

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

#	Comment	Work Program Notes
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MARCH 15, 2005

9:00 am

Participants:

Map Questions

- ❖ Where do you live?
- ❖ 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?

2004 Master Plan for the Community College.

Community College has now purchased the 20 acre parcel fronting Blanton Rd. (south of the current college campus)

Current entrance is just before the curve. The college will add a second entrance (that will become the primary entrance) east of the curve. Shown on the master plan and should be constructed in the next couple of years. Ultimately the construction of the buildings will limit the line of sight at the curve.

Current shooting range exists next to the junkyard for sheriffs training. Community college hosts the Sheriffs office as the in service academy. Higher density housing could ultimately create a noise issue or concern.

Additional commercial or industrial uses might ultimately detract from the climate of the community college.

Coordination/Partnerships with Dade City Business Services on US 301 and the Economic Development Commission to increase the profile of the college and opportunity for training programs.

Nursing program is a big program for this community college. Current multi-year waiting list is due to limited clinical opportunity for nursing students. Additional hospital in the area could provide additional opportunity for partnerships.

Is there/could there be a relationship with the community college and the "development" field.

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?

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What do you like best about your community today?

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MARCH 15, 2005

9:30 am

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- ❖ Where do you live? *Between Bellamy Brothers Blvd. and I-75; south of St. Joe Road and north of Darby Road. (Appx 370 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?

What are your specific issues and/or concerns?

Currently the property is in agricultural production (including citrus, trees, blueberries, cattle, etc.) and has a mix of zonings including AR5(1:5); AR1(1:1); and AC(1:10). Bellamy Brothers Road, St. Joe Road and Darby Road are some of the best roads in the area, e.g. currently have a high level of service.

The new horizon of the plan – 2025 adds 10 years to the planning horizon of the county. This additional development time frame should take into account a longer planning view and should provide additional opportunities for density where appropriate.

Concerned about compatibility with adjacent uses across the street on Bellamy Brothers Road. There is RES-1 future land use on the west side of Bellamy Brothers Road and there are current Planned Developments in process in the vicinity both north and south of this area that have higher density, up to 3 du/ac.

I-75 is a high intensity corridor and there should be higher density along this roadway.

There is a broad range between future land use designations that go from 1:1 and then from 1:5. There should be something in there.

The ability to permit lakes to count toward the total gross density of a property provides for even more intensity upon actual construction. This creates an issue for adjacent properties.

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?

Would want there to be RES-1 (1:1) or at least to have the opportunity to have a new residential land use classification (1:2 or 1:2.5)

There should be an interchange with St. Joe Road and I-75.

What do you like best about your community today?

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MARCH 15, 2005

10:00 am

Participants:

Map Questions

- ❖ Where do you live? *Blanton Road- Spring Hill Road area. Highland Farms.*
- ❖ 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?

See attached.

Water Supply. Current well is 280 feet deep and there is sulphur in the water and black deposits on the porcelain.

Additional development in the area would require Blanton Road to be 4-laned which would affect the area significantly. This would require the flattening of the topography and straightening of the curves – which would create a bigger highway and higher speeds.

Doesn't want additional commercial in the area.

The length of term of residence shouldn't diminish the value of their comments, issues and desires for their community.

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?

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What do you like best about your community today?

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3/15/05

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Quality of life concerns as they relate to proposed development of Blanton:

Since the three-year drought that began circa 1994 Pasco has had water use restrictions. It is unconscionable to even consider the type of development that has occurred from New Tampa, north to Wesley Chapel. Are the county commissioners so blind that they do not realize that another such drought, combined with dense development may do irreparable harm to the aquifer. Within the past three months alone, the water from my well has gone from pure, delicious and filter free to sulfur water, leaving sediment stains on my porcelain surfaces, and having a bad taste and smell. This sulfur water is indicative of a dropping water table. The pure, non-chlorinated water I came here for is rapidly disappearing. Once it's gone, then what? There is no water and sewer infrastructure in the Blanton area, which is how we like it. But what are we to do if the water table continues to drop precipitously? This will surely be aggravated by dense development of the Blanton area. The pines, oak, magnolia, hayfields, pasture that provide the watershed for this area will be gone with unchecked development.

Look at Bruce B. Downs Blvd. It is a several hour, bumper to bumper commute every morning, afternoon and evening. The roads cannot handle the traffic though they are 6 lanes wide. Dense development will produce the same result, requiring adding traffic lanes to Blanton Rd. (CR 41). The hilly, winding nature of Blanton Road, as it currently exists, does not lend it to lane additions. Should the type of development come that we residents all fear, Blanton Road will no doubt be flattened and straightened to accommodate additional traffic lanes. To accommodate this land will be confiscated and rural communities negatively impacted. Vaughn's country store will be gone. Blanton Baptist Church will sit on a highway. Do we have to turn everything into suburbia. The wiregrass ranch alone will add thousands more residents, just a few miles south of here.

The county has so poorly planned for the development, already underway or permitted, that there are insufficient schoolrooms to accommodate the population that is already here, let alone on its way. Granted there are schools planned, but truthful planners and school administrators know even these will be insufficient to accommodate the population already on its way. The county is even now trying to purchase Bishop McLaughlin High School on Hays road from the Archdiocese of St. Petersburg, because the population crush is overwhelming the school system.

The rural nature of northeast Pasco is unique in the state. The hilly terrain hosts bikers and sightseers every weekend. This weekend alone, over 800 bicyclists from throughout the state participated in 40 and 75-mile events throughout NE Pasco and Hernando Counties. Such venues will become obsolete, once the open space vistas are gone.

Blanton is home to wild turkey, gopher tortoise, sand hill crane, and countless bird species. I regularly see them all. I have also been told that there are endangered species living in the area but I have not seen them so I cannot testify about them.

As I recall, Commissioner Gallagher, at a September meeting, said that 5-acre homesteads are blight. He also asked who wants to drive 10 miles to the grocery store.

As I recall he also asked someone how long they've been here. I take issue with all of these statements. It is precisely this "blight" of 5+ acre homesteads that provides the free space in which the aforementioned and other species nest and forage. Every single person who lives in Blanton knew exactly how far they had to drive for groceries and every single one of us chose to live here not despite their distance, but precisely because these acres upon acres of paved parking lots are not in Blanton. As for the length of residency query; it is irrelevant. We Blanton residents are here now and we like it the way it is. It doesn't matter whether we got here last year or last century. Gallagher is not a Native American name so it is safe to state the he or his forbearers arrived here from elsewhere as did we all.

If development is inevitable, so be it, but can we try to preserve some of what we have here? Can we not strive to, as best we can, preserve the rural feel of this unique and cherished area. Must everything be sold to the highest bidder and intensely developed. Will these onetime land barons take their cash horde and buy a hilltop, lake or beachfront and live in the type of rural, bucolic comfort that we will have been deprived?

Patrick, Deborah, Grace, Sarah and James Drewes
35215 Burlwood Ln
Dade City fl 33523
352-567-1978

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STAKEHOLDER MEETINGS**

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MARCH 15, 2005

10:30 am

Participants:

Map Questions

- ❖ Where do you live? *Darby Area (480 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?

What are your specific issues and/or concerns?

Currently a large land owner. The current use of the property is for tomato farms, with a \$1 million payroll today. However, agricultural uses are no longer a viable economic use. Already has a contract on this property for sale, therefore is not here to discuss land use because there is any potential financial gain.

Land as a 401K. It represents an investment of large land owners and forms the basis of their retirement plans and the inheritance for their children.

Compatibility with adjacent land uses (such as RES-1). There is RES-3 south of this property that is much more environmentally sensitive, is floodplain and is the headwaters of Cypress Creek.

The reason that most of the current agricultural land has an agricultural land use is because no one has asked for it to be amended.

Doesn't know when the current future land use map was adopted. This is the first time that anyone has ever received notice of a review of the future land use map.

Unrealistic to expect that agricultural uses will continue. The use and/or preservation of agricultural property as a vista for residents should not be a hardship for the current or future owners of this property.

There is no reason for the current pattern of future land use in the County. It appears arbitrary. There should be better distinctions between uses – roads are not good delimiters of land use. Look at logic and highest and best use of property.

Development continues to occur in areas where it was not expected, e.g Bruce B. Downs. Development should be "planned" and not incremental.

WMD and recharge lands. There are areas in NE Pasco that are clay based. Believes that we are recharging the wrong areas.

Development is not "bad." It provides a needed service and homes for our children and grandchildren.

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?

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What do you like best about your community today?

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**NORTHEAST PASCO COUNTY RURAL AREA PLAN
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MARCH 15, 2005

11:00 am

Participants:

Map Questions

- ❖ Where do you live? *Lived her for 25 years. St. Joe Road, just west of Dade City (about the 5th or 6th parcel) on 5 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?

What are your specific issues and/or concerns?

	<p>St. Joe Road is currently a "rural" road. Wants to preserve and protect the rural character and the scenic vistas of roadways.</p> <p>Wants to preserve the rural lifestyle choice in Pasco County.</p> <p>Lives on a 5 acre parcel that has RES-6 future land use and AR (1:1) zoning. Would prefer that the future land use designation be reduced to be equivalent to the zoning.</p> <p>Doesn't want to see subdivisions like Chapel Pines on St. Joe Road.</p> <p>Dade City is and should remain the "town center" for this area. There should not be additional commercial uses in the Rural Area.</p> <p>Wants St. Joe Road to remain 2 lanes.</p> <p>Realizes that growth is inevitable, however, would like to see better planned developments. Would like to see specific guidelines for developers, including open land use in subdivisions like Dylan's Grove in Alachua County, setting homes back from the roadway, providing buffers and types of fencing.</p> <p>Wildlife corridors should be preserved.</p> <p>Impact on infrastructure including schools and traffic from future development. SR 54 has become a nightmare with traffic.</p>	
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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?

	Bikepaths.	
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What do you like best about your community today?

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MARCH 15, 2005

11:30 am

Participants:

Map Questions

- ❖ Where do you live? *Trilby (10 acres) Cemetery Road. 2 acres of commercial, south side of SR 52 (near the Gunshop & Citgo Station).*
- ❖ 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?

	<p>Currently has 1 du/acre and wants to keep that.</p> <p>Owns a steel fabricating business and is a contractor.</p> <p>Thinks that there should be better planning for the area.</p> <p>"Greenbelting". Need to insure that the agricultural areas should continue to be able to have this designation so that they can afford their property.</p> <p>There should be some method for the county to discount or to pay the impact fee on behalf of low income eligible families, for affordable housing.</p>	
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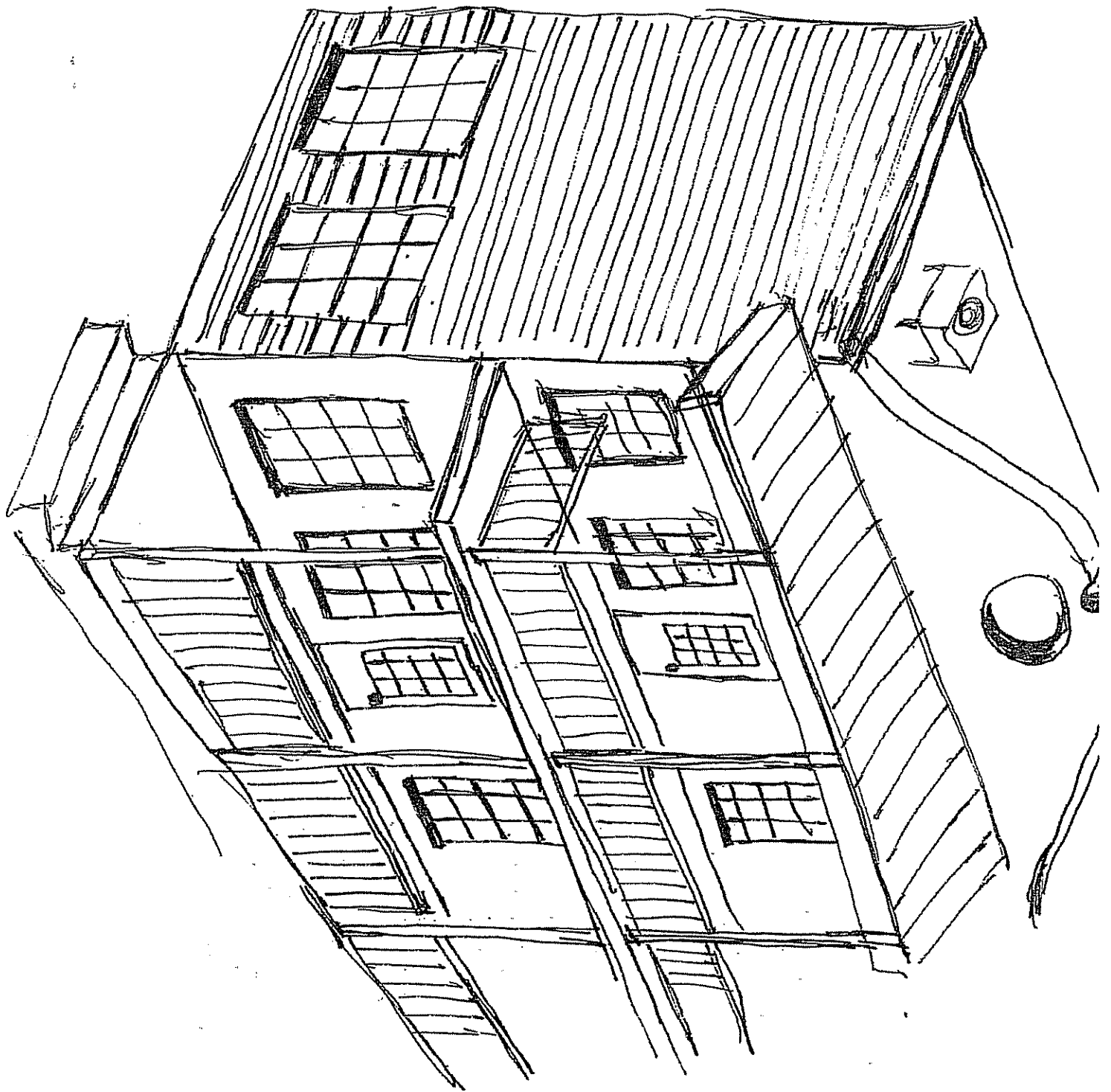
Do you have any specific expectations about the results of this study effort, i.e., any specific policy or policies that you think should be affected?

	<p>The development of the Trilby area will continue to increase the value of land in the area which will ultimately force the lower income people out of the area. When developers come to the area, there should be some requirements for the provision of affordable housing.</p>	
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What do you like best about your community today?

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**NORTHEAST PASCO COUNTY RURAL AREA PLAN
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MARCH 15, 2005

1:00 pm

Participants:

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- ❖ Where do you live?
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#	Comment	Work Program Notes
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MARCH 15, 2005

1:30 pm

Participants:

Map Questions

- ❖ Where do you live? *Sweetwater, immediately south of Blanton Road (west of Spring Valley Road).*
- ❖ 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>Protect and preserve the rural character.</p> <p>Clustering in order to preserve wildlife corridors.</p> <p>UF, Model landscaping ordinance in a conference last week. Landscaping requirements should require native vegetation and diversity of vegetation – including a diversity of types of trees and understory shrubs, grasses and wildflowers. Limitation on invasive and exotic species.</p> <p>Saddlebrook is a "shame" because of the amount of lawn and landscaping that requires fertilizer and maintenance that affects the water quality of the stormwater ponds, etc.</p> <p>There are existing ordinances in Pasco county that require 30% of landscaping to be native landscaping (which is not that excessive) and 19 trees/acre. However, these are not being enforced and developers try to circumvent meeting these standards.</p> <p>"Building within the Envelope"</p> <p>T&E Species protection.</p> <p>Concerned about mitigation requirements for habitat. Mitigation areas should be connected and regional. (Appropriate size for what is being mitigated.)</p> <p>Protect the natural topography of the area (the hills and the valleys).</p>	
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MARCH 15, 2005

2:00 pm

Participants:

Map Questions

- ❖ Where do you live?
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What are your specific issues and/or concerns?

Outside of the study area – south of Dade City.

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?

What do you like best about your community today?

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MARCH 15, 2005

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What are your specific issues and/or concerns?

Own tracts in the Trilby Area (adjacent to Hernando County) Apprx 3000 acres total with nearly half north of Trilby Road. The area is predominantly zoning AC with a small parcel of AR. Current discussions on another piece of property on Handcart Road for a future land use amendment.

In Hernando County – immediately adjacent to this property, the county has an adopted comprehensive plan district along the I-75 Corridor with permitted uses that include Commercial, Industrial and Residential, multi-family. Hernando County has already constructed the regional wastewater treatment (6MGD - .75 1st phase expandable to 1.5MGD) and has available capacity to central water. There are 3 DRIs that are currently in process in this area.

Coastal Engineering Assoc. Inc. has been working with County since 1993 to work on extending Countyline Road to the Interstate. Ayers Road aligns with Church Road and could be a future interchange with I-75. Trying to get the state to provide some support of this roadway (e.g., a potential future state roadway). A potential for Trilby road extension to connect to Church Rd. Trying to get Hernando MPO on board with this plan (have not made a formal presentation to the MPO at this time). The additional N/S connections would be at Lockhart Rd and Kettering Rd.

Within the current and foreseeable future – citrus production in specific and agriculture in general is not an economical use of the land because they are not competitive with international markets.

Any options for large land owners that create alternate forms of development should be sensitive to the need for the housing development meets the conditions and requirements for the market.

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?

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**NORTHEAST PASCO COUNTY RURAL AREA PLAN
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MARCH 15, 2005

3:00 pm

Participants:

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- ❖ Where do you live?
- ❖ 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?

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MARCH 15, 2005

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What are your specific issues and/or concerns?

How will this study affect San Antonio?

Preserve scenic views. Prospect and Happy Hill intersection currently has a scenic view.

Preserve the downtown San Antonio area. Perhaps the extension of Clinton Avenue could help to preserve this area by providing an alternative traffic route.

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?

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**NORTHEAST PASCO COUNTY RURAL AREA PLAN
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MARCH 15, 2005

4:00 pm

Participants:

Map Questions

- ❖ Where do you live? *Old Trilby Road (Appx. 28 acres) Future land use is AG/R (2:1) and the current zoning is AC (1:10).*
- ❖ 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?

Are interested in different options and opportunities for their property along US301.
Recognizes the need for different business and residential options in the Trilby Area.

Merit Park Mobile Home Park is located across the street from their property.

Concerned that this area might turn into a "Wesley Chapel."

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?

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