

Rural - Low Density - Low Commer.

2. Large Tract of Land - Rural

AG Zoning, Privacy, well Fed Area

3. Higher Density, more commercial

4. Positive - Improved Draining - Paved - no berms.

Neg - Development
Higher Traffic on Paved.

5. No com Dev.

1. Rural nature

- Light traffic
- Not as many rules - ^{not over} ~~over~~ regulated
 - like HOA
 - rules like Cape Coral
- Agriculture Community
- No housing developments
- Rural lifestyle
 - low density
 - Old Florida Feel
 - AWAY from congestion
But close to businesses
 - PROUD / PRIDE in NEIGHBORHOOD

2.

→ don't want to see clustering - loss of Ag lands

- Want chickens, horses, livestock
- want open development

distinction

ISSUES

· Flooding

· Sheet flow from north
- need better drainage

· Roads - unpaved
- not owned by county
- \$ to maintain

Development Pressure from Babcock Ranch
+ other developments

· wells running dry

3.

want . Very Little Change

- Think we'll see more building + that isn't what we want
- Not broke, don't fix it.
- OKAY with Very Low density residential
- No to town homes, multi-family
- Yes to Single-family on 1 acre or more
(Some say 5 ac.)
3-5 ac
- Commercial @ interchange OK
- Home Occupation OK
- Dog Care / ^{day} boarding OK
 - horse riding / training facility
 - Vet services

4. A. Positive

- Road improvements
- County to fix flooding - drainage

- Sidewalk

don't like bikes on Road way.

- off road bike lane

- School bus stop improvement

- ## Fire Protection

(Handwritten notes)

- The priority
+ Boat Range
Always

1st/2nd/3rd

12/11/19

No 248 m-11

100

know at least 500 people

B. Negative

- Multi-family building

- over commercialization
- commercialization

- 6 lane Bayshore Road

- Flooding (no improvements to Flooding)

more development floods w/ more

⑤

None — no additional
No dollar stores

• Interchange
limited commercial
growth

• No motel, hotel

No tourism

No Strip mall

— would ^{not} like restaurants

Attractions

- ▷ rural lifestyle, country-life style
- ▷ low-density
- ▷ Keeping of animals (i.e. 4H)
- ▷ low crime
- ▷ preserves, parks
- ▷ not urban
- ▷ close proximity to development that may be needed.

Concerns

- ▷ development impact
- ▷ watershed impact
- *▷ traffic impact (Bayshore)
- * well road corner development
- ▷ continued participation
desire to be heard

▷ well + septic concerns

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unique

▷ ECHO - education

▷ Sheriff's video; events

▷ nursery; lawn mowers - ^{existing} business culture is sufficient

▷ safe feeling

▷ Civic center

▷ established place without impact or need for new development

Changes

Positive: flood control/environmental review. less berms around independent development.

have a better relationship { LISTENING TO THE PEOPLE
↳ making sure the people have been notified

commercial development
if any:

▷ existing development is sufficient

1) Rural nature, agricultural, proximity,
Country atmosphere, tight-knit
Community, less transient group
of people

1a. traffic^{increased}; 2 lane road (bottle ~~neck~~),
smart development, no Wal-Mart or
strip malls, no "kids" parks, <sup>Water
management
Flooding</sup>

2 Nature/Wildlife, mom/pop shops
(family owned)

3. No, yes - it will, more development;
residential followed by commercial

would like min. lot size 2-3 acres

retain water in our aquifers

h

4)

+

commercial building

- min. lot size 2-3 acres
- maintain rural character for aquifer recharge
- encourage wildlife and ag. • water management!
- size limitations
- consideration for building size intensity
- promoting eco-friendly environment
- promote walk-ability/bike lanes

- heavy development
- small residential lots
- Strip malls
-

* better communication from the county *
~ in regards to development
~ smarter way to notify residents

① Rural Character - wide open spaces
filled w/ trees, plants + animals
Pines, Oaks, Scrub Oaks

* Open spaces - large tracts 2-2.5 acres
and above such as

* Lack of common development

• Seeing the night skies

• Farm animals can be kept.

* "Keep It Country"

② Bayshore Rd, better access to commercial
services than communities further east

Less river front lots

Spread large developments will
(Bridgewater) multiply

Lack of drainage, flood issues

Reckless development

* Habitat destruction for wildlife

* Need water management + protection
of water quality.

③ Yes - from developments that may cause:

④ Sheet flow
Traffic

(Yes) Current development is ~~discouraging~~
discouraging, want to protect
rural lifestyle.

Infrastructure concerns:

Flooding

Traffic

Water/Sewer

Clustering is not necessarily a
better option

(Yes) "Keepers of the Water" for the County
"Need to remember that."

Bayshore improvements would be
a positive change.

Other infrastructure (roadway)
improvements would be helpful.

⑤ Commercial Development that may benefit the Bayshore community:

* Focus on 41 (empty buildings need to be the focus)

Including rural character should be mandatory.

IN any Future Dev.

* Consider rural design standards for commercial

Existing commercial only, proximity to 41 accessible enough.