

① WHAT ATTRACTS YOU?

- PRICE OF HOMES
- COMMUNITY
- LOCATION
- RURAL FEEL
- LOW DENSITY
- SENIOR FEEL
- MULTY GENERATIONS IN THE AREA
- THE APPEARANCE
- SECURITY / LOW CRIME RATE
- RIVER ACCESS
- PROXIMITY TO I75
- DIVERSITY OF COMMERCIAL ON SR 80.

② WHAT MAKES YOU UNIQUE

• FRINGE AND RIVER

• FUTURE DEVELOPMENT OPPORTUNITIES

• ~~LESS~~

• FAMILY ORIENTED AREA

• SAFETY / SECURITY AREA

• EASY ACCESS TO I75

③ AREA EVOLVING/CHANGE

- INCREASE DEVELOPMENTS
- COMMERCIAL/RESIDENTIAL.
- MORE TRAFFIC
- BETTER EVACUATION ROUTE.
- ROAD DEVELOPMENT IMPROVEMENTS
- PUSHING RESIDENTS TO MOVE OUT.
- SCHOOL BUSES ACCESS
- SIDEWALK ON RESIDENTIAL STREET.
- INCREASE FLOOD ZONES.
- POLICE STATION
- COST OF LAND WILL INCREASE
- PUSHING BUSINESS OUT BY RESTRICTING
COMMERCIAL
- INCREASE OF TAXES.

④ POSITIVE

- LIMITED INFRASTRUCTURE
- DEEPER COMMERCIAL ON SR 80.
- EVACUATION ROUTE EAST & WEST.
- MORE MOM & POP BUSINESS
- REDEVELOPMENT OF EXISTING BLDG WITH INCENTIVES / LESS REGULATIONS.
- MORE CODE ENFORCEMENT PRESENCE
- BETTER SEPARATION OF COMMUNITIES
- INCREASE LIGHTS ON THE STREETS.

⑤ NEGATIVE

- MORE DENSITY
- MORE TRAFFIC
- LACK OF CODE ENFORCEMENT.
- CRIME
- ~~MORE~~
- PROPERTY ~~AND~~ VALUE CHANGING.
- PRIVATIZING RIVER ACCESS
- @ SPEED ON PALM BEACH

TYPE ⑤ OF COMMERCIAL

- EXISTING COMMERCIAL NODES
- NO MORE ^{LIQUOR} ~~LIQUOR~~ STORES
- NO MORE CAR LOTS
- DEPEND THE COMMERCIAL EXITING ALONG PALM BEACH.
- CONTROL TRAFFIC
- FINE DINNING (NO FAST FOOD)
- KEEP COMMERCIAL ALONG 31 / NO MORE PAST RIVER HALL
- BRING BACK S OLGA ROAD ACCROSS THE RIVER.

1.

- Rural Country Living
- River Access
- 2020 Lands ^{↳ Lack of}
- No HOA Rules
- Safety

2. Mom & Pop Shops thriving

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3.

- Development occurring too fast, unorganized
- Road & side walk improvements for bicyclists

4.

- P. Mom & Pop Restau / More Dining Selection
- Redevelopment of Old Dixie Plaza
- Uses to complement the ~~high school~~ Riverdale high school

N. I sidewalk Impacts on North side of Palm beach

- ~~Step~~ A complete re-write of the existing plan
- 5. • Rapid Development
- More Dining options, not fast food
- Indoor gym → uses to support ~~Riverdale students~~ - Old Dixie Plaza

St

• Mixed use

①

What attracts you to
Cal. Shores?

* "Community" feel

• affordable Water property

• Sense of neighborhood - Not gated
No HOA's

• quiet, secure

• proud of property - people improving
properties

• not overcrowded - not overwhelmed

• not density

• low traffic

Rural - laid back - country

- natural outreach w/ community
passionate on topics

② What makes Community unique

- low / No crime
 - Water access
 - everything on 1st page
 - neighborhood design - (Pocket park
Platted - need to
be developed)
walkable - but no sidewalks
 - Backbone (Platting) is good
 - welcoming community - friendly community
 - mixed age groups
- Natural resources - wildlife - water

③ How evolving over next 20 yrs

- too much growth - like the way it is
- don't want multifamily

S.P. &
Improvements
Impacting Business
Access

- Not happy w/ River Hall - well w/ shortage - traffic impact
- need to upgrade crumbling roadways - PATCH NOT ENOUGH

- SR 80 - Rdway beautification - more landscaping

- Sense of identity for community

- No Big Box Store - tractor supply okay

- Development - future planning - traffic impact
from Babcock

- Would like flexible setbacks - would like them less
So she can use property
Business access off of 1st Street

* Code enforcement
Needs to be more vigilant

- Mult. Vehicles on land
- Code enforcement NOT NICE
- Signage problems

④ Positive change

- re pave roads
- Sidewalks / bike
- more PARKS - improve platted parks -
- access to 20/20 property -
- more 20/20 property -
- Trees along roads - beautification
- take 20/20 + add bike/ped. paths thru
instead of SRBO Bike/ped Paths -
- grants to get historic neighborhood to help fund
improvements - U SWFRAC could help
- ✓ Communication established to make
info available

Negative

- drugs in park - CRIME 1st St + 80.
By ~~the~~ Dominos
STABBING / SHOOTING
- No Big Box
- No Feather signs
- No Blow up signs
- No BANNERS
- " electronic - Blinding
- No animated signs
- Sidewalk/Bike along SR80 "insane"
- don't want gated community - TRUCK traffic
- Code enforcement is NOT EXISTENT
- Fighting developers over density
- Do NOT like bike lane on SR80
- ~~the~~ Grant \$ is taxpayers WASTE
- No Multi family developments

⑤ Commercial Development

- No Big Box - Kills small businesses
- Mom + Pop store - more small business
(little hardware, community store)
- Better Restaurants along 80 (Steak House
REAL NOT Golden Corral) - Nails
- Community supported businesses
- mixed use developments
(Collier)
- ARTISTS, Antiques,
- Upgrade exist. Businesses on SR80
- opportunity - Boat rental, Bike shop
Canoe rental

What Attracts You?

- Rural Areas / Rural Feel
- Access to services / Interstate / Airport
- Fewer people
- River access
- Open space
- Low traffic
- Proximity to Ag, River

What makes community unique?

- More affordable
- Closer to ^{services} ~~sources~~ than other NE Communities
- Transition area between other NELC
- More access opportunities vs. other NELC
- Increasing property values
- Rural + suboutlying suburban for lower densities. Less "visual pollution"
- Less ~~sporadic~~ sporadic development than other NELC

3. How will community evolve or change?

- Limit commercial development to SR80 corridor
 - Low density / low intensity development on river
 - Concern that area will be over-developed as densities are increased
-

4.

+

- Save heritage trees
- More waterfront uses (small scale)
- Rec center for children / community (By Winn Dixie)
- More recreational opportunities
- More schools / better + safer access
- Sidewalk connectivity
- Redevelopment of out of date centers

(-)

- Too many gas stations
- Failure to fund necessary infrastructure improvements
- Failure to provide activities to youth
- Inadequate law enforcement presence
- Isolated wetlands - better mitigation
- Not requiring clustered development @ zoning

#4. continued
+

- bike path
connectivity
- public pool
w/ Comm Ctr.
- encourage redevelopment
- increased law
enforcement
for safety of
children and
residents
- better school
bus stop
facilities
- restore/protect
wetlands
- protect species
(flora/fauna)

(-)

- allow impacts
to wetlands
- high rise
development
- new development
in lieu of ~~new~~
redevelopment
- allow destruction
of habitat
(flora + fauna)

5. Commercial development - What + where?

- Redevelopment (Incentivize)
- River-water based activities (restaurants)
- Major intersections / redevelopment
- Restaurants on defunct commercial sites
- Overall plan for commercial activity centers
- Along major roadways at major intersections
- Encourage redevelopment of duplexes adjacent to commercial development on Palm Beach Blvd.
Requires housing issue to be addressed.
- Efficient use of existing space

Access to
PBB
requires
traffic
issues
to be
addressed

1. WHAT ATTRACTS YOU?

- RURAL ATMOSPHERE, WILDLIFE
- NATURAL BUT AMENITIES NEARBY
- OLD FLORIDA
- FARMS
- THE RIVER
- LIKE NO SIDEWALKS / STREET LIGHTS
- WANT SIDEWALKS IN STORES
- KEEP LOW DENSITY - STILL MAD ABOUT RIVER HALL

2. UNIQUE/DISTINCT

- SAME AS #1
 - FOOT TRAFFIC/BIKERS/HORSES
 - NEIGHBORS WATCH OUT FOR
EACH OTHER/TALK
 - COURTESY
-

3. HOW WILL IT EVOLVE?

- GATED COMMUNITIES DON'T FIT
 - DON'T WANT TO LOSE TREES
 - COMMUNITIES WILL BUILD OUT
 - TRAFFIC INCREASES
 - COMMERCIAL DEVELOPMENT WILL FOLLOW
 - CAN'T GET AROUND
 - ✱ KEEP PLAN AS IS ✱
-

4. POSITIVE CHANGE?

- REC. CENTER / EXPAND
EXISTING

- ★ • KEEP PLAN ★

- 20/20 PROPERTY WILL
BE GOOD

NEGATIVE CHANGE?

- HIGH DENSITY
 - MORE TRAFFIC
 - IGNORING EXISTING PLAN
-

5. COMMERCIAL?

- RESTAURANTS (NOT FAST FOOD/PIZZA)
 - OTHERWISE GREEN SPACE
 - NOT BIG SHOPPERS, DON'T MIND DRIVING
-

1) What attracts you?

Nature

Rural

Quiet

Country

Fishing
Trees

2)

unique?

Open Space

Greenery

Trees

Quaint

Beautiful

Nature

Compare?

Lee Euro than Alva

not as many rules
as Cafe Coral

not as restricted
more freedom

3) 10 to 20 years?

Super Commercial
More Growth

Commercial Centralized
Less Rural
More City

4) Positive

Park

Fishing Pond / Fishing Pier

Horse Trail

Outdoor activities

Play ground

Bike Trails

Keep Natural

Negative?

Take away from Animal habitat

Wal Mart

No Big Box Stores

Building & growth decided by non-residents

~~Foot Path~~

~~Bike Path~~

not messing with Bike Path

5) What Type of Commercial

~~Development~~
Make it easier to redevelopment current
Commercial areas

Concentrate New development on Palm Beach
or Commercial Corridors

More Family Friendly Restaurants