

Public Open House # 1 – March 11th, 2020

The first Residential Planned-2 (RP-2) Land Use Study public open house engaged 60+ attendees on March 11th, 2020. The open house format allowed participants to provide feedback on current land use, transportation and open space challenges and conditions in the area. This feedback will contribute to the initial phase of the planning process which include a community assessment to outline the area's infrastructure needs and RP-2 land use, density, and development regulations. The following document summarizes the workshop results.

Workshop Agenda

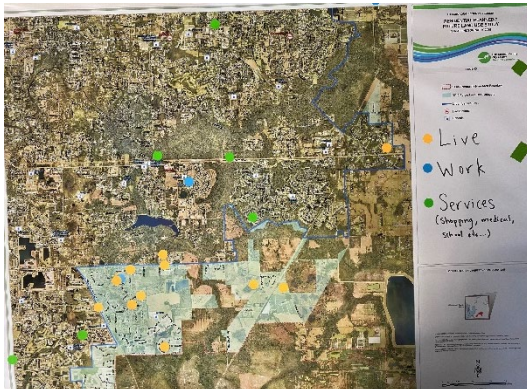
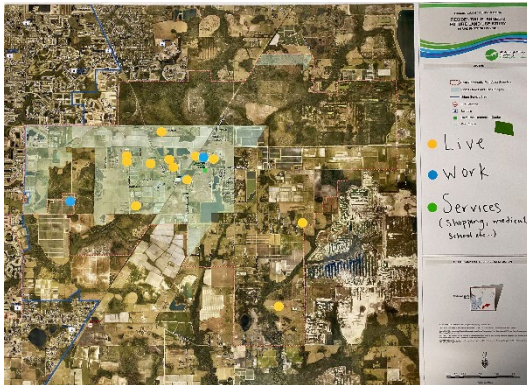
- Presentation
 - Introductions
 - Study Overview
 - Introduce Open House Exercises
- Interactive Stations:
 - Live/Work Maps
 - Survey
 - Vision Boards
 - More or Less
 - Mapping



Below is a summary of the main themes received from community feedback at the four interactive stations.

Station: Live/Work Maps

Participants were asked to place different colored dots on aerial maps to identify where they work, live, and use services in the area.



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Station: Vision Boards

The vision boards activity captured existing views and future visions for the area. Participants were asked to write one or two words that describe the area today and one or two words that describe what they want the area to look like in 15 years. The following word clouds show the prominent themes.

Area Today



Vision for the Area



Station: More or Less

Participants were asked to describe what they wanted more of (+) and less of (-) in for land use, transportation, open space or other topics in the area. The following tables show prominent themes.

Land Use - More Of:	Land Use - Less Of:
Farming/Agriculture	General Development
Land Conservation/Rural	Suburban or Residential Development
Preserve or Recreation	Light Industrial
Retail/Commercial	Retail/Commercial
Infrastructure (Fire Stations, Roads, Schools)	Cluster Development
Other (dwelling units/per acre and lot sizes)	Other

Transportation - More Of:	Transportation - Less Of:
General Roadway Improvements	Traffic/Congestion
Add Traffic Lights	Other
Roadway Widening/New Roads	
Farming/Preserve/Rural	
Other (Public Transport & I-75 Exit Improvements)	

Open Space & Other Topics - More Of:	Open Space & Other Topics - Less Of:
Preserve/Land Conservation	Suburban and Cluster Development
Recreation/Parks	General Development
Infrastructure	Traffic
Agri culture/Farming	Other
Rural/Open Space	
Other (Race Track)	

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Station: Mapping

Participants were asked to place different colored dots on a map to gain feedback on where change should or should not take place. Participants placed a colored dot on areas they want to see change. Participants put an X on a colored dot and placed on areas they didn't want to see change. Areas of change were colored coded based on desired development type (i.e. residential, commercial, employment, etc.) The following tables show prominent themes.

Residential - Areas to Change	Residential - Areas to Not Change
East of Southfork Lakes Development	Along Carlton Lake Road
East of McGrady Road and Grapefruit Tree Lane	East of Southfork Lakes Development
South of Rhodine Road between Balm Riverview Road and Balm Boyette Road	Along County Road 672 (Balm Road)
Southeast of Balm Boyette Road & Rhodine Road	McGrady Road
Northern edge of area boundary between Balm Riverview Road and Balm Boyette Road	West of McGrady Road and Grapefruit Tree Lane
	Near Bonita Drive between County Road 579 & US 301
	North of State Road 674, between Balm Wimauma Road and Carlton Lake Road

Employment - Areas to Change	Employment - Areas to Not Change
Northern edge of area boundary between Balm Riverview Road and Balm Boyette Road	Balm Boyette Road and Balm Wimauma Road
McGrady Road and Andrews Road	
East of Southfork Lakes Development	

Shopping - Areas to Change	Shopping - Areas to Not Change
Balm Riverview Road between Rhodine Road and Big Bend Road	Along Balm Boyette Road
Big Bend Road and I-75	
County Road 672 between Balm Wimauma Road and Carlton Lake Road	
East of McGrady Road and Grapefruit Tree Lane	
Northern edge of area boundary and Balm Riverview Road	
East of Southfork Lakes Development	
US 301 and County Road 672 (Balm Road) - Major retail	

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STATION: MAPPING

Place colored dots on the map to identify areas to change.
For Change: Place a colored dot on the map (see below).
For No Change: Put an X on a dot and place on the map.

Map Legend:

Residential	Parks
Employment	Roadways
Shopping	Other <small>(Use sticky notes for comments)</small>



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Parks - Areas to Change	Parks - Areas to Not Change
Along Balm Boyette Road	No indicated areas
Between Balm Riverview Road and Balm Boyette Road	
Between Carlton Lake Road and Balm Wimauma Road	
County Road 672 (Balm Road) and Carlton Lake Road	

Roadways - Areas to Change	Roadways - Areas to Not Change
Along Big Bend Road	No indicated areas
Balm Riverview Road and Rhodine Road (Need traffic light)	
Along Rhodine Road	
Along Balm Boyette Road	
New Roads at US 301 and 19th Avenue Northeast	
Along County Road 672	
New Roads - US 301 connection to Balm Wimauma Road	
Balm Riverview Road	
Roundabout at Balm Boyette Road and Rhodine Road	
I-75 interchanges	
State Road 674	
East of US 301, near Bill Tucker Road	
East of Balm Wimauma Road and South of Balm Baptist Church	

Other - Areas to Change	Other - Areas to Not Change
Rhodine Road and US 301 - Pump station insufficient Neighborhood water pressure, quality and capacity	Keep area rural North of Big Bend Road between US 301 & Balm Riverview Road (keep it the way it is)
Drainage from adjacent development (Triple Creek) affects Tropical Acres neighborhood.	
Keep rural - Boyette Road, Rhodine Road & Balm Boyette Road	



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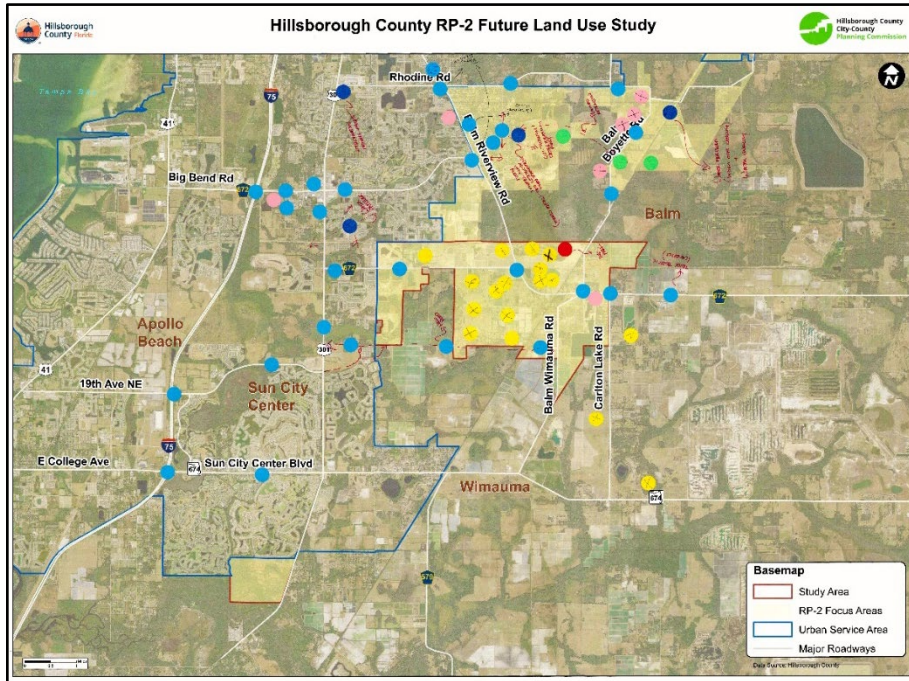


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Mapping Station Maps



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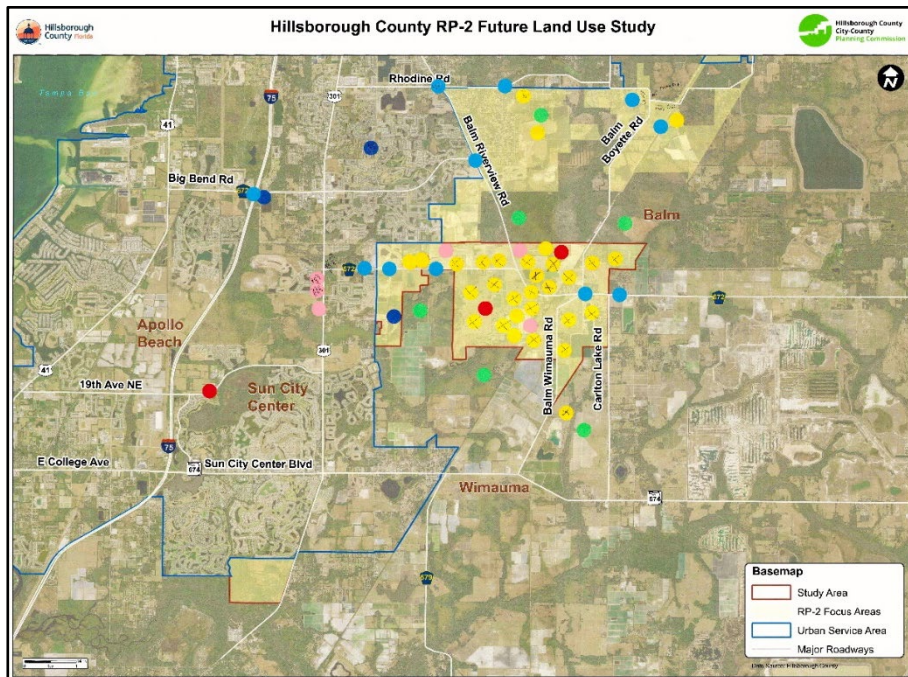
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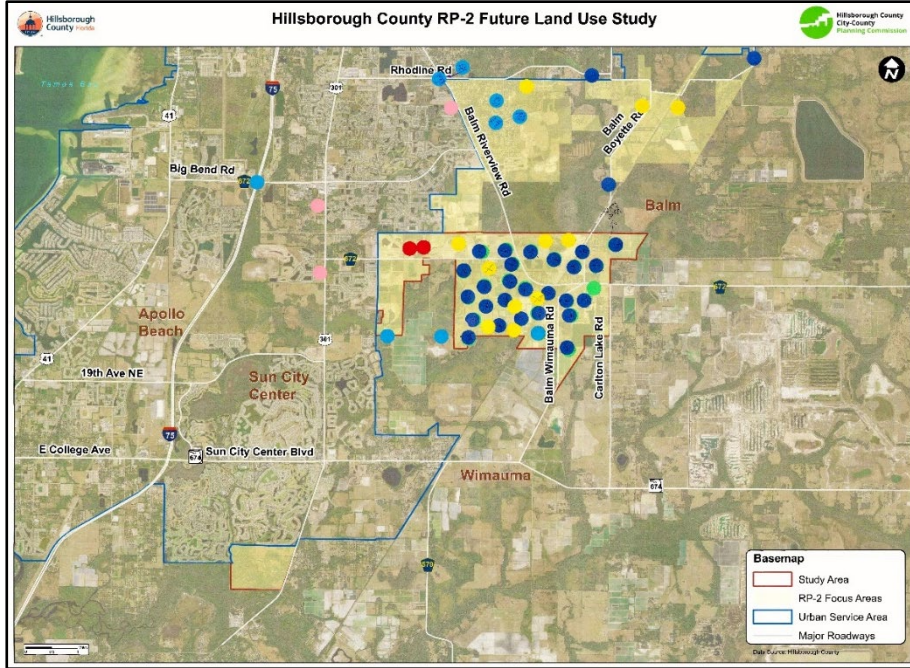
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