

**Comments From
And Emails Since
February 16, 2010**

KEYSTONE ODESSA COMMUNITY PLAN WORKSHOP
Number 2

COMMENT SHEET RESPONSES

DATE: February 16, 2010

Comments:

- I noticed at tonight's meeting that the majority of the people that wanted development was developers. The regular citizens wanted it rural.
- People that don't attend these meetings should not have a part in this process. I take my time to be here so I can be a part of the process.
- The existing community plan is good.
- Let's keep it. That's why we live here.
- Comments were made at the 2/16 meeting that current zoning is ok, what is objectionable are proposed changes to zoning. What many don't realize is that for most of its history, Keystone was unzoned and after zoning caused into being it was of a density of one unit/acre, not the prevalent 1 unit/5 acres of today. Thus the area's character was established with more relaxed zoning rules than those that exist today. Great areas occur organically – not as a result of government intervention. Many of the places with the most character in the Tampa Bay area occurred despite government regulation, not because of it.
- The delightful Keystone Korner site would not be allowable under current comp plan and Keystone Plan standards.
- Good idea to have a meeting where the developers share what they want and their interest
- We need to tighten up the language in plan so it has "teeth" and can't be swept aside by developers with DEEP POCKETS of \$\$\$
- Happy to serve on committee. Had to leave to attend meeting moved due to 2/9 schedule. Member – Lake Breckenridge HOA; Member – Keystone UM Church; Owner – Krex Consulting; Home – Patterson Road; Member – Keystone Civic Association Thanks, Kelly
- I would like the following statistic: In the Keystone Area how many single family homes are located on:
 - ¼ acre or less
 - ½ acre or less
 - 1 acre or less
 - 2 acres or less
 - 5 acres or more
- We live in the second deadliest Metropolitan Area in the nation, yet they do not want any sidewalks or street lights in Keystone. And let me get this straight, the reason is that we want to see more stars... tell that to the mother of a boy that is hurt because of their lack like someone just told me recently occurred in our neighborhood.

Pedro Parra

From: Barbara D. Aderhold [barbara@tomaderhold.com]
Sent: Sunday, February 21, 2010 1:51 PM
To: Pedro Parra
Subject: Keystone Plan Update

Hi Pedro:

One of the topics that I would like to see covered is septic systems. Septic systems were a hot topic during a recent round of Comp Plan hearings in the Keystone area. I think it would be wise to have the experts give us the facts.

Another item has to do with the Rural Service Area, 1 home to 5 acres, and water and sewer and the Keystone Plan. I think we lose sight of the fact that the Keystone area is in the RSA where density is not encouraged and the Comp Plan does not allow extension of water and sewer into the RSA (except for public health and safety). I think that this ought to be brought to the groups attention.

Thank you so much.

Barbara Dowling

From: Yeneka Hemingway
Sent: Friday, February 26, 2010 10:49 AM
To: CampbellR@hillsboroughcounty.org
Cc: Melissa Zornitta; Pedro Parra
Subject: Upcoming Lutz Community Plan Meeting attendance request

Planning Commission staff requests your support in attending the next Lutz community plan meeting on March 11, 2010 at 6:00 PM, it is being held at Nye Park 630 Sunset Lane , Lutz, FL 33549. The community is requesting information on these topics:

- Site Plan Review process
- Comprehensive Plan Policy vs. Land Development Code Regulation(e.g. fences and barriers policies in the adopted Community Plans)

Thanks

From: Harvey, Paula [mailto:HarveyP@HillsboroughCounty.ORG]
Sent: Thursday, February 25, 2010 5:23 PM
To: Yeneka Hemingway
Cc: Melissa Zornitta; Pedro Parra
Subject: RE: Upcoming Lutz Community Plan Meeting

I understand the request, and I can only speak for my own division, but we do not have any staff available at this time to attend your meeting. As I understand from Brian Grady, the primary topics you thought we could address were site development review and fences.

My division is not in charge of the site development review process. That comes under the supervision of Bob Campbell. You probably should contact him to see if he could provide someone to speak to your group. As to fences, the regulations are set out in the LDC both in standard requirements and specific requirements for Lutz. Since I cannot send anyone to the meeting, it would be helpful if you could record the comments you get from the group about fences and then send them to me. We probably could give you responses in writing to the questions or issues raised which you can share with the group at your next meeting.

I realize that you want to have as many resources as possible to assist with the community plans, both development and updates. But I have lost in just my division from 2008, 20 positions. Most of them were in Community Planning. We got 2 added in order to continue to do plan implementation that we had done before, but we did not get any staff to assist with the community plans themselves. These are hard realities for us to have to face, and hard realities for the people who lost their jobs, but we simply cannot staff the community plan meetings which are mostly in the evening which constitutes additional night meetings for my staff to attend. They already have their own night meetings to attend for the direct assignments we have. I hope you understand.

Paula M. Harvey, AICP
Division Director
Planning & Zoning Services Division
Planning & Growth Management Department
Phone: (813) 276-8351
E-Mail: harveyp@hillsboroughcounty.org
Fax: (813) 272-6068

How Are We Doing?

<http://hcbocc.websurveyor.net/wsb.dll/25/PGM-POS-AD25.htm?wsb19=email>

From: Yeneka Hemingway [mailto:hemingway@plancom.org]
Sent: Thursday, February 25, 2010 4:02 PM
To: Harvey, Paula
Cc: Melissa Zornitta; Pedro Parra
Subject: Upcoming Lutz Community Plan Meeting

As per the e-mail below we are requesting PGM staff to attend the next Lutz Community Plan meeting.

From: Grady, Brian [mailto:GradyB@HillsboroughCounty.ORG]
Sent: Wednesday, February 24, 2010 10:49 AM
To: Yeneka Hemingway
Subject: RE: Upcoming Lutz Community Plan Meeting

Yeneka:

I am not the appropriate person for the topics proposed for discussion. I have forwarded your request to Paula Harvey for further consideration. Thanks.

J. Brian Grady, AICP
Executive Planner
Planning and Zoning Services Division
Planning and Growth Management Department
(813) 276-8343 or VOIP 39949

How Are We Doing?

<http://hcbocc.websurveyor.net/wsb.dll/25/PGM-POS-AD25.htm?wsb19=email>

From: Yeneka Hemingway [mailto:hemingway@plancom.org]
Sent: Tuesday, February 23, 2010 11:47 AM
To: Grady, Brian
Subject: Upcoming Lutz Community Plan Meeting

Planning Commission staff requests your support in attending the next Lutz community plan meeting on March 11, 2010 at 6:00 PM, it is being held at Lutz Community Center, 98 1st Ave. NW, Lutz, FL 33549. The community is requesting information on these topics:

- Site Plan Review process
- Comprehensive Plan Policy vs. Land Development Code Regulation (e.g. fences and barriers policies in the adopted Community Plans)

Thanks

Yeneka Hemingway, MPA
Community Planner I
Hillsborough County City-County Planning Commission
(813) 273-3774 ext. 373
hemingway@plancom.org
www.theplanningcommission.org
www.twitter.com/hillscoplancom

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Pedro Parra

From: TSP Companies [tspco@tampabay.rr.com]
Sent: Tuesday, March 02, 2010 8:13 PM
To: Melissa Zornitta; Pedro Parra
Subject: COMPREHENSIVE PLAN QUESTION - LOCATIONAL CRITERIA

Melissa/Pedro:

I am attempting to research a non-residential locational criteria issue for both the unincorporated County and the Keystone Odessa Community Plan areas.

Can the Planning Commission staff give me any examples of locational criteria waivers that have been approved for distances over 1,000', where there was no intervening non-residential uses (i.e. no existing non-residential uses)?

Additionally, would a locational criteria waiver of such a magnitude set a precedent in the application of the Keystone Odessa Community Plan.

I realize that staff may not have this type of detailed record keeping on any type of formal database; therefore, a polling of HCCCPC staff including the both of you, Steve Griffin, Lisa Silva, etc. would be acceptable. I am having to make a determination of "reasonable probability" for this issue and one of the criteria for determining same is a County's prior history of handling such a request.

I would greatly appreciate your assistance in this matter. Email/call if questions/comments.

Tim

Timothy H. Powell, President
TSP Companies, Inc.
tspco@tampabay.rr.com
Cell: (813) 220-8682, Office (813) 204-9554
P.O. Box 1016
Tampa, FL 33601

From: Linda Martin [lindamartin8398@gmail.com]
Sent: Tuesday, March 02, 2010 3:48 PM
To: Pedro Parra
Subject: Keystone Community Plan

Attn: Pedro Parra

Planning Commission

Email: parrap@plancom.org

March 2, 2010

Dear Mr. Parra,

Most Keystone residents bought out here and continue to live here because of our rural lifestyle. We are away from the noise of the urban areas and the lights that obscure the view of the stars in the sky. We have worked to maintain this type of living.

Developers who have tracts in Keystone want to increase their profits by rezoning to allow for more homes per acre, greatly increasing the densities. If developers used the land as it is currently zoned, they would have plenty of work and a reasonable profit. This would not be at the expense of the residents of Keystone. A large tract of land should be zoned to match the adjacent zoning. Keep the Keystone zoning as it currently is and enforce it.

Keep Keystone roads two lane. When widening happens, construction follows. Widened roads increase traffic and does not alleviate traffic. Race Track Road is a perfect example of this.

Pedro Parra

From: Stephen Dibbs [stephendibbs@northdaleddevelopment.com]
Sent: Wednesday, March 03, 2010 2:56 PM
To: Pedro Parra
Subject: Keystone - Odessa / Community Plan Update

Dear Mr. Parra:

It seems my name is not on the mailing list for the Keystone - Odessa / Community Plan Updates. For the record, my contact information is:

Stephen J. Dibbs
5277 Ehrlich Road
Tampa, FL 33624
813-908-9754

Please understand that I have major real estate investments in the Keystone - Odessa area and this update is critically important to me for a number of reasons. First of all, the major roads running through the Keystone area such as Gunn Highway, Van Dyke Road, Tarpon Springs Road and Lutz Lake Road all need to be four lanes with turn lanes and have sidewalks for pedestrians.

Also, requiring minimum 5 acre sized lots is preposterous and doesn't make sense for the end user, the seller or to Hillsborough County's tax base. Moreover, minimum 5 acre sized lots is inconsistent with the sub-urban nature of the area. It is not a rural area.

I am a life-long Tampa resident living the first 15 years of my adult life in the Keystone - Odessa area. Gunn Highway needed to be widened 30 years ago. It is a failed roadway system and extremely dangerous.

As you know, Mr. Steve Allison has been representing me on this issue and he has extensive experience in land planning. I hope you will heed his comments.

Finally, would you kindly provide me with a transcript of the last meeting or a copy of the audio tape that was made during this meeting on February 16, 2010.

Thank you for your attention to this matter.

Yours very truly,

Stephen J. Dibbs

Do not extend water and sewer lines into Keystone. Our wells and septic tanks are working and are suiting our needs. If they were to be allowed into Keystone, this would open the door for water and sewer to be allowed into the whole county. We don't believe the county is ready for this.

Many Keystone residents worked long and hard ten years ago to arrive at the plan we currently have. Many of these same developers who are crying for change had the opportunity to have input into the plan. They did not have an interest. The majority of residents are happy with the Keystone Community Plan and do not wish to see it changed.

Thank You,

Sam Prentice

Pedro Parra

From: Andres Mamontoff [andres@mamontoff.com]
Sent: Friday, March 05, 2010 8:23 AM
To: Pedro Parra
Subject: Keystone/Odessa comment

Pedro,

I will not be able to attend the March 9th meeting. Therefore I am emailing you some comments ahead of time. My belief is that the current community plan has done well for the community and it should remain unchanged. However, some language might be modified in order to adjust to current realities.

Rural
In my view the Keystone Odessa area was rural in character in the seventies but not at this time. Perhaps a better description of our community will motivate the developers to design projects that better fit our area and improve upon what is already here.

In my perspective we live in a nice Residential Lakefront District. The suburban sprawl started around the lakes and for that reason our property values have been appreciating in value over the years. The equestrian, agricultural and ranching activities in the area also contribute to the value of our properties and they should be preserved as much as possible because they are still an essential part of the character of the community.

Sewer and density
Sewer without doubt can increase density, but it also prevents pollution of our water supplies. We need to find a better equation for controlling density. In my view the town center and other commercial corners that have been approved for higher densities should have access to sewer. I am not an expert in this subject and I am not aware of all the details, I am just thinking on terms of benefiting the environment not just allowing more density.

Gunn Hwy four lanes
Tampa is famous about how not to expand a city by widening roads that eventually divide the community and become slow moving highways, like Dale Mabry, Fowler Avenue, etc.
Our Lake District is a destination not a road to be used for through traffic going to Pasco county subdivisions. In my view Gunn Hwy and the other roads leading to our area should be updated to improve safety but do not need to be four lanes.

Road safety is not attained by increasing the quantity of lanes. This approach only increases the speed and volume of traffic which do not prevent accidents. Also noise pollution goes up along with volume and speed of traffic, the veteran's Expressway is a good example of it.

Architecture
Our Lake District is very eclectic in design, from cracker homes to opulent overbuilding of the fancy. The variety of architectural qualities makes it a very healthy mixed community. Florida vernacular typologies should be encouraged because of their efficiency and tradition but should not be forced on other architecturally sound concepts. Our eclectic community will not suffer as long as the designs are sound and have real social and architectural value.

Regards,
Andres Mamontoff

