encourage and cooperate with historic preservation efforts to develop and promote public programs and resources which increase awareness of historic places and cultural and historical activities.~~

**~~POLICY H1.2.2~~ ~~Land Availability for Relocation~~**

The Village ~~of Indiantown~~ shall ~~pursue making land available for~~support and assist with the relocation of historically significant ~~buildings~~housing threatened by redevelopment, where feasible. The Village shall also encourage establishment of local historic districts and landmark designation as resources permit.

**~~POLICY H1.2.3~~ ~~Adaptive Reuse~~**

The Village shall ~~adopt a policy or policies in the Land Development Regulations to~~ encourage property owners of historically significant housing to ~~actively use~~maintain their ~~historical properties for homes, offices, museums, or other uses appropriate to the preservation of the building~~residential use. The ~~regulations shall seek to ensure that~~ Village ~~policies~~ ~~do~~shall not unduly restrict a property owner from active use of an historic property whose historic values have been preserved or restored.

**~~POLICY H1.2.4~~ ~~Support to Owners~~**

The Village shall encourage property owners of historically significant housing to seek preservation assistance through

supportive educational programs, tax abatement, and assistance with state and/or national listing application processing as applicable.

**POLICY H1.2.54 ~~Volunteer Incentives~~**

Through its Land Development Code Regulations, the Village shall continue to encourage historic housing preservation through voluntary means and incentives.

**~~POLICY H1.2.6 Preserving Small Town Charm~~**

~~The Village of Indiantown Land Development Regulations shall include provisions for smaller lots and lesser setback requirements for established neighborhoods in efforts to maintain the small town charm. This provision is contingent upon the availability of public access for fire protection.~~

**OBJECTIVE H1.3**

The Village of Indiantown shall coordinate and use transportation planning to ensure that affordable housing, higher density housing and housing for special groups are accessible to current and future public transportation programs or transit systems.

**POLICY H1.3.1**

Residential development and design shall be compatible in scale, type and density to adjacent roadway context and functional classifications.

**POLICY H1.3.2**

The Village shall encourage the incorporation of transit stops, where appropriate and in coordination with Martin County Public Transit, within Planned Unit Developments and significant multifamily, mixed-use and commercial developments.

**~~HOUSING GOAL H2 FACILITATE AFFORDABLE HOUSING~~**

The Village of Indiantown shall seek to ensure the provision of adequate residential sites and housing opportunities that are structurally and environmentally sound in sufficient quantities to accommodate ~~the~~ affordable housing ~~needs~~ of ~~for~~ current and

anticipated future very-low-income to moderate-income persons and families.

**~~OBJECTIVE H2.1 Administrative Efforts to Promote Sustainable Affordable Housing~~**

The Village shall, to the maximum extent ~~that is~~ financially feasible, enact policies to facilitate self-sufficiency of very-low-income to moderate-income residents by creating processes and incentives for affordable housing projects to minimize the need for additional local services.

**POLICY H2.1.1**

The Village ~~of Indiantown~~ shall establish an affordable housing program by the year ~~2021~~2031. This comprehensive program will include but not be limited to establishing policies and procedures, collaborating with community partners, establishing a citizen advisory committee, supporting and assisting non-profit housing providers and seeking grant funding through local, state and federal funding sources.

**~~POLICY H2.1.2 Affordable Workforce Housing~~**

~~The Village of Indiantown shall define affordable housing according to Florida Statute 380.0651 (3) (h): "Affordable workforce housing" means housing that is affordable to a person who earns less than 120 percent of the area median income, or less than 140 percent of the area median income if located in a county in which the median purchase price for a single-family existing home exceeds the statewide median purchase price of a single-family existing home. For the purposes of this paragraph, the term "statewide median purchase price of a single-family existing home" means the statewide purchase price as determined in the Florida Sales Report, Single-Family Existing Homes, released each January by the Florida Association of Realtors and the University of Florida Real Estate Research Center.~~

**POLICY H2.1.3~~2~~**

The Village ~~of Indiantown~~ shall explore partnerships with the private sector to improve and expand the efficiency of the affordable housing delivery system.

**POLICY H2.1.43**

The Village ~~of Indiantown~~ shall ~~establish an internal~~ periodically review and publish a list of ~~process for~~ Village-owned ~~sites properties~~ that would be suitable for the development of ~~workforce affordable~~ housing ~~to established and structured income levels, as required in Section 166.0451, F.S.~~

~~**POLICY H2.1.5**~~

~~The Village of Indiantown shall continue to promote a variety of housing choices which capitalize on existing infrastructure and public services. This shall be accomplished through a coordination with the private sector, Martin County and the Treasure Coast Regional Planning Council. The Village of Indiantown Land Development Regulations shall include strategies that encourage planned development projects, clustered townhomes, apartment units, guest houses and mixed use.~~

**POLICY H2.1.64 Barriers to Affordable Housing**

The Village ~~of Indiantown~~ shall establish and maintain procedures to remove administrative barriers to affordable housing. The Village ~~of Indiantown~~ shall, on a regular basis, evaluate ~~the Village of Indiantown's~~ policies and procedures, the Comprehensive Plan and the Land Development Regulations to seek to ensure opportunities for affordable housing.

**POLICY H2.1.75 Permitting Process**

The Village ~~of Indiantown~~ shall continuously examine ways to streamline the permitting process for building or maintaining affordable housing.

**POLICY H2.1.86 Minimizing Cost and Delays**

The Village ~~of Indiantown~~ shall offer incentives for public and private providers of affordable housing developments such as ~~"fast pass"~~ expedited permitting and a discounted building fee schedule.

~~**POLICY H2.1.9 Establish Quality of Housing Standards**~~

~~The Village of Indiantown shall establish standards for the minimum acceptable level of quality for housing in the Land Development Regulations.~~

**POLICY H2.1.108 ~~Job Training, Job Creating and Economic Solutions~~**

The Village ~~of Indiantown~~ shall seek partnerships with public, nonprofit and private ~~ageneies~~ organizations for funding and/or educational resources to provide job training and workforce skills to the community, as a complement to assisted affordable housing.

**POLICY H2.1.119 ~~Locating Low-Income Housing~~**

The Village ~~of Indiantown~~ Future Land Use Map shall integrate areas of affordable housing throughout the various residential and mixed-use land use categories to avoid a concentration of affordable housing units in a specific area of the jurisdiction. The Village ~~of Indiantown will~~ shall also consider, when locating potential affordable home projects, their proximity to public facilities, recreational opportunities, centers for healthcare and employment centers.

**POLICY H2.1.1210 ~~Lender Coordination~~**

The Village shall coordinate with lending agencies in order to provide the necessary financing mechanisms to make standard housing affordable to all current and future residents.

**POLICY H2.1.1311 ~~Protection of Existing Affordable Housing~~**

The Village ~~of Indiantown will~~ shall explore strategies to increase the inventory of affordable housing. All strategies to accomplish this policy shall comply with the Florida Building Code and shall protect the public health, safety and welfare of the residents. ~~The Village of Indiantown's Land Development Regulations shall include a provision to permit accessory dwelling units in outbuildings such as converted garages, new detached additions to existing homes or attached additions to existing homes.~~

**~~POLICY H2.1.14 Reduce Housing Discrimination and Provide Housing Opportunities~~**

~~In order to expand the number and types of opportunities for affordable housing, the Village of Indiantown will encourage the new construction of affordable housing by providing incentives to the private, nonprofit and public sector. This policy shall be accomplished by continually reviewing and revising the Village of Indiantown's guiding documents and developing policies that encourage housing opportunities for all Village residents.~~

### POLICY H2.1.12

The Village shall coordinate a local housing program by partnering with private organizations and public agencies at all levels of government to seek to ensure that the underserved can access affordable housing. The Village shall also facilitate discussions with community partners to resolve related fiscal challenges which hinder families from affording adequate housing.

### ~~OBJECTIVE H2.2 Coordinate Housing Type and Location with Transportation~~

~~The Village of Indiantown shall coordinate and use transportation planning to assure that affordable housing, higher density housing, and housing for special groups are accessible to future public transportation programs or transit systems.~~

### ~~POLICY H2.2.1 Transportation Programs~~

~~The Village of Indiantown shall make available information and brochures regarding any transportation assistance programs available to the elderly, disabled, or transportation-disadvantaged.~~

### ~~POLICY H2.2.2 Integration of Residential Design with Transportation Plans~~

~~Residential development and design shall be compatible in scale, type and density to adjacent roadway functional classifications.~~

### ~~POLICY H2.2.3~~

~~All housing projects receiving funding from the Village of Indiantown shall be encouraged to use Universal Design features in their construction to facilitate "aging in place."~~

### ~~POLICY H2.2.4~~

~~The Village of Indiantown shall seek to encourage landlords to offer accessible housing for the disabled.~~

### ~~Housing Goal~~GOAL H3 ~~Housing for All Residents~~

The Village of Indiantown shall seek to ensure the adequate provision of residential sites to accommodate the needs of its diverse population. To that end, the Village will seek housing

opportunities that are structurally and environmentally sound with a particular focus upon its most vulnerable populations—(, such as persons with special needs, those in foster care, residents sixty (60) years and older, the homeless and displaced.)”

**OBJECTIVE H3.1 ~~Administrative Efforts to Promote Diverse Housing Choices~~**

The Village shall, to the maximum extent that is financially feasible, enact policies to facilitate housing choices for its diverse population by creating processes and incentives for providing housing to residents with special housing needs to minimize the need for additional local services.

**POLICY H3.1.1 ~~Group Homes~~**

The Village ~~of Indiantown~~ shall provide for the use of group homes in the Land Development Regulations in order to facilitate self-sufficiency for residents with special needs. ~~“Group home” means a facility licensed by the Florida Department of Health and Rehabilitative Services to provide a living environment for unrelated residents who operate as the functional equivalent of a family, including such supervision and care as may be necessary to meet the physical, emotional and social needs of the residents.~~

**POLICY H3.1.2 ~~Homes for Persons 60 Years and Older~~**

The Village ~~of Indiantown~~ shall promote a healthy community by providing for “Aging in Pplace” in residential development designs by allowing a mix of housing types and housing units that consider visitability criteria and encourage Universal Design. All housing projects receiving funding from the Village specifically shall be encouraged to use Universal Design features in their construction to facilitate aging in place.~~Universal design is a strategy, promoted by the American Association of Retired Persons (AARP), aimed at improving the safety and utility of housing for all people, including older adults and people with disabilities.~~

**POLICY H3.1.3**

The Village ~~of Indiantown will~~shall provide for the use of adult congregate living facilities (ACLFs) in the Land Development Regulations in order to facilitate self-sufficiency ~~for residents who are 60 years and older.~~ ~~The Village of Indiantown shall~~

~~coordinate with the Martin County Tax Collector to provide a property tax exemption on home renovations which are completed to provide a dwelling unit for a family member who is 60 years old and older.~~

**POLICY H3.1.4 ~~Foster Homes~~**

The Village ~~of Indiantown will~~shall provide for the use of foster homes and foster care facilities in the Land Development Regulations in order to facilitate housing for children or adults needing foster care. ~~"Foster home" or "foster care facility" means a facility licensed by the Florida Department of Health and Rehabilitative Services to house four or fewer children or adult foster residents in a family environment, including such supervision and care as may be necessary to meet the physical, emotional and social needs of the residents.~~

**POLICY H3.1.5 ~~Mobile and Manufactured Homes~~**

~~The Village of Indiantown's land development regulations shall 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 of Indiantown, 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 ensure compatibility of appearance within a neighborhood. Displaced mobile home residents who are deemed eligible for assistance programs for very low income to moderate income persons shall be included as potential recipients when/if the Village of Indiantown applies for State, Federal, or other housing assistance programs for very low income to moderate income occupants.~~

**POLICY H3.1.6<sup>5</sup> ~~Relocation Housing~~**

The Village ~~of Indiantown~~ shall coordinate with state and federal agencies to provide relocation assistance to persons that are

permanently displaced by certain governmental actions as further described in ~~F.S. §~~Section 421.55, F.S.

**POLICY H3.1.76**

The Village ~~of Indiantown~~ shall collaborate with local nonprofit organizations to assist families or individuals who may be displaced as the result of code enforcement activities in order to seek to ensure that families or individuals have full opportunity to occupy suitable replacement housing that is adequate to their needs.

**POLICY H3.1.7**

Displaced mobile home residents who are deemed eligible for assistance programs for very-low-income to moderate-income persons shall be included as potential recipients when/if the Village applies for state, federal or other housing assistance programs for very-low-income to moderate-income occupants.

**POLICY H3.1.8**

The Village shall seek to encourage landlords to offer accessible housing for the disabled.

**POLICY H3.1.9**

The Village shall coordinate with the Martin County Tax Collector to provide a property tax exemption on home renovations which are completed to provide a dwelling unit for a family member who is 60 years old or older.

**~~HOUSING GOAL H4~~ Substandard Housing**

The Village of Indiantown shall implement activities and programs that eliminate and prevent substandard and dilapidated housing conditions and promote sustainable design and construction.

**~~Objective~~ OBJECTIVE H4.1**

The Village of Indiantown shall continue to administer and enforce housing and land use codes to promote improved housing stock, correct substandard housing and eliminate ~~substandard dilapidated~~ housing. The Land Development Regulations ~~will~~ should include structural and aesthetic standards for residential structures.

**POLICY H4.1.1 ~~Housing Standards~~**

The Village ~~of Indiantown~~ shall enforce the Florida Building Code ~~(6th Edition of December 31, 2017)~~, as amended, for new and renovation construction projects. ~~The Florida Building Code governs the design, construction, repair and demolition of public and private buildings, structures and facilities in the State. The Florida Building Code draws upon national model building codes and national consensus standards which are amended where necessary for Florida's specific needs.~~ All housing developments, including affordable housing, must comply with these provisions.

**POLICY H4.1.2 ~~Substandard Housing~~**

The Village ~~of Indiantown~~ shall require the maintenance of standard housing and, if needed, require corrective action where substandard structures exist or come into existence. The Village ~~of Indiantown~~ shall seek enforcement of zoning, landscaping, energy, plumbing, electrical and other related codes through the Special Magistrate as appropriate. The Village ~~of Indiantown~~ shall administer an active program of code enforcement program that will attempt to contact owners of substandard housing units to communicate necessary corrective actions and to inform property owners of available federal, state, and local housing assistance programs for housing rehabilitation.

**POLICY H4.1.3 ~~Replacement of Substandard Dwelling Units~~**

The Village shall actively pursue Sstate, Ffederal, or other non-Village funding to replace ~~substandard~~ dilapidated dwelling units with standard housing units for very-low-income to moderate-income occupants. Where feasible, the Village shall pursue the public ~~use or~~ purchase of land vacated by the demolition of dilapidated housing to serve as sites for replacement housing for very-low-income to moderate-income occupants.

**POLICY H4.1.4 ~~Removal of Blight~~**

The Village ~~of Indiantown~~ shall administer an active code enforcement program to identify and require ~~repair or~~ demolition of all dilapidated housing units ~~(determined to be unsafe, unfit for human occupancy)~~. Structures not repaired or demolished within a reasonable time may be ~~removed~~ razed by the Village ~~of Indiantown~~

at the owner's expense. ~~The cost of demolition shall be the property owner's responsibility.~~

~~**OBJECTIVE H4.2 The Condition of Existing Housing**~~

~~The Village shall continue to monitor the condition of existing housing and support policies which act to eliminate the number of substandard dwelling conditions either by prevention, restoration or demolition.~~

~~**POLICY H4.21.15 Prevention of Substandard Dwelling Conditions**~~

The Village ~~of Indiantown will facilitate~~shall promote where feasible home repair educational programs throughout the community to help residents and owners understand the ~~Village of Indiantown regulations~~Florida Building Code and to teach simple skills and techniques that empower individuals to make their own home repairs.

~~**POLICY H4.2.2 Recycling of Older Homes**~~

~~The Village will encourage redevelopment and recycling of older homes to maximize the creation of affordable housing, stabilize neighborhoods and provide a broad mix of housing types.~~

~~**OBJECTIVE H4.3 Guiding Growth Towards Economic and Environmental Sustainability**~~

~~To the maximum extent financially feasible, the Village shall provide policies for guiding the development and redevelopment of housing towards economic and environmental sustainability.~~

~~**POLICY H4.3.1 Renewable Energy Building Materials**~~

The Village ~~of Indiantown~~ shall promote the use of conservation, solar, and other renewable sources of energy supply for housing development in the Village. ~~This objective will begin upon formal adoption of the plan and will be met throughout the planning period.~~

~~**POLICY H4.3.2 L.E.E.D. Principles and Florida Green Building Coalition Building Standards**~~

The Village ~~of Indiantown will~~ shall encourage developers to use the U.S. Green Building Council's Leadership in Energy and Environmental Design (LEED) principles or the Florida Green

Building Coalition's Green land development and building standards when accommodating the housing needs of the current and anticipated future residents.

**POLICY H4.3.3 ~~Reducing Greenhouse Gas Emissions~~**

Through incentives, which may include expedited development review ~~fast-tracking~~, permit fee rebates, impact fee deferrals and administrative variance, the Village ~~of Indiantown~~ shall encourage LEED, Florida Green Building Coalition's Green land development and building standards or other "Green" certified buildings similar sustainable design certification programs for residential development. ~~through methods including, but not limited to:~~

- ~~• Heat Island reduction.~~
- ~~• Use of local materials, certified sustainable wood products and/or highly recycled content products.~~
- ~~• Energy efficient equipment/fixtures.~~
- ~~• Water saving fixtures.~~
- ~~• Waste management and recycling.~~
- ~~• Pervious paver alternatives.~~
- ~~• Rainwater harvesting.~~
- ~~• Solar and wind energy provisions~~

**POLICY H4.3.4**

The Village shall encourage the redevelopment, repair and reuse of older homes to maximize the creation of affordable housing, stabilize neighborhoods and provide a broad mix of housing types.