

NEIGHBORHOOD GENERAL

Air Pollution

Concrete emissions problem
Decker and A1A – air impact – dust

General Concerns

Impact of project on neighborhood
Opportunity to improve area
Need more recreational facilities
Blend two areas into one neighborhood
Don't change character of the neighborhood
Noisy in neighborhood: train, airplanes, and industrial uses
Needs sound buffer – green between neighborhood and train tracks
Code enforcement: lack of attention to the neighborhood

Traffic

Speeding – need traffic calming
Area of special concern: 14th Street
Intersection concerns:
14th Street and Palm Beach Road
14th and 15th streets
15th Street and A1A
Network more local – no traffic problems
Left turn lanes on Palm Beach Road

Streetscape & Identity

Not pedestrian friendly – want areas to walk and feel comfortable
A1A needs street improvements: sidewalks, traffic calming, streetscaping
Marker for El Dorado and entrance signs
Streets are not safe, not secure, not aesthetically pleasing
Need street lights and sidewalks
People don't want to “buy into the neighborhood”
Want to keep small town feeling

Neglect by City

Lack of confidence and trust in the City
Took track away for JD Parker Elementary
El Dorado neighborhood has been neglected – last time a project was done in neighborhood?
How is this plan helping locals?
Need code enforcement after project built
Balance and compromise sought in neighborhood between neighborhood improvements and new development
Neighborhood feels it is not being heard

Housing

Help with housing improvements

Habitat for Humanity and low income housing – area receiving a disproportionately large portion

Restoring houses to historic character and new development should also follow historic character

Community

Neighbors working to improve their community

Community wants to become better organized

Better information – ways to get information to residents about programs that improve the neighborhood: not everyone has Internet access, goes to the library. Is a working-class neighborhood

Connect the East Stuart and El Dorado neighborhoods

People need to take pride in community

Community is together

Drainage

Need drainage

Areas that typically flood: Monterey Road to bank and 13th and 14th streets

Miscellaneous

Expand CRA boundaries

Planning needs to happen for a broader area

Infill to address affordable housing

Crime Perception

Drugs in neighborhood

Vagrants

PARCEL-SPECIFIC

Scale & Mix

Mix of townhouses and single family

Live/work

No multifamily

In favor of multi-family – for regulation of common areas: Colony Court – clean and quiet

Condos not compatible

Compatible in scale: keep size and density of the neighborhood

no two-car garages

Smaller lot sizes

300 to 500

Initial proposal too much

Housing for elderly

Major part of site green

Park in triangle is a good buffer

Architecture

Front porch, picket fences

Florida cracker

No vinyl siding

Eco-village

“Old fashioned neighborhood:” Continue character of 1920’s, 1930’s neighborhood

Houses should not be “built-up” – drainage problem, no mounds

Own entrance off of A1A

Quads that look like single family

Diversify the look of the new homes

Habitat for humanity housing doesn’t fit rest of the neighborhood

New architecture should be authentic and vernacular

Fiscal

Phase I and Phase II

Fiscally neutral

Price points for housing

35 to 40 top end when compare units

Before 1 – 2 million

½ cent sales tax referendum that can be used for public infrastructure project to be profitable to the city

Internal to project

Commercial drive the wheel

Good demonstration project

Lease the land

Utilities

Subdivided setbacks – SW retention lift stations
How open space gets used
Water retention
Relocate anything off site
Site would need a lift station if no capacity on other
Setback for well is 20' or 25' – setback for road
No extra capacity designed in dry retention on Parkside
Storm water pipe can be moved
Water mains under site
City well on site
Site would need lift station
75' setback from well
Low water table – use dry retention
If larger buildings, put hydrant on front and rears of buildings

Miscellaneous

Would be a Planned Unit Development – no land use/zoning change
Name should remain one
City housing stock being destroyed/demolished (aging) and not being replaced
Land donated “for the benefit of the community”
Demonstration project

Uses for Site Other Than Residential

Most everyone against some commercial development
No heavy industrial
Assisted living facility would fit well
Phase commercial first
Not in favor of commercial in front
Live/work

East Stuart Neighborhood

Most people in El Dorado neighborhood don't use the East Stuart park
Feels unsafe in East Stuart park
East Stuart Park needs family component
Likes East Stuart Park
New residents take advantage of after school program
Control over back parking lot of Community Center – vehicular traffic out during certain hours
Improved paved parking lots at the East Stuart Park

Affordable Housing

Housing price outpaced incomes

Not opposed to mixture of market and retail housing

The City should have a mechanism for keeping affordable housing affordable

Need better quality affordable homes: City's previous projects poorly executed and need to look like the rest of the neighborhood

Workforce housing and Hurricane Housing Assistance are the driving forces of the project: Program has certain price points it has to hit

Affordable – problem with definitions

City needs to be an example for affordable housing solution

Fearful of the perception of low income housing

Is there a need for the housing?

\$180,000 to \$220,000 is too expensive

Price points – diverse opinion

Also building quality not good enough, then residents can't upkeep

Interconnectivity

Yes to another connection to 10th Avenue

More interconnected, the better

connectivity to improve users at East Stuart park

Wants to cut off from East Stuart

El Dorado neighborhoods have walking traffic between two bad neighborhoods

Don't want closure of 14th Street

Connectivity so emergency vehicles can get through

Concerned about road through park

Tarpon should be a road

Issues are key east/west traffic

Park at the Site Issue

Part of site a park

500 signatures to keep as a park

Taking away park facilities

Make portion of Parkside a family park

Exercise courts (paths)

Miscellaneous

preserve historic East Stuart

Eliminate drive around community center as a turn around

Better parking and pedestrian traffic through park - Dangerous for kids in community center

Not allowed in park facilities in East Stuart

Certain areas should be active recreation; others should be passive recreation