

Keystone –Odessa Community Plan Meeting

04/13/10

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

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.

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?

Residential cannot be developed at S. Mobley Road & Gunn Hwy. 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?

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

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-Odessa instead?

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

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

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.

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.

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

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

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

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.

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

How can rural character be clarified?