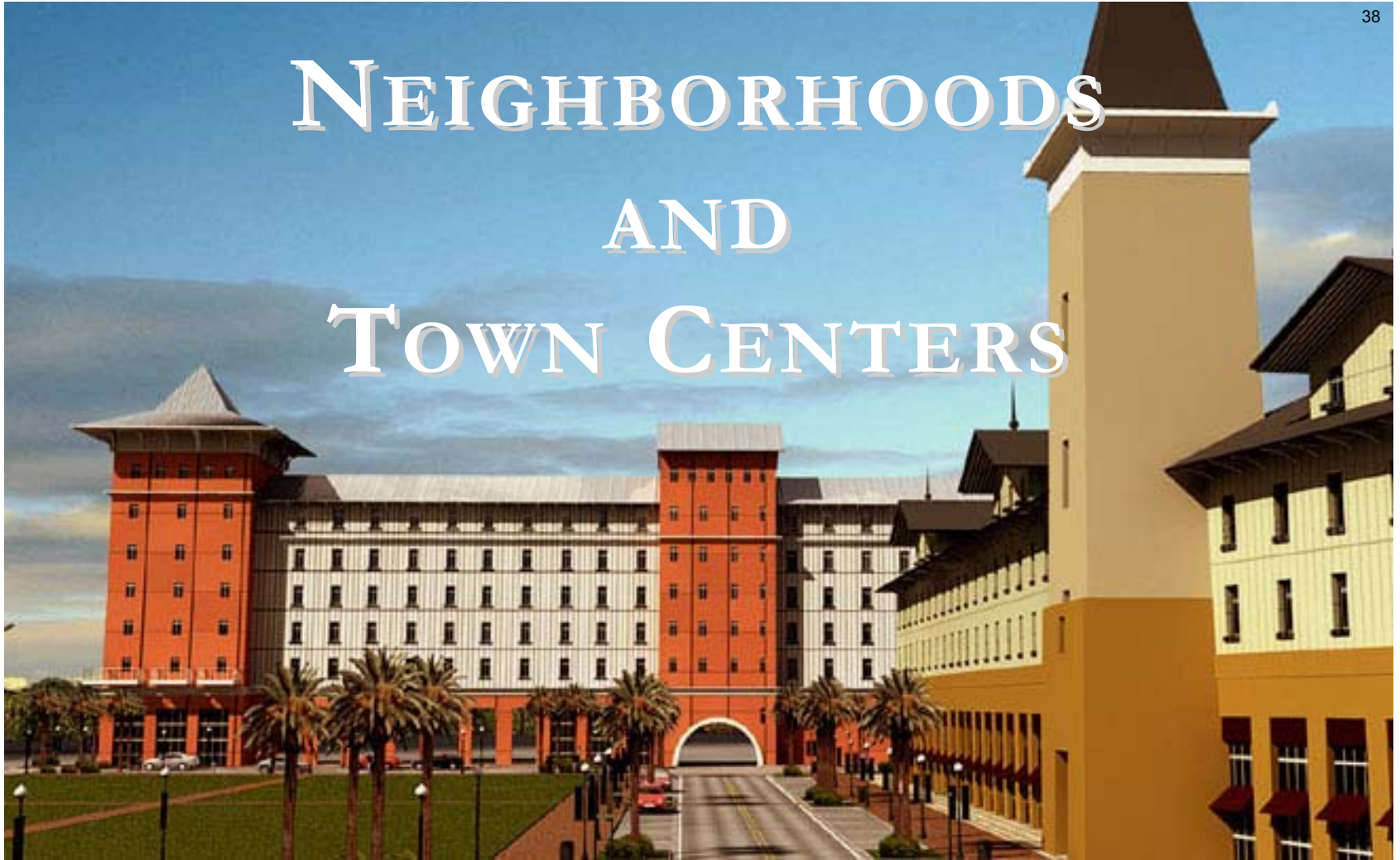


# NEIGHBORHOODS AND TOWN CENTERS



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T R E A S U R E   C O A S T   R E G I O N A L   P L A N N I N G   C O U N C I L  
I N D I A N   R I V E R   -   S T .   L U C I E   -   M A R T I N   -   P A L M   B E A C H



The Citizens' Master Plan with proposed mixed-use neighborhoods and town centers highlighted.

**NEW MIXED-USE RESIDENTIAL NEIGHBORHOODS**

The study area is currently dominated by low intensity space-consuming industrial uses such as automobile salvage yards, used car lots, and storage facilities. A very limited amount of residential occurs within the study area and is confined to a few scattered mobile home parks west of SR 7 and some older neighborhoods east of SR 7 and south of the C-11 Canal.

The Citizens' Master Plan proposes the replacement of many of the existing land intensive uses within the area with uses that take advantage of the site's central location and proximity to Ft. Lauderdale/Hollywood International Airport, Port Everglades, and educational facilities such as Nova Southeastern and Florida Atlantic universities. The proposed industrial/research district anticipates attracting more companies like Andrx Pharmaceutical and supporting office and hotel uses.

As redevelopment occurs, there will be an increased demand for housing in proximity to employment opportunities. In order to meet this demand and provide a diversity of housing types in proximity to workplace and shopping, the Citizens' Master Plan proposes the development of five new mixed-use residential neighborhoods. The locations of these new neighborhoods are indicated in color on the gray scale version of the Master Plan at the top of this page. All of the new neighborhoods should include a diversity of housing types and affordabilities. A large number of residential units will be

required to meet anticipated worker housing demand. A minimum density is also required to support and sustain necessary neighborhood services such as grocery stores and pharmacies.

**TOWN AND NEIGHBORHOOD CENTERS**

During the charrette, the intersection of SR 7 and Griffin Road was identified as the most likely location for development of neighborhood retail. Sufficient traffic exists at this intersection to justify the development of a main and main town center that would meet most of the regular neighborhood shopping needs of the area.

A second town center is proposed immediately north of the Seminole Hard Rock Hotel and Casino property. It would be focused on a formal town green and is well located for broader civic, retail, and entertainment uses including restaurants.

Two additional smaller mixed-use neighborhood centers are also proposed: one within the new Seminole Nation Neighborhood south of SR7 and another associated with the large industrial district neighborhood west of SR 7 near the proposed location of the multi-modal transit station.