

Meeting Notes
Citrus Park Village Community Meeting
Presentation of Revised Master Plan
Date: Nov. 13, 2001 at 6:00 p.m.
Location: Sickles High School

Introductory comments from Lisa Kramer

Brief summary of the Master Plan by Steve Luce, discussion of the plan components, incentives and revisions made to the plan subsequent to the last Community Meeting in June 2001.

Audience comments:

Ron Noble (Parcels Q, W2, W3)

Questioned not being able to achieve density allowed by FLUM with two story maximum on W2 and W3 and Q. Wanted audience to fill out surveys stating their preference.

Road on Bemac Nursery drive is not appropriate. Alignment of Road should be with South Mobley Road

Tom D (Team Q)

Prefers three-story maximum. Feels that design standards will safeguard by causing quality buildings.

A survey was handed out by Ron Noble asking those present to respond to the questions and return to Lisa Kramer.

Considerable debate regarding the height issue: two or three stories. Some residents strongly voiced opposition to the request to increase height to three stories. Others expressed dismay that those requesting an increase in height did not participate in the 10-month process. Others objected to a survey.

Resident from W4 (20 year resident)

Disappointed that commercial designation will not be available to her like many adjacent properties currently have. She has a landscape nursery operation (ag. zoning).

Leslie Horton

Asked if ground level parking (part of structure) would be counted as "one story."
Answer: no

Also, questioned dropping the percentage buy-in previously proposed in the regulations; deed restrictions and dual zoning; and no escalation or appeals process.
Answer: Property owners may independently develop property. Deed restrictions are not a public matter.

Asked about park that was not supported by Ed Radice (Hillsborough County Parks and Recreation Department). Mr. Few opposed road back door to school.
Answer: road along western edge of W1 is to be developed as part of W1.

Owner from W4

Argued that if allowing three stories why not 5, 6 stories or more.

Jean Carson

Asked when can we find out if a use is incompatible.

Answer: The Master Plan text defines uses per sub-district

Cheryl Pulley

Worried about future variance requests and the integrity of the master plan.

Man from Audience

Questioned why Gunn Hwy northbound to Bayberry wasn't aligned (?)

Answer: Did not want to take property from landowner at this intersection (gas station site).

Man from Audience

F1, F2, F3, F4 and proposed gateway feature (?)

Answer: clarified that concurrent with the development of F2 and F3, F4 property to be donated to the County for a Gateway.

Woman from Audience (realtor)

Asked about Antilla and traffic issue. Developers may push for the road to be opened.

Answer: No road proposed. However, when adjacent properties develop, their own driveways may connect to Antilla.

Summary

County staff would review the feedback received and may schedule another meeting with the public to discuss narrowly defined issues. Otherwise the Master Plan will be scheduled for a BOCC Meeting. Public would be notified of this meeting.

Meeting concluded at approx. 8:00 p.m.