

NORTHEAST PASCO RURAL ADVISORY COMMITTEE (NERAC)

August 12, 2021

Dade City, FL



PURPOSE OF FORMING THE NERAC

- For members to serve as policy advisors for their community.
- For the Committee to evaluate and assess all current policies and regulations related to the Northeast Pasco Rural Protection Overlay District.
- For members to utilize their expertise and regional knowledge to recommend policy-based commercial enclave development design standards and guidelines for the Board of County Commissioners (BCC).
- The proposed policy recommendations are intended to apply to future commercial enclave development in the area identified as the Northeast Pasco Rural Protection Overlay District to the BCC.



TIMELINE

- July 2005 - NE Pasco County Special Area Plan was completed
- June 2006 – BCC adopted Goal FLU 2: Protection of Rural Areas into the Pasco County Comprehensive Plan
 - FLU 2 seeks to “[i]mplement and enforce policies and programs designed to preserve and reinforce the positive qualities of the rural lifestyle and protect rural communities and agricultural areas.
- August 2016 – BCC adopted Land Development Code (LDC): Section 604 Northeast Pasco Rural Protection Overlay District
 - Formally recognized the boundary of the NE Rural Overlay District
 - Established standards for rural residential development intended to preserve and/or enhance open space, significant topography and scenic views
 - Designated Rural Scenic Roadways Corridors in order to protect/enhance viewshed.



WHY ARE WE HERE TODAY?

- To help meet policy directive, Policy FLU 2.1.8 and *establish design standards for nonresidential development* in the Northeast Pasco Rural Area for the purpose of maintaining the *rural character* in the area.
 - LDC Section 604.7 Commercial Enclave Development was reserved to meet this policy.
 - This advisory committee was created to make policy recommendations applicable to future *commercial enclave development* [rural commercial enclave definition has not been codified].



WHY IS THIS IMPORTANT?

- To continue staff/stakeholder years of efforts to establish standards for NE Rural.
- Nonresidential development has been encroaching NE Rural.



DISCUSSION

- Rural Nonresidential Development
- Commercial Enclave Development [*Rural Commercial Enclaves*]
 - “Rural Cluster Center” – term used by Polk County



PASCO
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OPEN SPACES. *VIBRANT* PLACES.