

**NORTHEAST PASCO COUNTY RURAL AREA PLAN
STAKEHOLDER MEETINGS**

#	Comment	Work Program Notes
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MARCH 21, 2005

9:00 am

Participants:

Map Questions

- ❖ Where do you live? Properties of Interest? *St. Joe Road- north side of the road (Appx. 120 acres) Appx. 1 mile north of Lake Jovita.*
- ❖ Is there a special neighborhood name or "area name" that is used to identify your community?
- ❖ What area do you consider to be the Rural Area? Or Rural Areas?
- ❖ Which roadways are key rural entrances, roadways that set a definite "tone" for the character of the area?

What are your specific issues and/or concerns?

	<p>Large land owners are concerned about down comprehensive planning of properties. When there is RES-1 density, there is a growing concern that these properties are targeted for density reductions.</p> <p>Concerned about the financial ability to borrow against the value of the property for continued agricultural production.</p> <p>Property owners' investment and retirement strategy for preserving the value of the land.</p> <p>OUTSIDE OF THE RURAL AREA: Curly Road and west side of Handcart Road (just south of Prospect Road) Appx. 435 acres RES-1 / AG with AC (1:10) zoning. Next to Kirkland/Epperson DRI. Potential for revised Clustering options with Density Bonuses. Orange Groves are failing.</p> <p>Maybe there should be a special meeting between staff and the owners of lands in the Curly Road and Handcart Road area.</p>	
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What do you like best about your community today?

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MARCH 21, 2005

9:30 am

Participants:

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- ❖ Where do you live? *Spring Valley Road Area. 10 acre home site.*
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What are your specific issues and/or concerns?

See handout.

Topography and impact on land use. A series of hills and valleys throughout the northeast portion of Pasco County.

Bicyclists like to use this area along Blanton Road for touring.

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March 21, 2005

STAKEHOLDER MEETING

1. Subject: Impact of east Pasco topography on land use planning.
2. From Le Heup hill in the south to Trilby in the north the area of Pasco county west of the Green Swamp consists of hills and small valleys.
 - a. Very different from the typical flat Florida landscape
 - b. Hills are small (250ft) yet are named (Le Heup hill, Nursery hill, Happy hill, Frazee hill).
 - c. Review photographs.
3. In general the land use is:
 - a. Largely rural.
 - b. Contains many homes on 1-10 acre sites.
 - c. Contains two medium size towns Zephyrhills and Dade City
 - d. Has small settlements, San Antonio, Blanton, Trilby and isolated high density developments.
4. Area has recreational appeal because of its topology.
 - a. Bicyclists
 - b. Antique automobile rallies
 - c. Runners
 - d. Motorcyclists
 - e. All come because of the hills, scenic beauty, and open spaces.
5. Area provides upland support to the relative wilderness of the Green swamp to the east. (e.g. daily migration of birds for food)
6. At present this area is on the edge of a massive surge of high density development as New Tampa pushes past Wesley Chapel toward State Road 52.
7. It is neither desirable nor feasible to prevent development in this scenic area.
8. In establishing a land use plan, however, it is important to do the following:
 - a. Encourage continued use of large tracts of land for agriculture through the use of zoning and purchase of development rights.

- b. Encourage the establishment of lot sizes in the 1 to 10 acre range.
 - c. Carefully consider the impact of high density residential and commercial development in terms of its impact on the entire area and keep such development as islands not a connected sea of homes as we see in the western part of the county.
9. Development of the eastern part of Pasco county is more than the paving over of more Florida ranchland. The rolling upland nature of this region is rare in Florida and worth preserving for its scenic, recreational and ecological value. If we allow development solely to maximize landowner and developer profits, future generations will have little notion of its present beauty.

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MARCH 21, 2005

10:00 am

Participants:

Map Questions

- ❖ Where do you live? *Bellamy Brothers Road (east side of the road) Appx. 1.9 miles north of SR 52, 30 acres.*
- ❖ Is there a special neighborhood name or "area name" that is used to identify your community?
- ❖ What area do you consider to be the Rural Area? Or Rural Areas?
- ❖ Which roadways are key rural entrances, roadways that set a definite "tone" for the character of the area?

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	<p>Currently adopted Future Land Use Map, RES-1 (1:1) and AR (1:1). Currently lives on this property and would like to continue to live on the property and protect the quality of their lives in this location.</p> <p>Concerned about the widening of Bellamy Brothers Road. Water is a prime concern. In the 40's and 50's a 40 foot well served this property. Cypress Creek wellfield is nearby. Over time the water quality has deteriorated – now 110' well serves the site and is required to have an iron purifier. Additional development will also affect the water quality of existing wells.</p> <p>In addition to water supply issues and concerns, additional traffic on Bellamy Brothers would also impact their way of life.</p> <p>There is still a lot of wooded land in this area and there is often deer and other wildlife on the property.</p> <p>Still has a "greenbelt" on the property due to the hay operations on the front of the property. Needs to have this on the property to defray the cost of taxes on the property.</p> <p>Family has owned this property since 1860.</p>	
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MARCH 15, 2005

10:30 am

Participants:

Map Questions

- ❖ Where do you live? *Appx. 500 acres (southeast corner of I-75 and Blanton Rd); Another piece of property on Frazee Hill (currently in groves)*
- ❖ Is there a special neighborhood name or "area name" that is used to identify your community?
- ❖ What area do you consider to be the Rural Area? Or Rural Areas?
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What are your specific issues and/or concerns?

Citrus business all of their lives. Changes are coming to Pasco County and to this area. Already have had people come in to discuss doing Planned Unit Developments. Don't want to break up the property right now, but cannot keep growing citrus on the land. There are a lot of issues that affect the continued viability of groves. The value of the land has also helped to make agriculture not viable.

Don't want to have "ugly" development in the area, but would like to have flexibility to develop the land in the future.

Concerned about the quality of development in the area and would like to see high quality development. Want to protect the opportunity for residential development on some of this land in higher quality development in 1 du/5 acres.

The tax base of 5 acre home sites is much greater than the value of agricultural land.

Most of this property is the high, dry hilly areas that is developable and is not low, wetland areas.

George James proposed the Mixed Use land use at the interstate in 1985. Would like to see this land use be maintained since it is appropriate to have higher intensity uses at the interstate.

Family has owned property in the area since the 1850.

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MARCH 15, 2005

11:00 am

Participants:

Map Questions

- ❖ Where do you live? Properties of Interest?
 1. *Karey Sumner Lake Road (34 Acres): Dairy Farm Corp.*
 2. *Frazee Hill Road (99 Acres): Dairy Farm Corp.*
 3. *Frazee Hill Road (49.15 Acres): Touchton*
 4. *Williams Cemetery Road (118 Acres): Dairy Farm Corp.*
 5. *Happy Hill Road (62 Acres): Pittman Trust*
 6. *CR 575 (210 Acres): Massey Partners, Ltd*
 7. *Northern terminus of Roberts Barn Road (145 Acres): North See Corp and South See Corp.*
 8. *Just north of Blanton Road (52 Acres): Pittman*
 9. *Farmington Hills*

- ❖ Is there a special neighborhood name or "area name" that is used to identify your community?
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Karey Sumner Lake Road

RES-1 and contiguous to Dade City. Next parcel is AG or AG/R. Would like to see this entire area as RES-3, but at least make both of the parcels a consistent future land use.

Frazee Hill Road (Dairy Farm Corp and Touchton)

Current RES-1 and AR (1:1) zoning. Would like to see these properties amended to RES-3. Central water from Dade City is available 1700' east of this site. County sewer with lift station is contiguous to the Touchton property in the Community College site.

Williams Cemetery Road

RES-1 land use and is zoned AC (1:10). The Clinton Avenue extension will take appx. 8-10 acres of this property. Sewer is in close proximity to this site to the west (appx ½ mile). Since this property will be along Clinton Avenue, then would like to see RES-3.

Happy Hill Road

RES-1 and C-2 zoning in 1976 that pre-dates the Comprehensive Plan. RES-1 and AR. There is a re-zoning in process and has been continued. Bob Sumner was initially involved in this area.

CR 575

AG (1:10) and AC (1:10) zoning. Contiguous to Evans properties. Not far from the I-75 intersection. Interested in a future land use for (1:2.5) or (1:1).

Roberts Barn Road

AG (1:10) and AC (1:10) zoning. Would like to see RES-1.

Blanton Road (east of CR 575)

Recent future land use amendment from AG to AG/R. Waiting for final notice of intent. Will be looking to rezone this property to AR-5.

Farmington Hills Clustering off of Handcart Road has failed and lots have not sold. 1 acre site is \$125,000. Nearby 5 acre tracts are prevalent and available and cost the same amount and people cannot understand why they are paying more for 1 acre lots. Do not yet appreciate that there is available open space that they do not own. Market resistance to pay this when there are other options.

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<u>Do you have any specific expectations about the results of this study effort, i.e., any specific policy or policies that you think should be affected?</u>		
	Need future land use designation 1:2.5 Plan allows TDRs but this has not been used by the County to date.	
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MARCH 21, 2005

11:30 am

Participants:

Map Questions

- ❖ Where do you live? *Lake Jovita (1/3 acre lots)*
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- ❖ What area do you consider to be the Rural Area? Or Rural Areas?
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	<p>See handout.</p> <p>Lived in Lake Jovita for the last three years. Lived in Sadelbrook before that. The traffic on SR 54 was the biggest concern for the residents there. Doesn't want SR 52 to become the same as SR 52. It is already becoming more and more congested with truck traffic and volume of traffic. Rural cross section with no shoulders, etc. Traffic has doubled.</p> <p>Safety issues on smaller roads, e.g., Island Lake Road, with fatalities and crashes. (see newspaper article)</p> <p>Higher density developments (such as 4 du/ac) should not be developed on rural 2 lane roads. The first component of planning and development should be based upon the underlying roadway framework.</p> <p>SR 52 bypass – When citizens have questions FDOT about the timing of this improvement, they had identified 10 years to put the bypass in. The amount of truck traffic commingled with local residential traffic is a major congestion and safety concern on these rural roadway cross-sections. Timing should be advanced on this project.</p> <p>All the roads are N/S roads. There are few E/W roads and those that exist go through major growth corridors.</p> <p>Regional co-operation to develop SR 50 as a major E/W route to funnel traffic to Orlando.</p> <p>St. Joe Road, kumquat growers area, home of Kumquat Growers, Inc 45 acre grove. Largest kumquat growers in the United States. Family owned business that goes back to the 1800's. Kumquat Festival is a large event in Dade City. Gude's own this property today. Concerned that zoning will ultimately drive them out. Preserving this area and the history of this area is really important. Concerned that the land adjacent is zoned (1:1). When houses are on 1 acre or less, then land loses its rural character and value. There phone number is 352 588 – 0544.</p> <p>Rural entranceways and scenic views. As developments spring up, rather than put the houses against the road there should be a considerable buffer between the roadway and the houses. Perhaps a 500 feet minimum including trails (bike trails, walking trails) and landscaping.</p> <p>Large networks of conservation lands. Lake Jovita has 850 homes on 1100 acres. This development includes some conservation areas in addition to the golf course. Developments should leave open space and conservation areas in order to provide habitat for wildlife.</p>	
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**NORTHEAST PASCO COUNTY RURAL AREA PLAN
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#	Comment	Work Program Notes
	<p>Southeast corner of Happy Hill Road and St. Joe Road. The lake at the corner is connected to other lakes and wetland systems to the west of Happy Hill road. Currently zoned for 3 du/ac. This area should be considered as a wildlife corridor connection.</p> <p>Pattern of Residential Development. Limit manufactured housing.</p> <p>Commercial Areas. SunTrust location on Clinton Avenue and US 301 versus the strip mall. Landscaping of commercial uses can make a big difference. Need to get away from the strip malls on the highway. Planning options for Town Centers that are moved away from the highway and landscaping are a better choice (e.g., Celebration, Long Leaf, etc.)</p> <p>Transportation/Land Use Compatibility.</p> <p>So many lakes and forested area in this area that should be protected not only for wildlife but also for people.</p> <p>Water. Tampa Bay Water District has some interest in the water in Pasco County and has the opportunity to take water from the County. Concerned about have the drawdown of wells for potable water will dry out the lakes in the area. In West Pasco, there has been a lot of pumping and a lot of the lakes have dried up.</p>	
<p><u>Do you have any specific expectations about the results of this study effort, i.e., any specific policy or policies that you think should be affected?</u></p>		
<p><u>What do you like best about your community today?</u></p>		

11:30
#6

NORTHEAST PASCO RURAL AREA PLAN STAKEHOLDER MEETING

1 – Reference to identifying key rural communities

Concern: Does this mean that areas not identified as “key communities” are more open to development or to greater-density development?

OVERRIDING CONCERN: Coherency & density of development in relationship to road capability

i.e., put the dense developments near the largest roads, the best arterial networks.

Don't put developments zoned 4.6 to the acre off two-lane country roads with no shoulders

52 Bypass – currently 10 years away according to FDOT

May be necessary to preserve rural character of NE Pasco

Can timing be advanced?

50 as key EW arterial -- Would require regional cooperation, but again may be key to preserving NE Pasco rural character

A key rural community – Kumquat Groves/St. Joe

This is unique to NE Pasco (in the true sense of the word). Kumquat Growers are the largest shippers of kumquats in the country. This is the basis of East Pasco's largest community event. Informed that land next to the groves is zoned 1 house to the acre.

“If houses are set on five acres or ten acres, people will use the land. They will raise animals or grow things. It will keep its rural character.

If houses are on one acre or less, they won't use the land and it will lose its rural character.”

--Frank Gude

Kumquat Growers, Inc.

March 5, 2005

2 – Community Character

A – Rural entranceways/scenic views

- Entranceways like Lake Jovita; set back, preferably screened from highway; not like Curley road
- Buffer between road and developments of at least 500' – can be used for hiking/biking trails
Buffering should include trees and shrubs – creates visual break

B – Extensive Agricultural Areas

C – Large networks of conservation lands

- Mandate 1 home to the acre minimum and this allows for conservation areas – e.g., Lake Jovita will have approx. 850 homes on 1100 acres. Even though home sites are smaller, golf course and open lands allow for extensive wildlife – the place is a wildlife Mecca.
- All developments could be if this kind of zoning were in effect.
- Critical that habitat protection and preservation be a part of every development plan.
- Specifically concerned with SE corner of Happy Hill Road and St. Joe Road – currently a ranch with a large lake. This is part of a continuous wetland that begins at Hudson Lake (southernmost part is in Lake Jovita) and continues east almost to Dade City. [Old-timers used to take their boats all the way through this water passage.] Existing comprehensive plan has zoning at 3 homes to the acre.
- Green Swamp
Is this protected from development?

D – Greenfields/open space

E – Pattern of residential development

- 5 or 10 acre lots retain rural character
- For smaller-lot developments, mandate open spaces and conservation lands so no more than 1 house per acre is permitted in NE Pasco Rural Area
- Put developments with greater density near widest roads – e.g., 52 Bypass, 301.
- Limit manufactured housing

3 – Land Use Compatibility

- Residential lots of 5 to 10 acre minimum near agricultural areas
- Follow the roads

4 – Blighted/Distressed Areas

5 – Commercial Areas

- Landscaping and architecture to fit in with rural character
- Town Centers instead of strip malls
- Limit commercialization N of Dade City on 301 and SR 52 to town center concept
e.g., Westchase, Celebration, Longleaf

6 – Transportation/Land Use Compatibility

- Roadways are the essential first step
- Use road network to direct development – dense development near major roadways; more rural away from major roadways

7 – Natural Resource Protection

- Green Swamp
- Happy Hill/St. Joe Area
- Concentration on NE Pasco Lakes and Forests
- WATER – Great concern about Tampa Bay Water District – in particular ability to sink wells and redirect water to St. Pete. (Ronnie Deese informs us that he has kept TBWD away from LJ water twice; they wanted to take over LJ well. Effect would be to drain our lakes.

Anything to strengthen protection of our water resources will be most welcome. Draining the lakes could destroy the rural character of this area.

8 – Recreation and Open Space

Bill and Kit Ingalls, 13145 Grand Traverse Dr., Dade City 588-5020
Rolf Wetjen, 12440 Lake Jovita Blvd., Dade City 588-2727

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1:00 pm

Participants:

Map Questions

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MARCH 21, 2005

1:30 pm

Participants:

Map Questions

- ❖ Where do you live? *Has a farm (no home) on 40 acres West/NW of San Antonio. Pasco Road/*
- ❖ Is there a special neighborhood name or "area name" that is used to identify your community?
- ❖ What area do you consider to be the Rural Area? Or Rural Areas?
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40 acres West/NW of San Antonio. Currently planned for 1:5 (AG/R – Future Land Use Designation).

There is a zoning conflict on this site, where there is some AC (1:1).

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Clustering options that provide an alternative to 5 acre tracts.

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MARCH 21, 2005

2:00 pm
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MARCH 21, 2005

3:00 pm

Participants:

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MARCH 21, 2005

3:30 pm

Participants:

Map Questions

- ❖ Where do you live? *North of Pasco Road, east of I-75; Nursery on Curley Road (5 Acres) – Currently zoned for mobile homes. Currently RES-6; with C-2; RMH; R1MH*
- ❖ Is there a special neighborhood name or “area name” that is used to identify your community?
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What are your specific issues and/or concerns?

	<p>Keep some of the area rural; and not all built up.</p> <p>Roadway alignments for the by-pass (SR 56) and for the re-alignment of Clinton Avenue.</p> <p>Wants to keep some areas green and open, but also wants the plan to be flexible enough to permit ranchers to sell their property and get decent money for it, if they want to.</p>	
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MARCH 21, 2005

4:00 pm

Participants:

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MARCH 21, 2005

5:00 pm

Participants:

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What are your specific issues and/or concerns?

Wants to preserve the downtown Dade City look as we permit additional commercial development on the perimeter of downtown – such as on US 301 and Clinton Ave.

Happy Hill and SR 52 – Commercial uses.

Timing of transportation improvements to SR 52 and to Clinton Avenue. Why is the county widening SR 52 now, if they are going to widen Clinton to 4L in the near future?

Bella Verde development – what is the status of development of this site.

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MARCH 21, 2005

5:30 pm

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