

Small Group Meeting #2 (Neighborhood Design)

Meeting: Small Group Meeting #2 (Neighborhood Design)
Location: Balm Civic Center, 14747 Balm Wimauma Rd
Date & Time: 4:30 PM to 7:00 PM

Meeting Agenda

1. Welcome and Opening (15 minutes)

- Introductions – 5 minutes (Name and organization and/or resident)
- Overview of the Agenda – 5 minutes
 - **Purpose Today:**
 - We will have a working group meeting focused on neighborhood design.
 - Discuss what a workable solution looks like? What does development look like?
 - List what we can agree on and not agree on (what ideas fall to the wayside)?
 - **What we are not discussing today:**
 - Offsite Infrastructure concerns (CR 672 CR 674, US 301, I-75, etc.)
 - Items not on the agenda will be noted and discussed at a later time to stay focused on the agenda

2. Small Group Breakouts (40 Minutes)

- Review each concept plan with representative photos (Handouts to be provided)
 - What do you like? Not like about each concept?
- Review and refine the “Summary List of Topics/Positions” Matrix. Do you agree with positions as stated?

Lot types and development

1. Lot sizes and incentives (40' lots, alley loaded, ½ acre, 1 acre)
2. Buildable area and clustering (base density off buildable area, base density off full site regardless of buildable area)
3. Increase in homes due to credits from a transfer from another property (TDR)

Open Space and Buffering

4. Green, natural spaces and undevelopable land (what % of open space)
5. Buffering/Screening (250' buffers, sliding scale with smaller buffering/ more intense screening and berm requirements)



Support Infrastructure and Uses

6. Lighting
7. Supporting infrastructure (schools, water, sewer, community uses)
8. Amount of commercial space required (none, some on site, off site)

Community Benefits

9. What do we like about them, not like about them?(Handouts to be provided)

Approval Processes

10. Design exceptions (absolutely none/design exceptions necessary)
11. Create a checklist

Break - 10 minutes

3. Full Group Discussion (70 Minutes)

- Group report out – List on a flip chart
 - What we liked/did not like about the concepts
 - Summary by Topic area
 - Review and refine the “Summary List of Topics/Positions” matrix and list workable solutions/non-favored strategies

4. Closing (15 Minutes)

- Discuss focus for upcoming meetings
- Upcoming items
 - Community-Wide Meeting – Saturday, May 22
9:30am – 12pm
 - Open House – June