

Community News

THE COUNCIL OF NEIGHBORHOOD ASSOCIATIONS

The Voice of Condo, Civic, and Homeowner Associations of Pasco County



West Pasco Revitalization

West Pasco Habitat for Humanity's new partner opened its checkbook Tuesday to help redevelop the Van Doren Avenue and Leisure Lane neighborhood west of U.S. 19.

Pasco commissioners agreed to lend \$500,000 from a reserve account to the agency to continue its efforts to acquire and demolish dilapidated structures and rebuild single-family homes in the neighborhood known as Town & Country Villas.

Habitat bought 17 properties in January and still owes \$176,000 on the \$200,000 acquisition. It has 13 additional properties under contract for nearly \$165,000 and is negotiating to acquire a dozen more. It plans to build 35 houses on the 42 parcels and expects to have its first single-family home completed by October.

"What currently is a blighted neighborhood will soon provide decent, affordable homes," said Johannes Appelgrijn, executive director of the West Pasco Habitat for Humanity...

To read more of this article, visit: goo.gl/bSbgAe

School Rezoning Updates

About 100 Pasco County parents turned out Monday evening to voice their concerns about a proposal that would reassign their children to different middle and high schools.

Many left dissatisfied.

"I feel like we're definitely being pushed aside," said Robert Willson, whose two daughters would be zoned into Paul R. Smith Middle and Anclote High under the move. "This is to check something off their list that they're supposed to do."

Willson and many of his neighbors asked pointed questions of district officials, wanting to know exact numbers of students being moved and how they would affect enrollment demographics, among other things.

Some worried that all the diversity would be removed from Seven Springs Middle and Mitchell High, creating a more densely low-income population at Anclote and Paul R. Smith...

To read more of this article, visit: goo.gl/5ERVVR





Pasco Business Digest

OFFICE CONDO SOLD IN TRINITY:

Hold-Thyssen, a full service commercial property firm based in Winter Park, negotiated the \$590,000 sale of a 4,650-square-foot office condo in the Trinity Professional Center in Trinity, New Port Richey. The property includes three units at 8820 and 8824 Belagio Drive and 1842 Health Care Drive within the now vacant Building 2 at the center that was formerly occupied by several tenants since its construction in 2005. Todo Gato Holdings, purchased the units to occupy the entire space.

SEEKING AWARD NOMINATIONS:

Nominations are being accepted for the 2018 Pasco Economic Development Council Industry Awards until close of business on April 27. Each year, Pasco EDC recognizes the achievements of top companies in Pasco County for their technology, innovation, job creation, growth and capital investment in the area. The winners will be announced at Pasco EDC's 32nd Annual Awards and Tradeshow on Sept. 6.

Nominees for the award should be a "for profit" business-to-business company operating in Pasco County (municipalities or affiliates are excluded). Previous winners of the past five years are not eligible. The awards are separated into categories based on the number of employees, including Small (1-20 employees), Medium (21-100), Large (101 or more) and Start-Up (within the past 24 months). For information, visit pascoedc.com.

To read more of this article, visit: goo.gl/RtE7M8

Community News

Ridge Road Extention Updates

...The redesigned 8-mile road would pass through the environmentally-sensitive Serenova Preserve to link Ridge Road - which now dead-ends into a wilderness area at Moon Lake Road - to the Suncoast Parkway. Eventually "Phase 2" of the plan would extend it to U.S 41.

The latest design includes elevated sections to placate Sierra Club concerns about the passage of water and wildlife north to south through wetland areas of the Serenova Preserve.

Pasco Commissioner Jack Mariano is a longtime champion of the project and says it's needed to accommodate hurricane evacuations from the coast.

"Well, we actually think we're going to get approval by the end of the year," Mariano said. "It got delayed a little but we've got a (housing) development coming along that might actually help pay for the last phase..."

To read more of this article, visit: goo.gl/2Dp1tU

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This workshop will discuss current legal issues and HOA disputes regarding FFL implementation and review strategies that homeowners and HOA board members can use when working together to install a Florida-Friendly landscape.

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Pasco Brings Back Scalloping

Wendy Longman is getting ready for scallop season. She just ordered 30 new sets of snorkels and masks, doubling the inventory at Windsong Charters where she is the CEO.

In two years, she hopes to have as many as 200 sets and 20 pontoon boats, six more than her current fleet that sails from a marina at the entrance to the Gulf Harbors channel.

"People from Pinellas and Hillsborough are used to coming through Pasco, and now they're actually coming to Pasco," said Longman.

Her enthusiasm comes from a Florida Fish and Wildlife Commission decision allowing a 10-day scalloping season off the coast of Pasco County beginning July 20. The state said it anticipates setting another Pasco season for 2019 before adopting a full management plan.

Locals hope it will translate into a nearly summer-long scalloping season like those in neighboring Hernando and Citrus counties. Scalloping has been prohibited off Pasco's coast since 1994 when Florida enacted a statewide ban because of over-harvesting that later was eliminated for other locations.

Pasco County Commission Chairman Mike Wells Jr., a licensed boat captain, pitched the idea of including Pasco in the scalloping zone to the state conservation commission. He sees it as a family-friendly activity that could boost west Pasco, the heaviest populated area of the county that is targeted for redevelopment.

To read more of this article, visit: goo.gl/GJ8xY2



Community News

Florida Legislative Update

The 2018 Legislative Session ended officially on Sunday, March 11, 2018. It was extended for two days in order to give the House and Senate time to finish up the budget.

There were two community association bills that passed, which I will summarize below. The next step is for the bills to be sent to the Governor for action. He will either approve the bill, veto the bill, or allow it to become law without his signature.

HB 617, Relating to Covenants and Restrictions, by Rep. Edwards. The bill primarily involves the Marketable Record Title Act (MRTA). The intent is to simplify the process for preserving covenants and restrictions of homeowners' associations, and allow non-residential property owners' associations to preserve covenants and restrictions. The bill will also allow non-mandatory homeowners' associations to revitalize covenants and restrictions that have expired.

To view the entire update, visit: goo.gl/M5xGEy



CONA Elections & Meetings

Filing for the 2018 CONA elections has been closed, and the elections will be held directly before our next meeting.

Our next meeting will be held on March 21, 2018 at 9:30am. Brian Corley will be our guest speaker. Please keep in mind that our new meeting address is:

New Port Richey City Hall
5919 Main Street
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