

Commercial Areas Alternative B

Multi-Centered, West-Sharp Park Emphasis

Potential Development Sites

- Open Space Residential
- High Density Residential
- Retail Commercial
- Office/Commercial
- Service Commercial/Industrial
- Hotel/Visitor Commercial
- Mixed Use
- Commercial Recreation
- Public
- Park
- Greenbelt

Special Areas
 Planning Area Boundary
 City Limits

Highways
 Existing Streets
 Unimproved Right-of-Way

4 PACIFIC MANOR: MIXED USE

- Mixed Use redevelopment of shopping center
- Existing designations on other sites

3 NORTHERN PALMETTO / BASE OF MILAGRA RIDGE: RETAIL, OFFICE

- Retail Commercial redevelopment on northern Palmetto replacing existing uses
- Office development on Oceana site

2 WEST / EAST SHARP PARK: OFFICE, CIVIC CENTER

- Mixed-use redevelopment along Palmetto
- Redevelopment of Old WWTP Site with mixed use, Library, park
- Office Commercial designation on Francisco
- New Civic center on Francisco
- Office Commercial redevelopment at Eureka Square

1 ROCKAWAY BEACH / QUARRY: LIMITED DEVELOPMENT

A • Revitalization of Rockaway Beach

B • Quarry Site development including:

- Limited hotel, retail, office uses
- Visitors' Center
- Open space/habitat on at least 2/3 of site

C • Industrial/Service Commercial designation east of Hwy 1

D • Hotel/visitor uses at Sea Bowl site

Commercial and mixed use designations on adjacent Fassler sites

8 GYPSY HILL: HIGH DENSITY AND OPEN SPACE RESIDENTIAL

- Clustered multi-family residential near Sharp Park Rd.
- Retail Open Space Residential on adjacent parcels

7 PARK PACIFICA STABLES: MAINTAIN

- Commercial Recreation designation for Stables
- Potential for open space preservation of adjacent hillside parcels

Same as Alternatives A and C

5 PEDRO POINT / LINDA MAR: HOTEL, COMMERCIAL, MIXED USE

- Development of Calson site with hotel, multi-family residential, park
- Additions/upgrades at shopping centers
- Mixed use redevelopment on Crespi Drive and Linda Mar Park-and-Ride

6 PARK MALL AREA: MIXED USE

- Mixed use redevelopment at Park Mall and adjacent vacant site
- Mixed use redevelopment of Library site including multi-family or senior housing

Same as Alternatives A and C

