



AGENDA

KEYSTONE-ODESSA AND LUTZ COMMUNITY PLANS UPDATES JOINT ADVISORY COMMITTEE MEETING #6

Location: Keystone Recreation Center
17928 Gunn Hwy., Odessa, FL 33556

Time: Sign-in 6:15 P.M. Meeting 6:30 PM to 8:00 PM

Date: Tuesday, June 22, 2010

Welcome: We would like to take a few minutes to go around the room and have new participants introduce yourselves if you have not already done so. Please tell us what interests bring you to the meeting and if you are representing others (Civic or neighborhood organization, Church, business association, business, development industry, landowners, law enforcement, fire and safety, and education interests, etc.)

- + Email and Comments from May 11, 2010 Keystone-Odessa and May 13, 2010 Lutz
- + Joint Environmental Presentations
 - + Stormwater Runoff and Master Planning - Rick Cabrera, and Frank Deese, Hillsborough County Public Works, Keith Wiley, Natural Areas (ELAPP)
 - + Environmental Protection – Hillsborough County Environmental Protection Commission, Peter Owens, M.E., P.E., Professional Engineer II. Wetlands Management Division
 - + Mitigation Projects - Hillsborough County Environmental Protection Commission, Michael S. Thompson, Assessment Section Manager, Wetlands Management Division
- + For Keystone-Odessa Summary of Lakes and Well Protection (Brian L. Miller, R.S. Environmental Administer Hillsborough County Health Department and Planning and Growth Management (Peter Aluotto, Director Planning and Growth Management and Paula Harvey, Director of Planning & Zoning Division) presentations.
- + For Lutz Summary of Water Resources Services Department (John McCary and Kevin Moran, Professional Engineer II, Jim Jeffers: Section Manager: Infrastructure Planning, Records and GIS, Engineering Services Group, Water Resources Services) presentation

Schedule/Topic of upcoming meetings

- **July 13 –Transportation and Transit** (Transportation and Sidewalks– Public Works and MPO Long Range Plan)
- **August 10– Utilities (Water, Stormwater, Wastewater, and Solidwaste – Public Works)**

Adjourn

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LUTZ COMMUNITY PLAN WORKSHOP
Number 6

COMMENT SHEET

DATE: June 22, 2010

Comments:

Your comments are valuable to us. If you have any unanswered questions, please include them on this form.

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KEYSTONE ODESSA COMMUNITY PLAN WORKSHOP
Number 6

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ENVIRONMENTAL POLICIES AND STRATEGIES

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Background documents used as a baseline in the development of both the Keystone-Odessa and Lutz Community Plans in 1996 -1997:

<http://www.theplanningcommission.org/hillsborough/communitybasedplanning/other/keystone>

<http://www.theplanningcommission.org/hillsborough/communitybasedplanning/other/lutz>

- Pre-Strategy Report: Linking Land and Water Management in Northwest Hillsborough County “1996”
- Linking Land and Water Management in Northwest Hillsborough County “1997”

Planning & Growth Management Department

Contact only

John Michael Stevenson, P.G.
Senior Hydrologist
Transportation and Land Development Review Division
601 E. Kennedy Blvd. – 19th Flr.
P.O. Box 1110
Tampa, FL 33601-1110
stevensonjm@hillsboroughcounty.org
Work Phone 813.276.8370
FAX 813.272.5149

Suggested: Rick Cabrera (Stormwater Runoff) 813-276-8399
Frank Deese (Stormwater Master Plans)813-276-8302
Keith Wiley (Natural Resources) 813-276-8330

Presenter
Presenter
Presenter

Hillsborough County - Environmental Resources Management Division

Presenter

Peter Owens, M.E., P.E.
Professional Engineer II
Wetlands Management Division
Environmental Protection Commission
3629 Queen Palm Drive
Tampa, Florida 33619
813-627-2600 Ext. 1247
813-627-2630 FAX
OwensP@epchc.org

Hillsborough County Environmental Protection Commission

Presenter

Michael S. Thompson
Assessment Section Manager
Wetlands Management Division
3629 Queen Palm Drive
Tampa, FL 33619
813-627-2600 Ext. 1219
Thompson@EPCHC.org

Mitigation project

ENVIRONMENTAL POLICIES AND STRATEGIES

KEYSTONE-ODESSA

Water Quality and Quantity Goals (Wetlands, Open Space, Environment, Wildlife, and Natural Systems)

Improving existing protection and understanding of water resources found in the Keystone-Odessa area like wellfield and lake/creek protection, is recognized as a high priority needed to ensure healthy ground and surface water resources for humans and the environment. Specifically, the Rocky and Brushy Creeks and the Brooker Creek riverine system are to be protected and preserved.

The community seeks to create continuity and connectivity to surrounding communities through designation of a system of greenways and open space preserves. To do so it will continue to designate areas including acquired ELAPP areas, parks, wetlands and greenways/trails to be part of a system of open space preserves to remain protected from development in perpetuity. The County is asked to consider the transfer of development rights for potential reserve areas currently designated as significant wildlife habitat area, lands approved for purchased ELAPP, and wellhead protection buffer areas, to be adopted as part of the land development code. To promote continuity and connectivity and to protect and preserve natural areas the community recognizes the following approaches:

- density calculations for clustered developments in the community will be based on upland areas;
- no density credits will be assigned to wetland areas for new development;
- stormwater management plans that contribute to the open space system of preserve areas and protect the historic drainage patterns of the community's drainage basins should be developed; and,
- regulations or other mechanisms that provide land designated as open space be maintained in perpetuity should be explored and placed into the land development code, where appropriate.

Improving existing protection of water resources is a high priority. To ensure healthy lakes and wetlands for aesthetics and recreation by preserving the aquifer and moving water in a natural way:

- The County with local agencies will study drainage and flooding problems in the Hog Island area;
- Habitat areas for viable wildlife populations will be protected through public acquisition of land and voluntary dedications and through other incentive programs;
- The County will study, and amend as necessary, current comprehensive plan policies and the land development code, to ensure the protection and sustainability of lake resources for the long term;
- New lakefront development shall be required to retain a natural vegetative buffer, for the water quality and wildlife benefits it affords. New hardened shoreline is prohibited, and existing hardened shoreline shall not preclude the requirement for the preservation of a vegetative buffer. However, these requirements should recognize the provision for recreational access, which minimizes impacts to these natural resources;
- In recognition of the perception of the residents, that the variance process for lakefront environmental protection regulations is failing to adequately protect lake associated natural resources, the County shall review and amend this process, as necessary;
- Densities and intensities on lake front property should be restricted in order to protect water quality. This would recognize the need for regulations, specific to waterfront property, which will protect the natural resource in the long term;
- In recognition of the importance of lake associated wetlands to the ongoing health and sustainability of the lake resource, lake associated wetlands should have protection in excess of isolated wetlands;
- The County should strengthen its efforts to educate lakefront property owners. This is considered the most effective method of protecting lake water quality on developed lake shorelines. A significant amount of natural resource degradation is the result of uninformed property owners; and
- The County should expand its lake watershed study program in an effort to systematically address the problem of natural resource degradation in Hillsborough County.

- Excessive withdrawals of groundwater for new development that reduces both the resource and its potable qualities will be avoided to ensure safe and adequate ground and surface resources for all users and the environment;
- Current natural drainage systems, like wetland sloughs and bayheads, will be improved and/or maintained by removing exotics and reducing public supply wellfield pumping;
- The County with local agencies will study drainage and flooding problems in the Hog Island area;
- Habitat areas for viable wildlife populations will be protected through public acquisition of land and voluntary dedications and through other incentive programs;
- The County will study, and amend as necessary, current comprehensive plan policies and the land development code, to ensure the protection and sustainability of lake resources for the long term;
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- Densities and intensities on lake front property should be restricted in order to protect water quality. This would recognize the need for regulations, specific to water front property, which will protect the natural resource in the long term;
- In recognition of the importance of lake associated wetlands to the ongoing health and sustainability of the lake resource, lake associated wetlands should have protection in excess of isolated wetlands;
- The County should strengthen its efforts to educate lakefront property owners. This is considered the most effective method of protecting lake water quality on developed lake shorelines. A significant amount

EMAILS AND COMMENTS

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From: [J. Swain](#)
To: [Pedro Parra](#); [Yeneka Hemingway](#)
Subject: Answers to Developer's questions from 4/13 Community Plan Update
Date: Wednesday, May 12, 2010 5:29:57 PM

Hi Pedro & Yeneka,

Thanks for a stimulating evening last night. The Lake Keystone Property Owners Association looked at the developers' questions from the 4/13 meeting, and submitted these responses. I hope they prove helpful.

Sincerely,

Jim Swain
President
LKPOA

Answers to Developer's Questions Keystone/Odessa Community Plan

It is not the developers job to identify problems in Keystone/Odessa, then offer self-serving fixes, all of which will require tax dollars. To wit:

*** Traffic congestion: Widening the roads and adding turn lanes will not ease traffic congestion, and will only make traffic worse. The solutions to traffic congestion are simple – make the traffic go somewhere else (Suncoast Pky/Veterans Expressway). This can be accomplished by lowering speed limits and adding speed bumps, etc.**

*** Turn lanes: These are not safety enhancements, and only make intersections more dangerous by speeding up traffic. The turn lanes at Gunn Hwy & Van Dyke Road are a good example. The intersection has become more treacherous since the turn lane on Gunn Hwy on the south side was added. Turn lanes also ruin corners for residential development.**

*** Community plan vs. regional roadway requirements: A community plan should trump regional roadway requirements. This is the foundation of the Keystone/Odessa plan, and other community plans in Hillsborough county. Developers would like to see 4 lane roads in every community, since it allows them to build 60,000 square feet of commercial on each corner.**

*** Town Center at Van Dyke Road & Gunn Hwy: The developer requested 200,000 square feet of commercial for this intersection in 2009, and was**

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

From: Pedro Parra [mailto:parrap@plancom.org]
Sent: Thursday, June 10, 2010 12:20 PM
To: Stevenson, John Michael
Cc: Pedro Parra
Subject: Hillsborough County, Keystone-Odesa and Lutz Community Plans Update

Mike, I am working on updates to the Keystone-Odesa and Lutz Community Plans which were developed and adopted in 1999-2001. The Advisory Committee has requested that I find a representative to come in and talk to them on June 22 at 6 pm about the following Water Quality and Quantity Goals (Wetlands, Open Space, Environment, Wildlife, and Natural Systems) strategies of the Keystone-Odesa and Lutz Community Plans respectively (any clarification of or specific information related to the items in red ink would help in further the development of the updates for both community plans):



From: [Owens, Pete](#)
To: [Thompson, Mike](#)
Cc: [Sinko, Debbie](#); [Hart, Dawn](#); [Pedro Parra](#)
Subject: RE: Hillsborough County, Keystone-Odesa and Lutz Community Plans Update
Date: Thursday, June 10, 2010 4:25:14 PM

Mike,

OK we can both attend. We will need to evaluate any red ink issues (below) to prepare for input. Also we need to know mtg. location, which I'm sure Pedro will enlighten us on.

Peter S. Owens, M.E.,P.E.
Professional Engineer II
Wetlands Management Division
Environmental Protection Commission
3629 Queen Palm Drive
Tampa, Florida 33619
813-627-2600 Ext. 1247
813-627-2630 Fax

From: Thompson, Mike
Sent: Thursday, June 10, 2010 1:18 PM
To: Owens, Pete
Cc: Sinko, Debbie; Hart, Dawn
Subject: RE: Hillsborough County, Keystone-Odesa and Lutz Community Plans Update

Pete,

I will take this one or join you for this Planning Commission event. We are currently dealing with a mitigation project in Keystone Odesa area. It would be good for me to make some face to face contacts with them. I am assuming some of those players would be on the Advisory Committees. Let me know and I will respond to Pedro.

Michael S. Thompson
Assessment Section Manager
Wetlands Management Division
Environmental Protection Commission
of Hillsborough County

From: Hart, Dawn
Sent: Thursday, June 10, 2010 12:36 PM
To: Thompson, Mike
Cc: Owens, Pete
Subject: FW: Hillsborough County, Keystone-Odesa and Lutz Community Plans Update

Mike – Pedro Parra at the Planning Commission is looking for some staff to attend a meeting of their Advisory Committee for the Keystone-Odesa and Lutz Community Plans.

If you could reply to him with your recommended (and available – it's at 6pm) person? Thanks!

From: Stevenson, John Michael [mailto:StevensonJM@HillsboroughCounty.ORG]
Sent: Thursday, June 10, 2010 12:28 PM
To: Pedro Parra
Cc: Hart, Dawn; Cabrera, Richard; Schrecengost, John
Subject: RE: Hillsborough County, Keystone-Odesa and Lutz Community Plans Update

Pedro

It appears that you would need the EPC (Dawn Hart?) for the wetlands, Rick Cabrera for stormwater, and John Schrecengost for Natural Areas

John Michael Stevenson, P.G.
Senior Hydrogeologist
Transportation and Land Development Review Division
Planning and Growth Management Department
601 E. Kennedy Blvd. - 19th Floor
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Tampa, Florida 33601-1110
Email: Stevensonjm@hillsboroughcounty.org

Phone: (813) 276-8370
Fax: (813) 272-5149

How Are We Doing?

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

From: Pedro Parra [mailto:parrap@plancom.org]
Sent: Thursday, June 10, 2010 12:20 PM
To: Stevenson, John Michael
Cc: Pedro Parra
Subject: Hillsborough County, Keystone-Odesa and Lutz Community Plans Update

Mike, I am working on updates to the Keystone-Odesa and Lutz Community Plans which were developed and adopted in 1999-2001. The Advisory Committee has requested that I find a representative to come in and talk to them on June 22 at 6 pm about the following Water Quality and Quantity Goals (Wetlands, Open Space, Environment, Wildlife, and Natural Systems) strategies of the Keystone-Odesa and Lutz Community Plans respectively (any clarification of or specific information related to the items in red ink would help in further the development of the updates for both community plans):

KEYSTONE-ODESSA

From: [Trisha Neasman](#)
To: [Pedro Parra](#)
Subject: RE: Hillsborough County, Keystone-Odesa and Lutz Community Plans Update
Date: Thursday, June 10, 2010 3:31:07 PM

There was never a land/water linkage study completed for the area. I seem to recall the only areas with such a study are the Alafia and Little Manatee watersheds. Please give me a call so we can chat about this more.

Trisha Neasman, AICP
Senior Planner, Planning Department
Southwest Florida Water Management District
2379 Broad Street; Brooksville, Florida 34604
(352) 796-7211, ext 4407, fax: (352)754-6749
trisha.neasman@watermatters.org

From: Pedro Parra [<mailto:parrap@plancom.org>]
Sent: Thursday, June 10, 2010 11:43 AM
To: Trisha Neasman; Trisha Neasman
Cc: Pedro Parra
Subject: Hillsborough County, Keystone-Odesa and Lutz Community Plans Update

Trisha, I am working on update of the Keystone-Odesa and Lutz Community Plans which were developed and adopted in 1999-2001. The beginning point in the development of these plans was the Land and Water Linkage study for this area. The Advisory Committee has requested that I find a representative to come in and talk to them about what has been implemented from that study related to their area since the adoption for their community plans on June 22 at 6:00pm. The following are existing Water Quality and Quantity Goals (Wetlands, Open Space, Environment, Wildlife, and Natural Systems) strategies of the Keystone-Odesa and Lutz Community Plans respectively:

KEYSTONE-ODESSA

Water Quality and Quantity Goals (Wetlands, Open Space, Environment, Wildlife, and Natural Systems)

Improving existing protection and understanding of water resources found in the Keystone-Odesa area like wellfield and lake/creek protection, is recognized as a high priority needed to ensure healthy ground and surface water resources for humans and the environment. Specifically, the Rocky and Brushy Creeks and the Brooker Creek riverine system are to be protected and preserved.

From: [Fass, Thomas](#)
To: [Pedro Parra](#); [Williams, Michael](#)
Cc: [Baier, Edward \(Ned\)](#); [Beth Alden](#)
Subject: RE: Hillsborough County, Keystone-Odesa and Lutz Community Plans Update
Date: Friday, June 11, 2010 8:49:46 AM

Pedro, Public Works will be represented as well. DESS will send a representative and Mike Williams is the manager of that group.

Tom

Thomas H. Fass, P.E.
Section Manager, Projects Management
Public Works, Hillsborough County
(813) 307-1711
Fax: (813)272-7061

From: Pedro Parra [mailto:parrap@plancom.org]
Sent: Thursday, June 10, 2010 2:05 PM
To: Baier, Edward (Ned); Fass, Thomas; Beth Alden
Cc: Pedro Parra
Subject: Hillsborough County, Keystone-Odesa and Lutz Community Plans Update

I am working on updates to the Keystone-Odesa and Lutz Community Plans which were developed and adopted in 1999-2001. The Advisory Committee has requested that I find a representative to come in and talk to them on July 13 at 6 pm about the following streetscape/roadway and transportation strategies of the Keystone-Odesa and Lutz Community Plans respectively; and Constrained Roads, Corridor Preservation Plan, and Cost Affordable Projects (Transit Projects, Highway Projects, Bikeway & Trail Projects, and Pedestrian Projects) within the community plan boundaries.

KEYSTONE-ODESSA

Streetscape/Roadway

Residents of Keystone-Odesa want an integrated shaded streetscape/roadway system, which visually enhances its corridors. To do so:

- canopy trees along roadways designated as scenic corridors will be protected;
- planting programs of drought tolerant trees and vegetation along roadways identified as scenic corridors and/or greenway trails will be undertaken to create a sense of place, and to improve or preserve specific views;
- Gateways, located to create a sense of arrival through a change in character

unanimously turned down by the Planning Commission and the BOCC. Commissioners Kevin White and Jim Norman told the developer to scale back his request, and go back to the community with a new plan. So far, this has not happened.

*** Changing the boundary line of Keystone at the Sun Coast: The community should not change its boundaries to serve a single developer.**

*** Market demand for 1 acre vs. 5 acre tracts: This development is on Wayne Road, and was part of a deal brokered by the owner and the community during the rezoning. Many concessions were made by the community to the owner at the time. The terms of the deal should not be changed.**

*** Need for fire hydrants: The Keystone/Odessa area does not have any more house fires than any other area of the county. If a resident wishes to have a fire hydrant near their home, they can have a hydrant dug, and installed. The cost can be shared by 4-5 homeowners, and is not exorbitant.**

*** Standards for water and sewer: These were addressed at our May 11, 2010 by Brian Miller. Private wells and private septic tanks are just as good, if not better (especially during hurricanes), for the community than public water and sewer.**

Final thoughts:

The Keystone/Odessa community wishes to have “walkability” along its roads. This was part of our original plan, and has not changed. Walkability means sidewalks (preferably dirt) that are wide enough for walkers, joggers, bikers, and golf carts. This also means traffic calming devices (speed bumps) and lowering speed limits.

There has been no great “hue and cry” for services by the residents of Keystone/Odessa. The community is surrounded by over 1 million square feet of commercial development. Every resident lives within a few miles of a supermarket, pharmacy, and various types of restaurants. We want for nothing.

Since the Keystone/Odessa plan was adopted in 2001, the BOCC has spent over thirty million dollars purchasing land for preservation in Odessa. This is the only investment that has been made in the community, and should be a clear sign to developers how our elected officials view our area.

sustainability of lake resources for the long term;

- New lakefront development shall be required to retain a natural vegetative buffer, for the water quality and wildlife benefits it affords. New hardened shoreline is prohibited, and existing hardened shoreline shall not preclude the requirement for the preservation of a vegetative buffer. However, these requirements should recognize the provision for recreational access, which minimizes impacts to these natural resources;
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- The County should expand its lake watershed study program in an effort to systematically address the problem of natural resource degradation in Hillsborough County.

THINK AT THE SINK!

During this ongoing drought, every drop of water counts.

Learn how you can cut water use at <http://www.hillsboroughcounty.org/water/conserve>

From: [Williams, Michael](#)
To: [Bridges, Chris](#)
Cc: [Pedro Parra](#)
Subject: RE: Hillsborough County, Keystone-Odessa and Lutz Community Plans Update
Date: Friday, June 11, 2010 10:10:32 AM

Chris - Please plan to attend this meeting and coordinate with Pedro for specifics.

Mike

From: Fass, Thomas
Sent: Friday, June 11, 2010 8:48 AM
To: Pedro Parra; Williams, Michael
Cc: Baier, Edward (Ned); Beth Alden
Subject: RE: Hillsborough County, Keystone-Odessa and Lutz Community Plans Update

Pedro, Public Works will be represented as well. DESS will send a representative and Mike Williams is the manager of that group.

Tom

Thomas H. Fass, P.E.
Section Manager, Projects Management
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From: Pedro Parra [mailto:parrap@plancom.org]
Sent: Thursday, June 10, 2010 2:05 PM
To: Baier, Edward (Ned); Fass, Thomas; Beth Alden
Cc: Pedro Parra
Subject: Hillsborough County, Keystone-Odessa and Lutz Community Plans Update

I am working on updates to the Keystone-Odessa and Lutz Community Plans which were developed and adopted in 1999-2001. The Advisory Committee has requested that I find a representative to come in and talk to them on July 13 at 6 pm about the following streetscape/roadway and transportation strategies of the Keystone-Odessa and Lutz Community Plans respectively; and Constrained Roads, Corridor Preservation Plan, and Cost Affordable Projects (Transit Projects, Highway Projects, Bikeway & Trail Projects, and Pedestrian Projects) within the community plan boundaries.

KEYSTONE-ODESSA

Streetscape/Roadway

Residents of Keystone-Odessa want an integrated shaded streetscape/roadway system, which visually enhances its corridors. To do so:

- canopy trees along roadways designated as scenic corridors will be protected;
- planting programs of drought tolerant trees and vegetation along roadways identified as scenic corridors and/or greenway trails will be undertaken to create a sense of place, and to improve or preserve specific views;
- Gateways, located to create a sense of arrival through a change in character from the surrounding landscape are identified. These gateways, developed through local community input are intended to create a lasting impression through:
 - the selection of signage;
 - location of structures;
 - proximity of drought tolerant shrubbery or other vegetation; and
 - roadway layout/configuration; and,
- residents will work with utility providers to determine ways to minimize the use of overhead utilities; and,
- street lighting should not be required nor permitted unless public safety is at risk.

Transportation

The Keystone-Odessa community is presently served by a system of two-lane roadways. Gunn Highway is a primary north/south roadway with Boy Scout, Patterson and Race Track Road all serving in that similar capacity. Van Dyke, Lutz-Lake Fern, Tarpon Springs, North and South Mobley roads all provide east to west travel. Several other significant roadways serve the community: Hutchinson, Tobacco, Lakeshore, Lake LeClare Roads are just a few. In recent years, the Veterans Expressway has been constructed through the community providing limited access at Van Dyke, and Hutchinson Roads. In 2001, the Suncoast Expressway will tie into the Veterans Expressway with an improved intersection at Van Dyke Road and eventually an access to Lutz-Lake Fern Road.

These limited access facilities should be seen as relief for the heavily traveled roadways in the Keystone-Odessa community, particularly for Gunn Highway, which serves Pasco County travelers, as well as Hillsborough County.

The Keystone-Odessa community borders both Pasco County and Pinellas County, both of which are experiencing suburban growth close to the Keystone-Odessa area. The Suncoast Expressway, the improved Dale Mabry, and U.S. 41 Highways all provide or will provide substantial north/south access between Hillsborough and Pasco Counties. East-west traffic from Pinellas has limited choices, but an extension to Linebaugh Avenue into northern Pinellas will eventually provide an additional choice for travelers headed into Hillsborough County.

Residents want to retain the existing roadways as two-lane facilities geared to primarily serve local traffic. While it is understood that over time some changes to roadway configuration may be needed for safety, the residents want to limit those changes to turn lanes, pedestrian/equestrian crossings or traffic control mechanisms rather than widening the roadways.

Gunn Highway will be identified as a County roadway, which cannot be widened further due to social, economic, policy and environmental constraints. The identified and designated constrained corridors list found in the Transportation Element will also be recognized. The provision to eliminate the truck route on Gunn Highway from the Pasco County Line to Van Dyke, when the Suncoast Corridor is completed, will be enforced as set out by the adopted Hillsborough County Truck Route Ordinance. Equestrian trail connections are important and should be considered in-line with future improvements. Measures such as traffic calming, inter-modal connections to disperse impacts, and diverting traffic to the Suncoast Expressway are also to be considered.

Livability/Safety

In order to ensure livable roadways in the community the County shall encourage development of pedestrian and equestrian trails along roadways identified in the 2015 Scenic Corridor Map, in the Future Land Use Element. Off-road pedestrian/equestrian trails and bikeways will developed whenever possible in the preserved greenway corridors identified in Hillsborough Greenways Master Plan. Off-road trails and bikeways will be developed when possible in these greenways. The 1995 Greenways Master Plan was used in identifying pedestrian trails, which should be included to provide connectivity.

LUTZ

Streetscape/Roadway

Residents of Lutz want an interconnected shaded streetscape/roadway system, which visually enhances its corridors. To do so:

- roadways designated as scenic corridors will be protected;
- planting programs of drought tolerant, preferably native trees and/or

vegetation along roadways identified as scenic corridors and/or greenway trails will be undertaken to create a sense of place, and to improve or preserve specific views;

- Gateways, located to create a sense of arrival through a change in character from the surrounding landscape have identified. These gateways, when developed with local community participation, are intended to create a lasting impression through:
 - the selection of signage;
 - location of structures;
 - proximity of shrubbery or other vegetation; and
- roadway layout/configuration.
- the County will work with local agencies to develop a mobility plan which will:
 - study the placement of future rural roadways designed to provide intermodal connections rather than widening existing roadways;
 - determine appropriate locations for the placement of sidewalks for schools, parks and other public uses; and
 - provide for pedestrian paths and trails to interconnect the community.

Transportation

Within the Lutz community, two-lane local and collector roadway connection rural roads that transect the community will remain in their present form providing traffic movement without the need to enter onto major arterial highways. These two-lane roadways will continue to accommodate local traffic on local roads and directing through traffic onto the arterial roads. Residents want safe crossings for pedestrians over local area roads, and for the County to examine the appropriateness of providing such amenities as underpasses, overpasses, traffic calming devices, pedestrian paths or otherwise safe crossings on arterial or collector roads for people.

The Lutz community borders Pasco County, which is experiencing suburban growth close to the Lutz area. The improved Dale Mabry Highway and US Highway 41 both provide substantial north/south access between Hillsborough and Pasco Counties. East-west traffic through Lutz is somewhat limited, in that very few roads provide straight access. Improvements in Pasco County to SR 54 and County Line Road will offer some relief, but due to the many lakes and wetland systems in Lutz, the existing roadway configuration is

intended to stay in its current configuration.

While it is understood that over time some changes to roadway configuration may be needed for safety, the residents want to limit those changes to turn lanes, sidewalks, bikepaths, paved shoulders, pedestrian crossings or traffic control mechanisms rather than widening the roadways.

Livability/Safety

In order to ensure livable roadways in the community the County shall encourage development of pedestrian/equestrian trails along roadways identified in the 2015 Scenic Corridor Map, in the Future Land Use Element. Off-road pedestrian/equestrian trails and bikeways will developed whenever possible in the preserved greenway corridors identified in Hillsborough Greenways Master Plan. Off-road trails and bikeways will be developed when possible in these greenways. The 1995 Greenways Master Plan was used in identifying pedestrian trails, which should be included to provide connectivity.

The following transportation concepts will be supported:

- utilizing existing transportation corridors (e.g., rail lines, US Highway. 41, etc.) to make transit accessible for our aging population and to complement our commercial corridors;
- keeping development consistent with what the roads can handle without widening existing roadways;
- providing multi-modal transportation such as bike pathways or lanes, trails and sidewalks; and
- utilizing traffic calming measures to reduce speed on roads.

Pedro Parra
Principal Planner
Hillsborough County City-County Planning Commission
(813)273-3774 ext. 356
parrap@plancom.org
www.theplanningcommission.org
"Working Together for a Sustainable Future."

In order to ensure livable roadways in the community the County shall encourage development of pedestrian/equestrian trails along roadways identified in the 2015 Scenic Corridor Map, in the Future Land Use Element. Off-road pedestrian/equestrian trails and bikeways will developed whenever possible in the preserved greenway corridors identified in Hillsborough Greenways Master Plan. Off-road trails and bikeways will be developed when possible in these greenways. The 1995 Greenways Master Plan was used in identifying pedestrian trails, which should be included to provide connectivity.

The following transportation concepts will be supported:

- utilizing existing transportation corridors (e.g., rail lines, US Highway. 41, etc.) to make transit accessible for our aging population and to complement our commercial corridors;
- keeping development consistent with what the roads can handle without widening existing roadways;
- providing multi-modal transportation such as bike pathways or lanes, trails and sidewalks; and
- utilizing traffic calming measures to reduce speed on roads.

Pedro Parra
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From: [Pedro Parra](#)
To: ryan.bose@verizon.net
Cc: [Yeneka Hemingway](#); [Pedro Parra](#)
Subject: RE: ELAPP Contact
Date: Monday, June 21, 2010 9:30:26 AM

Ryan, Keith Wiley for PGM's Environmental Section will be cover ELAPP (Brooker Creek acquisition) tomorrow night. If there are still questions I will see if Forest would be willing to come to the August meeting. Thanks your you help. Pedro.

From: Ryan Bose [mailto:ryan.bose@verizon.net]
Sent: Saturday, June 19, 2010 2:08 PM
To: Pedro Parra
Cc: turbivillej@hillsboroughcounty.org; Yeneka Hemingway
Subject: ELAPP Contact

Pedro - at a prior meeting of the Keystone/Odessa Community Plan, it was brought up that a representative from ELAPP should attend and possibly make a presentation at one of our meetings since ELAPP has significant land holdings in this part of the County. I mentioned to you that through my involvement with the ELAPP Citizens Advisory, I had spoken to John (Forest) Turbiville who is a Section Manager at ELAPP about possibly attending one of our community plan meetings. You may have already been put in touch with him through other channels, but if not, I would suggest that you contact him to coordinate this. Thanks, Ryan

From: [Pedro Parra](#)
To: [Deese, Frank](#)
Cc: [Pedro Parra](#)
Subject: RE: DRAFT of June 22, 2010 Agenda for Keystone-Odessa and Lutz
Date: Tuesday, June 22, 2010 9:28:22 AM

Thank you for the heads up. I did forward the original request to person identified as standing in for you while you were away. If there are drainage related questions that staff cannot answer I will send these on to you. Pedro Parra

From: Deese, Frank [mailto:Deesef@HillsboroughCounty.ORG]
Sent: Monday, June 21, 2010 5:01 PM
To: Pedro Parra
Cc: Ho, Chin; Williams, Michael
Subject: RE: DRAFT of June 22, 2010 Agenda for Keystone-Odessa and Lutz

Pedro,

I just listened your voice mail, as I only returned from vacation today. Sorry, I won't be able to attend the meeting tomorrow night. I am unfamiliar with drainage-related problems the Keystone area, although there are some flood-prone areas in Lutz. Rick Cabrera is very knowledgeable regarding County drainage criteria and should be able to address questions regarding new development. If drainage-related questions arise at the meeting, of which I can be of assistance, please let me know and I'll attempt to find the answers,

Regards,

Frank Deese

From: Pedro Parra [mailto:parrap@plancom.org]
Sent: Monday, June 14, 2010 4:04 PM
To: Owens, Pete; Thompson, Mike; Cabrera, Richard; Deese, Frank
Cc: Yeneka Hemingway; Melissa Zornitta
Subject: DRAFT of June 22, 2010 Agenda for Keystone-Odessa and Lutz

I have attached a draft of the agenda for the June 22 meeting.

In addition to the original Linking Land and Water Management in Northwest Hillsborough County study I have also attached the water, water quality and environmental policies and strategies of the adopted Keystone-Odessa and Lutz Community.

For more information check the community planning website at <http://www.communityplansonline.org/>, select Community Plans then Keystone-Odessa or Lutz.

Has I have told you we are updating these two community plans and I have indicated in red which of these we would like to know specifically about.

Please let me know if you have any suggested changes of points that I have missed, or if

the persons coming make presentations are incorrectly noted. Also if you will need a projector or other equipment.

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**KEYSTONE ODESSA MEETING MINUTES
4/13/10 & 5/11/10**

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Keystone –Odessa Community Plan Meeting

04/13/10

Planning Commission Staff Distillation of May 13, 2010 Developer Panel:

The community is not anti-growth; the community plan regulates the desired growth pattern.

Planning Commission Staff Distillation of May 13, 2010 Developer Panel:

Gunn Hwy and Van Dyke Road need added safety enhancements, including roadway treatments, turn lanes, pedestrian and bicycle connections (sidewalks, trails and/paths that provide interconnection to community), lighting.

- Safety improvements are acceptable, but 4 lanes widening are not, based on unintended consequences from widening.
- Major roadways are being widened along its edges but this does not mean that it has to be in our community.
- Livable Roadways Plan already identified in the community plan and should be expanded where appropriate.
- A community plan should not trump a regional roadway (e.g., in road widening, sidewalks, and streetlights) needs.

Lake Keystone Property Owner's Association comments:

Traffic congestion: Widening the roads and adding turn lanes will not ease traffic congestion, and will only make traffic worse. The solutions to traffic congestion are simple – make the traffic go somewhere else (Suncoast Parkway/Veterans Expressway). This can be accomplished by lowering speed limits and adding speed bumps, etc.

Turn lanes: These are not safety enhancements, and only make intersections more dangerous by speeding up traffic. The turn lanes at Gunn Hwy & Van Dyke Road are a good example. The intersection has become more treacherous since the turn lane on Gunn Hwy on the south side was added. Turn lanes also ruin corners for residential development.

Community plan vs. regional roadway requirements: A community plan should trump regional roadway requirements. This is the foundation of the Keystone/ Odessa plan, and other community plans in Hillsborough county. Developers would like to see 4 lane roads in every community, since it allows them to build 60,000 square feet of commercial on each corner.

The Keystone/Odessa community wishes to have “walkability” along its roads. This was part of our original plan, and has not changed. Walkability means sidewalks

(preferably dirt) that are wide enough for walkers, joggers, bikers, and golf carts. This also means traffic calming devices (speed bumps) and lowering speed limits.

Barbara Aderhold comments:

Gunn Hwy is a local county road as are all the roads within the KOCP boundaries. The regional road would be the Suncoast/Veterans and I believe some stretches of that are being widened.

The KOCP currently includes language that allows for safety enhancements on the roadways.

Planning Commission Staff Distillation of May 13, 2010 Developer Panel:

Can Van Dyke Road and Gunn Hwy. support commercial, i.e., a town center with the right architecture? Could Van Dyke Farms be recognized as a commercial buffer area?

Lake Keystone Property Owner's Association comments:

Town Center at Van Dyke Road & Gunn Hwy: The developer requested 200,000 square feet of commercial for this intersection in 2009, and was unanimously turned down by the Planning Commission and the BOCC. Commissioners Kevin White and Jim Norman told the developer to scale back his request, and go back to the community with a new plan. So far, this has not happened.

There has been no great "hue and cry" for services by the residents of Keystone/Odessa. The community is surrounded by over 1 million square feet of commercial development. Every resident lives within a few miles of a supermarket, pharmacy, and various types of restaurants. We want for nothing.

Planning Commission Staff Distillation of May 13, 2010 Developer Panel:

Residential cannot be developed at N. Mobley Road and Gunn Highway (Fox's Corner) due to the existing permitted design regulations and therefore likely be commercial. Can/should the community plan address a change to allow for residential development?

Karen Rafferty comments:

Is there an immediate need for Fox's Corner to develop? Right now Citrus Park is close enough for community needs. The area around N. Mobley Road and Gunn Highway has issues that need be addressed before development is approved.

Barbara Aderhold comments:

I believe that this should be N. Mobley not S. Mobley. Also, there is residential already planned on the NW corner – 17 homes.

Planning Commission staff comments:

The demands for Fox's Corner to develop may not yet have arrived. Citrus Park is close enough for community needs. Is there a community demand that it be developed now? Are there issues that need be addressed before development in the area is approved?

What steps need to be taken to do develop the town center? Any plan language, zoning or land use changes that need to take place?

Planning Commission Staff Distillation of May 13, 2010 Developer Panel:

LMJ - this property has water and sewer – how can community's needs be matched to make develop successful.

Planning Commission Staff Distillation of May 13, 2010 Developer Panel:

The intersection area of the Sun Coast Expressway & Lutz Lake Fern Road belongs in the Lutz and is recognized as suburban vs. rural. Could Brooker Creek be recognized as the entrance of Keystone-Odesa instead?

Lake Keystone Property Owner's Association comments:

Changing the boundary line of Keystone at the Sun Coast: The community should not change its boundaries to serve a single developer.

Planning Commission Staff Distillation of May 13, 2010 Developer Panel:

How can the community plan strategically pick areas for quality long range projects?

Planning Commission Staff Distillation of May 13, 2010 Developer Panel:

The market demand is for 1 acre tract vs. 5 acre tracts.

Lake Keystone Property Owner's Association comments:

Market demand for 1 acre vs. 5 acre tracts: This development is on Wayne Road, and was part of a deal brokered by the owner and the community during the rezoning. Many concessions were made by the community to the owner at the time. The terms of the deal should not be changed.

Steve Morris comments:

"The market demand is for 1 acre tract vs. 5 acre tract."

This statement should be considered an OPINION only. The market demand will depend on whom you ask and the market they serve. IF you ask a developer who only does small lot subdivisions then of course he cannot market nor properly develop a project with 5 acre lot sizes. There is NOTHING wrong with 5 acres it is merely the fact

that his clientele are not looking for this size lot. On the other hand if you are an individual seeking land for privacy or to place animals on then 5 acres would be the MINIMUM size you would be looking at. A perfect real life example of this can be found on Boy Scout Road at Citrus Greene and Steeple Chase. Steeple Chase was designed for lots larger than 5 acres and for horse people while Citrus Greene was a typical housing subdivision. The developers of these two projects were urged to keep with the equestrian theme and larger lot sizes but they knew better or so they thought. In the end the Steeple Chase (equestrian) side sold out very quickly while the residential side took forever. Again, the bottom line is - to whom are you marketing to.

Ultimately thought I don't believe this has any bearing at all. AR is the predominate zoning and this is 1:5 and rural. We have a current and future vision of being rural. Therefore, regardless of what some may say is the 'demand' the reality is we are 1:5 and shall remain 1:5.

Karen Rafferty comments:

The community has and wants to keep to one house per 5 acres provisions in the plan. The area is RURAL, we have a lot of critters out here and that is the reason for larger tracts of land.

Barbara Aderhold comments:

Are there any studies that substantiate this statement? Was this for Keystone or the entire county?

Planning Commission staff comments:

Is the community in favor of having one acre tracts per home in the community plan area? How will this change affect our land use pattern? How will it affect our environmental assets? If we in fact want to make this change, what land use and zoning changes do we need to make?

Planning Commission Staff Distillation of May 13, 2010 Developer Panel:

What are the standards for Sheriff and fire protection services for this area? Are there identified gaps? E.g., need for fire hydrants – since water comes from Lake Keystone which is from S. Mobley Road to the Pasco county line.

Lake Keystone Property Owner's Association comments:

Need for fire hydrants: The Keystone/Odessa area does not have any more house fires than any other area of the county. If a resident wishes to have a fire hydrant near their

home, they can have a hydrant dug, and installed. The cost can be shared by 4-5 homeowners, and is not exorbitant.

Planning Commission Staff Distillation of May 13, 2010 Developer Panel:

What are the standards for water and for sewer, and are there identified areas of health and safety concern (e.g., water quality, well safety, etc.). Do sewer and water cause growth pressures? - developer should be allowed to develop.

Lake Keystone Property Owner's Association comments:

Standards for water and sewer: These were addressed at our May 11, 2010 by Brian Miller. Private wells and private septic tanks are just as good, if not better (especially during hurricanes), for the community than public water and sewer.

Planning Commission Staff Distillation of May 13, 2010 Developer Panel:

What is best for Lake Keystone - well/septic or sewer/and public water?

Lake Keystone Property Owner's Association comments:

See comment above.

Planning Commission Staff Distillation of May 13, 2010 Developer Panel:

What are the standards for septic tanks – what about for new develop?

Lake Keystone Property Owner's Association comments:

See comment above.

Planning Commission Staff Distillation of May 13, 2010 Developer Panel:

It is difficult to dictate design. E.g., with commercial you get into trouble when creating more and more standards.

Planning Commission Staff Distillation of May 13, 2010 Developer Panel:

LDC regulations can be too specific, is there a way that that developers could work more directly with community representative and get approval for proposed development.

Planning Commission Staff Distillation of May 13, 2010 Developer Panel:

How can the issue of Architectural Detail as it presented in adopted Community Plan and implemented in the land development code be addressed?

Planning Commission Staff Distillation of May 13, 2010 Developer Panel:

How can rural character be clarified?

Planning Commission Staff Distillation of May 13, 2010 Developer Panel:

General Comments

Lake Keystone Property Owner's Association comments:

It is not the developers job to identify problems in Keystone/Odessa, then offer self-serving fixes, all of which will require tax dollars.

The developers are still missing the point of these meetings. The community does not want/need/or ask for the development community to tell us what's wrong with our community. That's the job of our civic leaders and citizens. The developers need to tell us what they need to build development inside of Keystone which will fit with an established rural lifestyle. So far, all we've seen are "solutions" on how to change the community to suit their needs.

Since the Keystone/Odessa plan was adopted in 2001, the BOCC has spent over thirty million dollars purchasing land for preservation in Odessa. This is the only investment that has been made in the community, and should be a clear sign to developers how our elected officials view our area.

Keystone Odessa Meeting
5/11/10

Regina Hernandez: Lake Calm Lane resident for 30 years – I'm here to find out what you plan on doing and how I can help so I can maintain my lifestyle.

Eileen Clark: I've worked on a few of the issues – I'm worried about our community.

Presentation by Brian Miller – Hillsborough County Health Department.

Q: Who set the 500 foot setback for wells?

A: Maybe the Water Management District.

Q: Are you familiar with the Keystone Odessa area?

A: I have done septic work in Thonotosassa but in this area I am more familiar with wells and drinking water.

Q: Do you know if we've ever had a contamination problem due to the septic system.

A: There is nothing that I am aware of – I spoke to the supervisor before I came out here, we are not aware of any problems like that.

Q: If you have a piece of property and seeking a building permit and you have the option of using well and septic or connecting at your expense to public utilities from a public health perspective would there be an advantage to either of those?

A: My own feeling is that it is a wash. My own feeling is that sewer is actually considered available. There is no rule for public water. It's just personal preference.

Q: There is a difference between private and public service when we have hurricanes and that is when you have flooding your public water and sewer backs up into your house.

Q: How long are those residential rain fields expected to last?

A: There isn't a real solid expectation there – but some people say they didn't do anything for 40 years. Some of it depends on the usage. If you don't abuse it, it should last a long time.

Q: Some places in the country use this like an upside down coffin for their drains – we don't do that here do we?

A: Ideally what we have is a trench.

Q: Is there a program that we could have our private wells tested that the Health Department provides rather than going to a private lab?

A: Unfortunately no. The State charges \$20 for a standard bacteria test.

Q: Is it safer to keep our private systems due to hurricanes rather than public systems?

- A: They are equal as long as they are maintained.
- Q: In the case of closeness to a lake, is it safer with respect to a lake is it safer to have commercial sewer and water or is it safer to have septic with regard to the impact on the lake?
- A: If both systems are maintained properly, they should have a negligible impact on any body of water.
- Q: You're saying it's a wash as long as the systems are maintained. This new legislation should help ensure proper maintenance.
- A: Correct.
- Q: You said there is a 75 foot setback for sewer systems – I assume there is no setback for sewer systems. Would we be wise to establish a setback for sewer lines from our wetlands?
- A: Environmental Protection is the correct department for that question but I don't think the sewer lines should encroach areas of water. They have some setbacks for the lines I'm not sure what they are.
- A: EPC is schedule to come out here, so you can bring those questions up again.

Presentation by Peter Aulotto, Paula Harvey and Harry Hueman - Planning & Growth Management

- Q: What is the definition of monument sign?
- A: Any sign other than a pole sign which is place upon or supported by structures or supports on the ground or independent of any building which does not exceed 4 feet in height, 20 feet in length, and 15 inches in width.
- Q: The LED Digital Signs I'm hoping no one puts those signs in Keystone but I'm not sure.
- Q: How can we stop development from being allowed to be built within the scenic corridor?
- A: The county attorney's office is going to weigh in on this a lot. Every jurisdiction has a unique situation. They can seek a variance. It's a property rights type of issue. The BOCC will never tell anyone they cannot ask for a rezoning or variance.
- Q: Is there a way to make it harder for them?
- A: You don't want to have such high standards that no one can meet them but you don't want to have such low standards that no one needs to ask for a variance.
- Q: Do you have a recommendation as to what language can be put in the community plan to address the process?
- A: This group could receive notice of all rezoning and become a recommending agency in the process.
- Q: In amendment 4 – the citizens have the final vote.
- A: That amendment does not address rezonings or variances.

- Q: Is it possible to put the community or one of its designees in the loop? Not with any authority, but simply to review and comment on roof plans, designations, monuments etc.
- A: Keep in mind, we have 20 other community plans. It's hard to keep up with all of it.
- Q: What are the rezoning notification requirements?
- A: If you're in the urban area if the plan category is in the urban area the requirement is 300' from the property they get mailed a notice. In the rural area, it's 500'. That's the mailed notice to individual property owners. On top of that there is a requirement for signs to be posted on the property. Then a legal ad is posted in the paper. Under the neighborhood regulations, if you are a registered association through the office of neighborhood relations, the developers are required to send notice within a mile of the affected property.
- Q: This was the 1st community plan in the county, the intent of the plan is that the commercial in this community serves this community. It's not intended to draw people from Pasco or Pinellas. Yet plans come in that are so large in scope that people from other counties need to be drawn in for the plan to be viable, then the intent of the plan goes away.
- A: You're looking at someone who wants to put a small business there, essentially someone in your own community.
- Q: How often can you amend the LDC?
- A: Twice a year.
- Q: You said there are two things you cannot get a variance for that is density and what?
- A: Intensity, or Floor Area Ratio. The measure of density in non residential projects.

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