

## Topic Area 6

### Non-Residential Uses

#### Issue

Dade City should continue to function as the "Town Center" of Northeast Pasco County

#### Strategy

1. Limit additional commercial uses within the Rural Area to the currently approved commercial uses.

2. Create performance standards for all non-residential uses within the Rural Area.

3. Create regulations for Rural Lighting.

#### Issue

Need to support employment opportunities in the Trilby, Lacochee, and Trilacoochee areas to support redevelopment.

Employment Opportunities should be provided along US 301

#### Strategy

Coordinate with the Pasco Economic Development Commission to create programs that would provide incentives to promote and reinforce employment and industrial uses along US 301.

## Topic Area 7

### Redevelopment

#### Issue

Trilby, Lacochee and Trilacoochee have special redevelopment needs and issues.

#### Strategy

Create an objective and policy series for the Comprehensive Plan that recognizes the Trilby, Lacochee and Trilacoochee Area as an area in need of a specific redevelopment planning effort.

Specific issues that should be addressed by the redevelopment study should include: traffic circulation and traffic safety; the establishment of a dirt road paving program; maintenance standards for existing drainage structures; general community design and establishment of place (including the relationship of existing residential uses to community services including the Trilby Community Center, parks and schools); housing rehabilitation; Economic Development, and crime prevention.

## Topic Area 8

### Rural Infrastructure

#### Issue

#### Issue

Major Roads - maintain limited transportation network to serve rural uses

Insure safe and adequate opportunities for biking / cycling

#### Strategy

1. Designate Rural Entrance Roadways and policy constrain these roadways to 2 lanes.

2. Create cross-sections for the roadways which will protect the rural character.

3. Ensure that the cross-sections of these roadways are designed to accommodate bicycle traffic.

#### Issue

Local Roads

#### Strategy

Create options for local roads which will protect the rural character, including standards for dirt roads or alternative paving surfaces.

#### Issue

Stormwater/Flooding

#### Strategy

1. Revise level of service standards to create more restrictive standards for "closed basins."

2. Establish high resolution maps that identify key floodprone "hot spots" and create additional regulations to protect those areas and surrounding areas from flooding.

#### Issue

New Parks

Trails

#### Strategy

1. Adopt the Metropolitan Planning Organization's Trails & Greenways Master Plan as a part of the County's Comprehensive Plan as a first step toward creating a Countywide Trails & Greenways Plan. Include extension of the Withlacoochee State Trail to connect Trilby to Blanton and to SR 52.

2. Coordinate joint use options for county owned property within the Rural Area to include possible trail parking and trailhead opportunities.

#### Issue

Other Infrastructure

#### Strategy

1. Prohibit the extension of central water and sewer service into the Rural Area.

2. Establish and maintain Rural Level of Service standards for infrastructure within the Rural Area.

# NORTHEAST PASCO COUNTY *Rural Area Plan*



## WELCOME

Thank you for attending tonight's Public Workshop for the Northeast Pasco County Rural Area Plan. This workshop is the second public workshop for the Northeast Pasco Study Area. The first workshop focused on identifying issues within the Rural Area, which are summarized in this handout. This workshop will describe how the issues were categorized from the first workshop and how an initial set of tools and strategies were created for possible implementation mechanisms for this area. The goal of tonight's workshop is to confirm the issues from the previous workshop by:

1. Reviewing Major Issue Topic Areas and Issues. Identify missing items or necessary clarifications.
2. Review recommended strategies. Identify any additional strategies for analysis or any concerns with the recommendations to date.

### *Northeast Pasco County Rural Area Plan Study Purpose*

During the Pasco County Evaluation and Appraisal Report process, the area in the vicinity of Blanton and St. Joe Road was identified as a key rural community that was beginning to feel the pressures of urban development. This study will review the current development patterns within this area, identify the core rural communities, review the goals, objectives and policies within the Pasco County Comprehensive Plan as they relate to the protection of rural areas and will assess the need to propose revisions to those policies in order maintain and strengthen the rural communities within this area.

### *Contact information*

Additional comments: [speters@pascocountyfl.net](mailto:speters@pascocountyfl.net)

Website with documents and the rural area process can be located at

[www.pascocountyfl.net](http://www.pascocountyfl.net)

Access information for the Special Area Plan through Departments; Growth Mgmt/Zoning; Special Area Plans

*Northeast Pasco County Rural Area Plan*

Tuesday, April 19, 2005

Dr. Donald McBath Activity Center

Pasco High School

Dade City, FL

6:00 pm - 8:30 pm

### *Where we are in the Process*

County staff and the County's planning consultants facilitated a Community Workshop on Wednesday, March 30, 2005 at the Pasco High School from 6:00 PM - 8:30 PM to identify the defining elements and components of rural character within the Northeast Pasco Study Area and to identify priority issues with regard to the preservation of the rural character of the area. Through this effort, six distinctive communities were identified and can be generally described as the Blanton Area; the St. Joe Road Area; the area which includes Lacochee, Trilby and Trilacoochee; Darby; Dade City; and San Antonio/St. Leo. Although each of these areas has distinctive characteristics that define their community character, they also share some common issues and concerns. The Major Issue Topic Areas from this workshop are listed below. A brief outline of the issues and strategies for additional implementation techniques that would support and enhance the County's current efforts is located on the inside of this handout.

1. Protect Boundaries of the Rural Area
2. Existing Agriculture/ Large landowners
3. Open Spaces and Viewsheds
4. Protect Natural Resources
5. Residential Development
6. Non-Residential Uses
7. Redevelopment
8. Rural Infrastructure

## Topic Area 1

### Protect the Boundaries of the Rural Area

#### Issue

Establish a Rural Area Boundary  
Establish an appropriate transition of uses from Cities

#### Strategy

1. Amend the Comprehensive Plan to establish a Rural Area Boundary as a part of the Future Land Use Map.
2. Establish specific standards and criteria for the review of Comprehensive Plan amendment requests to amend the Rural Area Boundary.
3. Protect urban encroachment into the Rural Area by protecting the Rural "Edge." Create a clear delineation, separation and protection of the Rural Area from Urban land uses through the use of a physical "greenbelt" area and/or the transitioning of land uses. Where the transitioning of land uses is used as the method of protection, delineate the "Transition Area" and create standards that reinforce the deliberate creation and protection of a Rural Edge condition. These standards should include specific performance standards for the buffering of "edge properties" that include opacity standards. These standards should also be reflected in the County's LDC where appropriate to buffer rural uses from urban uses.
4. Restrict topographic alterations that affect the protection of the Rural "Edge."
5. Prepare and adopt a Joint Planning Agreement (JPA) with the Dade City to address the establishment of the Rural Area Boundary; clear direction/agreement with regard to future land use density and form within the Rural Area and adjacent to the Rural Area; include the criteria and standards for the review of Comprehensive Plan amendment requests to amend the Rural Area Boundary; establish a method of joint review of properties that area deemed to be "Transitional;" and establish a procedure for the resolution of conflicts and disputes.

#### Issue

Maintain Land Use Density

#### Strategy

1. Address the current non-conforming zonings through administrative actions to bring these properties into compliance with the Comprehensive Plan.

2. Amend the Future Land Use Map to be consistent with the adopted zoning in those areas where the following conditions occur:

- a) The predominant development pattern has been established through the development of individual residential lots of a certain size; and
- b) The maximum density of the currently adopted future land use designation is not in character with existing development.

3. Where the current zoning provides for less density than the current Future Land Use Designation within the Rural Area, restrict the rezoning of property to higher densities, unless these properties are developed as Rural Cluster Development (also known as Conservation Subdivisions).

#### Issue

Affect of urban development patterns in Hernando County to the Rural Area of Pasco County

#### Strategy

Prepare and adopt a Joint Planning Agreement (JPA) with Hernando County to address the coordination of land use density and intensity and transportation facilities along the County boundaries; establish a method of joint review for smaller projects that create inter-jurisdictional impacts(smaller than DRI scale development) and establish a procedure for the resolution of conflicts and disputes.

## Topic Area 2

### Existing Agricultural/ Large Land Holdings

#### Issue

Fair & equitable opportunities for development potential  
Concerns about the economic viability of future agricultural production  
Protection of existing rights

#### Strategy

1. Establish a program for the Purchase of Development Rights (PDR) agreements with large agricultural land holdings which allow flexibility to protect the current agriculture production.
2. Create standards for Rural Cluster Development. These standards would provide for rural clustering and the protection of the agriculture lands and could include additional tools and incentives for cluster development including the possibility of transfer of development rights or some other density-related incentive. Identify mechanisms to permit agritourism within the open space/agricultural portion of the cluster development through the open space easement.

## Topic Area 3

### Open Space and Viewshed Protection

#### Issue

Protect unique natural topography (rolling hills, ridges & valleys)

#### Strategy

1. Create additional corridor design standards that protect the open space and scenic viewsheds for the Rural Area, including standards that require dumpsters to be concealed.
2. Restrict topographic alterations that affect the scenic viewshed.

#### Issue

Protect historic resources

#### Strategy

Create a survey of existing historic resources within the Rural Area.

#### Issue

Arbor Violations - Code Enforcement

#### Strategy

Follow the example of other jurisdictions that impose a fine for land clearing "after the fact" given certain specified conditions.

## Topic Area 4

### Environmental Resource Protection

#### Issue

Protection of Water Supply: Quality and Quantity

#### Strategy

1. Prepare a carrying capacity analysis and establish a consistent method to monitor wells within the Rural Area. (Water Quantity)
2. Prepare a water quality assessment for the Rural Area and establish a consistent method to monitor wells within the Rural Area. (Water Quality)

#### Issue

Protect Natural Wildlife Corridors  
Protect Native Habitat

#### Strategy

1. Protect natural wildlife corridors (linkages) that maintain a contiguous network of wildlife habitat between existing public lands as defined by the 2002 Study, "Assessment of Measures to Protect Wildlife Habitat in Pasco County," Critical Linkages Map.

2. Implement the strategies identified in the 2002 Study, "Assessment of Measures to Protect Wildlife Habitat in Pasco County for Agricultural Reserve Lands including incentives to support and reinforce agricultural uses; standards to minimize the conversion of remaining natural vegetation through clustering options; standards that provide special protections for unique or rare habitat; and standards for the protection of scrub, sandhill and mature uplands forested habitat.

3. Create performance based standards for the requirement of wildlife crossing of busy streets.

4. Continue to restrict encroachment into Class I wetlands.

#### Issue

Recharge Area Protection

#### Strategy

Establish an Aquifer Recharge Overlay Zone within high recharge areas that will protect the function of the natural groundwater aquifer recharge areas of the County through the proper management of stormwater run-off and septic tank usage.

## Topic Area 5

### Residential Development

#### Issue

Preserve Rural Character  
Placement/location of mobile homes

#### Strategy

1. Create Design Standards/recommendations for the location and design for all residential amenities and amenity structures, including walls, entrance features, etc. that reinforce the rural character and that do not introduce suburban subdivision standards and design into the rural area. This would include standards for fencing instead of walls, requirements for natural vegetative elements, etc.
2. Develop rural lighting standards to promote "dark skies."

#### Issue

Code Enforcement

#### Strategy

1. Continue to balance the need for code enforcement activities that protect the community from egregious code violations while recognizing the uniqueness of the Rural Area lifestyle.
2. Target code enforcement activities within specified "redevelopment" areas as a method of supporting and reinforcing the redevelopment activities within the area.