The Study Area
- Indrio Crossing
- Lakewood Elementary
- Lakewood Park
- Panther Woods
- Urban Service Boundary

How The Master Plan Was Created:
Opening Presentation
Saturday February 7th, 10:00am to 11:00pm

How The Master Plan Was Created:
Public Process
Saturday February 7th, 11:00am to 4:00pm

The Citizens’ Plans
What We Heard...
- Increase road corridors/improve circulation
- Widen Indrio Road
- Provide comprehensive greenway/water management system
- Retain ample amounts of agricultural lands
- Provide many shopping opportunities
- Locate new schools, churches, and emergency service stations
- Improve drainage systems
- Do not move Urban Service Boundary
- Maintain a “rural lifestyle”
- No increase in densities
- Extend Emerson Road to Immokolee (St. Lucie Boulevard)
- Create small town centers
- Connect greenways
- Architecture controls/guidelines
- Provide services to Lakewood Park
- Create a Dog Park

Setting the Stage...
Practical Assumptions for Growth in the Region:
- There is an increasing demand for housing (nearly 60% increase (+/- 50,000 households) by 2020
- Retail and Shopping demands will also increase dramatically (nearly 1.5 million s.f. in study area)
- Increasing Demand for “Real” Communities
- NOW is the Time to Decide how You will Grow

How The Master Plan Was Created: Public Process
Saturday February 7th
Through Friday
February 13th

Setting the Stage...
Ground Rules which are Crucial for achieving sustainable growth:
- Do NOT Move the Urban Services Boundary
- 1st Priority - Infill areas w/in U.S.B
- Do NOT Simply “Up-Zone”
- Offer Incentives for Good Growth
- Establish detailed Criteria defining “Good Growth”
**Key Components of the Plan**

- Circulation (Road Network/Connectivity)
- Infrastructure (water, sewer, drainage, etc)
- Schools and Public Facilities
- Parks and Open Space
- Retail Considerations
- The Neighborhoods
- Concerns about Density
- Zoning, Land Uses, and "Entitlements"

### Circulation

**Types of Trips**

- **Conventional**
- **Sparse Hierarchy**

### Trip Assignments in Two Patterns of Development

- **Conventional**
- **Sparse Hierarchy**

### Existing & Proposed Traffic Volumes

<table>
<thead>
<tr>
<th>Year</th>
<th>Conventional</th>
<th>Sparse Hierarchy</th>
</tr>
</thead>
<tbody>
<tr>
<td>2000</td>
<td>112 (74)</td>
<td>2000: 67 (116)</td>
</tr>
<tr>
<td>2018</td>
<td>715 (480)</td>
<td>2018: 141 (418)</td>
</tr>
<tr>
<td></td>
<td>2000: 67 (74)</td>
<td>2018: 141 (418)</td>
</tr>
<tr>
<td></td>
<td>2000: 67 (116)</td>
<td>2018: 141 (418)</td>
</tr>
</tbody>
</table>

### Existing & Proposed Traffic Volumes With Emerson Extension

<table>
<thead>
<tr>
<th>Year</th>
<th>Conventional</th>
<th>Sparse Hierarchy</th>
</tr>
</thead>
<tbody>
<tr>
<td>2000</td>
<td>112 (74)</td>
<td>2000: 348 (266)</td>
</tr>
<tr>
<td>2018</td>
<td>715 (480)</td>
<td>2018: 418 (851)</td>
</tr>
<tr>
<td></td>
<td>2000: 67 (74)</td>
<td>2018: 141 (418)</td>
</tr>
<tr>
<td></td>
<td>2000: 67 (116)</td>
<td>2018: 141 (418)</td>
</tr>
</tbody>
</table>

### The Importance of Network

- **Dense Network**
- **Sparse Hierarchy**
Individual lanes on two-lane streets are most efficient; therefore, two 2-lane streets have more total capacity than one 4-lane street.

**Transition Areas**

**Zone 3: Enter Village**
- 11' travel lanes
- 2' curb & gutter
- Sidewalks
- Segregated tree plantings

**Zone 2: Announce Village**
- 11' travel lanes
- 2' paver at edge of travel lane
- More structured landscaping

**Zone 1: Reduce Speeds**
- 12' travel lanes
- 1' paver at edge of travel lane
- Rural landscaping treatment

**Bike/Trail Systems**
Infrastructure

Natural Linear Reservoir/Flow-way
("polishes" water prior to entering Taylor Creek)

Conventional Detention/Retention
(has Planning & Density Implications)

Sewer

Schools and Public Facilities

Parks and Open Space

Schools and Public Facilities

Parks and Open Space
### Estimated Retail Market Demand*

<table>
<thead>
<tr>
<th>Type</th>
<th>2005</th>
<th>2010</th>
<th>2020</th>
</tr>
</thead>
<tbody>
<tr>
<td>Corner Stores</td>
<td>4 stores</td>
<td>10 stores</td>
<td>16</td>
</tr>
<tr>
<td>Convenience Center</td>
<td>1 center</td>
<td>3 groups</td>
<td>8 centers</td>
</tr>
<tr>
<td>Neighborhood</td>
<td>1 center</td>
<td>4 centers</td>
<td>5 centers</td>
</tr>
<tr>
<td>Village Center</td>
<td>10,000 sf</td>
<td>160,000 sf</td>
<td>200,000 sf</td>
</tr>
<tr>
<td>Town Center</td>
<td>20,000 sf</td>
<td>200,000 sf</td>
<td>400,000 sf</td>
</tr>
<tr>
<td>Warehouse Type</td>
<td>30,000 sf</td>
<td>200,000 sf</td>
<td>300,000 sf</td>
</tr>
</tbody>
</table>

*Based upon 40,000 additional residential dwellings (32 neighborhoods) by 2020*
Retail Considerations

N.O.R.C.
"Naturally Occurring Retirement Community"

Concerns about Density

Holiday Pines
1.5 du/acre

Portofino Shores
2.78 du/acre

Lakewood Park
2.5 du/acre

Emerson Estates
3 du/acre

Concerns about Density

6 du/acre
(Average density for mostmarkets: 7.5 du/acre)

Zoning, Land Uses, and Entitlements

- Comprehensive Plan
- Future Land Use
- Zoning
- Entitlements
Zoning, Land Uses, and Entitlements

1 Unit/Acre = 12,000 units

The Neighborhoods

North Dixie & 713

The Neighborhoods

Southern Neighborhood

A "Hamlet"

The Neighborhoods

The Village Center

Indria and Dixie
Strategies for Implementation

1). HOLD THE LINE!!!

Implementation Strategies

...but allow for extension of services to projects that implement the vision

1). DON’T GIVE IT AWAY!!!

Implementation Strategies
Implementation Strategies

2). USE THE “VALUE-GAP”!!!

Implementation Strategies

3). Transfer of Development Rights

Implementation Strategies

“3-Pronged Approach”

#2 Transfer/Sell Development Rights to Urban Service Areas

- Provide Development Incentives for Transfer
- Full Right to Services
- Limited Density Increases provided for transfer
- Preservation of Rural Lands

Implementation Strategies

#1 Build As-Of-Right

- 1-Acre Lots
- No Services
- No Density Increases

7,000 lots on well and septic
Implementation Strategies

"3-Pronged Approach"

#3 Transfer/Sell Development Rights outside of Urban Service Areas

- Provide Development Incentives for Transfer
- Possibility of Services
- Limited Density Increases provided for transfer

GREAT Preservation of Rural Lands!!
**Implementation Strategies**

*Other Recommendations:*
- Industrial Uses along Indrio Road
- Review of Long-Term Future of Airport
- Preservation of Uplands
- A Dog Park, Roundabouts, Trail Design, Architecture, Signage, etc.

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**How Did We Do?**

Let us know tonight and over the next few weeks!!

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**Implementation Strategies**

*Other Recommendations:*
- Preservation of Uplands

  - A Dog Park?

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**What’s Next?**

- Present Master Plan and Strategies during Commission Workshop
- Refine Recommendations and Develop Final Report
- Return (10-12 weeks) with Final Report – Final Presentation
- Adopt the Plan as the “Vision” of the Community
- Prioritize charrette recommendations
- Incorporate recommendations into Comp. Plan/Zoning Amendments

**And At The Same Time...**
- Continue receiving critique and recommendations from Community

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**The Team**

Treasure Coast Regional Planning Council
A+S Architects & Planners (Derrick Smith, Principal)
Arx Solutions In. (Patricdio Navarro, Daniel Baschkier, Lucio Sanyuan, Gonzalo Navarro)
Gibbs Planning Group (Robert Gibbs)
Town Planners: Dan Cary, Shailendra Singh, Sita Singh, Jess Linn, Maria DeLeon Florez, Steven Fett, Natasha Alfonso, Peter Quintanilla, Athlea Gianiotis
Concerns about Density

Density v. Intensity

Density: 1 du/acre
Low intensity

Density: 1 du/acre
Med. intensity

Density: 1 du/acre
High intensity