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