



August 2023

 A PASCO VIBRANT PLACE

ACKNOWLEDGMENTS

We would like to express our appreciation to the representatives of the following groups and individuals who helped make the Greater Lacoochee Community Plan possible:

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Roberto Becerril, PLA, AICP, CFM – Assistant Director

Jeffrey Jenkins, AICP, MPA – Executive Planner

Valerie Brookens, MSP – Principal Planner

Sonide Simon, MPA, MSP – Project Manager

Erica Wennlund – Planner II

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INSPIRE PLACEMAKING COLLECTIVE

Chris Dougherty, AICP – Project Manager

Eric Raasch, AICP – Principal-in-Charge

Gabriella Castro, AICP – Planner

Nick Hill, AICP – Planner

Katie Martin, AICP – Planner

Kyle Peterson – Landscape Architect

Em Schaefer – Graphic Designer

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Greater Lacoochee Community Plan

1. PURPOSE

The purpose of the Greater Lacoochee Community Plan is to prepare an update to the current plans for the area and advance efforts and programs to facilitate the needs in the community while simultaneously preserving the character and supporting harmonious growth. Since the early 2000s, this area has been the subject of multiple well-intentioned planning efforts that have sought to catalyze and uplift portions of the community or preserve the history and character of the rural landscape. The most prominent efforts included the Northeast Pasco Special Area Plan (2005) and the Lacoochee-Trilby-Trilacoochee Transformation Plan (2008), which was funded by the Choice Neighborhoods initiative through the U.S. Department Housing and Urban Development. This initiative became the impetus for the Lacoochee-Trilby Strategic Plan (2009). The objective of this exercise is to evaluate these plans, engage the community to understand their current desires, and provide a path to achieving the goals set by the community. The study area for this plan comprises approximately 11,288 acres and includes a portion of the Northeast Rural area and the Trilby, Lacoochee, and Trilacoochee communities. This section includes a brief background, history, and overview of the planning efforts and study area.



2. PROJECT BACKGROUND

At one time, Trilby was the largest city in Pasco County. The community began with the Elijah McLeod farm in 1862. By 1901, the rural community transitioned into an incorporated city (but was later dissolved by the Florida legislature in 1935). An important part of Trilby's history

occurred in 1902 when the Atlantic Coast Line acquired the rail lines in Trilby and built a freight depot and passenger station. This rail line exists today and has been one of the most consequential pieces of infrastructure in this area to date.

Due east of Trilby, the Lacoochee community thrived after the Cummer Sons Cypress Company, a giant in the logging and lumber industry, relocated their sawmill operations (from Sumner, Florida) near the Withlacoochee River. This was a strategic maneuver to capitalize on the proximity to the rich stock of 100-year-old virgin cypress trees in the Green Swamp/Withlacoochee River basin. Many of the families that migrated to Lacoochee did so following the decimation of the Town of Rosewood in the wake of fires set by a violent mob.

The Greater Lacoochee area prospered up until the early 1960s. Following the closure of the Cummer Sawmill due to regulations protecting the Green Swamp and tree species, the area declined rapidly. It has struggled ever since due to the lack of a significant economic driver. The area surrounding the Trilby, Lacoochee, and Trilacoochee communities maintains its rural heritage and agrarian past, which was previously dominated by the citrus industry and cattle ranching. However, due to the decline of the citrus industry, the area has experienced pressure to transition large acreages of land to more urban uses.

Following the decline of the citrus and cypress industries, the urban area has struggled to maintain adequate housing, sufficient infrastructure, stable employment opportunities, and to revitalize the once prosperous community. Understanding that significant and complex issues were occurring in the community, the County commissioned a series of planning efforts. Brief abstracts of each of the three studies are provided below.

NORTHEAST PASCO SPECIAL AREA PLAN (2005)

The purpose of this Plan was to protect the rural character of the northeastern most area of the County from the rapid encroachment of urban and sub-urban development within the region. The Plan's Study Area consisted of approximately 61,700 acres and included several communities including Lacoochee, Trilacoochee, and Trilby. One of the most consequential outcomes

of the Plan was the establishment of the Northeast Pasco County Rural Area. This area would be formally recognized within the Comprehensive Plan as an area in need of additional regulatory protections. The County would eventually establish the Northeast Pasco Rural Protection Overlay District within the Pasco County Land Development Code (LDC)—the intent of which is to protect the character of the rural landscape, preserve scenic views and vistas, and ensure that on-site development is compatible with the character of the surrounding area. The overlay district remains in place today and continues to have a profound impact on the area’s development pattern.

LACOOCHEE-TRILBY TRILACOOCHEE TRANSFORMATION PLAN (2008)

Funded by the U.S. Department Housing and Urban Development and facilitated by the County and its community partners, the Transformation Plan provided a comprehensive assessment and strategies to address the growing housing, economic, and public facility and service needs of the community. Several of the Plan’s identified strategies have been accomplished or are currently underway. Yet, many of these strategies have yet to be executed—primarily due to a lack of funding, organizational leadership, institutional knowledge, or clear pathways towards implementation.

LACOOCHEE TRILBY STRATEGIC MASTER PLAN (2009)

Guided by the provisions of the 2008 Transformation Plan, the Strategic Master Plan for the 2.5-square mile study area sought to create a plan for stimulating the local economy, guide the redevelopment, infill, and enhancement of neighborhoods, and identify key infrastructure projects to serve the needs of the community. In addition to including strategies to meet these goals, the Master Plan also identified possible funding sources for implementing the proposed strategies, key players in the implementation process, and a schedule for potential capital improvements. Many of the strategies included within the Plan have been implemented, including establishing a tax increment financing district, continuing to partner with the Withlacoochee River Electric Cooperative (WREC), developing a community center, and forming the **Lacoochee-Trilby-Trilacoochee Steering Committee (LTT)** to act as

stewards for the future implementation of the Plan.

3. PUBLIC ENGAGEMENT OVERVIEW



From its conception, The **Greater Lacoochee Community Plan** was intended to be informed by thoughts, perspectives, and direction of the community. As such, the project team provided numerous opportunities for public input, including establishing an interactive project website, facilitating stakeholder interviews, and hosting three public workshops during the planning process. A brief description and overview of each engagement opportunity is provided as follows:

PROJECT WEBSITE

Three public input opportunities were made available on the Greater Lacoochee Community Plan project website. The first engagement, a nine-question survey, asked the community to identify the Study Area’s needs, challenges, opportunities, and assets. A Spanish version of the survey was also made available on the project website to accommodate the Study Area’s Hispanic population. The project website also included an interactive engagement map, which empowered residents to comment on specific locations within their community. Many participants used these comments as an opportunity to show where redevelopment should occur, identify locations in need of public facilities and services, and point out ideal areas for new housing developments. The website’s final engagement tool was a participatory budgeting exercise in which users could identify the types of projects and improvements they would prioritize within the Study Area. The results of these activities are discussed below and further detailed in the Background Report document.

Greater Lacoochee Community Plan

STAKEHOLDER INTERVIEWS

A number of stakeholder interviews were conducted over the course of the Greater Lacoochee Community Plan project. Stakeholders were typically selected for interviews based on their prior or ongoing experience working within the community, their institutional knowledge of the area, or their unique perspectives on the challenges and opportunities facing the Study Area. The insights provided by project stakeholders not only allowed the project team to better understand the conditions within the community, but also helped to craft and refine the vision and strategies included within this planning document.

PUBLIC WORKSHOP SERIES

Three public workshops for the Greater Lacoochee Community Plan were facilitated over a six-month period between August 2022 and March 2023. Each workshop was intended to not only inform attendees about the project but also to collect feedback from the public on the direction, vision, and strategies that should be included within the Plan via carefully planned engagement activities.

Workshop #1 (Identifying the Vision)

The first public workshop for the project was held on August 30th, 2022, at the Lewis Abraham Boys & Girls Club of Lacoochee (38724 Mudcat Grant Blvd). After a brief introduction, attendees were asked to participate in a series of exercises primarily designed to understand their vision for the future of Study Area.

Workshop #2 (Crafting the Plan)

Public Workshop #2 took place on December 15th, 2022 at the Glorious Church of God (20714 Center Street). Using the input provided on the project website and the first public workshop, potential strategies for achieving the vision were shown to the public. Attendees were then given the opportunity to determine whether or not each of the draft strategies should be included within the final community plan. Additionally, participants were also able to provide comments on the strategies and propose new initiatives as well.

Workshop #3 (Refining the Details)

The project team returned to the Lewis Abraham Boys

& Girls Club of Lacoochee to host the third and final workshop for the project on March 9th, 2023. At the event, the public was given an opportunity to review and prioritize the revised community-driven strategies that were refined at the prior workshop. Additionally, attendees were shown the community vision map which



illustrates how certain strategies could be implemented within the Study Area and asked to provide comments on how the map could be improved.

RESULTS

This planning process was based around a comprehensive public engagement process designed to maximize

Website Visits	2,928
Unique Website Users	1,048
Surveys Completed	61
Workshop Attendees	120+
Report Downloads	168

input from the Greater Lacoochee community. The input received during each of these engagements, including the project website, stakeholder interviews, and public workshops, has been summarized and included within Background Report document which supplements this Plan. A few highlights from this effort are provided here:

Over the course of several months, the Project Team heard from a diverse set of voices representing various opinions, perspectives, backgrounds, and areas of expertise and interests. Despite these differences, the overwhelming share of feedback provided by the Greater Lacoochee community could generally be grouped into three focus areas:

1. Invest in the community;
2. Stabilize the local economy; and
3. Collaborate and organize to effectively implement change.

As discussed within the next section of this document, these community-driven focus areas not only act as the guiding principles for this Plan, but also help to organize and inform the strategies that will be implemented to achieve the community’s vision identified during Public Workshop #1.

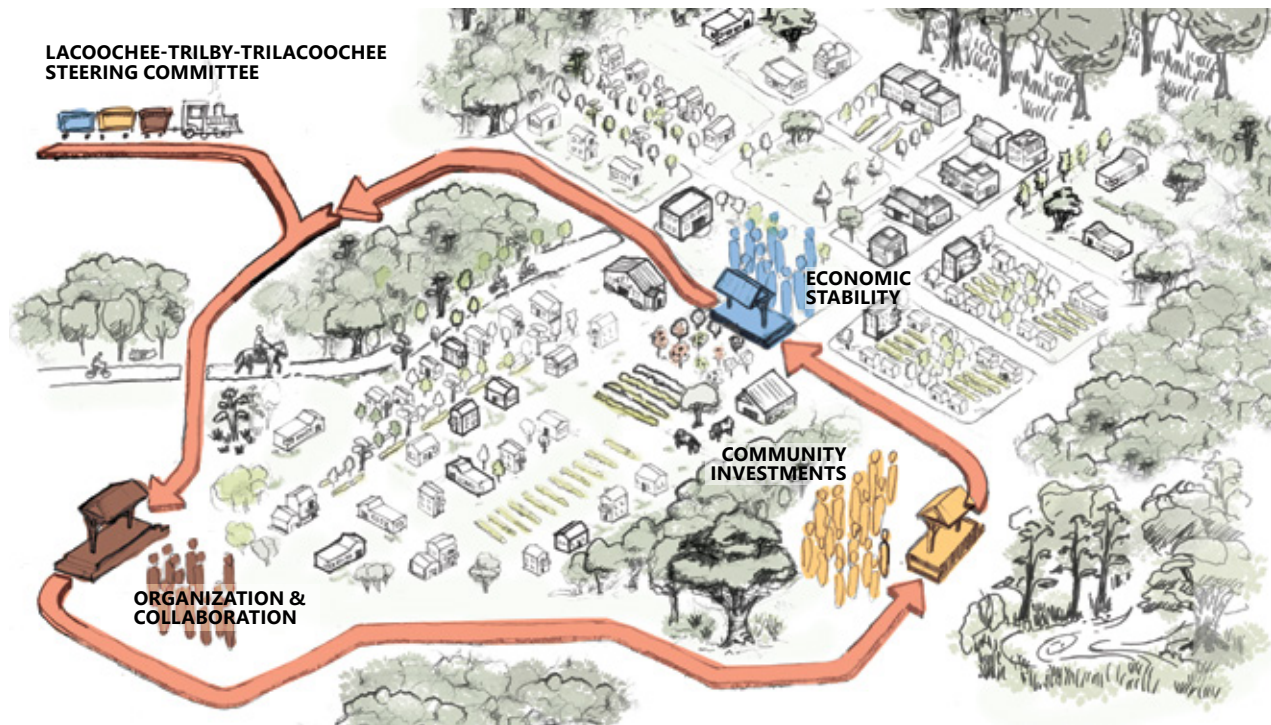
4. FOCUS AREAS

COMMUNITY INVESTMENT

As discussed within the supplemental Background Report, Pasco continues to be one of the fastest growing counties in the State. This steady surge in population has resulted in significant increases to the local tax base—often providing the County with the funding necessary to expand its inventory of public facilities and services required to accommodate new growth. This perpetual cycle of growth and public investment has allowed Pasco to roughly double its population over the last three decades while continuing to improve the quality of life for many of its residents. Yet, a vast majority of this growth has occurred within the western half of the County—miles from the Greater Lacomoochee Study Area. Since growth within Northeast Pasco has remained stagnant for several decades, public facilities and services within

the Study Area are often not prioritized for improvement or expansion by the County. As a result, public facilities and services within the community are often unable to be expanded, deteriorate, or remain in poor condition. It is unsurprising that the most commonly cited issues identified during the public engagement process were often the direct result of a lack of investment by the public and private sectors. For example, many residents expressed their confusion as to why well-traveled roadways within the Study Area remain unpaved and/or in poor condition; or yearned for new social programs which could tackle growing issues of addiction, crime, and homelessness; or shared their frustrations with the lack of education, training, and employment opportunities available within the Study Area.

To that end, this Plan includes 30 community-driven Community Investment Strategies designed to tackle issues resulting from the community’s lack of private and public funding. Generally speaking, these Strategies can be grouped into two categories. The first category identifies investments intended to improve or expand key public facilities, services, and programs within the Study Area. The second group of strategies involve County Staff taking action to revise its Comprehensive Plan and Land Development Code to permit and incentivize private sector investment within the urbanizing portion of the community.



Greater Lacombee Community Plan

ECONOMIC STABILITY

Following the closing of the Cummer sawmill in the late 50s (early 60s) and subsequent package plant closings, the community was lacking an economic engine. Since that time, the Greater Lacombee community has steadily declined with little to no jobs for local residents. While there are some jobs within the community today, most of the region's higher wage jobs are a minimum of 5-10 miles away or further. The lack of an economic hub not only leaves the community without an employment center, but it also limits the growth of indirect support uses in the community that generate employment opportunities as well.

During the public engagement process, it was clear that economic development activities, housing stabilization, housing affordability, and creating access to fresh food was a high priority for the community. Job training opportunities and utilizing public-private partnerships were identified in the first public workshop. The concern from residents is that the area has attracted low-paying undesirable jobs.

This focus area includes a number of strategies to help elevate the earning potential of residents and establish a more economically viable community. This has been a priority of the County and community partners in recent months. Through the partnership with the WREC and efforts of the Pasco County Office of Economic Growth (OEG), the One Lacombee Center is close to receiving a new end user. As the former Cypress Farms Housing Authority site, the One Lacombee Center is envisioned as a catalyst which is intended to kick-start the struggling economy.

ORGANIZATION AND COLLABORATION

Over the last 20 years there have been several planning efforts to help revitalize the Greater Lacombee Community. While many of these efforts have been thoughtful and well-intentioned, some have had deleterious effects or have become impediments to effectuate needed change. The lack of organization and implementation of these plans has led to the continued decline of the community. Recognizing this, the County commissioned this planning effort to understand what is needed in the community and how to cultivate the needed change to empower community members and harness the

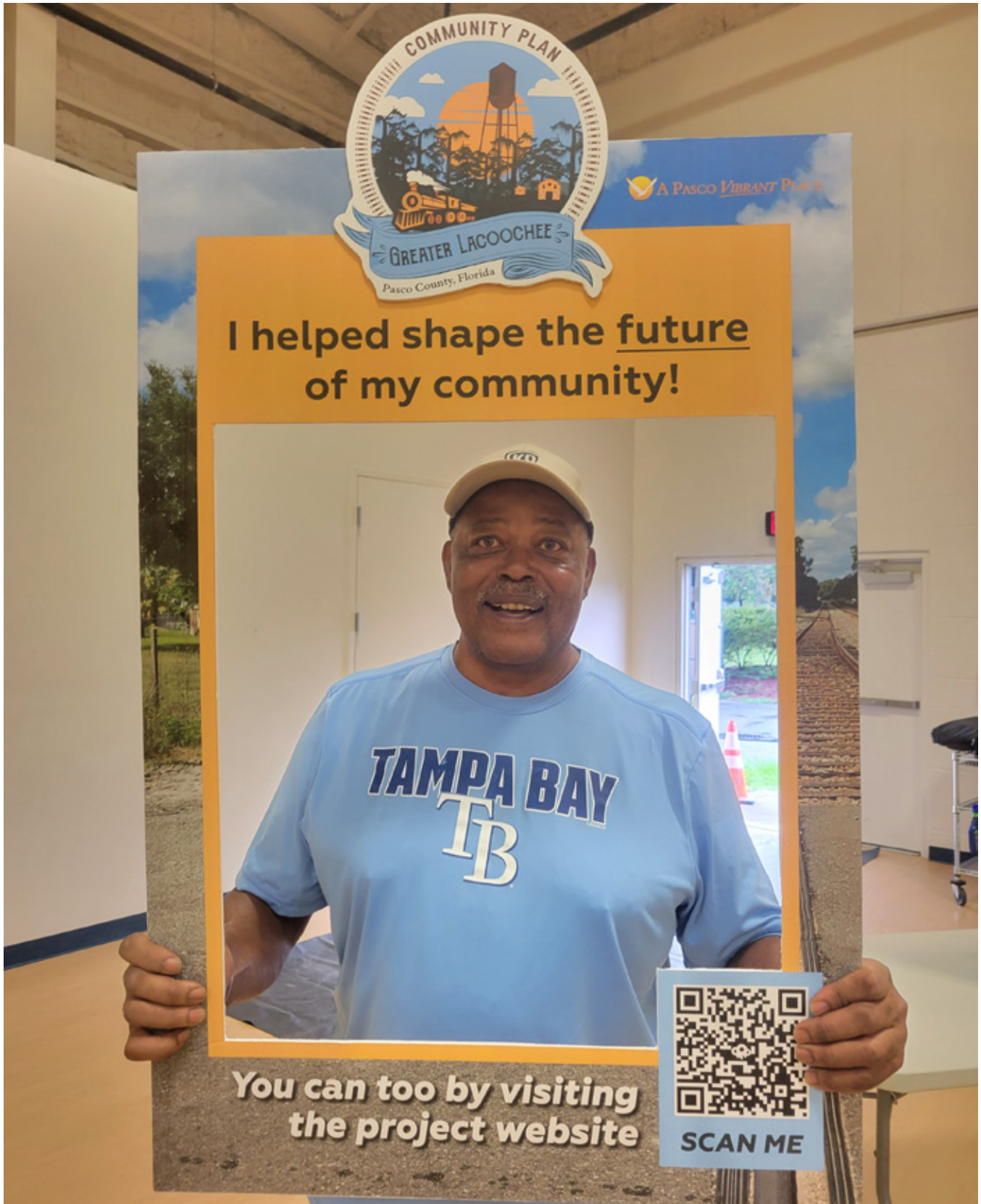
goodwill of its community partners.

Frustrations were evident from the first day the team interviewed community leaders and partners. With all of the plans and initiatives, Tax Increment Finance district, and overlays, they felt like little progress had occurred and in some cases the improvements may have had the opposite effect. Each of these efforts are described in the Background Supplemental document. For example, community members expressed concern over paving assessments that were levied on some of the homeowners that subsequently resulted in liens. Having a stronger community organization could have helped spread the word or provide the conduit between the County and the residents.

The priority for this focus area is foundational - create an organizational structure to help facilitate the improvements that are necessary to enhance the community. This can be easily done by creating an Community Organization Group (COG) that provides recommendations to the County liaison. To help facilitate the day-to-day operations of the committee, a staff member from the Pasco County Planning and Development Department (PDD) and the Pasco County Community Development Department should be dedicated to the committee. The composition of the COG should be comprised of local landowners, community leaders, developers, and a representative from the WREC. There are several more important strategies included in this focus area that seek to advance this plan, which are identified in the Action Plan.



Greater Lacombee Community Plan



Priority Strategies



Est. Cost: \$
Est. Time Frame: Short
Potential Partners: COG, PDD/Development Services

O.1 ESTABLISH COMMUNITY ORGANIZATION GROUP (COG)

Strategy: Create a Community Organization Group (COG) that provides recommendations to the County’s liaison. The composition of the COG should be comprised of local landowners, community leaders, developers, and a representative from the WREC.

Why it’s a Priority: A Community Organization Group will provide greater representation to this historically underserved community and will ensure the strategies included within the Plan are successfully implemented.

First Steps:

- ✓ Work with Pasco County Staff on the implementation of this Plan
- ✓ Solicit members of the community interested in being part of the COG
- ✓ Establish a regular meeting schedule
- ✓ Prepare a list of priorities on an annual basis



Est. Cost: \$\$
Est. Time Frame: Short
Potential Partners: COG, PDD/Development Services, Developers, FDOT, MPO

C.9 REPAIR ROADWAYS

Strategy: Identify and repair roadways in poor condition within the Greater Lacombe community.

Why it’s a Priority: Throughout the public engagement process, the most frequently cited issue within the community was the deterioration of the roadway network. This strategy seeks to address this concern by prioritizing efforts to repair streets within the Study Area.

First Steps:

- ✓ Conduct a windshield assessment of roadway conditions within the Study Area
- ✓ Work with the community to understand which roadways should be repaired first
- ✓ As part of the County’s new roadway pavement program, coordinate with Public Works Road and Bridge Staff to understand how roadway repairs within the Study Area can be prioritized in the County’s Capital Improvement Program
- ✓ Notify residents when roadways are successfully repaired



Est. Cost: \$
Est. Time Frame: Short
Potential Partners: COG, PDD/Development Services, Community Development, Developers, NPOs

C.21 AFFORDABLE HOUSING ASSISTANCE

Strategy: Eliminate barriers to developing affordable housing within the Study Area.

Why it's a Priority: As the cost of living continues to increase Statewide, securing a safe and robust affordable housing stock is critical to preventing the potential displacement of low-income residents within the community and reducing the rise of homelessness.

First Steps:

- ✓ Determine what should be considered 'affordable' within the Study Area
- ✓ Research the measures used by comparable jurisdictions to successfully eliminate barriers to affordable housing development
- ✓ Support and participate in the Pasco County Housing Authority's affordable housing study



Est. Cost: \$
Est. Time Frame: Short
Potential Partners: COG, PDD/Development Services, Developers

C.29 ENSURE THE RURAL CONTEXT OF THE STUDY AREA

Strategy: Consistent with the Northeast Pasco County Rural Area Plan, ensure the protection of the rural portion of the Study Area from suburban and urban development.

Why it's a Priority: Growing development pressures threaten to erode the area's inventory of rural lands. As such, residents expressed a strong desire to preserve the rural portion of the Study Area by concentrating growth within the more developed areas of the Greater Lacoochee community.

First Steps:

- ✓ Enforce the provisions of the Comprehensive Plan and Land Development Code which prohibit urban and suburban activities within the rural area
- ✓ During pre-application meetings, discourage developers from requesting entitlements within the rural portion of the Study Area that exceed the maximum densities and intensities already allowed for the property
- ✓ Continue to direct developers to concentrate growth within the urban portion of the Study Area by promoting the ongoing initiatives and development incentives offered within the urban portion of the community

Priority Strategies



Est. Cost: \$\$

Est. Time Frame: Short

Potential Partners: COG, PDD/Development Services, Community Development, Pasco Cities (e.g., Dade City), Developers, WREC, NPOs, OEG

E.1 CREATE ECONOMIC DEVELOPMENT PLAN

Strategy: Create an economic development plan to bring new jobs, businesses, and training programs to the Study Area.

Why it's a Priority: Since the closing of the Cummer Sawmill and area packaging plants, the Greater Lacochee community has steadily declined. Without an employment center and a strong economic generator, this area will continue to lack resources and jobs for area residents.

First Steps:

- ✓ Designate a liaison between the Greater Lacochee community and the OEG to promote economic development opportunities and successes within the Study Area
- ✓ Capitalize on the planning efforts in improving the rail corridor and continue the One Lacochee Center initiative to secure an industrial end user for the site
- ✓ Work closely with the OEG and WREC to identify opportunities to better promote employment and business development (such as those available within the One Lacochee Center) within the Greater Lacochee community
- ✓ Meet with the OEG and FSC Staff to identify opportunities for growing and promoting the Study Area's burgeoning agritourism, ecotourism, and heritage tourism industries



Est. Cost: \$\$

Est. Time Frame: Short

Potential Partners: COG, PDD/Development Services, Developers, FDOT

C.10 PAVE DIRT ROADS

Strategy: Pave well-traveled dirt roadways within the Study Area.

Why it's a Priority: Paving heavily used dirt roads will provide a multitude of direct and indirect benefits to the Greater Lacochee community, including increasing the number of streets accessible to public transit, preventing vehicular damage, reducing the costs of development, and demonstrating the County's commitment to improve conditions within the Study Area.

First Steps:

- ✓ Work with the County and residents to determine the most frequently used roadways within the Study Area
- ✓ Prioritize which dirt roadways should be paved first under the County's new pavement program based upon the amount of traffic facilitated and community desires
- ✓ Notify area residents when roadways are successfully paved



Est. Cost: \$
Est. Time Frame: Short
Potential Partners: COG, PDD/Development Services, GOPASCO

C.14 IMPROVE BUS STOPS

Strategy: Improve the amenities and branding at local bus stops by installing shelters, signage, benches, lights, trash cans, fans, etc.

Why it's a Priority: Public transportation is an important mode of travel for individuals that do not have access to reliable transportation. Facilities that provide comfort and a respite from inclement weather will increase ridership and accessibility to bus service.

First Steps:

- ✓ Coordinate with GOPASCO and residents to study the best location for new transit stops
- ✓ Identify bus stops with the largest ridership and determine necessary improvements to enhance comfort
- ✓ Work with GOPASCO Staff to incorporate the potential stops and routes into their transportation planning documents
- ✓ As development begins to occur within the area, work with GOPASCO to determine if new routes are necessary or if existing routes need to be adjusted



Est. Cost: \$
Est. Time Frame: Short
Potential Partners: COG, PDD/Development Services, Community Development, Pasco Cities, Developers, WREC, NPOs, OEG

E.19 GRANT FUNDING FOR AFFORDABLE HOUSING

Strategy: Pursue grant funding opportunities to support the development of affordable housing units and homes intended for underserved, disadvantaged, and/or elderly populations.

Why it's a Priority: The housing affordability crisis in recent months has further widened the gap between low-wage earners and housing costs. Not only have rents skyrocketed in this time frame, but prices for all housing types have also substantially increased to the point of making entry-level housing unattainable.

First Steps:

- ✓ Seek to understand the affordable housing needs of the underserved, disadvantaged, and/or elderly populations living within the Study Area
- ✓ Working with community partners (such as the Pasco County Housing and Housing Finance Authorities), the COG should identify a list of available affordable housing grant opportunities prior to each year
- ✓ Work with the Community Development and Planning Department and Housing Finance Authority Draft to draft and submit affordable housing grant applications

Priority Strategies



Est. Cost: \$\$

Est. Time Frame: Short

Potential Partners: COG, PDD/Development Services, Community Development, Developers

C.18 DEVELOP WATER & WASTEWATER MASTER PLAN

Strategy: Develop a Water and Wastewater Master Plan to expand the service area, capabilities, and affordability of the County's water and sewer systems (reference E.27).

Why it's a Priority: Infrastructure is a necessity to allow for development and redevelopment to occur within the Study Area. Much of the Greater Lacoochee community lacks water and wastewater facilities. Without utilities, this area is less attractive to developers and investors. The provision of utilities should be prioritized east of US 301 in the immediate future and limited west of US 301 over the course of the planning horizon for this plan.

First Steps:

- ✓ Working with Public Works and the Utilities Department, the COG should determine the priority location for utilities, such as the One Lacoochee Center
- ✓ Seek funding opportunities through state and federal grants
- ✓ Coordinate with regional partners to evaluate the feasibility of a local provider extending service to the Study Area



Est. Cost: \$\$

Est. Time Frame: Short

Potential Partners: COG, PDD/Development Services, Pasco Cities, Developers, NPOs, OEG

E.3 ECONOMIC MEETINGS

Strategy: Conduct regularly scheduled meetings between industry leaders and the Office of Economic Growth to understand the skills needed in the workforce.

Why it's a Priority: Training provides skills to the local labor force that are invaluable for increasing their wage-earning opportunities. Understanding what type of skills are needed in the workforce is key when employment generating users are seeking locations for new facilities.

First Steps:

- ✓ Establish a working group of local and regional economic developers and schedule recurring meetings
- ✓ Request the designated economic development liaison for Greater Lacoochee (see Priority Strategy E.1) attend the recurring meetings with the PEDC
- ✓ Work with the OEG and nonprofit organizations (PEDC, WREC, and Amskills) to bring workforce development and training opportunities to the Study Area
- ✓ Support and participate in the OEG's update to their Economic Development Plan



0.8 RELOCATE BUSINESSES TO ONE LACOOCHEE CENTER

Strategy: Market and coordinate the relocation of businesses to the One Lacoochee Center and continue to capitalize on the strategic location along the CSX rail line.

Context: The One Lacoochee Center is the name of a vacant, 33-acre property owned by an arm of the WREC. The property is planned to be developed as an industrial park and is intended to become a catalyst for future economic development within the region.

Why it's a Priority: The One Lacoochee Center is likely to result in a significant increase in employment opportunities for area residents and will help expand the community's infrastructure network and capacity—thus setting the stage for economic development opportunities to occur within the Study Area.

Est. Cost: \$
Est. Time Frame: Short
Potential Partners: COG, PDD/Development Services, Pasco Cities, Developers, WREC, OEG

First Steps:

- ✓ Work with One Lacoochee Center leadership to develop a brochure showcasing the benefits of starting or relocating businesses within the facility
- ✓ Coordinate with the PEDC and OEG to promote the One Lacoochee Center to prospective businesses
- ✓ Highlight the Center on the County's website and social media accounts



E.8 INCENTIVIZE GROCERY STORE DEVELOPMENT & EXPANSION

Strategy: Establish an incentive program to encourage the development (or the expansion) of a grocery store and local food production which supplies affordable, fresh foods.

Did you Know?: A food desert is an area that has limited access to affordable and nutritious food. In contrast, an area with greater access to supermarkets and vegetable shops with fresh foods may be called a food oasis.

Why it's a Priority: Access to fresh food is a necessity. The Study Area has been identified as a food desert due to the lack of available fresh food grocers.

First Steps:

- ✓ Identify if any nonprofit organizations exist which would financially assist grocers who provide fresh food within the Study Area
- ✓ Coordinate with the OEG to evaluate opportunities for attracting and incentivizing grocers to come to the Greater Lacoochee community
- ✓ Work with local partners to determine if land or existing facilities can be retrofitted to house a potential grocer

Est. Cost: \$\$
Est. Time Frame: Short
Potential Partners: COG, PDD/Development Services, Community Development, Pasco Cities, Developers, NPOs, OEG

Priority Strategies



Est. Cost: \$
Est. Time Frame: Short
Potential Partners: COG, PDD/Development Services, NPOs, OEG

0.2 ESTABLISH FARMERS MARKET

Strategy: Establish, support, coordinate, and help promote a local farmers market in the Study Area.

Why it's a Priority: Farmers markets will assist residents in obtaining fresh, affordable meat and produce; increase the customer base for local farming operations; provide an opportunity for residents to gather as a community; and help promote economic development within the Greater Lacoochee Study Area.

First Steps:

- ✓ Work with the community to identify potential locations for the farmers market
- ✓ Contact local farmers to see if they would be interested in selling at the market
- ✓ Request assistance from the Food Policy Advisory Council to help organize and promote the event
- ✓ Garner community interest in the farmers market by promoting the event on the County's website and social media accounts
- ✓ Promote the resources and expertise available at the University of Florida's Institute of Food and Agricultural Sciences Extension Office to encourage the establishment, expansion, or improvement of existing farms and food gardens within the Study Area



Est. Cost: \$\$
Est. Time Frame: Short
Potential Partners: COG, PDD/Development Services, Community Development, NPOs

0.5 SUBSTANCE ABUSE SERVICES

Strategy: Work with specialists and nonprofit organizations to develop programming designed to reduce and prevent substance abuse and addiction within the Study Area.

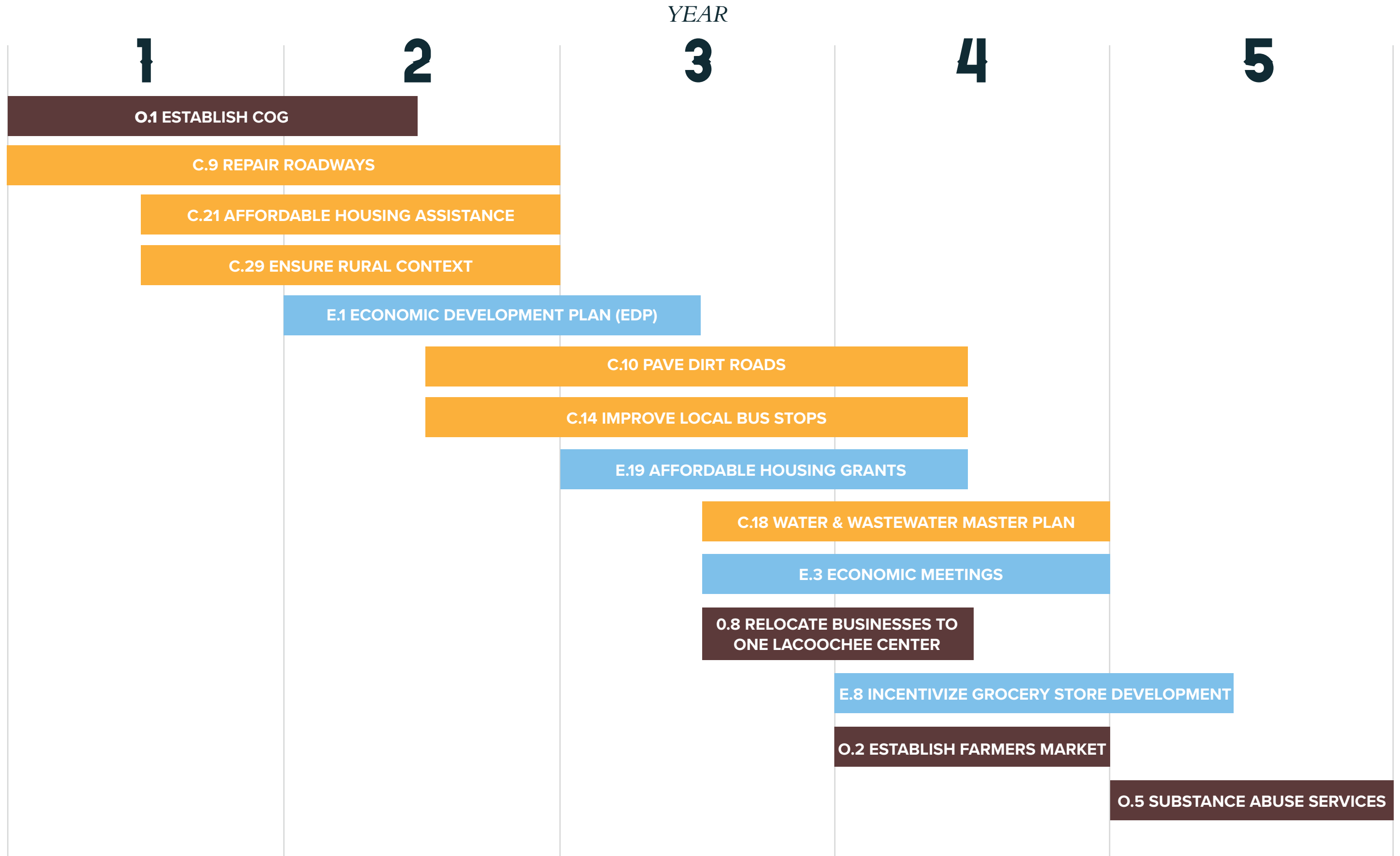
Why it's a Priority: Recent data from the Florida Department of Health indicates Pasco County is in the top 10 counties in Florida with the highest fatal overdose rates. These findings were also confirmed anecdotally by many area residents who participated in the public engagement process. Thus, this strategy is intended to prevent the future loss of life by tackling substance abuse and addiction issues within the Study Area.

First Steps:

- ✓ Work with Pasco County's Department of Health, Sheriff's Office, Fire & Rescue, and Opioid Task Force to study the severity of substance abuse and addiction issues within the Greater Lacoochee community
- ✓ Contact health care providers and nonprofit organizations (e.g., Christian Edge) to discuss opportunities to provide centralized substance abuse and addiction services within the Study Area
- ✓ Plan an information and awareness campaign targeting the community's youth population to help prevent future substance abuse and addiction issues





PRIORITY STRATEGIES (Years 1-5)





COMMUNITY INVESTMENTS



#	STRATEGY DESCRIPTION	EST. TIME FRAME			EST. COST \$ = <\$100,000 \$\$ = >\$100,000 - <\$500,000 \$\$\$ = >\$500,000	PDD/Development Services	Community Development	PRNR	Pasco Cities	Developers	BGC	FDOT	WREC	GOPASCO	NPOs	OEG
		Short 1-10 yrs	Med. 11-20 yrs	Long 20+ yrs												
C.1	Coordinate with OEG to secure grant funding to install free or reduced-cost high-speed Internet for residents and businesses				\$\$	✓	✓									✓
C.2	As part of PRNR's master planning efforts, seek to expand the number and types of recreation facilities and programs available within the Study Area				Varies	✓		✓		✓	✓		✓		✓	
C.3	Increase the recreational spaces and amenities geared towards the community's youth population				Varies	✓		✓		✓	✓		✓		✓	
C.4	Start youth sports programs within the Study Area				\$	✓		✓			✓				✓	
C.5	Work with Boys & Girls Club Leadership to identify opportunities for hiring more staff, increasing their recreational programs and facilities, increasing their hours of operation, and permitting a range of community services within their facility				\$	✓					✓					
C.6	 <p>Strategy: Build a community library which includes a media center, classes, and event spaces.</p> <p>Est. Cost: \$\$\$</p> <p>Est. Time Frame: Medium</p> <p>Potential Partners: COG, PDD/Development Services, NPOs,</p> <p>First Steps:</p> <ul style="list-style-type: none"> ✓ Meet with the Pasco County Library Cooperative and Facilities Management Department to discuss opportunities for opening a new public library within the Study Area ✓ Participate in the master planning process for the <i>Pasco County Library System</i> to increase the Cooperative's range of services available to residents living within the Study Area ✓ Conduct a community assessment to identify the library's potential programming, staffing, and inventory needs ✓ Contact the Florida Department of State, Division of Library and Information Services to understand the financial and technical resources available for starting new public libraries within the State 															
C.7	 <p>Strategy: Establish a community resource center within the Study Area.</p> <p>Est. Cost: \$\$\$</p> <p>Est. Time Frame: Long</p> <p>Potential Partners: COG, PDD/Development Services, Community Development, NPOs</p> <p>Definition: A <i>community resource</i> center is a centralized hub which provides programs and targeted services to meet the needs of local families.</p> <p>First Steps:</p> <ul style="list-style-type: none"> ✓ Meet with the Pasco County Community Services to discuss opportunities for opening a community resource center within the Study Area ✓ Conduct a study and outreach effort to identify what needs are currently not being met within the Greater Lacoochee Community ✓ Contact nonprofit organizations within the region to determine key partnerships and opportunities for providing services within the Study Area 															

COMMUNITY INVESTMENTS




#	STRATEGY DESCRIPTION	EST. TIME FRAME			EST. COST \$ = <\$100,000 \$\$ = >\$100,000 - <\$500,000 \$\$\$ = >\$500,000	PDD/ Development Services	Community Development	PRNR	Pasco Cities	Developers	BGC	FDOT	WREC	GOPASCO	NPOs	OEG
		Short 1-10 yrs	Med. 11-20 yrs	Long 20+ yrs												
C.8	 <p>Strategy: Expand the availability and diversity of health services available within the Study Area.</p> <p>Est. Cost: Varies</p> <p>Est. Time Frame: Medium</p> <p>Potential Partners: COG, PDD/Development Services, Community Development, NPOs</p>															
<p>NOTE: To save resources on development costs, the COG should consider collocating the facilities described in Strategies C.6, C.7, and C.8 within one centralized facility within the Study Area.</p>																
C.9	Identify and repair roadways in poor condition within the Greater Lacochee community	★			Varies	✓					✓					
C.10	Pave well-traveled dirt roadways within the Study Area	★			\$\$	✓				✓	✓					
C.11	Install streetlights on well-traveled roadways within the urban portions of the Study Area				\$\$					✓	✓	✓				
C.12	Reduce traffic speeds within neighborhoods by lowering speed limits, installing speed bumps/tables, narrowing roadways, improving signage, installing street trees, etc.															
C.13	 <p>Strategy: Develop an equestrian trail network within the Study Area.</p> <p>Est. Cost: \$\$</p> <p>Est. Time Frame: Medium</p> <p>Potential Partners: COG, PDD/Development Services, PRNR, NPOs</p>															

★ = Priority Strategies (Years 1-5)

COMMUNITY INVESTMENTS






#	STRATEGY DESCRIPTION	EST. TIME FRAME			EST. COST \$ = <\$100,000 \$\$ = >\$100,000 - <\$500,000 \$\$\$ = >\$500,000	PDD/Development Services	Community Development	PRNR	Pasco Cities	Developers	BGC	FDOT	WREC	GOPASCO	NPOs	OEG
		Short 1-10 yrs	Med. 11-20 yrs	Long 20+ yrs												
C.14	Improve the amenities and branding at local bus stops by installing shelters, signage, benches, lights, trash cans, fans, etc.	★			\$	✓								✓		
C.15	Work with bus services in adjacent counties to provide transit connections from the Study Area to major employment destinations throughout the region				\$	✓										✓
C.16	Coordinate with GOPASCO to expand bus routes, service hours, and disadvantaged services available within the Study Area				\$\$	✓								✓		
C.17	Work with FDOT to improve the look of major roadways which travel through the Study Area, which may necessitate amendments to the Comprehensive Plan and LDC				\$	✓					✓					
C.18	Develop a Water and Wastewater Master Plan to expand the service area, capabilities, and affordability of the County's water and sewer systems (reference E.27)	★			\$\$	✓	✓			✓						✓
C.19	Utilize the parks and trails master plan to identify the location, costs, and funding sources of new facilities within the Study Area				\$	✓		✓							✓	
C.20	 <p>Strategy: Eliminate barriers to developing missing middle housing within the urban portion of the Study Area.</p> <p>Est. Cost: \$</p> <p>Est. Time Frame: Short</p> <p>Potential Partners: COG, PDD/Development Services, Community Development, Developers</p> <p>Definition: <i>Missing middle housing</i> is a range of house-scale buildings with multiple units that are compatible in scale and form with detached single-family homes.</p> <p>First Steps:</p> <ul style="list-style-type: none"> ✓ Research how other comparable jurisdictions have amended their Comprehensive Plans and Land Development Codes to assist in the provision of missing middle housing within their community ✓ Work with residents and developers to identify where increases in permitted density and housing types would be supported within the Study Area ✓ Review the Comprehensive Plan and Land Development Code to identify barriers which may prohibit the development of missing middle housing within targeted portions of the Study Area 															

★ = Priority Strategies (Years 1-5)

COMMUNITY INVESTMENTS




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		Short 1-10 yrs	Med. 11-20 yrs	Long 20+ yrs												
C.21	Eliminate barriers to develop affordable housing within the Study Area	★			\$	✓	✓			✓					✓	✓
C.22	Allow homeowners to construct accessory dwelling units (a.k.a. mother-in-law suites) on their property				\$	✓	✓									
C.23	 <p>Strategy: Permit the development of tiny home communities within the Study Area.</p> <p>Est. Cost: \$</p> <p>Est. Time Frame: Short</p> <p>Potential Partners: COG, PDD/Development Services, Community Development, Developers</p>	<p>Definition: A <i>tiny home community</i> is a grouping of independent, small-footprint dwellings (usually under 400 square feet) which typically share amenities such as common open space or parking facilities.</p> <p>First Steps:</p> <ul style="list-style-type: none"> ✓ Visit tiny home communities and meet with their developers to understand how they function, the typical audience served, and their benefits ✓ Research best practices across the State for permitting tiny home communities ✓ Review the Comprehensive Plan and Land Development Code to determine the amendments necessary to permit and support the development of tiny home communities within the County 														
C.24	 <p>Strategy: Cluster future development along the Hernando County line.</p> <p>Est. Cost: \$</p> <p>Est. Time Frame: Short</p> <p>Potential Partners: COG, PDD/Development Services, Community Development, Developers</p>	<p>Purpose: Residential neighborhoods at varying densities can serve as a gradual transition between more intense development in Hernando County and the rural area.</p> <p>First Steps:</p> <ul style="list-style-type: none"> ✓ Consider amending the Future Land Use and Zoning Maps to permit residential transitional neighborhoods just south of the Hernando County line ✓ Adopt development regulations for residential transitional neighborhoods to ensure context sensitive design 														
C.25	 <p>Strategy: Support the development of conservation subdivisions within the Study Area.</p> <p>Est. Cost: \$</p> <p>Est. Time Frame: Short</p> <p>Potential Partners: COG, PDD/Development Services, Community Development, Developers</p>	<p>Definition: <i>Conservation subdivisions</i> are rural-residential developments where 50 percent or more of the land is designated as undivided, permanent open space and the remaining developable land is subdivided into buildable lots.</p> <p>First Steps:</p> <ul style="list-style-type: none"> ✓ Review the existing conservation subdivision standards and evaluate potential modifications which are more consistent with market demand, while still maintaining the essential features required for transitional residential development in the rural area ✓ Meet with developers to discuss the benefits of creating conservation subdivisions 														

★ = Priority Strategies (Years 1-5)

COMMUNITY INVESTMENTS




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		Short 1-10 yrs	Med. 11-20 yrs	Long 20+ yrs												
C.26	Continue to allow agricultural activities as a secondary use within the more urban areas of the Study Area				\$	✓				✓						✓
C.27	Ensure the design and scale of new commercial development matches the character of the surrounding community				\$	✓				✓						
C.28	 <p>Strategy: Develop rural village center design guidelines that allow for modest and context-sensitive concentrations of residential and nonresidential uses which will serve as community focal points for the rural area.</p> <p>Est. Cost: \$\$</p> <p>Est. Time Frame: Short</p> <p>Potential Partners: COG, PDD/Development Services, Community Development, Developers</p> <p>First Steps:</p> <ul style="list-style-type: none"> ✓ Conduct public outreach to understand community preferences regarding the look and function of rural village centers within the Study Area ✓ Based upon the input provided by the public, begin researching new rural village center design guidelines which have been successfully implemented within comparable communities ✓ Develop a framework for how the County will seek to amend the existing LDC to incorporate new rural village center design standards and present the findings to the BOCC 															
C.29	Consistent with the Northeast Pasco County Rural Area Plan, ensure the protection of the rural portion of the Study Area from suburban and urban development	★			\$	✓				✓						
C.30	Work with the community to identify roads within the Study Area which should be considered for the Scenic Roadway Corridor Preservation and Enhancement program				\$	✓						✓				

★ = Priority Strategies (Years 1-5)

ACTION PLAN

ECONOMIC STABILITY





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		Short 1-10 yrs	Med. 11-20 yrs	Long 20+ yrs												
E.1	Create an economic development plan to bring new jobs, businesses, and training programs to the Study Area	★			\$\$	✓	✓		✓	✓			✓		✓	✓
E.2	Work with the community to identify the types of jobs and industries they wish to see come to the Study Area				\$	✓	✓									✓
E.3	Conduct regularly-scheduled meetings between industry leaders and the Office of Economic Growth to understand the skills needed in the workforce	★			\$\$	✓			✓	✓					✓	✓
E.4	Work with area employers to host a quarterly job fair within the Study Area				\$	✓	✓	✓	✓						✓	✓
E.5	Coordinate with nearby colleges and technical schools to host regularly scheduled job training and classes within the community				\$\$	✓	✓				✓				✓	✓
E.6	Explore opportunities for reducing the costs of permitting a new development/ redevelopment project if certain criteria are met, such as the provision of affordable housing or increasing access to fresh foods				\$\$\$	✓				✓		✓			✓	✓
E.7	 <p>Strategy: Remove the urban portions of the Study Area from the Northeast Rural Overlay District.</p> <p>Est. Cost: \$</p> <p>Est. Time Frame: Short</p> <p>Potential Partners: COG, PDD/Development Services, Developers, OEG</p> <p>Context: By design, the Northeast Rural Overlay District is intended to preserve rural development patterns within the Study Area. However, this Overlay has prevented much needed development from occurring within the urban portion of the Study Area, including higher-density housing, walkable streets and neighborhoods, ample employment opportunities, and sufficient public facilities and services. Successful completion of this effort will necessitate an extensive public engagement process followed by amendments to the Comprehensive Plan and LDC.</p> <p>First Steps:</p> <ul style="list-style-type: none"> ✓ Study the Overlay's estimated impact on the ability of the public and private sector to meet the community's housing, employment, transportation, social, medical, and recreational needs ✓ Facilitate a neighborhood workshop series to summarize the study's findings and discuss opportunities for removing the urban portions of the Study Area from the Overlay ✓ Present the findings of the study and the neighborhood workshop series to the BOCC 															

★ = Priority Strategies (Years 1-5)

ACTION PLAN

ECONOMIC STABILITY




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		Short 1-10 yrs	Med. 11-20 yrs	Long 20+ yrs												
E.8	Establish an incentive program to encourage the development of a grocery store and facilitate local food production	★			\$\$	✓	✓			✓					✓	✓
E.9	Create a program to incentivize the development of a community bank within the Study Area				\$	✓	✓			✓						✓
E.10	Support the development of estate and ranch homes within the rural portions of the Study Area				\$	✓				✓						✓
E.11	 Strategy: Encourage the development and operation of agricultural activities within the rural portion of the Study Area. Est. Cost: \$ Est. Time Frame: Short Potential Partners: COG, PDD/Development Services, Developers, First Steps: ✓ Develop a pamphlet which showcases the agricultural uses permitted within the rural portion of the Greater Lacoochee community ✓ Send the pamphlet to rural landowners within the Study Area ✓ Follow-up with rural landowners to ask if they have any questions or concerns regarding the development or operation of agricultural uses															
E.12	Identify opportunities to assist residents in increasing the energy efficiency of their home and thus, help reduce monthly housing costs				\$	✓				✓						✓
E.13	Work with state colleges and vocational schools throughout the region to discuss opportunities for establishing an agri-tech research facility within the Study Area				\$\$\$	✓							✓			✓
E.14	 Strategy: Implement a marketing campaign identifying tourism activities within the Greater Lacoochee community. Est. Cost: \$ Est. Time Frame: Short Potential Partners: COG, PDD/Development Services, PRNR, OEG First Steps: ✓ Work with FSC to develop and implement an advertising and marketing campaign specifically for the Study Area showcasing the agritourism, ecotourism, and heritage tourism opportunities available within the Greater Lacoochee community ✓ As part of this effort, work with Florida Sports Coast, historic preservation, and OEG Staff to meet with current purveyors of agritourism, ecotourism, and heritage tourism programs and facilities within the Study Area to discuss opportunities for future expansion															

★ = Priority Strategies (Years 1-5)

ACTION PLAN

ECONOMIC STABILITY



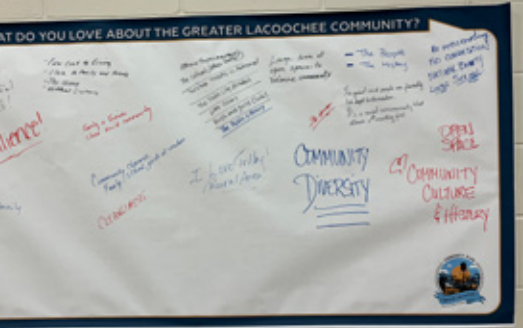

#	STRATEGY DESCRIPTION	EST. TIME FRAME			EST. COST \$ = <\$100,000 \$\$ = >\$100,000 - <\$500,000 \$\$\$ = >\$500,000	PDD/ Development Services	Community Development	PRNR	Pasco Cities	Developers	BGC	FDOT	WREC	GOPASCO	NPOs	OEG
		Short 1-10 yrs	Med. 11-20 yrs	Long 20+ yrs												
E.15	Secure the funding and expertise necessary to develop a small business incubator within the Study Area				\$\$\$	✓			✓						✓	✓
E.16	Support OEG in their efforts to work with banks and credit unions to access microloan and other small business loan programs for local startups—particularly those led by women and minority populations				\$	✓									✓	✓
E.17	 <p>Strategy: Establish a local railroad intermodal facility to support future industrial and manufacturing operations.</p> <p>Est. Cost: \$\$\$</p> <p>Est. Time Frame: Long</p> <p>Potential Partners: COG, PDD/Development Services, Community Development, Pasco Cities, Developers, FDOT, WREC, OEG</p> <p>Definition: A <i>railroad intermodal facility</i> is a transportation hub designed to facilitate the efficient movement of shipping containers and truck trailers by rail.</p> <p>Did You Know?: CSX Transportation Inc., the leading supplier of rail-based freight transportation in North America, owns the rail lines which run through the Greater Lacoochee community.</p> <p>First Steps:</p> <ul style="list-style-type: none"> ✓ Identify potential end users for the facility ✓ Estimate the number of businesses and jobs which are likely to be generated within the community as a result of its development ✓ Start conversations with the CSX Transportation Inc. regarding the future development of a local railroad intermodal facility 															
E.18	Wok with Pasco County Planning & Development Staff to improve the incentives available for affordable housing projects located near transit stops and major employment centers				\$	✓	✓			✓			✓	✓		✓
E.19	Pursue grant funding opportunities to support the development of affordable housing units and homes intended for underserved, disadvantaged, and/or elderly populations	★			\$	✓	✓		✓	✓					✓	✓
E.20	Issue a request for proposals for publicly owned or surplus land to developers and/or nonprofit agencies in exchange for building affordable housing units				\$	✓	✓			✓					✓	✓

★ = Priority Strategies (Years 1-5)

ACTION PLAN


ECONOMIC STABILITY



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		Short 1-10 yrs	Med. 11-20 yrs	Long 20+ yrs												
E.21	Explore opportunities to expand and improve utility infrastructure within the Study Area which can be utilized for new affordable housing projects				\$\$\$	✓	✓			✓			✓		✓	✓
E.22	Increase homeownership within the Study Area through the PascoHome program				\$	✓	✓								✓	✓
E.23	Fund a housing stabilization program which reimburses homeowners who repair and renovate deteriorating homes using a combination of grant dollars, TIF funds, and donations from nonprofit organizations				\$\$	✓	✓								✓	✓
E.24	Host community fairs and festivals to improve the image of the area, promote local tourism, and celebrate the community's agrarian history				\$	✓		✓	✓				✓			✓
E.25	 <p>Strategy: Work with OEG, PDEC, and FSC to plan and commence a marketing campaign showcasing the positive aspects of living, working, and playing in the Greater Lacoochee community to improve the area's image and encourage private investment.</p> <p>Est. Cost: \$</p> <p>Est. Time Frame: Short</p> <p>Potential Partners: COG, PDD/Development Services, OEG</p>															
E.26	 <p>Strategy: Coordinate the provision of free legal services for low-income homeowners navigating the title clearing and probate process.</p> <p>Est. Cost: \$</p> <p>Est. Time Frame: Short</p> <p>Potential Partners: COG, PDD/Community Development, NPOs</p>															

ECONOMIC STABILITY



#	STRATEGY DESCRIPTION	EST. TIME FRAME			EST. COST													
		Short 1-10 yrs	Med. 11-20 yrs	Long 20+ yrs	\$ = <\$100,000 \$\$ = >\$100,000 - <\$500,000 \$\$\$ = >\$500,000	PDD/ Development Services	Community Development	PRNR	Pasco Cities	Developers	BGC	FDOT	WREC	GOPASCO	NPOs	OEG		
E.27	 <p>Strategy: Conduct a Fiscal Analysis of needed public facilities based on capital improvements and job-creating goals.</p> <p>Est. Cost: \$</p> <p>Est. Time Frame: Short</p> <p>Potential Partners: COG, PDD/Development Services, Community Development, Utilities Services, FDOT, WREC, MPO, OEG</p>																	

★ = Priority Strategies (Years 1-5)


ORGANIZATION & COLLABORATION



#	STRATEGY DESCRIPTION	EST. TIME FRAME			EST. COST \$ = <\$100,000 \$\$ = >\$100,000 - <\$500,000 \$\$\$ = >\$500,000												
		Short 1-10 yrs	Med. 11-20 yrs	Long 20+ yrs		PDD/ Development Services	Community Development	PRNR	Pasco Cities	Developers	BGC	FDOT	WREC	GOPASCO	NPOs	OEG	
O.1	Create the COG that provides recommendations to the County's liaison on the implementation/action items of this plan.	★			\$	✓											
O.2	Establish, support, coordinate, and help promote a local farmers market in the Study Area	★			\$	✓		✓								✓	✓
O.3	Work with the County to utilize vacant, publicly owned land to start a community garden within the urban portion of the Study Area				\$	✓		✓									
O.4	Hire local educators to host free adult courses on literacy, language, and financial planning courses				\$\$	✓											
O.5	Work with specialists and nonprofit organizations to develop programming designed to reduce and prevent substance abuse and addiction within the Study Area	★			\$\$	✓	✓									✓	
O.6	Coordinate with employers, churches, and detention systems to assist residents who have been released from incarceration to obtain employment, training, and/or social services				\$\$	✓	✓		✓				✓		✓		
O.7	Direct developers to concentrate growth within the urbanized portion of the Study Area to expand the local economy and protect rural communities from sprawl				\$	✓				✓							✓
O.8	Support the OEG in their efforts to market and coordinate the relocation of businesses to the One Lacoochee Center	★			\$	✓			✓	✓			✓				✓
O.9	Support the efforts of County Staff to preserve and enhance natural resources within the Study Area such as wetlands, protected wildlife, and native plants through the Environmental Lands Acquisition and Management Program (ELAMP)				\$	✓		✓								✓	
O.10	Work with residents to develop a community identity and branding campaign for the Greater Lacoochee Study Area				\$\$	✓	✓										✓

ORGANIZATION & COLLABORATION



#	STRATEGY DESCRIPTION	EST. TIME FRAME			EST. COST														
		Short 1-10 yrs	Med. 11-20 yrs	Long 20+ yrs	\$ = <\$100,000 \$\$ = >\$100,000 - <\$500,000 \$\$\$ = >\$500,000	PDD/ Development Services	Community Development	PRNR	Pasco Cities	Developers	BGC	FDOT	WREC	GOPASCO	NPOs	OEG			
O.10	 <p>Strategy: Develop a community identity and branding campaign for the Greater Lacoochee Study Area.</p> <p>Est. Cost: \$</p> <p>Est. Time Frame: Medium</p> <p>Potential Partners: COG, PDD/Development Services, Community Development, OEG</p>																		
						<p>First Steps:</p> <ul style="list-style-type: none"> ✓ Develop and implement a public engagement program designed to understand what residents of the Greater Lacoochee Study Area determine to be their community’s identity ✓ Collect public feedback and present options for a community brand (including logos, taglines, and/or color schemes) to residents in a public forum where they can identify their preferred brand ✓ Create a plan for implementing the final community brand, including (but not limited to) banners, statutes, wall art, monuments, etc. ✓ Make a concerted effort to prioritize the implementation of coherent and unified branding along US Highway 301—a roadway which has physically and socially fractured the community in past 													

★ = Priority Strategies (Years 1-5)

6. VISION MAP

The purpose of the Vision Map is to represent improvements spatially within the Greater Lacoochee Community Planning area. There are several concepts and potential projects included on the map which are further explained below with example imagery. Key highlights of the Vision Map include offering equestrian trails where new trails are being proposed, a potential trailhead at Trilby Park along the planned Orange Belt Trail with equestrian and bike/pedestrian features and accessibility, a rural Village Center at the heart of Lacoochee, preserving the cultural hub of the area, new roadway connections, potential rail-serving industrial sites, and a potential rural subdivision development west of US Highway 98 off of Trilby Road. The numbers coincide with the areas shown on the map. The following descriptions are in no particular order.

1. EQUESTRIAN TRAILS

The equestrian heritage is a significant part of the culture in the Greater Lacoochee community which is well-documented and celebrated by local residents. As the Orange Belt Trail and other trails are planned and programmed for this area, additional space should be provided to accommodate equestrians within the multi-use trail right-of-way. Providing more mobility options within this area will help create a more vibrant space and a means to connect the more rural area to west with core of the Trilby, Trilacoochee and Lacoochee communities.



2. TRILBY PARK TRAILHEAD

Trilby Park is located along the planned Orange Belt Trail that follows the old railroad right-of-way through Trilby (eventually connecting to Trinity in the southeast part of the County). Establishing a trailhead at the park would provide much needed programming at the facility that has been underutilized in recent years. Dovetailing off of the equestrian trail accessibility, this trailhead facility could provide a respite for not only hikers and cyclists, but also equestrians traveling along the multi-use trail.



3. RESIDENTIAL TRANSITIONAL NEIGHBORHOODS

Residents and participants in the engagement process were clear in their comments that they wanted the rural character to remain within Greater Lacoochee area consistent with the current rural protections in the Comprehensive Plan and Land Development Code (LDC). Where vacant developable land exists in the area, participants liked the possibility that new residential could be developed under the current residential subdivision standards in the LDC, or through other planned development alternatives which also further the rural residential design intent, including such features as substantial transportation corridors which recognize and maintain the rural viewshed, appropriate perimeter project buffers, transitional compatibility to/from adjacent future land uses (including Hernando County where adjacent), and



reasonable open space requirements within the project (which may include equestrian, trails, golf course, parks, community agriculture, and/or other active and passive recreation areas), and internal viewsheds in higher slope areas within the project. Understanding the relationship with the growth occurring in the adjacent portion of Hernando County, it was discussed that the development should be clustered in this area and the viewsheds of rolling hills along Trilby Road should be preserved. Concepts for development in this area that were discussed include ranchettes, equestrian communities, residential transitional neighborhoods, and connected open spaces. With a large amount of developable land, it is conceivable that multiple development concepts could be implemented within this space.



4. RURAL VILLAGE CENTERS

The Greater Lacochee community has historically included a mixture of uses including commercial retail, education and recreation facilities, and residential dwellings. Building off of this framework, two locations have been envisioned by the community as future rural village centers. As discussed previously, these centers are intended to retain the local character by incorporating rural design aspects. Although these areas of the community have grown organically since it was originally settled, they could be enhanced with more deliberate design qualities by connecting to the trail system, expanding the connected road network in a logical manner, allowing agricultural activities, improving parking areas, and promoting redevelopment opportunities.



5. CULTURAL HUB

The location of the Trilby Culture Hub is one that embodies much of the historical context and character for this area with several historic structures (Trilby Post Office, Glorious Church of God, multiple homes, and more) that still remain. While there are no specific plans to remove any of these buildings, there are some protections currently in place to prevent demolition of the structures in the future through the local registry. Nearly 50 historic structures have been surveyed in the Greater Lacochee Community area, with the largest concentration being located within the Cultural Hub. None of the structures were considered eligible for contributing to a National Register of Historic Places district but are eligible for inclusion in the local register, which several were included in the 1980s and 1990s. A collection of the area's prominent historic structures was relocated to the Pioneer Museum in Dade City where they are maintained and preserved for visitors interested in learning the history of Pasco County. As part of the heritage tourism efforts, provisions to help promote and preserve the history of this area should be considered. While some of the historic buildings in the Cultural Hub are actively being used, several buildings are vacant and could be endangered should they decline beyond repair.



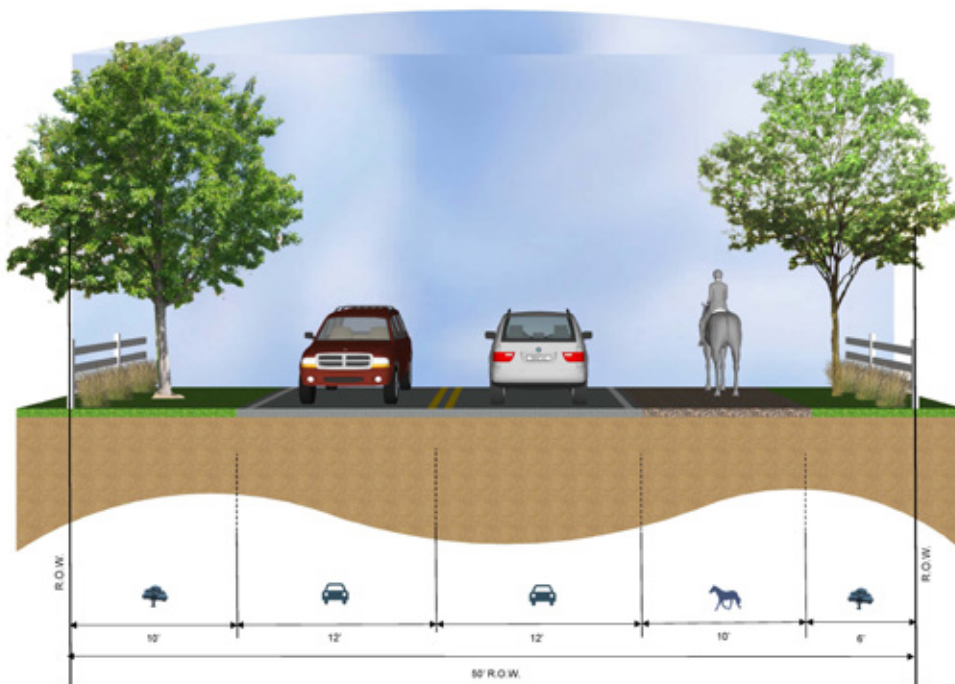
6. ONE LACOOCHEE CENTER

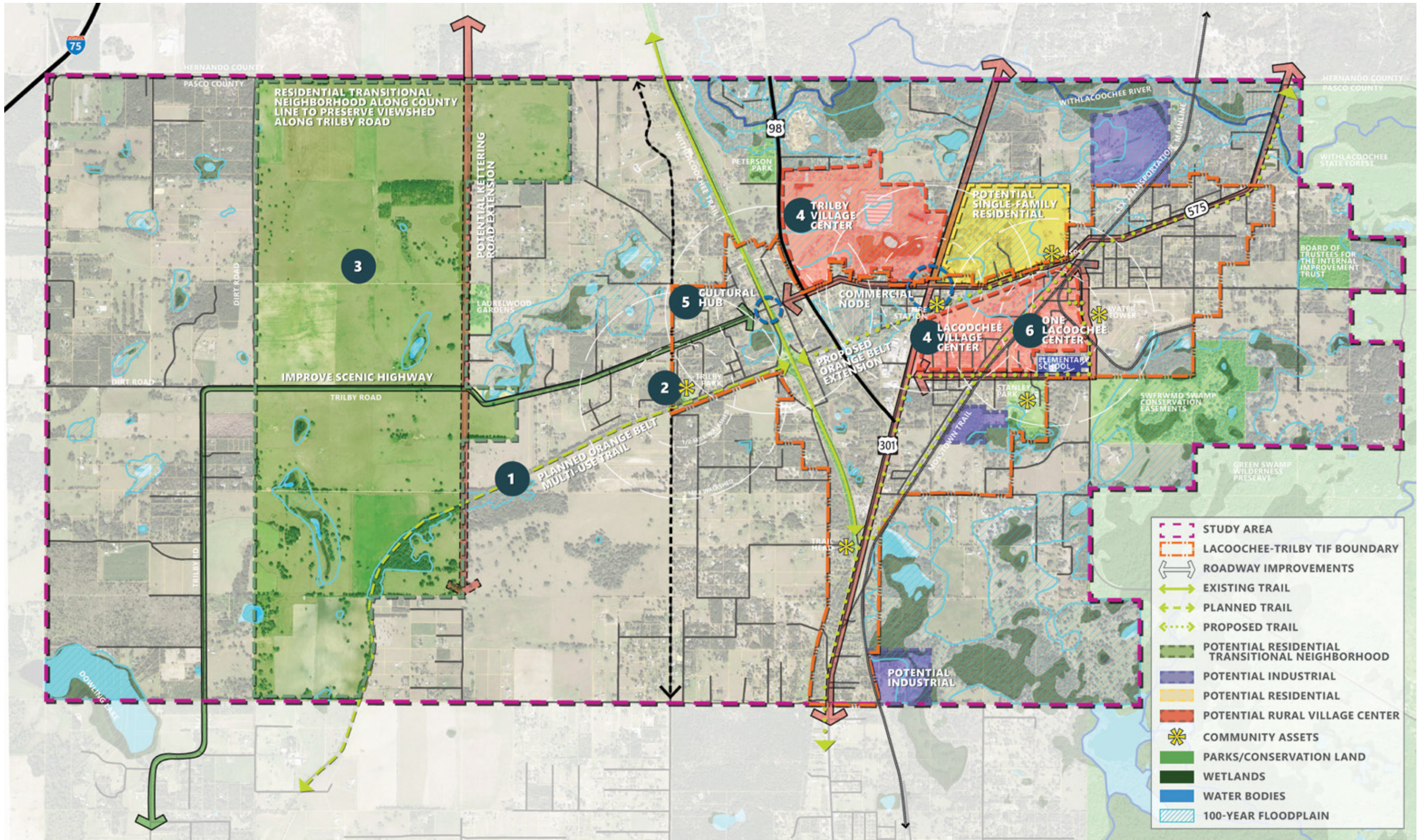
In areas that have experienced economic decline, it is important to have a catalyst to help spur economic and development activities. The One Lacoochee Center, located at the former Cypress Farms Housing Authority site, is a prime example of a catalyst opportunity. The proposed industrial property is envisioned to become a new employment center in the community. Its location across from the larger industrial sites (form Cummer Sawmill site) to the east and its position along the rail spur is perfect for cultivating this type of land use. Additionally, this facility and the improvements to Bower Road and Cummer Road will create a catalytic effect by showing the true potential of locating such facilities in Lacoochee. More potential rail serving industrial sites were included on the Vision Map as a means to capitalize on the location adjacent to the rail and to explore additional opportunities along the corridor.



7. TYPICAL RURAL STREET CROSS SECTION

As rural development begins to occur, the necessity for new transportation corridors will follow. The Vision Map includes new potential roadways that provide connections to the major corridors in and outside of the Greater Lacoochee Community. There was a desire to preserve the viewshed along the existing and future corridors and provide space for more mobility options within the right-of-way. The typical cross section shown below emphasizes the rural edges of the communities it traverses with opportunities to include equestrian trails along the corridor. This facility type is context sensitive to the rural area and provides design qualities compatible with rural design.





GREATER LACOCHEE COMMUNITY PLAN | VISION MAP

PASCO COUNTY
JULY 2023

